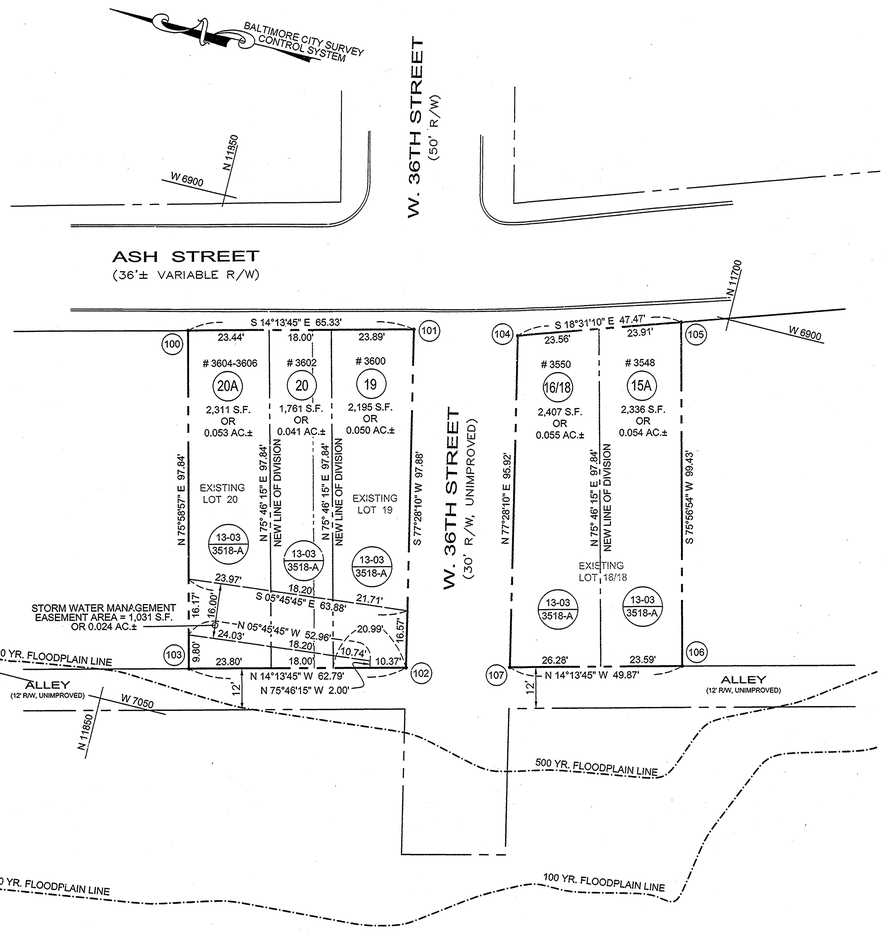


Rec'd for record 11/8/2018 KMG 3:15pm
Recorded in the Plat Records of Baltimore City
Subdivision
Plat Record No. 4337
MB
Clerk
Blocks 3518

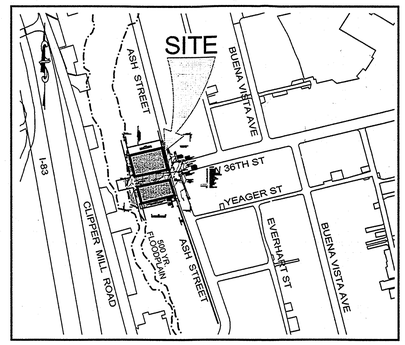
LR - Plat Fee 5.00
Subdivision Name: TRM REALTY LLC
Ref: 3550-3600 ASH STREET
Tid:31 5.00
11/08/2018 08:15:54 -05
#12265588 CCBS
Mitchell, Cora
Register 01 -

BENCHMARK/ DATUM:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS REFERENCED FROM TRAVERSE CONTROL STATIONS:

STATION	NORTHING	EASTING	ELEVATION
BALT. CITY - 32276	12200.249	7255.772	----------
BALT. CITY - 30320	11751.643	7156.923	----------
BALT. CITY BM - 8521	----------	----------	141.676

COORDINATE POINT TABLE		
POINT #	NORTHING	EASTING
100	11,850.49	-6940.59
101	11,787.62	-6924.54
102	11,766.38	-7020.08
103	11,872.24	-7035.52
104	11,758.10	-6919.07
105	11,713.09	-6903.99
106	11,688.95	-7000.45
107	11,737.29	-7012.71



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES:

1. OWNERS
   TRM REALTY LLC
   #1001 68TH STREET
   BALTIMORE, MARYLAND 21237

2. SITE DATA:
   LOTS 28:
   ADDRESS: 3550 & 3600 ASH STREET
   BLOCK 3518A, LOTS 16/ 18 & 19/ 20
   DEED REFERENCE: 19296/ 0300
   SITE AREA: 4,743 SF OR 0.109 AC+/- (#3550 ASH STREET)
   6,267 SF OR 0.144 AC+/- (#3600 ASH STREET)
   TOTAL SITE AREA: 4,743 SF + 6,267 SF = 11,010 SF OR 0.2528 AC+/-

3. EXISTING USE: UNIMPROVED LOTS
   PROPOSED USE: 5 DWELLINGS (2 SEMI-DETACHED UNITS AND 3 ROWHOUSE UNITS)

4. IT IS PROPOSED TO SUBDIVIDE 3550 ASH ST. TO CREATE TWO LOTS FOR THE DEVELOPMENT OF TWO SEMI DETACHED UNITS. 3600 ASH ST. WILL BE SUBDIVIDED INTO THREE LOTS FOR THE DEVELOPMENT OF THREE ROWHOUSE LOTS.

5. SITE ZONING: R-6

6. SEMI-DETACHED SETBACKS:

	REQUIRED	PROVIDED
FRONT	LESSER OF 20' OR AVERAGE	* 14.0'
INTERIOR SIDE	15 FEET	* 5.7'
STREET CORNER SIDE	20 FEET	* 5.9'
REAR:	25 FEET	25.2'

   ROWHOUSE SETBACKS:

	REQUIRED	PROVIDED
FRONT	20 FEET	* 15.6'
INTERIOR SIDE	NONE	5.5'
STREET CORNER SIDE	20 FEET	* 3.7'
REAR:	25 FEET	25.2'

   * VARIANCES APPROVED ON 9/4/18 (BMZA APPEAL NO'S 2018-277 & 2018-278)

7. LOT AREA:
   MINIMUM REQUIRED FOR SEMI-DETACHED: 2,000 SQUARE FEET
   MINIMUM REQUIRED FOR ROWHOUSES: 1,500 SQUARE FEET
   #3550 ASH-4,743 SF/2,000= 2 SEMI-DETACHED UNITS PERMITTED
   2 ROWHOUSE UNITS PROPOSED.
   #3600 ASH-6,267 SF./1,500= 4 ROWHOUSE UNITS PERMITTED
   3 ROWHOUSE UNITS PROPOSED.

8. LOT COVERAGE:
   MAXIMUM PERMITTED FOR SEMI-DETACHED: 35%, MAXIMUM PERMITTED FOR ROWHOUSE: 45%

9. IMPERVIOUS AREA:
   MAXIMUM PERMITTED FOR SEMI-DETACHED: 60%, MAXIMUM PERMITTED FOR ROWHOUSE: 65%

10. MAXIMUM BUILDING HEIGHT: 35 FEET

11. OFF-STREET VEHICULAR PARKING:
    PARKING REQUIRED: 1 PARKING SPACE PER DWELLING UNIT
    PARKING PROVIDED: 1 PARKING SPACE PER DWELLING UNIT

12. BUILDING SETBACK VARIANCES APPROVED ON 09/04/18, BMZA APPEAL NUMBERS 2018-277 & 2018-278.

13. THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

14. THE SITE IS NOT IN A FEMA 500-YEAR FLOODPLAIN. (SEE FIRM PANEL 2400870010E)

15. STORM WATER MANAGEMENT WILL BE REQUIRED FOR THIS SITE.

16. FOREST CONSERVATION WILL NOT BE REQUIRED BECAUSE THE TOTAL SITE AREA IS LESS THAN 20,000 SF.

17. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY CENTURY ENGINEERING, DATED AUGUST, 2017.

18. CONTACT PERSON:
    ROBERT S ROSENFELT, P.E.
    COLBERT MATZ ROSENFELT
    #2835 SMITH AVENUE, SUITE G
    BALTIMORE, MARYLAND 21209
    TEL: 410-653-3838

PROPERTY LOCATION SECTION
APPROVED AS CHECKED:
Street Names ✓
House Numbers ✓
Date: 11/2/18
APPROVED:

APPROVED
CITY OF BALTIMORE
PLANNING COMMISSION
DEPARTMENT OF PLANNING
APPROVED AS TO STREET AND SUBDIVISION PLAN ONLY
AS NOTED AND SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION.

FINAL SUBDIVISION PLAN

3550-3600 ASH STREET

TRM REALTY LLC
DEED:19296/ 0300

WARD 13 - SECTION 03 - BLOCK 3518-A - LOTS 16, 19, 20
BALTIMORE CITY, MARYLAND

GRAPHIC SCALE
-20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNERS 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.

TRM REALTY, LLC. — 9/28/18 DATE

SURVEYOR'S CERTIFICATE

I, THOMAS HOFFMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION 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.

Thomas M. Hoffman Jr. 9.28.18
THOMAS M. HOFFMAN JR. DATE
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #267
EXPIRES: 7/28/2020

STATE OF MARYLAND · THOMAS MAYO HOFFMAN JR. · No. 267 · PROPERTY LINE SURVEYOR

SCALE:	1" = 20'
DATE:	SEPTEMBER 28, 2018
JOB NO.:	2017-038
DESIGNED:	CMR
DRAWN:	CMR/ KBH / TMH
CHECKED:	TMH
FILE:	2017038_FDP-FSP.DWG
DRAWING NUMBER:	PSP-1
SHEET	1 OF 1

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

P229431

MSA S1237-4289

Maryland State Archives
BALTIMORE CITY CIRCUIT COURT (Subdivision Plats, BC) Plat Book MB, p. 4337, MSA_S1237_4289. Date available 2018/11/08. Printed 05/08/2023.