



- BUILDING INFORMATION**
- BUILDING "A & B"**
NO. 1714 DUNDALK AVENUE
- PENTHOUSE
 F5 APARTMENTS / CONDOS
 F4 APARTMENTS / CONDOS
 F3 APARTMENTS / CONDOS
 F2 APARTMENTS / CONDOS
 G RETAIL (8K SQ.FT.) PARKING;
 APARTMENTS / CONDOS
- BUILDING "C"**
NO. 1725 MANOR AVENUE
- PENTHOUSE
 F4 APARTMENTS / CONDOS
 F3 APARTMENTS / CONDOS
 F2 APARTMENTS / CONDOS
 G APARTMENTS / CONDOS, MAIN ENTRANCE
- BUILDING "D"**
NO. 1722 MANOR AVENUE
- PENTHOUSE
 F4 APARTMENTS / CONDOS
 F3 APARTMENTS / CONDOS
 F2 APARTMENTS / CONDOS
 G APARTMENTS / CONDOS, MAIN ENTRANCE
- SHOPPING CENTER**
NO. 6608 HOLONIB AVENUE
- F2 APARTMENTS / CONDOS
 G RETAIL

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BALTIMORE CITY STANDARDS & SPECIFICATIONS FOR CONSTRUCTION.
- ALL PROPOSED SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE NOTED.

VICINITY MAP
SCALE: 1"=8,333'

ZONE	LOT SIZE (SF)	LOT SIZE (REG)	NO OF UNIT CALCS
R-5	+36,500.22	1875 SFDU	20
R-6	+4,224,064.78	412.5 SFDR DU	130 SR HSG
R-6	+4,224,064.78	1125 SFDU	152
B-3-1	+28,385.85	3750 SFDU	8
TTL MAX UNITS			310 UNITS
TTL MAX RETAIL OFFICE			19,624 SF
TTL MAX COMMUNITY SPACE			5,660 SF

BUILDING	PARKING SPACES	UNITS	PENTHOUSES	EXISTING UNITS
BUILDING A/B	105	91	10	0
BUILDING C	50	42	7	0
BUILDING D	61	56	10	30 SEMI LIVING
COMMUNITY BUILDING	NA	NA	NA	12
PARKING LOT	15	NA	NA	NA
PARKING ON STREET	24	NA	NA	NA
TOTAL	255	189	27	48

LEGEND

DESCRIPTION	EXISTING	NEW
BUILDING	EX. BLDG.	NEW BLDG.
BITUMINOUS CONCRETE PAVING	EX. CONC. PAV.	
CONCRETE SIDEWALK	EX. CONC. WALK	
CONCRETE PAVING	EX. CONC.	
CLEARWALL		
DRAIN INLET		
ELECTRIC BOX		
ELECTRIC CONDUIT		
ELECTRIC WI.		
ELECTRIC RISER		
FIRE HYDRANT		
FIRE CONNECTION		
FLOOR DRAIN		
OBSERVATION WELL		
GAS VALVE		
HAND BOX		
MET. PIPE		
PARKING METER		
PARKING PILE		
ROOF DRAIN		
SAFETY HAZ. SIGN		
STORM DRAIN		
STREET LIGHT		
TELEPHONE WI.		
TELEPHONE RISER		
TRANSVERSE STATION		
TIE		
UNKNOWN WI.		
WATER WI.		
WATER VALVE		
BUSSES		
SPOT ELEVATION		
MAJOR CONDUIT		
MINOR CONDUIT		
WALL		
CORNER CURB		
FINISH LINE		
USE SANITARY		
USE STORM		
USE WATER		
PROPERTY LINE		
GH/ELECTRIC		
USE GAS		
USE ELECTRIC		
USE GAS		
SURVEY LIMITS		
LIMIT OF DISTURBANCE		
SOIL LINE		

CONSTRUCTION NOTES:

- N-1 MEET EXISTING CONDITIONS.
- N-2 NEW BITUMINOUS CONCRETE PAVING.
- N-3 NEW CONCRETE SIDEWALK.
- N-4 NEW BOLLARD.
- N-5 NEW 6" CONCRETE CURB.
- N-6 NEW 4" PARKING STRIPING.
- N-7 NEW CONCRETE WHEEL STOP.
- N-8 NEW HANDICAPPED PARKING SIGN.
- N-9 NEW ADA ACCESSIBLE PARKING SPACE STRIPING.
- N-10 NEW ADA ACCESSIBLE RAMP.
- N-11 NEW CONCRETE DUMPSTER ENCLOSURE.
- N-12 NEW NOSE DOWN CURB WITHIN 2'.
- N-13 NEW 8" CONCRETE CURB.
- N-14 NEW FIVE HUMP "ROLLING RACK" BIKE RACK MODEL RR58 WITH IN-GROUND MOUNTING AND STAINLESS STEEL FINISH AS MANUFACTURED BY DERO, 504 MALCOLM AVE. SE SUITE 100, MINNEAPOLIS, MN 55414. [HTTP://WWW.DERO.COM/](http://www.dero.com/)
- N-15 NEW BITUMINOUS PAVING, CONCRETE PAVING, SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH PUBLIC WORKS.

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

1"=30'-0"

30 0 15 30 60

BY

NO. DATE

REVISION

WHITNEY BAILEY COOK & MAGNANI, LLC
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Pikesville, MD 21208
410.512.4500 www.wbcm.com

WBCM

REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
No. 34682

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 #34682, Expiration Date: 07/08/19

**FINAL SITE DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT**

HOLONIB MANOR CONDOMINIUMS
HARTWAIT STREET & MANOR AVENUE
HOLONIB CONSTRUCTION CO., INC.
1705 HOLONIB RD.
BALTIMORE, MD 21222
WARD-26 SECTION-01 BLOCK-6750

DESIGNED: M.M.
DRAWN: M.H./R.S.
CHECKED: B.L.
SCALE: 1"=30'
DATE: 08/15/18
PROJECT: 2016.0527.00
DRAWING:

C201
SHEET: 02 OF 04
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