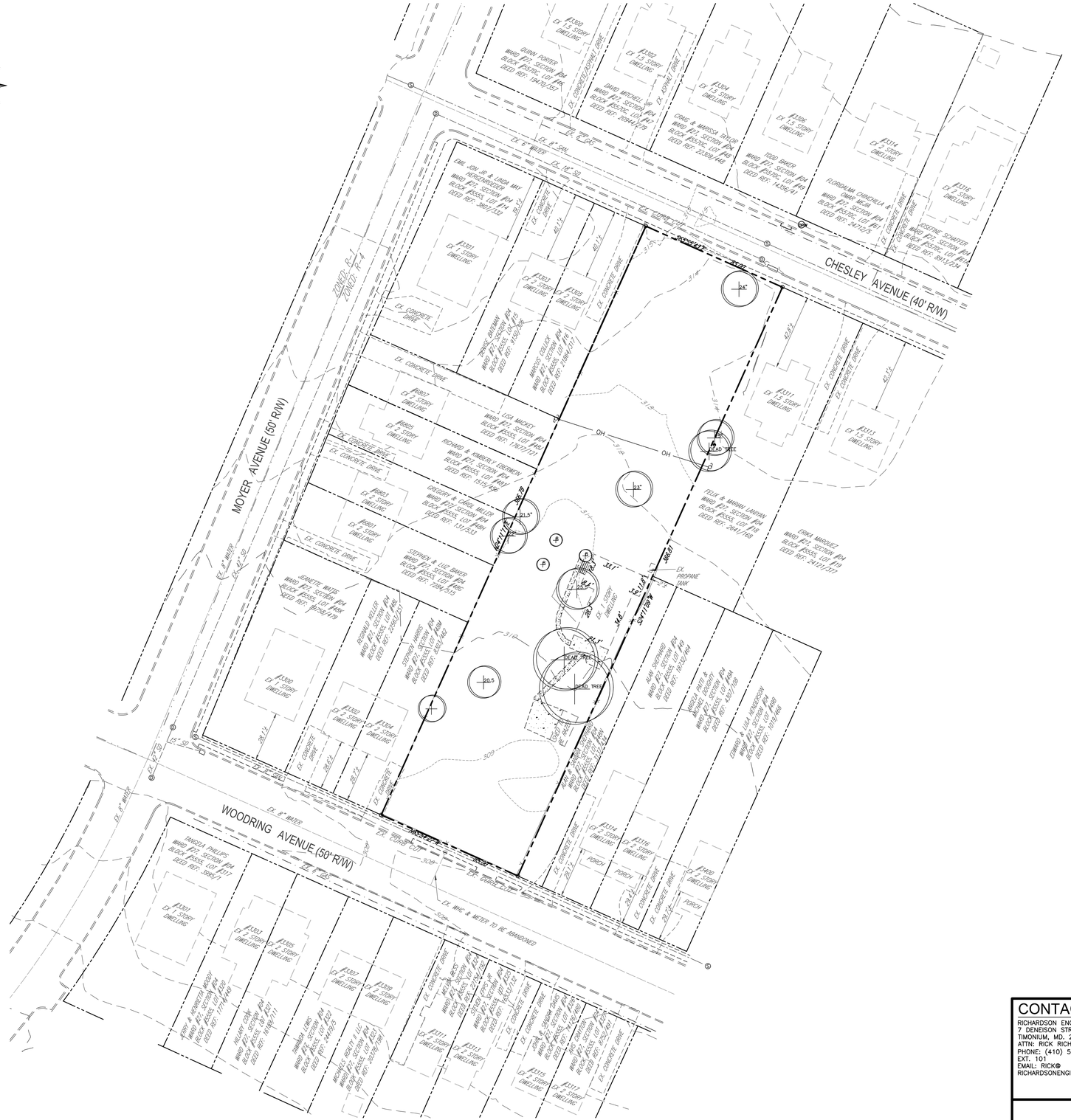
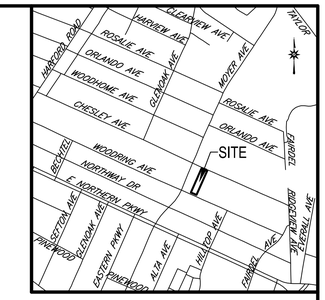


EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

0 30 60 90



VICINITY MAP

SCALE: 1" = 1,000'

0 1,000 2,000 3,000

LEGEND:

- EXISTING BOUNDARY
- EXISTING ADJOINER
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- OH — EXISTING OVERHEAD WIRES
- UG — EXISTING UNDERGROUND ELECTRIC
- EXISTING ADJOINING BUILDING
- EXISTING BUILDING
- EXISTING ZONING LINE
- 100 — EXISTING 10' CONTOUR
- 96 — EXISTING 2' CONTOUR
- EXISTING ROAD EDGE
- EXISTING SOIL LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING WATER METER
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING STREET TREE

GENERAL NOTES:

1. SITE ADDRESS: 3309 CHESLEY AVENUE (LOT 17)
   BALTIMORE, MD 21234
2. SITE AREA:
   EXISTING: 31,178 SF or 0.716 Ac.± (LOT 17)
   PROPOSED: 5,135 SF or 0.118 AC.± (LOT 17A)
   5,135 SF or 0.118 AC.± (LOT 17B)
   5,319 SF or 0.122 AC.± (LOT 17C)
   5,135 SF or 0.118 AC.± (LOT 17D)
   5,135 SF or 0.118 AC.± (LOT 17E)
   5,319 SF or 0.122 AC.± (LOT 17F)
3. ZONING: R-4 (NO CHANGE PROPOSED)
4. USE:
   EXISTING: 1 RESIDENTIAL DWELLING
   PROPOSED USE: 6 RESIDENTIAL DWELLINGS (1 DWELLING/LOT)
5. LOT AREA:
   REQUIRED: 3,000 SF
   PROPOSED: 5,135 SF (LOT 17A)
   5,135 SF (LOT 17B)
   5,319 SF (LOT 17C)
   5,135 SF (LOT 17D)
   5,135 SF (LOT 17E)
   5,319 SF (LOT 17F)
6. LOT WIDTH:
   REQUIRED: 30'
   PROPOSED: 28' (LOT 17A) VARIANCE GRANTED IN APPEAL NO. 2018-291
   28' (LOT 17B) VARIANCE GRANTED IN APPEAL NO. 2018-291
   29' (LOT 17C) VARIANCE GRANTED IN APPEAL NO. 2018-291
   28' (LOT 17D) VARIANCE GRANTED IN APPEAL NO. 2018-291
   28' (LOT 17E) VARIANCE GRANTED IN APPEAL NO. 2018-291
   29' (LOT 17F) VARIANCE GRANTED IN APPEAL NO. 2018-291
7. BUILDING HEIGHT:
   MAXIMUM: 35'
   PROPOSED: X'
8. LOT COVERAGE:
   MAXIMUM: 35%
   PROPOSED: 18.9% (LOT 17A)
   18.9% (LOT 17B)
   16.3% (LOT 17C)
   18.9% (LOT 17D)
   18.9% (LOT 17E)
   16.3% (LOT 17F)
9. PARKING:
   REQUIRED: 1 SPACE PER LOT
   PROPOSED: 2 STACKED SPACES PER DRIVEWAY (LOT 17A)
   2 STACKED SPACES PER DRIVEWAY (LOT 17B)
   1 SPACE PER DRIVEWAY (LOT 17C)
   2 STACKED SPACES PER DRIVEWAY (LOT 17D)
   2 STACKED SPACES PER DRIVEWAY (LOT 17E)
   1 SPACE PER DRIVEWAY (LOT 17F)
10. SETBACK REQUIREMENTS FOR R-4

		PROVIDED					
TYPE	REQUIRED	LOT 17A	LOT 17B	LOT 17C	LOT 17D	LOT 17E	LOT 17F
FRONT (CHESLEY)	40'*	40'	40'	40'	–	–	–
FRONT (WOODRING)	29'*	–	–	–	29'	29'	29'
SIDE	VARIANCE**	10'	10'	4'	10'	10'	4'
REAR	25'	89.4'	89.4'	99.2'	100.4'	100.4'	110.2'

*AVERAGE OF FRONT YARD DEPTHS OF IMPROVED LOTS
**BMZA VARIANCE APPEAL NO. 2018-291 PERMITS INTERIOR SIDE YARD SETBACKS OF 10' OR LESS (10', 5' OR 4')

11. IMPROVEMENTS MEET ZONING REQUIREMENTS PER BMZA VARIANCE APPEAL NO. 2018-291.
12. THIS PROJECT IS SUBJECT TO STORMWATER MANAGEMENT REVIEW. (LOD > 5,000 SF)
13. THIS PROJECT IS SUBJECT TO FOREST CONSERVATION PROGRAM REQUIREMENTS (LOD > 20,000 SF).
14. THIS PROJECT DOES NOT LIE IN A FLOODPLAIN PER FEMA PANEL 24008700006E DATED FEBRUARY 2, 2012.
15. THIS PROJECT DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS NOT WITHIN A BUFFER AREA.

DESIGN AND DRAWINGS ARE BASED ON
BALTIMORE CITY SURVEY CONTROL SYSTEM (BCMD)

Richardson ENGINEERING
7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net
rick@richardsonengineering.net

CONTACT
RICHARDSON ENGINEERING, LLC
7 DENEISON STREET
TIMONIUM, MD. 21093
ATTN: RICK RICHARDSON JR.
PHONE: (410) 560-1502
EXT. 101
EMAIL: RICK@
RICHARDSONENGINEERING.NET

OWNER
MR. KIRAN M DEWAN
P O BOX 576
LISBON, MD 21765
CONTACT:
PHONE: (443) 454-8372
EMAIL:
KIRANDEWAN31@GMAIL.COM

APPLICANT/ DEVELOPER
MR. KIRAN M DEWAN
P O BOX 576
LISBON, MD 21765
CONTACT:
PHONE: (443) 454-8372
EMAIL:
KIRANDEWAN31@GMAIL.COM

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2023

STATE OF MARYLAND — RICK C. RICHARDSON — No. 16597 — REGISTERED PROFESSIONAL ENGINEER

11/7/22

EXISTING CONDITIONS SITE PLAN FOR 3309 CHESLEY AVENUE

RESIDENTIAL DWELLINGS

BALTIMORE, MARYLAND 21234

WARD 27 SECTION 04 BLOCK 5555 LOT 17

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
AAR	PCR	1" = 30'
DATE: 10-3-22	JOB NO.: 22077	SHEET NO.: 1 OF 3

FILE PATH: G:\JOBS\JOBS2022\22077-CHESLEY AVE\DRAWINGS\22077 PRELIM DEV PLAN.DWG [EXISTING CONDITIONS] 11/7/22