

BALTIMORE CITY  
SURVEY CONTROL SYSTEM

N: 20,930  
E: 23,120

POINT #	NORTHING	EASTING
100	20,870.055	23,132.406
101	20,893.479	23,222.732
102	20,904.901	23,266.775
103	20,913.286	23,299.105
104	20,787.992	23,310.821
105	20,784.923	23,277.994
106	20,780.741	23,233.273
107	20,772.165	23,141.559
108	20,821.948	23,136.904
109	20,835.919	23,228.114

#### SURVEY CONTROL

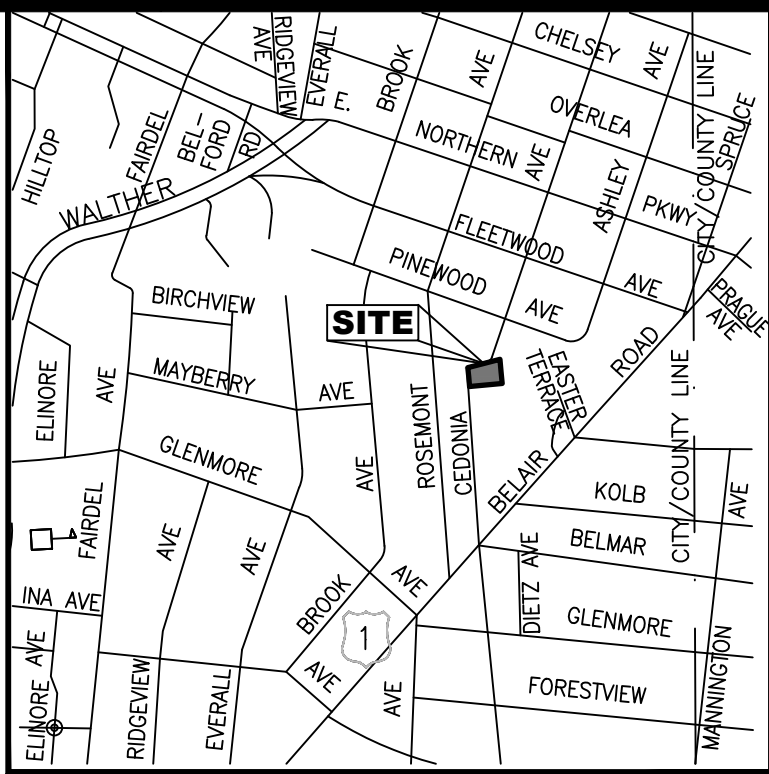
COURSES, COORDINATES AND NORTH SHOWN HEREON REFER TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM AND ARE BASED ON THE FOLLOWING BALTIMORE CITY TRAVERSE CONTROL STATIONS:

STATION	NORTHING	EASTING
31566	19,821.508	23,072.743
31567	20,065.241	23,286.359

CEDONIA AVENUE  
(40' WIDE)

CEDONIA AVENUE  
(30' WIDE)

20' ALLEY  
(UNIMPROVED)



VICINITY MAP  
SCALE: 1" = 1000'

#### GENERAL NOTES:

- OWNER:  
MASSIVE OPREA LLC  
11350 MCCORMICK ROAD, EXECUTIVE PLAZA #LL5  
HUNT VALLEY, MD 21031
- SITE DATA:  
ADDRESS: 6437 CEDONIA AVENUE  
BLOCK 5656, LOT 009A  
DEED REFERENCE: 20738 / 0283  
LOT AREA: 9,703 SQUARE FEET OR 0.223 ACRE  
  
ADDRESS: 6435 CEDONIA AVENUE  
BLOCK 5656, LOT 009  
DEED REFERENCE: 20738 / 0283  
LOT AREA: 9,350 SQUARE FEET OR 0.214 ACRE
- PROPOSAL: SUBDIVIDE THE EXISTING TWO LOTS INTO FOUR LOTS. THIS SUBDIVISION IS FOR LAND DISPOSITION ONLY. THE EXISTING HOUSE LOCATED AT 6437 CEDONIA AVENUE WILL REMAIN.
- EXISTING USE: ONE SINGLE FAMILY DETACHED DWELLING AND ONE UNIMPROVED LOT  
PROPOSED USE: ONE SINGLE FAMILY DETACHED DWELLING. IN THE FUTURE THREE OF THE LOTS WILL BE DEVELOPED INTO ONE SINGLE FAMILY DETACHED DWELLING AND TWO SEMI-DETACHED DWELLING UNITS.
- SITE ZONING: R-4
- LOT AREA:  
REQUIRED FOR SINGLE FAMILY DETACHED DWELLINGS: 3,000 SQUARE FEET  
PROPOSED LOT 009: 4,855 SQUARE FEET OR 0.111 ACRE  
PROPOSED LOT 009A: 4,888 SQUARE FEET OR 0.112 ACRE  
  
REQUIRED FOR SEMI-DETACHED DWELLING: 3,000 SQUARE FEET  
PROPOSED LOT 009B: 5,249 SQUARE FEET OR 0.121 ACRE  
PROPOSED LOT 009C: 4,061 SQUARE FEET OR 0.093 ACRE
- MINIMUM LOT WIDTH:  
MINIMUM REQUIRED FOR ALL OTHER USES (SINGLE FAMILY DETACHED DWELLINGS)  
PROPOSED/EXISTING LOT 009: 50 FEET  
PROPOSED/EXISTING LOT 009A: 48 FEET  
  
MINIMUM REQUIRED FOR SEMI-DETACHED DWELLING UNITS: 30 FEET  
PROPOSED/EXISTING LOT 009B: 45 FEET  
PROPOSED/EXISTING LOT 009C: 33 FEET
- MAXIMUM BUILDING HEIGHT:  
MAXIMUM PERMITTED (ALL USES): 35 FEET  
NO NEW DWELLINGS PROPOSED AT THIS TIME

#### GENERAL NOTES (CONT.):

- MAXIMUM LOT COVERAGE:  
MAXIMUM PERMITTED (ALL USES): 35 %  
PROPOSED LOT 009A: 31% or 1,500 SQ FT OF BUILDING FOOTPRINT (EXISTING DWELLING TO REMAIN)  
NO OTHER DWELLINGS PROPOSED ON THE LOTS AT THIS TIME.  
MAXIMUM PERMITTED LOT 009: 1,689 SQ FT FOOTPRINT  
MAXIMUM PERMITTED LOT 009B: 1,837 SQ FT FOOTPRINT  
MAXIMUM PERMITTED LOT 009C: 1,421 SQ FT FOOTPRINT
- MAXIMUM IMPERVIOUS SURFACE:  
MAXIMUM PERMITTED (ALL USES): 50%  
PROPOSED LOT 009A: 43% OR 2,123 SQ FT OF IMPERVIOUS (EXISTING DWELLING TO REMAIN)  
NO OTHER DWELLINGS PROPOSED ON THE LOT AT THIS TIME  
MAXIMUM PERMITTED LOT 009: 2,428 SQ FT OF IMPERVIOUS  
MAXIMUM PERMITTED LOT 009B: 2,625 SQ FT OF IMPERVIOUS  
MAXIMUM PERMITTED LOT 009C: 2,031 SQ FT OF IMPERVIOUS
- REQUIRED YARDS FOR SINGLE FAMILY DETACHED DWELLINGS:

	REQUIRED	PROPOSED LOT 009A
FRONT	25 FEET	18 FEET (EXISTING)
INTERIOR SIDE	10 FEET	8 FEET / 12 FEET (EXISTING)
STREET CORNER SIDE	20 FEET	N/A
REAR	25 FEET	23 FEET (VARIANCE REQUIRED)

(A SINGLE-FAMILY DETACHED DWELLING IS NOT PROPOSED ON LOT 009 AT THIS TIME.)  
  
REQUIRED YARDS FOR SEMI-DETACHED DWELLINGS:

	REQUIRED
FRONT	25 FEET
INTERIOR SIDE	15 FEET
STREET CORNER SIDE	20 FEET
REAR	25 FEET

(SEMI-DETACHED DWELLINGS ARE NOT PROPOSED ON LOTS 009B AND 009C AT THIS TIME.)
- OFF-STREET VEHICLE PARKING (ALL USES):  
REQUIRED - ONE PARKING SPACE PER DWELLING UNIT  
PROPOSED LOT 009A - ONE PARKING SPACE
- NO VARIANCES ARE REQUIRED FOR THIS SUBDIVISION.
- FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION WILL BE REQUIRED WHEN DWELLINGS ARE PROPOSED ON THE NEW LOTS.
- SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS NOT IN A 100- OR 500-YEAR FLOODPLAIN.
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT BECAUSE THE DISTURBED AREA WILL BE LESS THAN 5,000 SQUARE FEET.
- FOREST CONSERVATION IS NOT REQUIRED FOR THIS PROJECT AT THIS TIME BECAUSE THE DISTURBED AREA WILL BE LESS THAN 5,000 SQUARE FEET. A FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION CALCULATIONS HAVE BEEN DONE BASED ON THE APPROXIMATE DISTURBANCE FOR THE DEVELOPMENT OF THE FUTURE HOMES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT, DATED DECEMBER 14, 2020.
- CONTACT PERSON:  
ROBERT S. ROSENFELT, P.E.  
COLBERT MATZ ROSENFELT  
2835 SMITH AVENUE, SUITE G  
BALTIMORE, MD. 21209  
410-653-3838

UNITED STATES POSTAL SERVICE  
LIBER RHB 3481 FOLIO 342

ALPHONSO TYRONE JAMES  
LIBER FMC 7806 FOLIO 680  
"SUBDIVISION PLAN OF  
6431-6433 CEDONIA AVE."  
(OVM Jr. 2791)

#### SURVEYOR'S CERTIFICATE

I, KEVIN C. KURBEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE SURVEYOR THAT PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Kevin C. Kurbel  
Maryland Registered Professional Land Surveyor #21413  
License Expires: June 16, 2021

#### OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

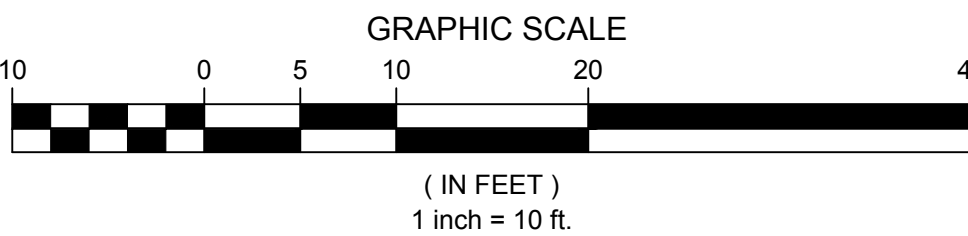
Titilayo Okeyode  
Chief Executive Officer, Massive Oprea, LLC

DATE

#### PRELIMINARY SUBDIVISION PLAN

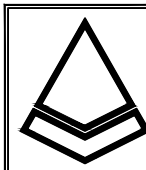
#### 6435 & 6437 CEDONIA AVENUE

WARD 27 - SECTION 4 - BLOCK 5656 - LOTS 9 & 9A  
BALTIMORE CITY, MARYLAND



Colbert Matz Rosenfelt

Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



SCALE: 1" = 10'  
DATE: APRIL 21, 2021  
JOB NO.: 2020-129  
DESIGNED: CJR  
DRAWN: KCK  
CHECKED: CMR, KCK  
FILE: 2020129\_PSP.dwg  
DRAWING NUMBER: PSP-1  
SHEET 1 OF 1