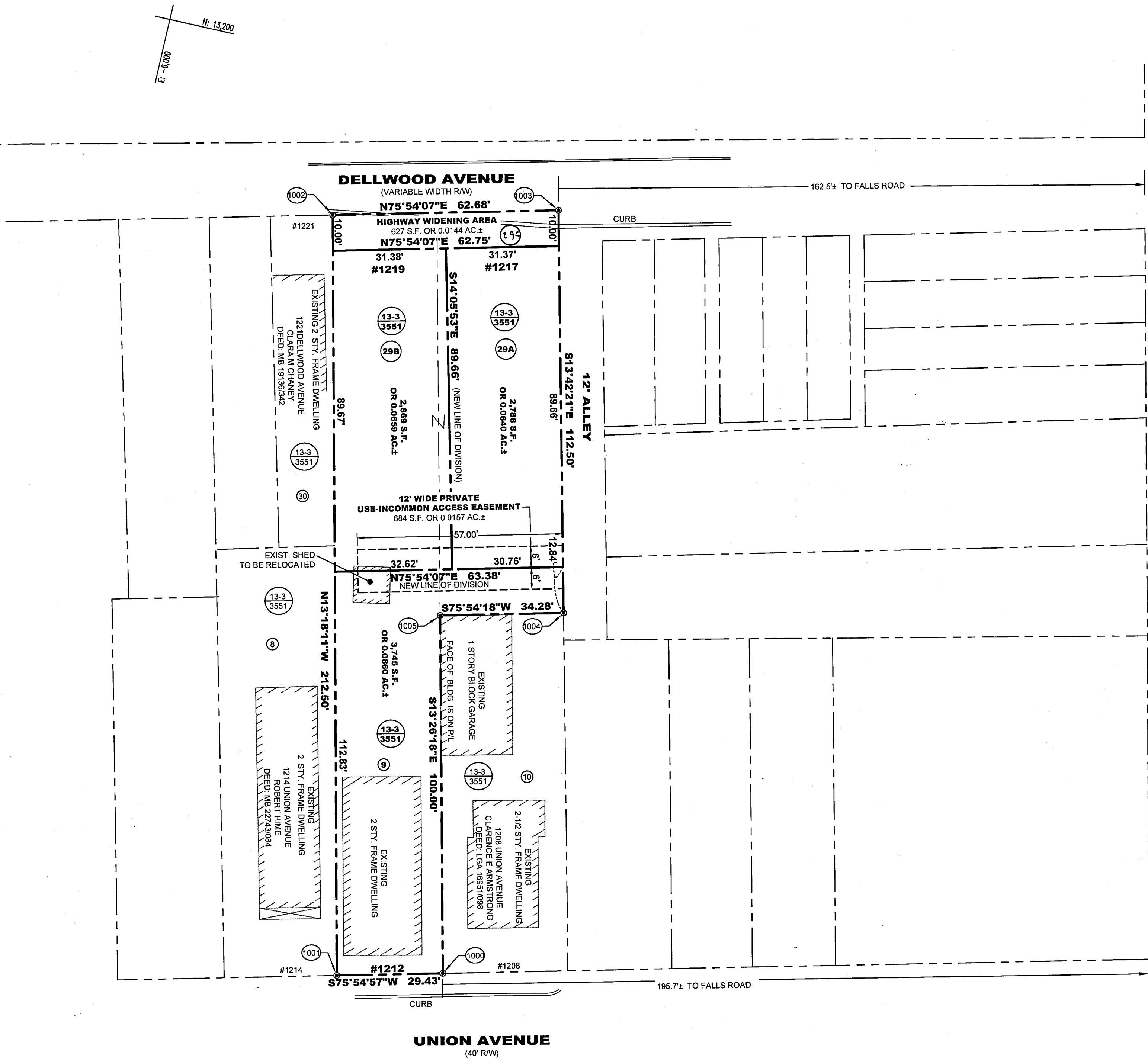
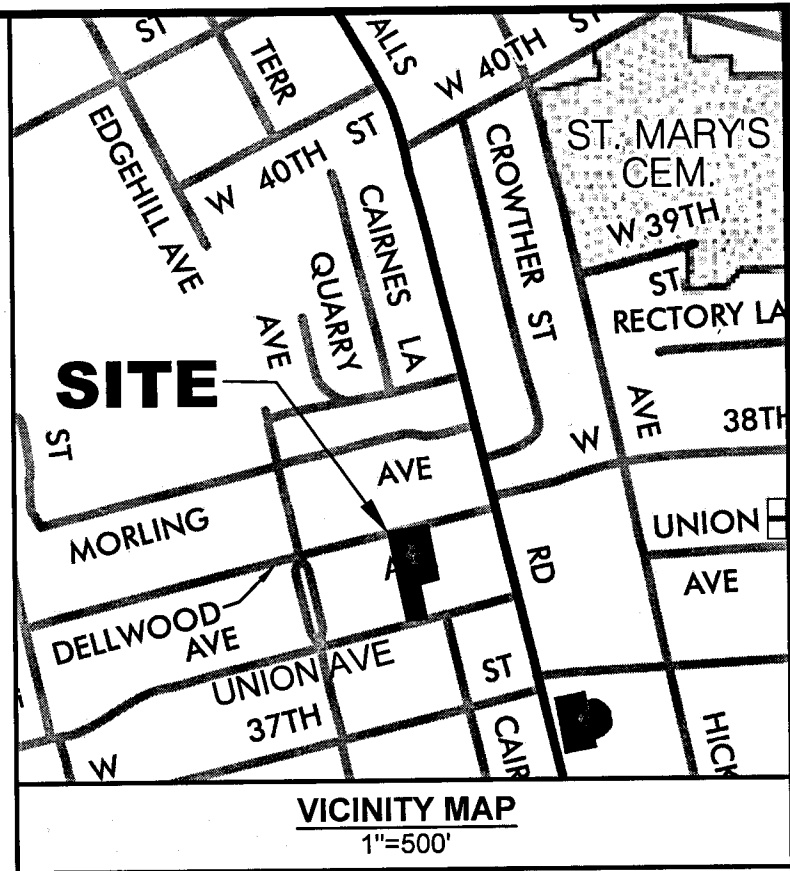
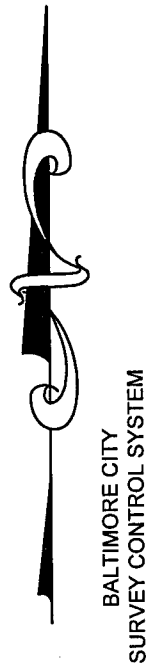




FALLS ROAD
(60' R/W)



GENERAL NOTES

ZONING ANALYSIS, EXISTING ZONING R-6 BASED ON BALTIMORE CITY VIEW

1. PROPERTY:
WARD 13 - SECTION 9 - BLOCK 3551
LOT 9: 3,746 S.F. or 0.0860 AC±
LOT 29A: 2,786 S.F. or 0.0640 AC±
LOT 29B: 2,869 S.F. or 0.0659 AC±
DELLWOOD AVENUE: 627 S.F. or 0.0144 AC±
TOTAL AREA: 10,027 S.F. or 0.2303 AC±
LOTS = 9,400 s.f. OR 0.2158 AC±
STREET = 627 s.f. or 0.0144 AC±
2. CURRENT OWNER AND DEED REFERENCE:
INCOME ONE, LLC
841 EAST FORT AVENUE, 277 BALTIMORE, MARYLAND 21230
LIBER M.B. 24650 FOLIO 247
3. EXISTING LAND USE:
SINGLE-FAMILY RESIDENTIAL HOME AND SITE IMPROVEMENTS TO BE DEMOLISHED.
4. PROPOSED LAND USE:
REDEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL HOME AND SITE IMPROVEMENTS TO 3 RESIDENTIAL LOTS AND SITE IMPROVEMENTS. LOT 9, EXISTING HOUSE TO REMAIN AND RELOCATE SHED, LOT 43 AND LOT 44, NEW SINGLE FAMILY DUPLEX UNIT AND SITE IMPROVEMENTS.
5. #1212 UNION AVE, BALTIMORE, MARYLAND 21211 = STREET ADDRESS PRIOR TO SUBDIVISION.
6. A FIELD RUN BOUNDARY SURVEY WAS PERFORMED BY KCW ENGINEERING TECHNOLOGIES, INC. ON 06/24/2022 & UPDATED ON 01/19/2024.
7. THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) NEW LOTS, DEDICATE A PORTION OF LAND TO THE STREET RIGHT OF WAY ON DELLWOOD AVE. AND CREATE A USE-IN-COMMON ACCESS EASEMENT
8. THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP PANEL NO. 2400870010F, EFFECTIVE DATE JUNE 16, 2021.

Recorded in the Plat Records of Baltimore City
Plat Record No. 4499
Block 3551

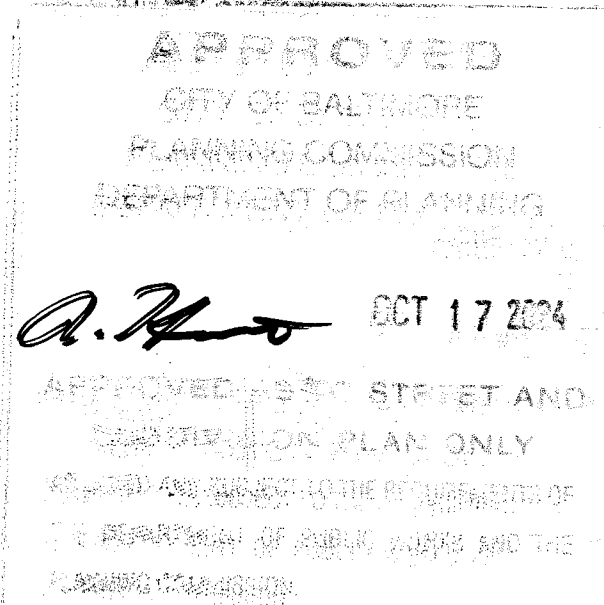
PROPERTY LOCATION SECTION
APPROVED AND CHECKED: [Signature]
Street Number: [Blank]
House Number: [Blank]
Date: 11/20/24
APPROVED: [Signature]

BALTIMORE CITY SURVEY CONTROL SYSTEM

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

STATION	NORTH	WEST	DESCRIPTION
X639	12,988.489'	5,616.236'	GALVANIZED PLUG
24083	13,974.639'	5,850.398'	GALVANIZED PLUG

BOUNDARY POINTS		
POINT	NORTH	EAST
1000	12,957.3186	-5,866.2849
1001	12,950.1568	-5,894.8279
1002	13,156.9578	-5,943.7242
1003	13,172.2255	-5,882.9316
1004	13,062.9289	-5,856.2763
1005	13,054.5807	-5,889.5245



OWNERS 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 HAVE BEEN COMPLIED WITH IN SO FAR AS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

INCOME ONE, LLC
GARRETT ADLER
TITLE: Member

7/24/24
DATE

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECT SUPERVISION AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT IN COMPLIANCE WITH SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS THE SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF MARKERS.

WILLIAM K. WOODY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10724
MY REGISTRATION EXPIRES ON JANUARY 11, 20226

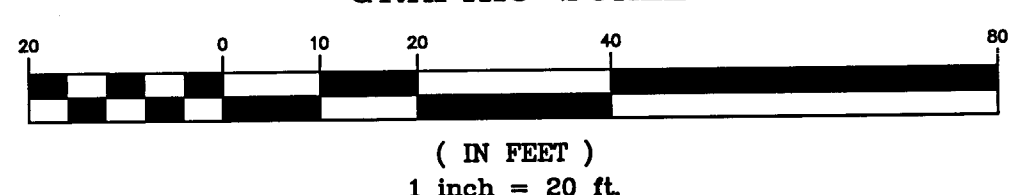


7/24/24
DATE

OWNER/DEVELOPER:

INCOME ONE, LLC
841 EAST FORT AVENUE, 277
BALTIMORE, MD 21230
ATTN: GARRETT ADLER
TELE 410-458-0977
EMAIL: GARRETTADLER@GMAIL.COM

GRAPHIC SCALE



KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

PRELIMINARY SUBDIVISION PLAT

MINOR SUBDIVISION OF 1212 UNION AVENUE

Property of
INCOME ONE LLC
Deed: L. 24650 F. 247
Baltimore City, Maryland
Ward 13 - Section 03 - Block 3551 - Lot 009

SHEET 1 OF 1

Date: July 24, 2024

Scale: 1"=20'