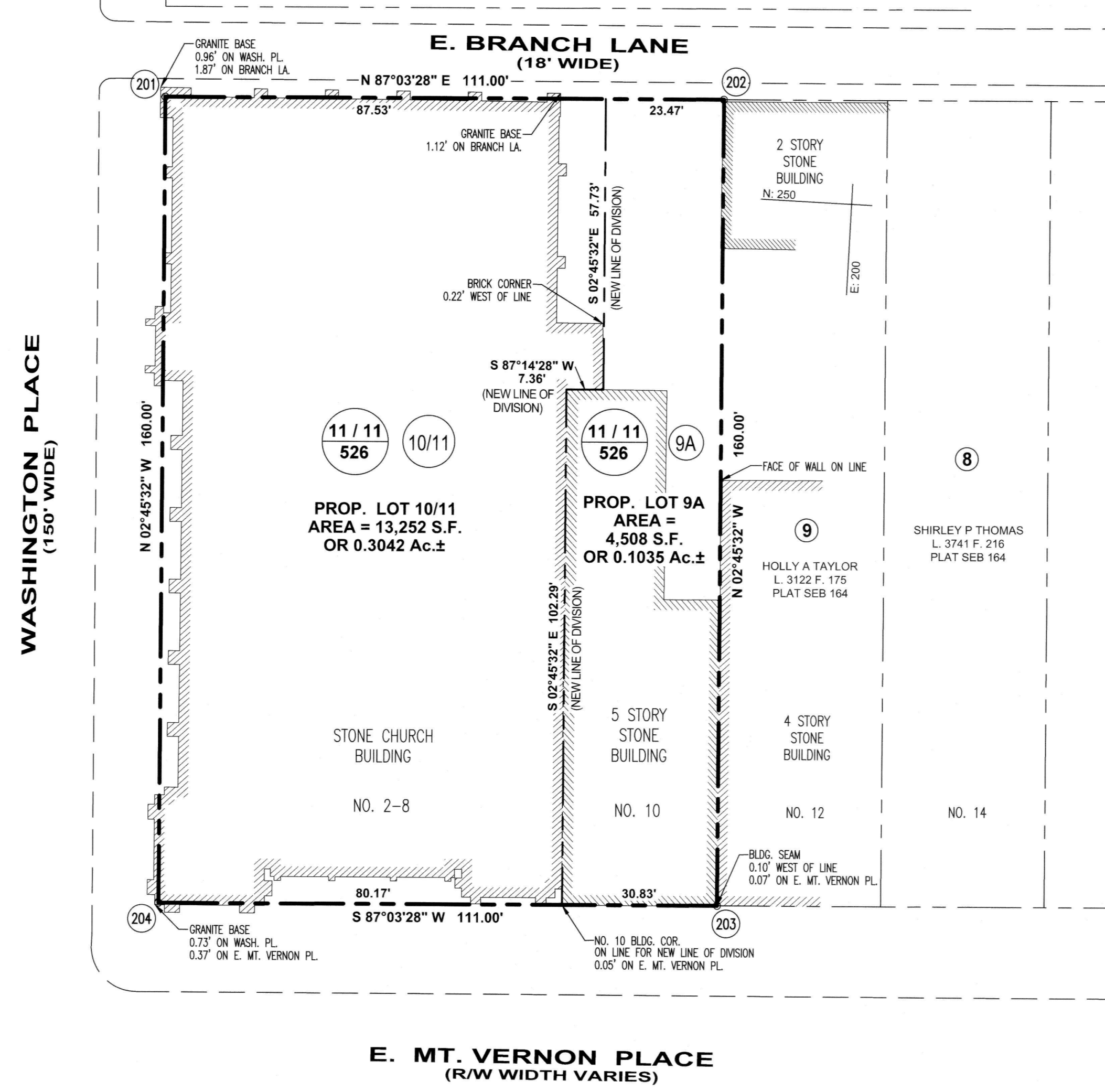
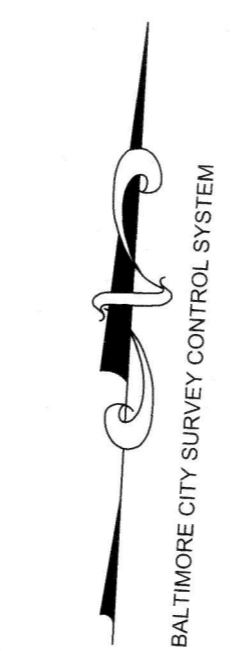


CONTROL NOTE:

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

STATION	NORTHING	EASTING
BALT. CITY 34987	-420.48	-340.15
BALT. CITY 34988	9.28	-360.57

PROPERTY CORNER COORDINATE LIST		
CORNER	NORTHING	EASTING
201	263.5636	62.6203
202	269.2611	173.4740
203	109.4466	181.1756
204	103.7491	70.3219

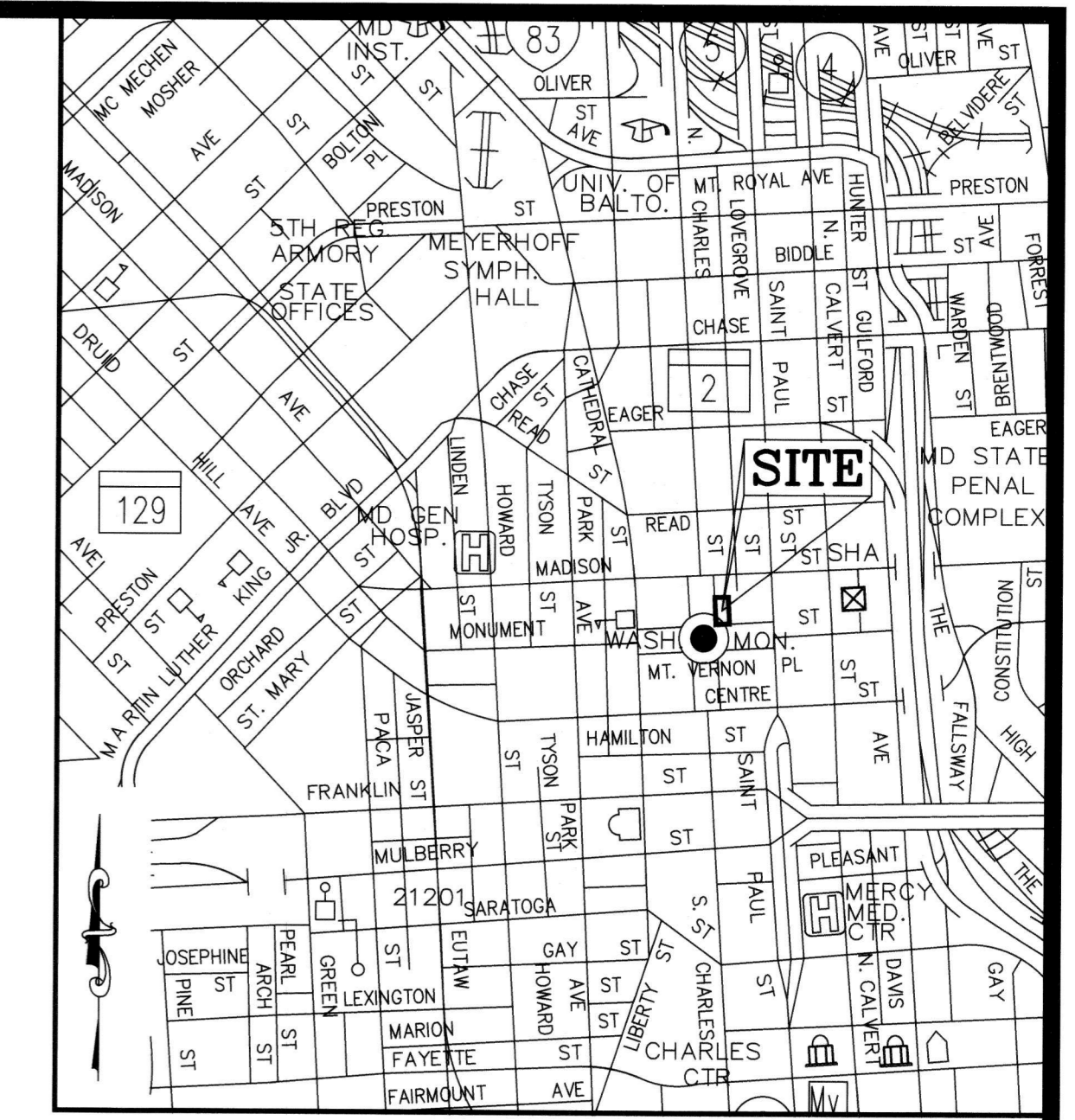


GENERAL NOTES

- OWNER:**
MOUNT VERNON PLACE METHODIST CHURCH
NO. 2 E. MOUNT VERNON PLACE
BALTIMORE, MD 21202
- SITE DATA:**
ADDRESS: NO. 2 E. MOUNT VERNON PLACE
BLOCK 526, LOT 10/11
DEED REFERENCES: (1) MLP 6036 / 39 (04-25-1940)
(2) JFC 40 / 278 (02-07-1957)
(3) JFC 1610 / 475 (12-11-1963)
TOTAL SITE AREA: 17,760 S.F. OR 0.4077 AC.
- PROPOSAL:** SUBDIVIDE THE EXISTING LOT INTO TWO LOTS FOR LAND DISPOSITION ONLY. THE CHURCH BUILDING WILL BE ON ONE LOT AND THE ASBURY HOUSE BUILDING WILL BE ON A SEPARATE LOT.
- EXISTING USE:** PLACE OF WORSHIP, PARISH HOUSE, AND DAYCARE
PROPOSED USE:
CHURCH BUILDING: PLACE OF WORSHIP, NEIGHBORHOOD COMMERCIAL ESTABLISHMENT WITH ARTS STUDIO AND DAYCARE
ASBURY HOUSE: RESIDENTIAL (SINGLE FAMILY DWELLING)
- SITE ZONING:** OR-2
- LOT AREA:**
REQUIRED FOR ALL OTHER USES: NONE
EXISTING LOT AREA: 17,760 SQUARE FEET
PROPOSED LOT AREA OF LOT 10/11 (CHURCH BUILDING): 13,252 S.F. OR 0.3042 Ac.±
PROPOSED LOT AREA OF LOT 9A (ASBURY HOUSE): 4,508 S.F. OR 0.1035 Ac.±
- MAXIMUM BUILDING HEIGHT:**
PERMITTED: 100 FEET
EXISTING/PROVIDED: LESS THAN 100'
- REQUIRED YARDS:**

	REQUIRED	EXISTING/PROPOSED (LOT 10/11)
FRONT	NONE	NONE (EXISTING)
INTERIOR SIDE	NONE/10 FEET MIN	NONE (PROPOSED)
STREET CORNER SIDE	10 FEET	NONE / 1 FOOT (EXISTING)
REAR	10 FEET	NONE (EXISTING)

	REQUIRED	PROPOSED (LOT 9A)
FRONT	NONE	NONE
INTERIOR SIDE	NONE/10 FEET MIN	NONE
STREET CORNER SIDE	10 FEET	N/A
REAR	10 FEET	57 FEET
- OFF-STREET VEHICLE PARKING:**
REQUIRED - CHURCH BUILDING:
ARTS STUDIO: 1 PER 2,000 SQ FT OF STUDIO AREA
17,666 SQ FT / 2,000 = 9 PARKING SPACES
DAYCARE: 1 PER 4 EMPLOYEES ON PEAK SHIFT
11 EMPLOYEES / 4 = 3 PARKING SPACES
TOTAL REQUIRED: 12 PARKING SPACES
REQUIRED - ASBURY HOUSE:
RESIDENTIAL/SINGLE FAMILY DWELLING: 1 PER DWELLING UNIT OR 1 PARKING SPACE
PROVIDED:
PROPOSED LOT 10/11 (CHURCH BUILDING): 1 PARKING SPACE
PROPOSED LOT 9A (ASBURY HOUSE): 4 PARKING SPACES
- BICYCLE PARKING:**
REQUIRED - CHURCH BUILDING:
ARTS STUDIO: 1 PER 10,000 SQ FT OF GFA
2 LONG TERM BIKE SPACES
DAYCARE: 1 PER 10,000 SQ FT OF GFA
REQUIRED - ASBURY HOUSE:
SINGLE FAMILY DWELLING: NONE
PROVIDED -
PROPOSED LOT 10/11 (CHURCH BUILDING): NONE
PROPOSED LOT 9A (ASBURY HOUSE): NONE
- BMZA APPROVAL IS REQUIRED FOR THE CONDITIONAL USE NEIGHBORHOOD COMMERCIAL ESTABLISHMENT, AND FOR A VEHICLE AND BICYCLE PARKING VARIANCE.**
- SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.**
- SITE IS NOT IN A 100- OR 500-YEAR FLOODPLAIN.**
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT BECAUSE THERE IS NO DISTURBANCE.**
- FOREST CONSERVATION IS NOT REQUIRED.**
- BOUNDARY AND PARTIAL TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT ON MARCH 13, 2020.**
- CONTACT PERSON:**
ROBERT S ROSENFELT, P.E.
COLBERT MATZ ROSENFELT
2835 G SMITH AVENUE
BALTIMORE, MD. 21209
410-653-3838



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, KEVIN C. KURBEL, A MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE SURVEYOR THAT PREPARED THIS PLAT 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.

Kevin C. Kurbel 10-1-2020
Date

Kevin C. Kurbel
Maryland Registered Professional Land Surveyor #21413
License Expires: June 16, 2021

OWNER'S 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, HAS BEEN COMPLIED WITH INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

John Strawbridge 10-2-20
DATE

JOHN STRAWBRIDGE, TRUSTEE CHAIR
MOUNT VERNON PLACE METHODIST CHURCH

OWNER'S CERTIFICATION

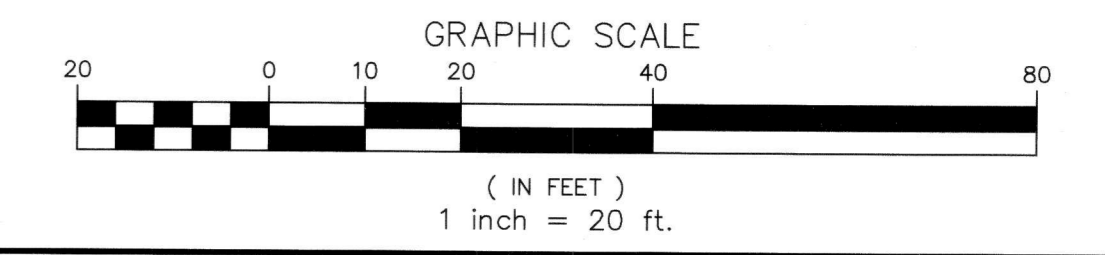
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Sheridan Allmond 10/2/2020
DATE

SHERIDAN ALLMOND, TRUSTEE VICE-CHAIR
MOUNT VERNON PLACE METHODIST CHURCH

FINAL SUBDIVISION PLAN

**MOUNT VERNON PLACE
METHODIST CHURCH
LOTS 9A & 10/11**
#2-11 E. MT. VERNON PLACE
WARD 11 - SECTION 11 - BLOCK 526
BALTIMORE CITY, MARYLAND



SCALE: 1" = 20'
DATE: OCTOBER 1, 2020
JOB NO.: 2019-323
DESIGNED: CJR
DRAWN: KCK
CHECKED: GMB, KCK
FILE: 2019323 FINAL SUB.PLAT.dwg
DRAWING NUMBER: FSP-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

