

APPLICATION TO SUBDIVIDE LAND IN BALTIMORE CITY

OWNER INFORMATION

Name: STONEWALL CAPITAL, LLC
Address: 90 HARMAN & ASSOC. 1206 SPARKS RD
City/State/Zip: SPARKS, MD 21152
Telephone Number: (443) 564-9670
E-Mail Address: rjackson@stonewalldevelopment.com

PRIMARY CONTACT INFORMATION

Name and Company: MATTHEW SICHEL, P.E. KCI TECHNOLOGIES, INC.
Address: 936 RIDGEBROOK RD.
City/State/Zip: SPARKS, MD 21102
Telephone Number: (410) 316-7894
E-Mail Address: matthew.sichel@kci.com

SITE INFORMATION & PROJECT DETAILS

Address: 1600 ROLAND HEIGHTS AVE.
Existing Block & Lot Number(s): 3575C 76, 133, 199
Total Project Area: 10.41 ac.
Existing Number of Lots: 3
Proposed Number of Lots: 130
Existing Zoning: M-1-1, R-6 (TRANSFORM)
Proposed Zoning: R-6 (TRANSFORM)
Existing Land Use: INDUSTRIAL
Proposed Land Use: RESIDENTIAL
Commercial/Industrial Total GSF Proposed: _____
Residential Unit Count (by type): 130 ROW HOMES
Parking Proposed: 260

VARIANCES OR WAIVERS

Are any zoning variances or waivers of Subdivision standards required? If so, has written justification been provided as a part of this submission?: YES, FORTHCOMING

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PROJECT DESCRIPTION

DEMOLITION OF EXISTING MANUFACTURING FACILITY

CONSTRUCTION OF 130 ROW HOMES, ASSOCIATED INFRA-
STRUCTURE AND STREET GRID

FEES (Please make check payable to the Director of Finance)

Major Subdivision (Residential): \$75 per lot (proposed), \$350 minimum, \$2000 maximum

Major Subdivision (Commercial/Industrial): \$200 per acre, \$750 minimum, \$3000 maximum

Minor Subdivision: \$150

Plan Revision (Applies to Final Development Plans ONLY): \$150

Fee submitted: \$ 2000

NUMBER OF CONCEPT / PRELIMINARY PLANS SETS SUBMITTED

_____ **Concept Plans:** 5 print sets and 1 .pdf version of the Existing Conditions Plan, Concept Subdivision and Concept Development Plan. Please refer to the official *Subdivision Regulations* for other submittals which may apply.

25 **Minor Subdivisions (Vertical Subdivisions and Lot Splits) and Major Subdivisions (all types):** 25 print sets and 1 .pdf version of the Preliminary Subdivision and Development Plan. Please note that this number has been decreased from the 30 cited in the official *Subdivision Regulations*. Please continue to refer to these official *Subdivision Regulations* for other submittals which may apply.

_____ **Minor Subdivisions (Resubdivisions and Lot Line Adjustments ONLY):** 11 print sets and 1 .pdf version of the Preliminary Subdivision and Development Plan. Please refer to the official *Subdivision Regulations* for other submittals which may apply.

If you are an adjacent owner or a community representative, you may have received a copy of this application and corresponding plans in fulfillment of an official notice requirement in Baltimore City's Subdivision Regulations. To get more information from the Department of Planning, please contact Matthew DeSantis by e-mail at Matthew.DeSantis@baltimorecity.gov or 410-396-5622. If you wish to register an official position on this project, please do so in writing within 20 working days of receipt of this material.

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