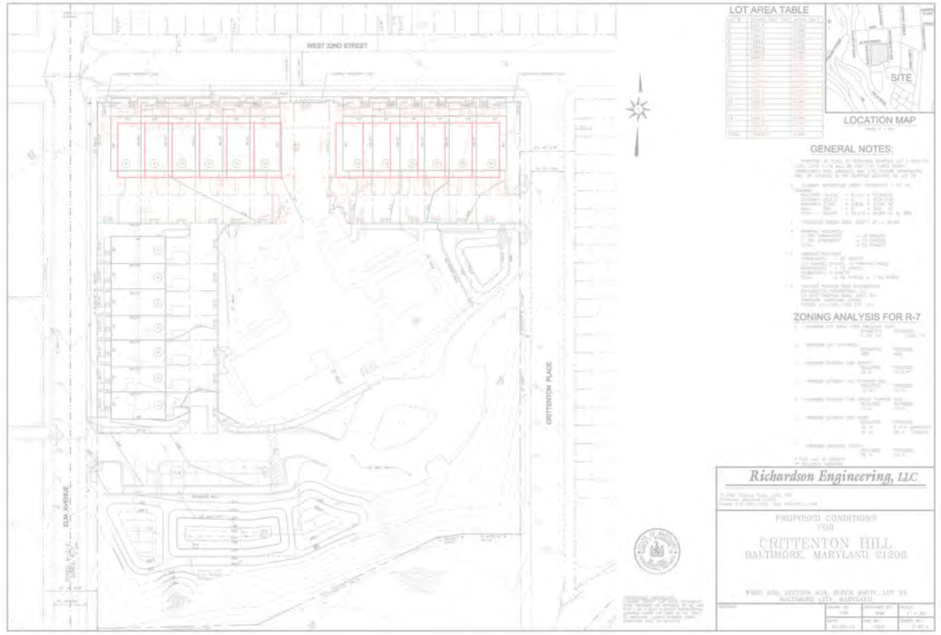
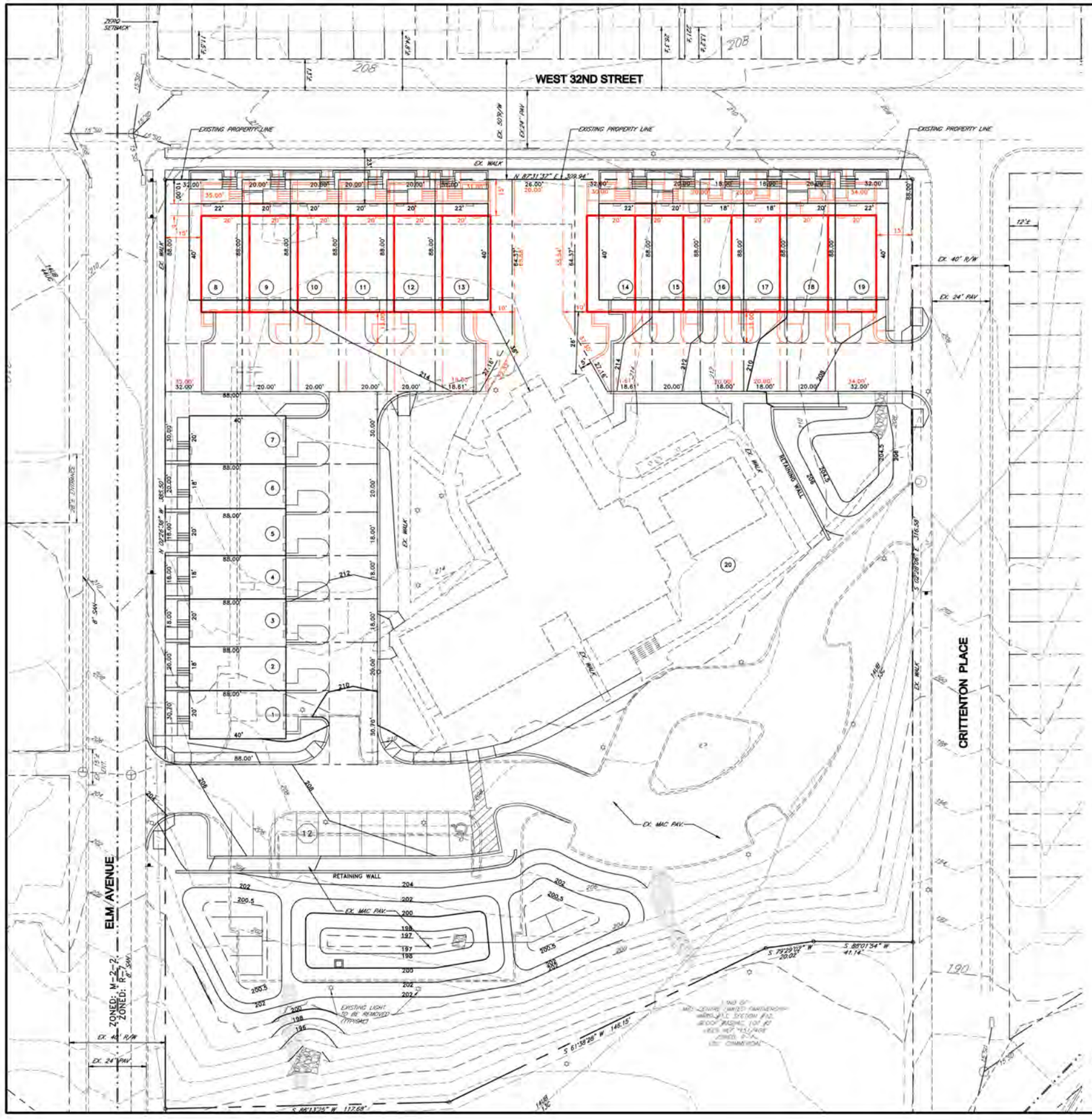


Crittenton Hill LLC: Baltimore City CHAP Submission - 4/17/2014



LOT AREA TABLE

LOT #	SQUARE FEET (SF)	ACRES (Ac.)
1	2701.6	0.062
2	1760.0	0.040
3	1584.0	0.036
4	1584.0	0.036
5	1584.0	0.036
6	1760.0	0.040
7	2640.0	0.061
8	2892.0	0.069
9	1760.0	0.040
10	1760.0	0.040
11	1760.0	0.040
12	1769.0	0.040
13	2533.2	0.059
14	2341.8	0.054
15	1760.0	0.040
16	1760.0	0.040
17	1760.0	0.040
18	1760.0	0.040
19	2611.0	0.059
20	75099.8	1.654
TOTAL	110612.2	2.535

LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES:

1. PURPOSE OF PLAN: TO SUBDIVIDE EXISTING LOT 2 INTO 20 LOTS. LOTS 1–19 WILL BE FOR (19) THREE STORY TOWNHOMES WITH GARAGES, AND (16) FUTURE APARTMENTS WILL BE LOCATED IN THE EXISTING MANSION ON LOT 20.
2. ULTIMATE IMPERVIOUS AREAS (PROPOSED + EX. TO REMAIN):
   BUILDING: 15,120 + 8,125 = 23,245 SF
   ROADWAY: 25,413 + 0 = 25,413 SF
   WALKWAY: 2,766 + 2,824 = 5,590 SF
   WALL: 393 + 0 = 393 SF
   TOTAL: 20,666 + 33,975 = 54,641 SF or 58%
3. PROPOSED GREEN AREA: 55,971 SF or 50.6%
4. PARKING REQUIRED:
   2 PER TOWNHOUSE = 38 SPACES
   1 PER APARTMENT = 15 SPACES
   TOTAL = 53 SPACES
5. PARKING PROVIDED:
   TOWNHOMES = 38 SPACES
   (19 GARAGE SPACES, 19 PARKING PADS)
   APARTMENTS = 15 SPACES.
   REMAINING = 6 SPACES
   TOTAL = 59 SPACES + 1 HC SPACE
6. CONTACT PERSON: RICK RICHARDSON
   RICHARDSON ENGINEERING, LLC
   30 EAST PADONIA ROAD, SUITE 500
   TIMONIUM, MARYLAND 21093
   PHONE: 410–560–1502 EXT. 112

ZONING ANALYSIS FOR R-7

1. MINIMUM LOT AREA: (PER DWELLING UNIT)
   PERMITTED 1,100 S.F. PROVIDED 1,584 S.F.
2. MAXIMUM LOT COVERAGE:
   PERMITTED 50% PROVIDED 46%
3. MINIMUM SETBACK FOR FRONT:
   REQUIRED 20 ft. PROVIDED 10 ft.**
4. MINIMUM SETBACK FOR INTERIOR SIDE:
   REQUIRED 10 ft.* PROVIDED 10 ft.
5. MINIMUM SETBACK FOR STREET CORNER SIDE:
   REQUIRED 15 ft. PROVIDED 15 ft.
6. MINIMUM SETBACK FOR REAR:
   REQUIRED 25 ft. PROVIDED 5 ft.** (MANSION)
   REQUIRED 25 ft. PROVIDED 38 ft. (HOMES)
7. MAXIMUM BUILDING HEIGHT:
   REQUIRED 35 ft. PROVIDED 34 ft.

* FOR END OF GROUPS
** REQUIRES VARIANCE

Richardson Engineering, LLC
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410–560–1502 Fax: 443–901–1208

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: 08–15–2015

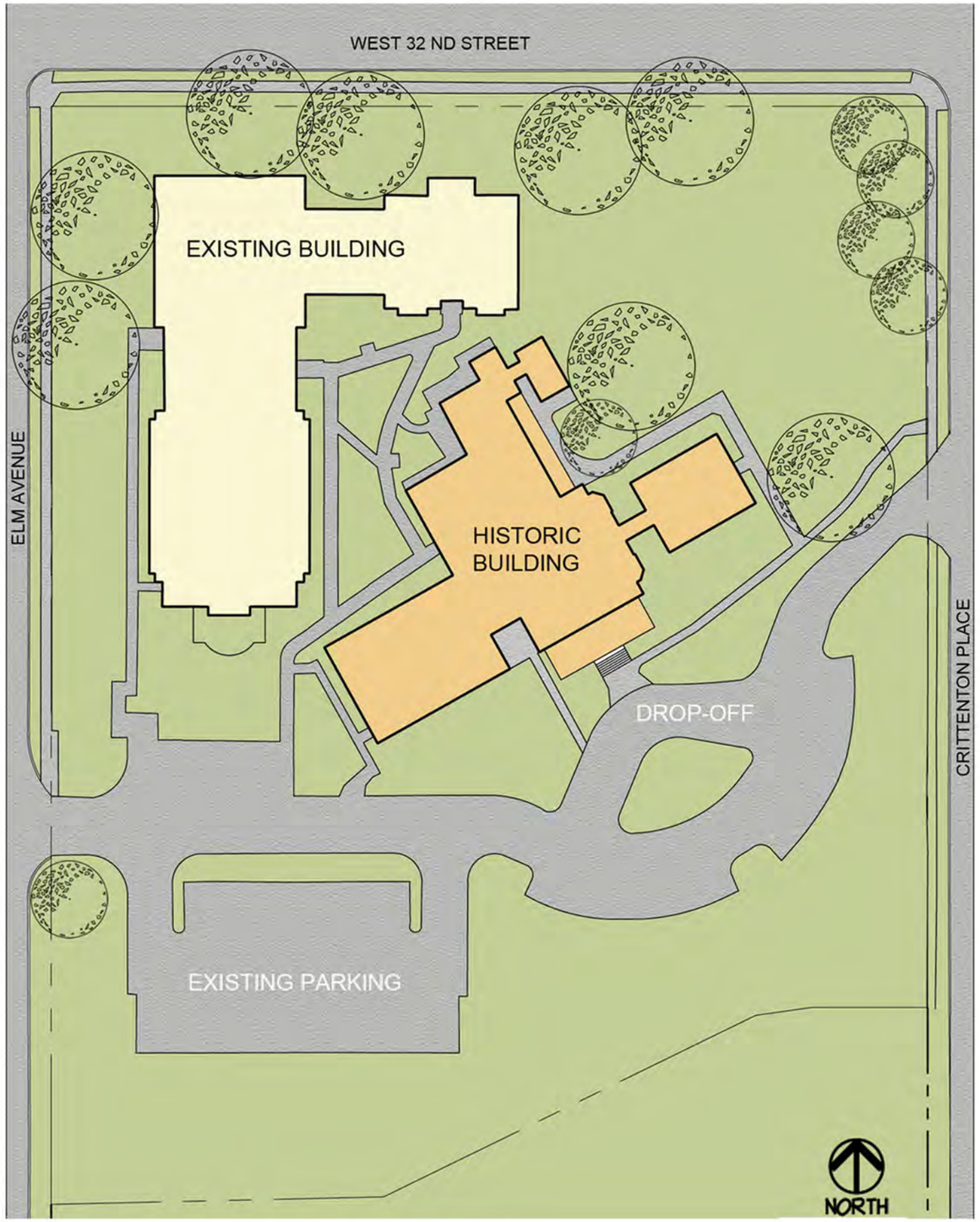
PROPOSED CONDITIONS
FOR

CRITTENTON HILL
BALTIMORE, MARYLAND 21206

WARD #26, SECTION #24, BLOCK #6071, LOT #5
BALTIMORE CITY, MARYLAND

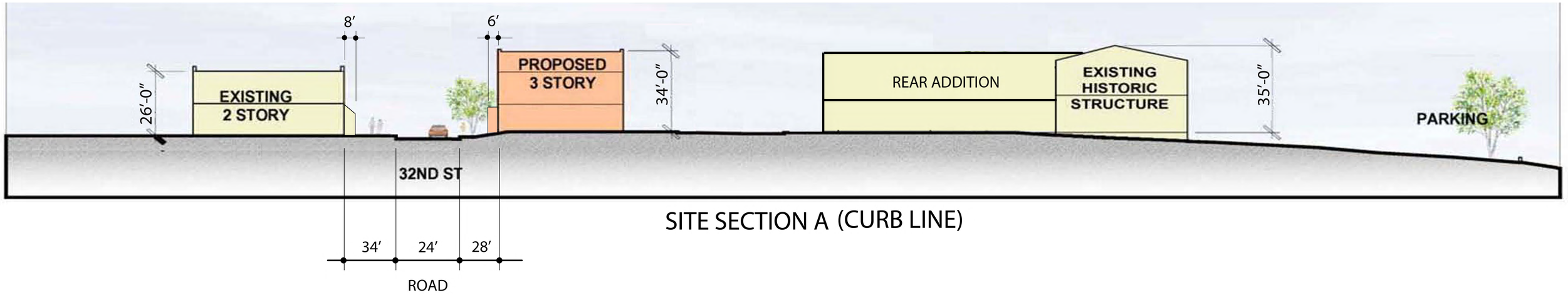
REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	DNM	1" = 20'
	DATE: 04–02–14	JOB NO.: 12101	SHEET NO.: 2 OF 4

Revised Site Plan

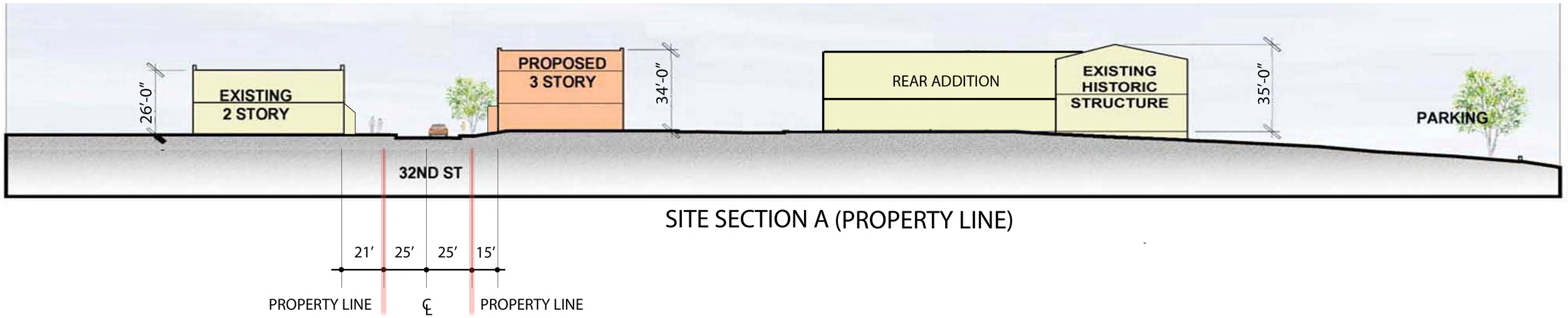


Existing Site Plan

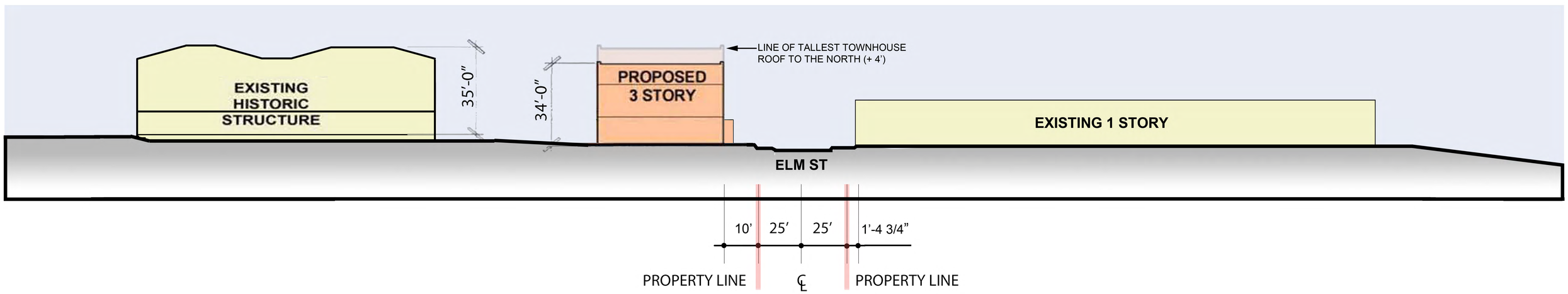
Proposed Site Plan



SITE SECTION A (CURB LINE)



SITE SECTION A (PROPERTY LINE)



SITE SECTION AA (PROPERTY LINE)

32nd EAST STREET ELEVATION

32nd WEST STREET ELEVATION

ELM STREET ELEVATION

0 4' 8' 16'

Street Elevations