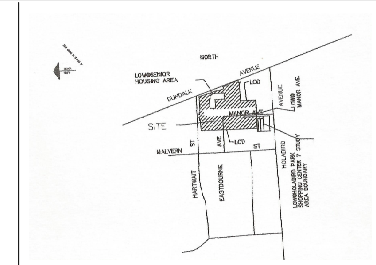


- PLAN NOTES**
- C-1 HOLABIRD MANOR MAIN ENTRY SIGN - SEE DETAIL
 - C-2 PROPOSED BILE RACK - SEE DETAIL
 - C-3 PROPOSED TRASH ENCLOSURE
 - C-4 PROPOSED METAL PICKET FENCING
 - C-5 PROVIDE PENETRATIONS AND MODIFICATIONS TO EXISTING FENCING AS REQUIRED
 - C-6 PROVIDE PAINTED "STOP" BARS
 - C-7 STREETScape IMPROVEMENTS CONSISTENT WITH DUNDALK AVENUE MASTER PLAN
 - C-8 SECONDARY ENTRY SIGN
 - C-9 "DO NOT ENTER" SIGNAGE



PUD ZONING CALCULATION

ZONE	LOT SIZE		NO OF UNITS CALC
	SF	REG	
R-5	+/- 34,500.22	1875 SF/DU	20
R-6	+/- 224,044.78	4125 SF/SH DU 1125 SF/DU	130 SR H5G 152
B-3-1	+/- 28,389.85	3750 SF/DU	8

TTL MAX UNITS: 310 UNITS
TTL MAX RETAIL/OPC: 19,244 SF
TTL MAX COMMUNITY SPACE: 5,440 SF

- BUILDING INFORMATION**
- BUILDING "A & B"**
- NO. 1714 DUNDALK AVENUE
 - PENTHOUSE
 - F5 APARTMENTS/CONDOS
 - F4 APARTMENTS/CONDOS
 - F3 APARTMENTS/CONDOS
 - F2 APARTMENTS/CONDOS
 - G RETAIL (BK 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 HOLABIRD AVENUE
 - F2 APARTMENTS - EXISTING TO REMAIN
 - G RETAIL

- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE STANDARDS & SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL PROPOSED SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE NOTED.

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - PROPOSED BUILDING
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CONCRETE CURB
 - PROPOSED HANDICAPPED PARKING
 - PROPOSED FENCE
 - PROPOSED GUARDRAIL
 - PROPOSED FLAGPOLE
 - PROPOSED SIGN
 - PARKING TABULATION
 - PAINTED TRAFFIC FLOW
 - PROPOSED DUMPSTER ENCLOSURE
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED CROSS WALK
 - PROPOSED HANDICAPPED RAMP
 - PROPOSED BENCH
 - PROPOSED BIKE RACK

The
Diesselhorst
Group

8511 Virginia Ave, Annandale, VA 22003

OWNER:
HOLABIRD CONSTRUCTION COMPANY, INC
7444 HOLABIRD AVENUE SUITE 'D'
BALTIMORE MARYLAND 21222
PHONE: 410-284-2200

H Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE LL105
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
HOLABIRD MANOR CONDOMINIUMS
HARTWAIT STREET & MANOR AVENUE
BALTIMORE, MARYLAND 21222
WARD 06 SECTION 1 BLOCK 6750

DRAWING TITLE:
SITE DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

JOB NO.: 21846
DRAWN BY: DEH
CHECKED BY: DEH/DD
DATE: JULY 15, 2015
SCALE: 1" = 30'

C-1B
SHEETS PER SET:
2 of 4

