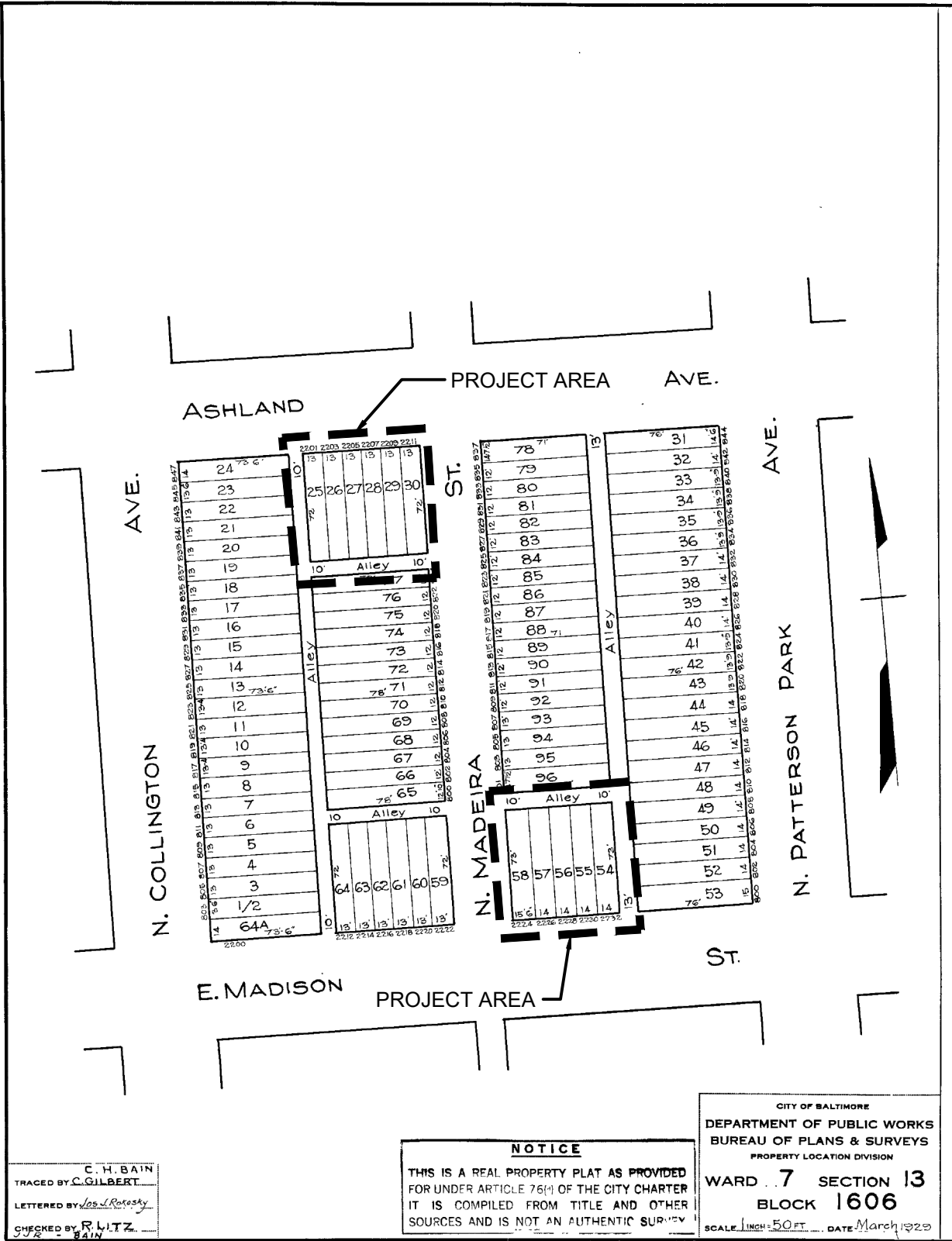


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GENERAL NOTES:

- DESCRIPTION OF WORK: INSTALLATION OF 8 NEW ROW HOMES ON THE EMPTY LOTS ON MADEIRA ST. NEW WATER AND SEWER SERVICES WILL BE PROVIDED TO THE BUILDING.
- RELATED WORK:
  - REMOVAL OF EXISTING PAVEMENT, SIDEWALK, CURB, OR COMBINATION CURB AND GUTTER PER SECTION 02.41.13.16
  - SUBGRADE PREPARATION PER SECTION 31.23.13
  - HOT MIX ASPHALT PATCHES PER SECTION 32.01.17.59
  - MILL AND OVERLAY PER SECTION 32.01.30.10
  - CONCRETE SIDEWALKS PER SECTION 32.13.00
  - CAST-IN-PLACE CONCRETE CURBS AND GUTTERS PER SECTION 32.16.13.13
  - SANITARY HOUSE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 33 31 00
  - WATER SERVICE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 33 12 00
  - TRAFFIC CONTROL PLAN UNDER SECTION 34.01.13.10
- UNLESS OTHERWISE NOTED, ALL SITE WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS, THE ACCOMPANYING SPECIFICATIONS, THE 2006 CITY OF BALTIMORE "DPW SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES, UTILITIES AND INCIDENTAL STRUCTURES."
- SOIL EROSION AND SEDIMENT CONTROL PROCEDURES, AS DEFINED IN THE BALTIMORE CITY STORMWATER MANAGEMENT MANUAL (MAY 2010) AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" SHALL BE STRICTLY ADHERED TO. CONTRACTOR SHALL EXERCISE CAUTION TO AVOID DAMAGE TO ALL INLETS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST OBTAIN PERMITS FROM THE DEPARTMENT OF GENERAL SERVICES PERMITS DIVISION, ABEL WOLMAN MUNICIPAL BUILDING, 1ST FLOOR, 200 NORTH HOLLIDAY STREET, BALTIMORE, MARYLAND, 21202. PHONE (410)396-6865 OR (410)396-4508.
- SAFE PEDESTRIAN AND VEHICLE ACCESS TO HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.
- STREET SIGNS ARE TO REMAIN OR BE RESTORED TO ORIGINAL CONDITION OR BETTER. STREET SIGNS SHALL BE REPLACED IMMEDIATELY AFTER AREA IS BACKFILLED AND NO LATER THAN CLOSE OF EACH WORKDAY, EVEN IF REPLACEMENT IS ONLY TEMPORARY.
- CONTRACTOR SHALL PERMANENTLY STABILIZE ANY AREAS DISTURBED BY CONSTRUCTION, STORAGE, OR VEHICULAR MOVEMENT. THIS INCLUDES ANY INCIDENTAL ACTIVITIES NOT SHOWN ON THE DRAWINGS BUT ASSOCIATED WITH WORK. SOIL SHALL BE PREPARED AND SEEDED IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.



1 PROPERTY MAP

# MADIERA STREET ROWHOMES @ E MADISON ST AND ASHLAND AVE

## PROPOSED DEVELOPMENT PLAN

BCNR #11789

DEVELOPER'S AGREEMENT #N/A

EPLANS #TBD



07/21/2025

PROJECT INFORMATION: MADISON AND ASHLAND ROWHOMES  
OWNER: HENDERSON CROSSING, LLC

E MADISON STREET ADDRESSES: 2224-2232 E. MADISON STREET

LOTS: 54-58

ASHLAND AVE ADDRESSES: 2201-2211 ASHLAND AVENUE

LOTS: 25-30

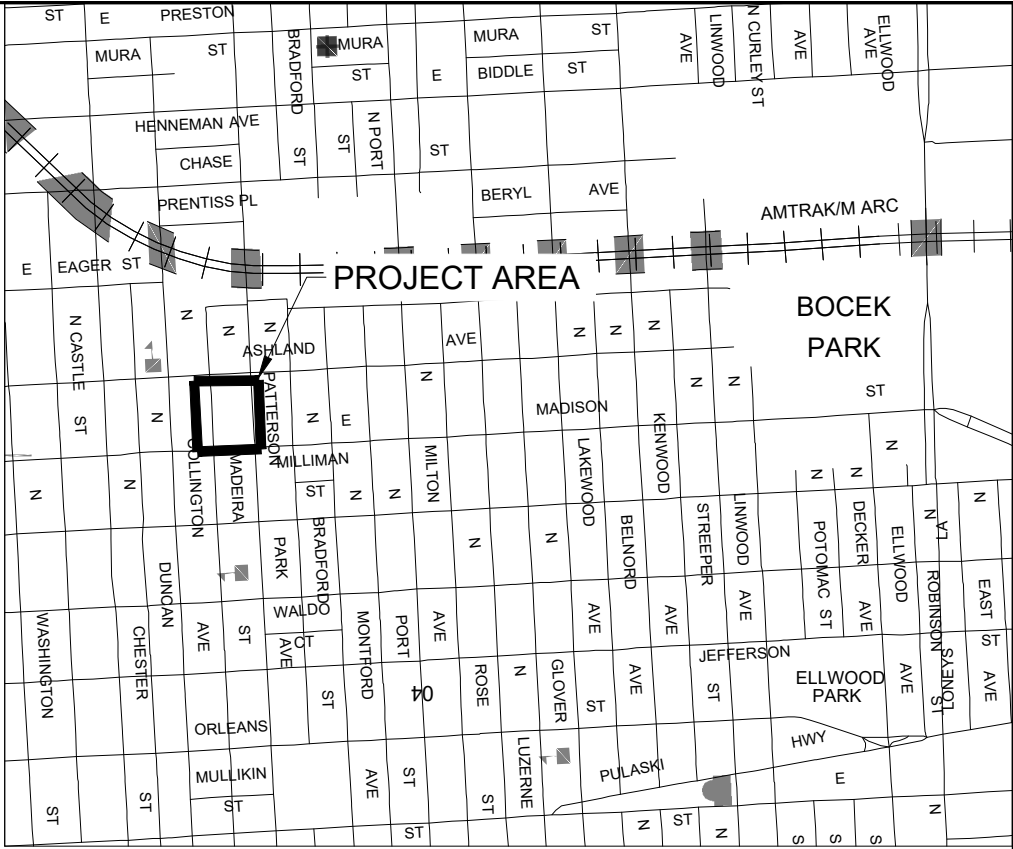
WARD: 07

SECTION: 130

BLOCK: 1606

ZONING: R-8

WATERSHED: JONES FALLS



VICINITY MAP

SOURCE: SHA GRID MAP C12D  
SCALE 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS PLAN
C-101	EXISTING CONDITIONS PLAN - ASHLAND AVE
C-102	EXISTING CONDITIONS PLAN - E MADISON ST
C-200	OVERALL PROPOSED CONDITIONS PLAN
C-201	PROPOSED CONDITIONS PLAN - ASHLAND AVE
C-202	PROPOSED CONDITIONS PLAN - E MADISON ST
FSD-100	SIMPLIFIED FOREST STAND DELINEATION
FCP-100	FOREST CONSERVATION PLAN
L-100	LANDSCAPE DETAILS
A1	1ST AND 2ND FLOOR PLANS
A2	1ST FLOOR & ROOF FRAMING
A3	EXTERIOR ELEVATIONS

GRADING SUMMARY	
TOTAL PROPERTY AREA	0.25 AC. (10,908 SF)
TOTAL DISTURBED AREA	0.36 AC. (15,619 SF)
TOTAL CUT	1830 CY
TOTAL FILL	40 CY
NET CUT MATERIAL	1790 CY
CUT/FILL RATIO	45.75

- DATA IS APPROXIMATE AND IS PROVIDED FOR BALTIMORE CITY REVIEW ONLY. CONTRACTOR TO VERIFY DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CUT FROM SITE WORK IS TO BE USED AS FILL ON SITE PER GRADING PLAN
- THE PROJECT LIMIT OF DISTURBANCE IS MORE THAN 5,000 SQUARE FEET AND 100 CUBIC YARDS AND IS THEREFORE SUBJECT TO STORMWATER MANAGEMENT & SEDIMENT CONTROL REVIEW.
- CUT/FILL SUMMARY IS BASED ON A SURFACE COMPARISON AND DOES NOT ACCOUNT FOR ANY ADJUSTMENTS.

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3600 CLIPPER MILL RD  
SUITE 214  
BALTIMORE, MD 21211  
PHONE: 410-601-3290



DEVELOPER/APPLICANT:  
CROSS STREET PARTNERS  
2101 E. BIDDLE STREET, SUITE 1201  
BALTIMORE, MD 21213  
PHONE: 443-500-8199

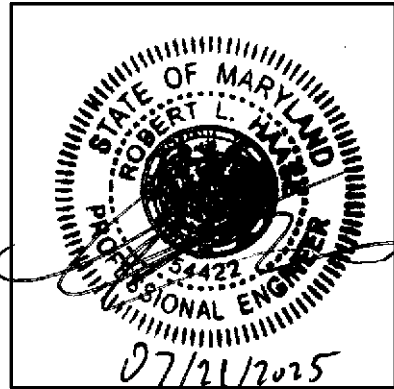
PROPERTY OWNER:  
HENDERSON CROSSING, LLC  
837 N MADEIRA ST.  
BALTIMORE, MD 21205  
PHONE: 443-756-5119

NO.	REVISION	BY	DATE
1			
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DRAWN: JNS CHECKED: RLH

DESIGNED: RLH

PROFESSIONAL CERTIFICATION. 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 NO.: 54422  
EXP. DATE: 05/20/2027



PROJECT INFORMATION:

SITE PLAN REVIEW  
COMMITTEE PLAN

MADIERA STREET ROWHOMES @ E  
MADISON ST AND ASHLAND AVE  
BALTIMORE, MD 21205  
WARD: 07, SECTION: 130, BLOCK: 1606,  
E MADISON ST ADDRESSES  
LOTS: 54-58  
ASHLAND AVE ADDRESSES  
LOTS: 25-30

BCNR NO.: 11789

ePLAN NO.: TBD

DATE: 07/21/2025

PROJECT NO.: 24-41

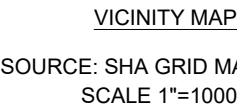
SHEET TITLE:

COVER SHEET

DWG. NO.:

C-000





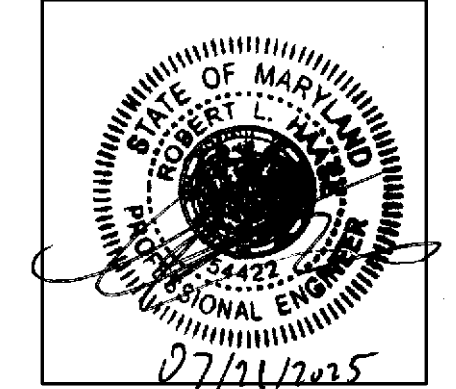
**PROPERTY OWNER:**  
**HENDERSON CROSSING, LLC**  
**837 N MADEIRA ST,**  
**BALTIMORE, MD 21205**  
**PHONE: 443-756-5119**

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DRAWN: JNS	CHECKED: RLH
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DESIGNED: RLH

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ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND,  
LICENSE NO.: 54422  
EXP. DATE: 05/20/2027



PROJECT INFORMATION:

## SITE PLAN REVIEW COMMITTEE PLAN

MADIERA STREET ROWHOMES @ E  
MADISON ST AND ASHLAND AVE  
BALTIMORE, MD 21205  
WARD:07 , SECTION: 130, BLOCK:1606 ,  
E MADISON ST ADDRESSES  
LOTS:54-58  
ASHLAND AVE ADDRESSES  
LOTS: 25-30

BCNR NO.: 11789

ePLAN NO.: TBD

DATE: 07/21/2025

PROJECT NO.: 24-41

SHEET TITLE:

## OVERALL EXISTING CONDITIONS PLAN

DWG. NO.:

C-100

- SURVEY NOTES:**
1. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED ON OR AROUND JANUARY 07, 2025 BY VERDANTAS.
  2. THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM MARYLAND COORDINATE SYSTEM (NAD83/NA2011 EPOCH 2010) & NAVD88 FOR VERTICAL:

PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
1	595064.82	1429597.01	81.92	IRON REBAR AND CAP
2	595059.45	1429483.29	85.97	IRON REBAR AND CAP
3	595122.65	1429489.33	84.10	IRON REBAR AND CAP
4	595138.02	1429592.39	81.41	MAG NAIL
5	595323.41	1429473.93	80.40	IRON REBAR AND CAP
6	595302.39	1429399.30	82.78	IRON REBAR AND CAP
7	595384.68	1429403.00	79.80	MAG NAIL
3.	SITE DATA: MAP 7 - SECTION 13 - BLOCK 1606 - LOTS 25-30 AMD LOTS 54-58			
	OWNERSHIP: HENDERSON CROSSING LLC.			
	DEED: L21078 F 202			
	ADDRESS:			
	2201 ASHLAND AVE, BALTIMORE, MD 21205			
	2203 ASHLAND AVE, BALTIMORE, MD 21205			
	2205 ASHLAND AVE, BALTIMORE, MD 21205			
	2207 ASHLAND AVE, BALTIMORE, MD 21205			
	2209 ASHLAND AVE, BALTIMORE, MD 21205			
	2211 ASHLAND AVE, BALTIMORE, MD 21205			
	2224 E. MADISON STREET, BALTIMORE, MD 21205			
	2226 E. MADISON STREET, BALTIMORE, MD 21205			
	2228 E. MADISON STREET, BALTIMORE, MD 21205			
	2230 E. MADISON STREET, BALTIMORE, MD 21205			
	2232 E. MADISON STREET, BALTIMORE, MD 21205			

4. UTILITY INFORMATION SHOWN HEREON IS BASED ON ABOVE-GROUND LOCATIONS AND PAINT MARKINGS.
5. UTILITIES SHOWN HEREON ARE BASED SOLELY ON FIELD LOCATION AND NO COMPARISON TO, OR ENHANCEMENT HAS BEEN MADE FROM ANY UTILITY DRAWINGS. UTILITIES ARE SUBJECT TO CHECKING BY THE USER.
6. ADDITIONAL INFORMATION SHOWN HEREON IS BASED ON INFORMATION PREPARED BY CITYSCAPE ENGINEERING, LLC.

UTILITY NOTES:

1. SUBSURFACE UTILITY LOCATIONS SHOWN ON THIS PLAN WERE ESTIMATED BASED ON OBSERVED SURFACE MARKERS. RESULTS OF THE MISS UTILITY DESIGN TICKET AND/OR UTILITY PLANS PROVIDED BY UTILITY COMPANIES. THE CORRECTIONS AND COMPLETENESS OF THE UTILITY INFORMATION IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST THREE WORKING DAYS PRIOR TO STARTING WORK SO THEY CAN ARRANGE TO MARK THE HORIZONTAL LOCATION OF THEIR UNDERGROUND UTILITIES. ANY PERMITS OR COSTS ASSOCIATED WITH MISS UTILITY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY UTILITY DEPARTMENT OFFICIALS.
4. CONTRACTOR SHALL CONDUCT TEST PITS TO VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY, IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE CITY UTILITY DEPARTMENT. AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND THE UTILITY OWNER OF ANY DAMAGE TO THE UTILITY.

EX. KEYNOTES TABLE		
TAG	DESCRIPTION	QUANTITY
E1	UTILITY POLE TO REMAIN	4
E2	UTILITY POLE TO BE REMOVED	2
E3	STREET LIGHT	10
E4	ADA RAMPS	11

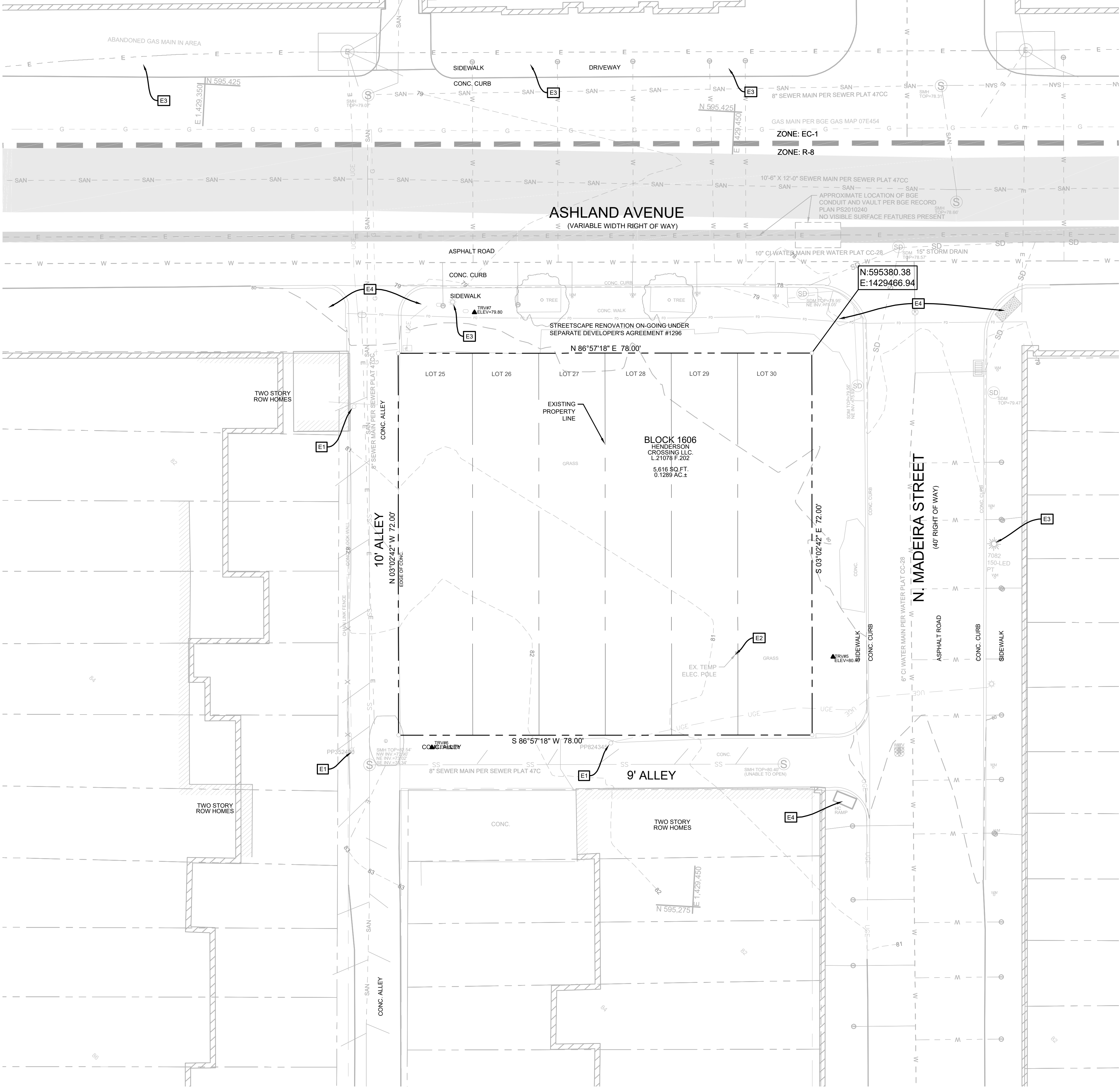
SOIL DATA TABLE					
SOIL SYMBOL	SERIES DESCRIPTION	SLOPE	HYDRIC	HIGHLY ERODIBLE?	HYDROLOGIC SOIL GROUP
44UC	URBAN LAND	0 TO 15 PERCENT	NO	NO	D

NATURAL RESOURCES INVENTORY								
FEDERAL			STATE			LOCAL		
Present (Y/N)	Feature	Legend Symbol	Present (Y/N)	Feature	Legend Symbol	Present (Y/N)	Feature	Legend Symbol
N	Wetlands	NONE	N	Tidal and Nontidal Wetlands	NONE	N	Steep Slopes	NONE
N	Major Waterways	NONE	N	Wetlands of Special State Concern	NONE	N	Highly Erodible Soils	NONE
N	Floodplains	NONE	N	Wetland Buffers	NONE	N	Enhanced Stream Buffers	NONE
			N	Stream Buffers	NONE	Y	Topography/slopes	NONE
			N	Perennial Streams	NONE	N	Springs	NONE
			N	Floodplains	NONE	N	Seeps	NONE
			N	Forests	NONE	N	Intermittent Streams	NONE
			N	Forest Buffers	NONE	Y	Vegetative Cover	NONE
			N	Critical Areas	NONE	Y	Soils	See Soils Table
						N	Bedrock/Geology	NONE
						Y	Existing Drainage Area	NONE
						N	Existing SWM Facilities	NONE

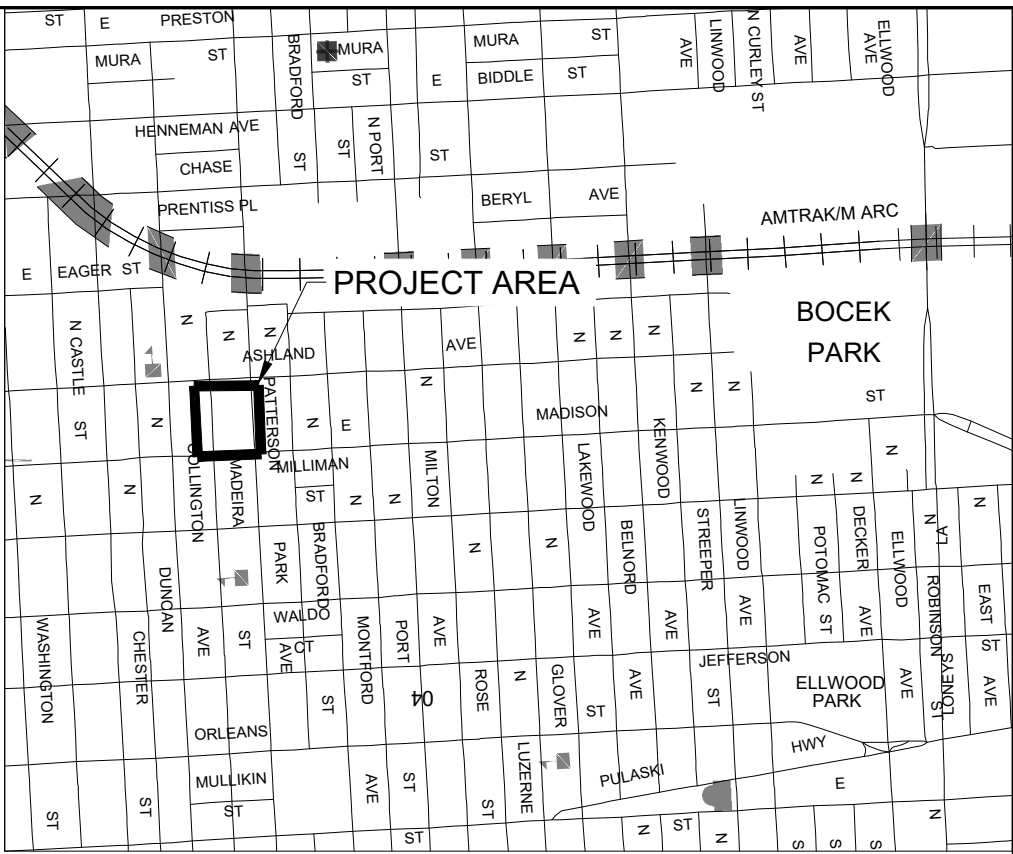


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Paper Size: ANSI full bleed D (34.00 x 22.00 Inches)



MARYLAND STATE COORDINATE SYSTEM  
(NAD83/MA2011 EPOCH 2010 NAVD83 FOR VERTICAL)



VICINITY MAP  
SOURCE: SHA GRID MAP C12D  
SCALE 1"=1000'

LEGEND	
EXISTING FEATURES	
	PROPERTY LINE
	ZONE: R-8
	ZONE: R-7
	TRAVERSE POINT
	MAJOR (5-FT) CONTOUR
	MINOR (1-FT) CONTOUR
	BUILDING
	WATER HYDRANT QL-C
	WATER METER QL-C
	WATER VALVE QL-C
	WATER MAIN QL-C
	WATER HOUSE CONNECTION QL-C
	SANITARY MANHOLE QL-C
	SANITARY MAIN QL-C
	SANITARY HOUSE CONNECTION QL-C
	STORM DRAIN MANHOLE QL-C
	STORM DRAIN PIPE QL-C
	UNDERGROUND ELECTRIC MANHOLE QL-C
	UNDERGROUND ELECTRIC QL-C
	OVERHEAD ELECTRIC QL-C
	GAS LINE QL-C
	GAS VALVE QL-C
	ELECTRICAL LIGHT POLE QL-D
	UTILITY POLE QL-D
	TRANSFORMER QL-D
	WATER HOUSE CONNECTION QL-D
	SANITARY HOUSE CONNECTION QL-D
	TREE

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3600 CLIPPER MILL RD  
SUITE 214  
BALTIMORE, MD 21211  
PHONE: 410-601-3290



DEVELOPER/APPLICANT:  
CROSS STREET PARTNERS  
2101 E. BIDDLE STREET, SUITE 1201  
BALTIMORE, MD 21213  
PHONE: 443-500-8199

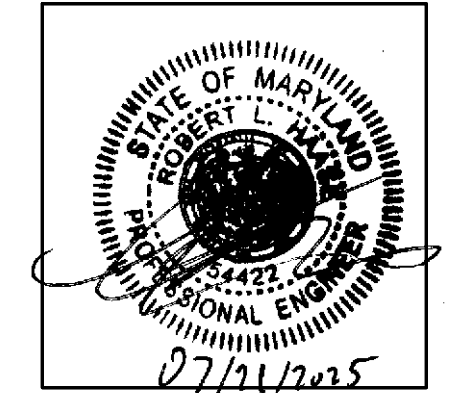
PROPERTY OWNER:  
HENDERSON CROSSING, LLC  
837 N MADEIRA ST.  
BALTIMORE, MD 21205  
PHONE: 443-756-5119

NO.	REVISION	BY	DATE
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DRAWN: JNS      CHECKED: RLH

DESIGNED: RLH

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LICENSE NO.: 54422  
EXP. DATE: 05/20/2027



PROJECT INFORMATION:  
**SITE PLAN REVIEW COMMITTEE PLAN**  
MADIERA STREET ROWHOMES @ E MADISON ST AND ASHLAND AVE  
BALTIMORE, MD 21205  
WARD-07 : SECTION: 130, BLOCK: 1606, E MADISON ST ADDRESSES  
LOTS: 54-58  
ASHLAND AVE ADDRESSES  
LOTS: 25-30

BCNR NO.: 11789

PLAN NO.: TBD

DATE: 07/21/2025

PROJECT NO.: 24-41

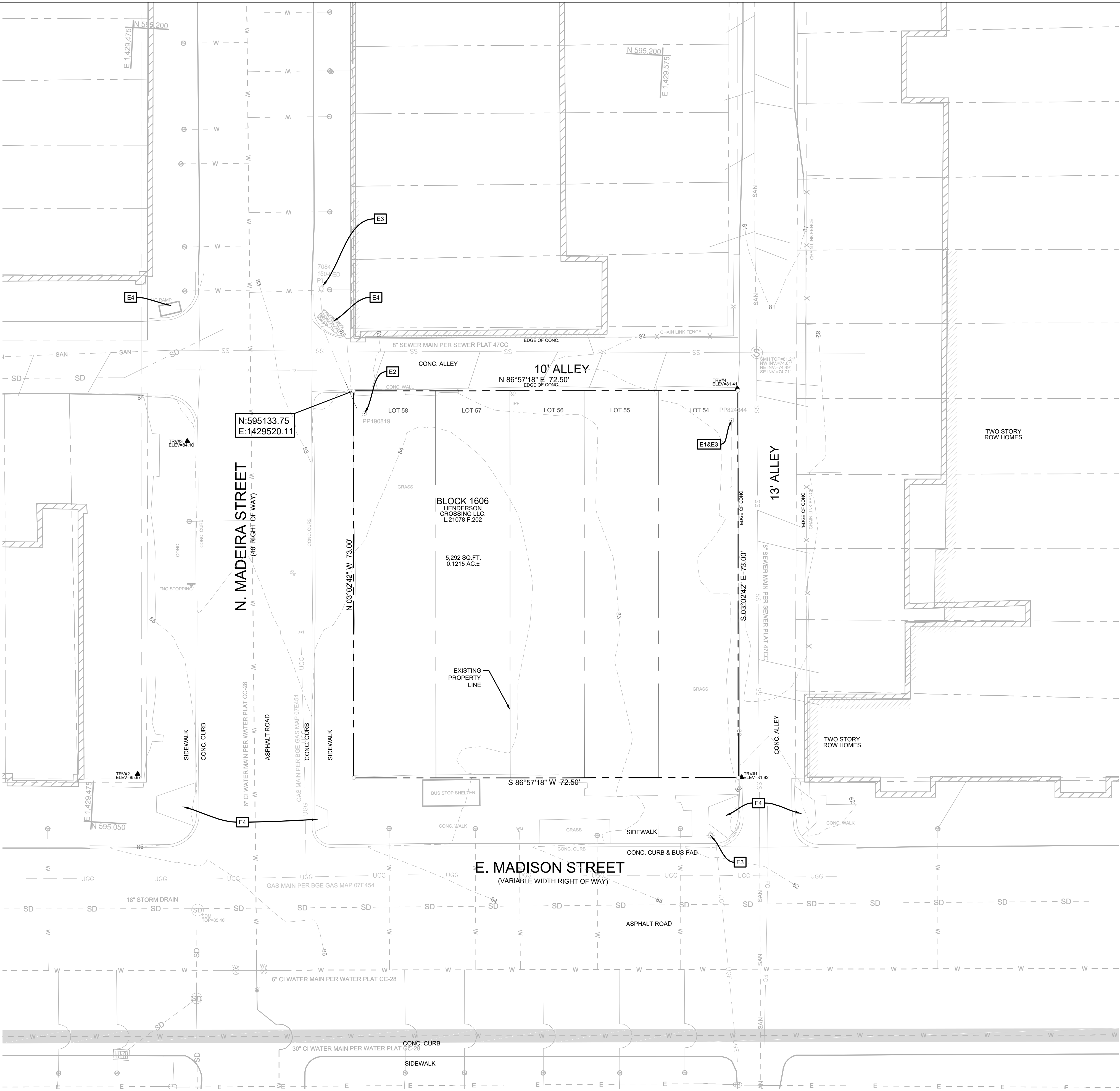
SHEET TITLE:  
**EXISTING CONDITIONS PLAN - ASHLAND AVE**

DWG. NO.:  
**C-101**

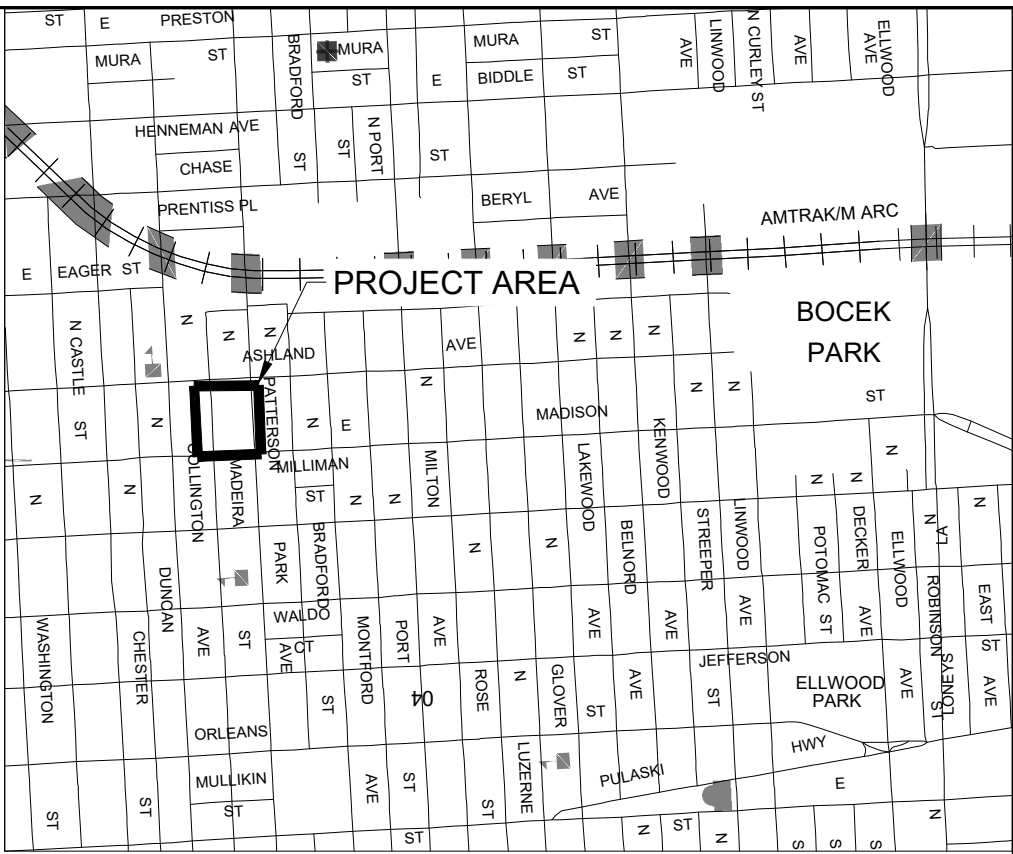


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Paper Size: ANSI full bleed D (34.00 x 22.00 Inches)



MARYLAND STATE COORDINATE SYSTEM  
(NAD83/MA2011 EPOCH 2010 NAVD83 FOR VERTICAL)



VICINITY MAP  
SOURCE: SHA GRID MAP C12D  
SCALE 1"=1000'

LEGEND  
EXISTING FEATURES

- |     |                                   |
|-----|-----------------------------------|
| --- | PROPERTY LINE                     |
| --- | ZONE: R-8                         |
| --- | ZONE: R-7                         |
| ▲   | TRAVERSE POINT                    |
| --- | MAJOR (5-FT) CONTOUR              |
| --- | MINOR (1-FT) CONTOUR              |
| ▨   | BUILDING                          |
| ⊕   | WATER HYDRANT QL-C                |
| ⊙   | WATER METER QL-C                  |
| ⊙   | WATER VALVE QL-C                  |
| --- | WATER MAIN QL-C                   |
| --- | WATER HOUSE CONNECTION QL-C       |
| ⊙   | SANITARY MANHOLE QL-C             |
| --- | SANITARY MAIN QL-C                |
| --- | SANITARY HOUSE CONNECTION QL-C    |
| ⊕   | STORM DRAIN MANHOLE QL-C          |
| ⊕   | STORM DRAIN INLET QL-C            |
| --- | SD                                |
| --- | STORM DRAIN PIPE QL-C             |
| ⊕   | UNDERGROUND ELECTRIC MANHOLE QL-C |
| --- | UNDERGROUND ELECTRIC QL-C         |
| --- | OVERHEAD ELECTRIC QL-C            |
| --- | GAS LINE QL-C                     |
| --- | GAS VALVE QL-C                    |
| ⊕   | ELECTRICAL LIGHT POLE QL-D        |
| ⊕   | UTILITY POLE QL-D                 |
| ⊕   | TRANSFORMER QL-D                  |
| --- | WATER HOUSE CONNECTION QL-D       |
| --- | SANITARY HOUSE CONNECTION QL-D    |
| ⊕   | TREE                              |

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3600 CLIPPER MILL RD  
SUITE 214  
BALTIMORE, MD 21211  
PHONE: 410-601-3290



DEVELOPER/APPLICANT:  
CROSS STREET PARTNERS  
2101 E. BIDDLE STREET, SUITE 1201  
BALTIMORE, MD 21213  
PHONE: 443-500-8199

PROPERTY OWNER:  
HENDERSON CROSSING, LLC  
837 N MADEIRA ST.  
BALTIMORE, MD 21205  
PHONE: 443-756-5119

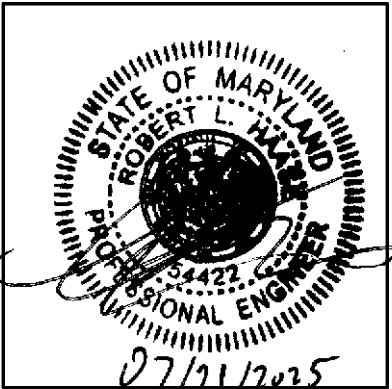
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DRAWN: JNS

CHECKED: RLH

DESIGNED: RLH

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LICENSE NO.: 54422  
EXP. DATE: 05/20/2027



PROJECT INFORMATION:

SITE PLAN REVIEW  
COMMITTEE PLAN

MADIERA STREET ROWHOMES @ E  
MADISON ST AND ASHLAND AVE  
BALTIMORE, MD 21205  
WARD-07 ; SECTION: 130, BLOCK: 1606 ,  
E MADISON ST ADDRESSES  
LOTS: 54-58  
ASHLAND AVE ADDRESSES  
LOTS: 25-30

BCNR NO.: 11789

ePLAN NO.: TBD

DATE: 07/21/2025

PROJECT NO.: 24-41

SHEET TITLE:  
EXISTING  
CONDITIONS PLAN - E  
MADISON ST

DWG. NO.:

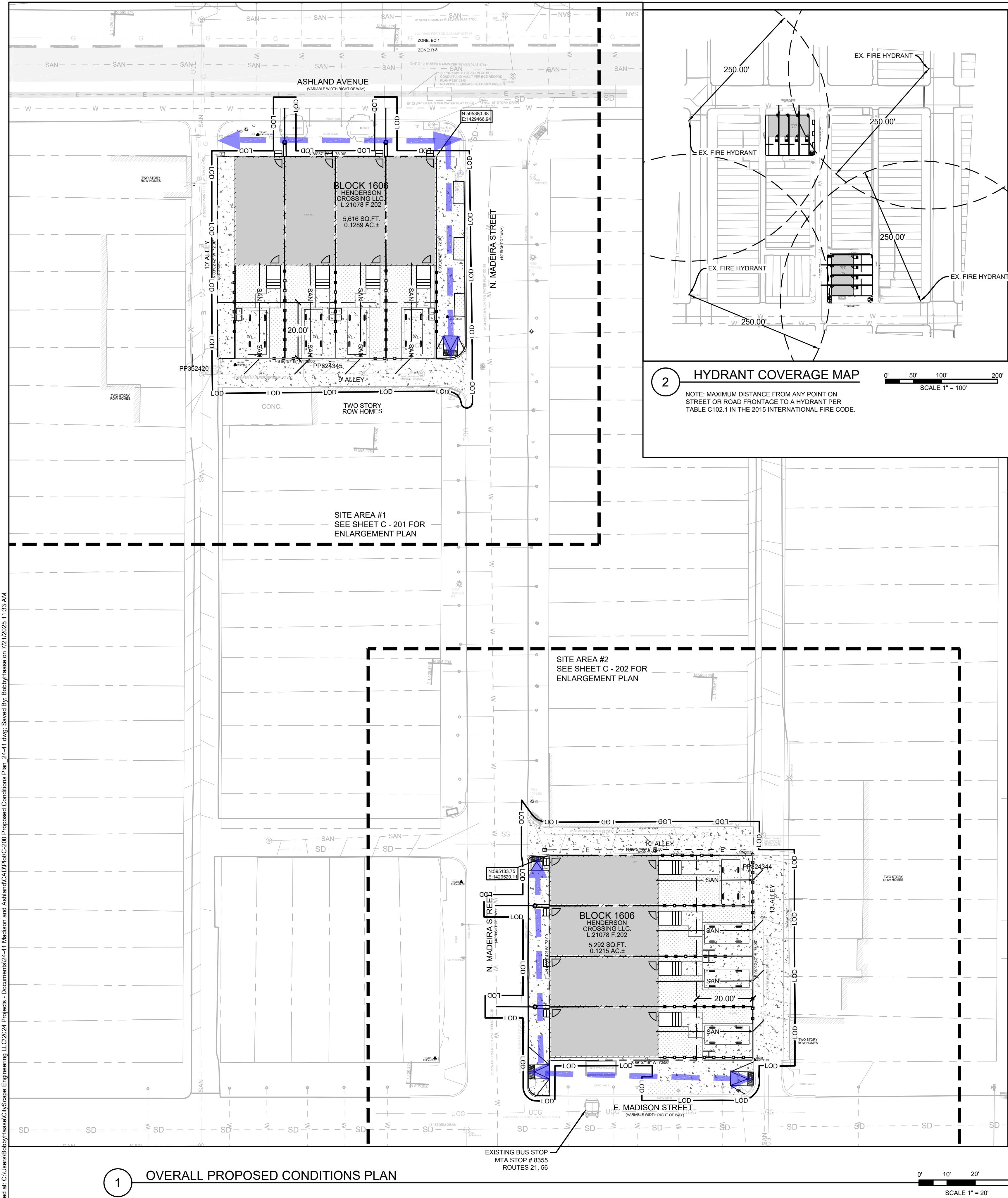
C-102

1 EXISTING CONDITIONS PLAN - E MADISON ST

0' 5' 10' 20'  
SCALE 1" = 10'



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#### GENERAL & ZONING NOTES:

- PROPOSED PROJECT: SUBDIVISION FOR EIGHT 2-STORY ROWHOMES WITH REAR PARKING PADS.
- CURRENT ADDRESSES  
2201 ASHLAND AVE, BALTIMORE, MD 21205  
2203 ASHLAND AVE, BALTIMORE, MD 21205  
2205 ASHLAND AVE, BALTIMORE, MD 21205  
2207 ASHLAND AVE, BALTIMORE, MD 21205  
2209 ASHLAND AVE, BALTIMORE, MD 21205  
2211 ASHLAND AVE, BALTIMORE, MD 21205

- 2224 E. MADISON STREET, BALTIMORE, MD 21205  
2226 E. MADISON STREET, BALTIMORE, MD 21205  
2228 E. MADISON STREET, BALTIMORE, MD 21205  
2230 E. MADISON STREET, BALTIMORE, MD 21205  
2232 E. MADISON STREET, BALTIMORE, MD 21205
- PROPOSED ADDRESSES: TO BE CONFIRMED BY BALTIMORE CITY DOT PROPERTY LOCATION DIVISION  
2201 ASHLAND AVE, BALTIMORE, MD 21205  
2203 ASHLAND AVE, BALTIMORE, MD 21205  
2205 ASHLAND AVE, BALTIMORE, MD 21205  
2207 ASHLAND AVE, BALTIMORE, MD 21205

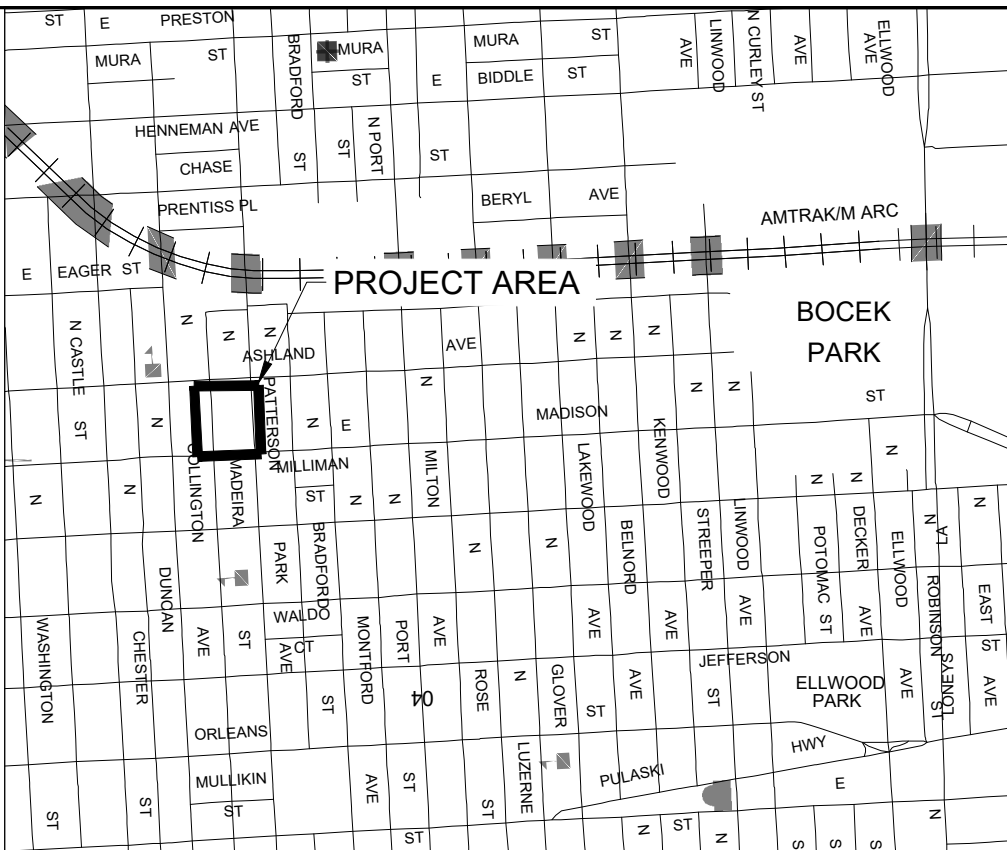
- 800A N MADIERA STREET, BALTIMORE, MD 21205  
800B N MADIERA STREET, BALTIMORE, MD 21205  
800C N MADIERA STREET, BALTIMORE, MD 21205  
800D N MADIERA STREET, BALTIMORE, MD 21205
- PROPERTY AREA: 0.25 AC. (10,908 SF)
- SEE ZONING SUMMARY TABLE THIS SHEET FOR BULK REGULATION REQUIREMENTS
- PARKING  
5.1. REQUIRED: 8  
5.2. PROPOSED: 8
- ACCESSIBLE PARKING SPACES: NONE REQUIRED FOR PRIVATE DWELLING UNITS
- ACCESSIBILITY NOTES:  
7.1. SEE THIS SHEET FOR ACCESSIBLE ROUTE ALONG PUBLIC RIGHT OF WAY (IN BLUE)
- ENVIRONMENTAL NOTES AND FEATURES  
8.1. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA NOR WITHIN A 100-YR FLOODPLAIN  
8.2. LIMITS OF DISTURBANCE: 0.36 AC. (15,619 SF)  
8.3. STORMWATER MANAGEMENT REVIEW AND FOREST CONSERVATION PLAN IS REQUIRED. REFER TO BCNR #11789
- UTILITY SERVICES  
9.1. FOUR NEW 1.5" W.S.S. WITH TWIN METERS WILL BE PROVIDED FROM THE 10" WATER MAIN AND 6" WATER MAIN IN ASHLAND AVENUE AND N MADIERA STREET, RESPECTIVELY.  
9.2. EIGHT NEW 6" SEWER HOUSE CONNECTIONS WILL BE PROVIDED TO THE EXISTING 8" MAINS IN THE REAR CONCRETE ALLEYS BEHIND EACH RESPECTIVE ROWHOME BLOCK. A SEWER CAPACITY REQUEST FOR THIS SITE HAS BEEN APPROVED ON 05/14/2025.  
9.3. NEW ELECTRICAL SERVICES WILL BE PROVIDED, PENDING BGE DESIGN. NO GAS WILL BE PROVIDED FOR THESE ROWHOMES.
- MTA/BUS SHELTER NOTES  
10.1. BUS STOP #8355 AND BUS SHELTER FRONTS E MADISON STREET. THIS BUS SHELTER IS TO REMAIN ACTIVE THROUGHOUT CONSTRUCTION.

#### PERMIT NOTES:

- CONTRACTOR TO OBTAIN FINAL BUILDING/GRADING PERMIT AS REQUIRED PRIOR TO COMPLETING SITE GRADING.
- CONTRACTOR TO KEEP COPY OF GREEN STAMPED APPROVED DPW PLANS (BCNR #11789) ONSITE AT ALL TIMES THROUGHOUT PROJECT.
- CONTRACTOR TO REFER TO GREEN STAMPED APPROVED STORMWATER AND SEDIMENT CONTROL PLANS FOR CONSTRUCTION SEQUENCE.
- CONTRACTOR TO OBTAIN TEMPORARY USE OF RIGHT OF WAY PERMITS AS REQUIRED THROUGHOUT PROJECT AND FURNISH TRAFFIC CONTROL PLANS AS REQUIRED OR REQUESTED BY BALTIMORE CITY DEPARTMENT OF TRANSPORTATION (DOT).

#### TRANSPORTATION AND CIRCULATION NOTES

- OFF-STREET PARKING WILL BE ACCESSED THROUGH EXISTING CONCRETE ALLEYS.
- A TIS PRESCOPE CHECKLIST WAS SUBMITTED AND DOT CONFIRMED THAT NO TRAFFIC IMPACT STUDY IS REQUIRED AND NO TRAFFIC MITIGATION FEE WILL BE REQUIRED.
- SIDEWALK AND ACCESSIBLE CURB RAMPS WILL BE REPLACED ALONG PROJECT FRONTAGE PER PLAN.



VICINITY MAP

SOURCE: SHA GRID MAP C12D  
SCALE 1"=1000'

#### LEGEND

##### PROPOSED FEATURES

- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- LIMIT OF DISTURBANCE (OFFSET 2-FT FOR CLARITY)
- SPLIT RAIL FENCE
- STAIRS INTO ROWHOME
- PROPOSED ROWHOME
- GRASS COVER BACKYARD
- CONCRETE PAVEMENT
- WATER SERVICE
- WATER METER
- SANITARY HOUSE CONNECTION
- SANITARY CLEAN OUT
- ACCESSIBLE SIDEWALK RAMP
- REFUSE AND RECYCLING CONTAINERS
- ACCESSIBLE ROUTE

#### LEGEND

##### EXISTING FEATURES

- PROPERTY LINE
- ZONE: R-8
- ZONE: R-7
- TRaverse POINT
- MAJOR (5-FT) CONTOUR
- MINOR (1-FT) CONTOUR
- BUILDING
- WATER HYDRANT QL-C
- WATER METER QL-C
- WATER VALVE QL-C
- WATER MAIN QL-C
- WATER HOUSE CONNECTION QL-C
- SANITARY MANHOLE QL-C
- SANITARY MAIN QL-C
- SANITARY HOUSE CONNECTION QL-C
- STORM DRAIN MANHOLE QL-C
- STORM DRAIN INLET QL-C
- STORM DRAIN PIPE QL-C
- UNDERGROUND ELECTRIC MANHOLE QL-C
- UNDERGROUND ELECTRIC QL-C
- OVERHEAD ELECTRIC QL-C
- GAS LINE QL-C
- GAS VALVE QL-C
- ELECTRICAL LIGHT POLE QL-D
- UTILITY POLE QL-D
- TRANSFORMER QL-D
- WATER HOUSE CONNECTION QL-D
- SANITARY HOUSE CONNECTION QL-D
- TREE

Vehicle Parking Summary Table (Table 16-406)			
Zoning Use	Zoning Use Parking Requirement	Quantity	Required Offstreet Parking Spaces
Dwelling: All unless otherwise specified	1 per dwelling unit	8	8
Total Required Offstreet Parking Spaces			8
Total Required Accessible Spaces			0
Total Required Van Accessible Spaces			0
Total Provided Offstreet Parking Spaces			8
Total Provided Accessible Spaces			0
Total Provided Van Accessible Spaces			0

#### Zoning Summary Table

Project Name	Developer & Applicant Information	Owners Information	Property Address	Lot	Existing Property Zone	Proposed Property Zone	Existing Use	Proposed Use	Use Permitted?	Maximum Building Height	Proposed Building Height	Minimum Lot Area, (SF)	Proposed Lot Area, (SF)	Maximum Impervious Surface	Proposed Rear Yard Impervious	Maximum Lot Coverage (%)	Proposed Lot Coverage (%)
Madiera Street Rowhomes @ Ashland Avenue	Cross Street Partners	Henderson Crossing, LLC	2224-2232 E. Madison St	54-58	R-8	No Change	Vacant Lot	Dwelling: Rowhouse	Yes	35 ft, 45 ft with Conditions	<35-ft	750 SF	1305 SF	65%	60.4%	80% (depth is less than 80')	53.8%
Madiera Street Rowhomes @ E Madison Street	Cross Street Partners	Henderson Crossing, LLC	2201-2211 Ashland Ave	25-30	R-8	No Change	Vacant Lot	Dwelling: Rowhouse	Yes	35 ft, 45 ft with Conditions	<35-ft	750 SF	1296 SF	65%	61.3%	80% (depth is less than 80')	54.2%

Setback Summary										Parking Summary			
Front Req'd	Front Prov'd	Requirement Met?	Interior Side Req'd	Interior Side Prov'd	Requirement Met?	Corner Side Req'd	Corner Side Prov'd	Requirement Met?	Rear Req'd	Rear Prov'd	Requirement Met?	Parking Required	Parking Provided
None (Madiera Street - west side)	0-ft	Yes	None	0-ft	Yes	None	1-ft on south side, 0-ft on north side	Yes	20-ft (Alley - south side)	33.5-ft	Yes	1 per dwelling unit	1 per dwelling unit
None (Ashland Avenue - north side)	0-ft	Yes	None	0-ft	Yes	None	6-ft on west side, 0-ft on east side	Yes	20-ft (Alley - south side)	33-ft	Yes	1 per dwelling unit	1 per dwelling unit

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3600 CLIPPER MILL RD  
SUITE 214  
BALTIMORE, MD 21211  
PHONE: 410-601-3290



DEVELOPER/APPLICANT:  
CROSS STREET PARTNERS  
2101 E. BIDDLE STREET, SUITE 101  
BALTIMORE, MD 21213  
PHONE: 443-500-8199

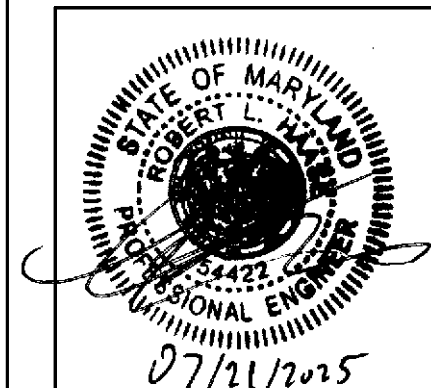
PROPERTY OWNER:  
HENDERSON CROSSING, LLC  
837 N MADIERA ST.  
BALTIMORE, MD 21205  
PHONE: 443-756-5119

NO.	REVISION	BY	DATE
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DRAWN: JNS CHECKED: RLH

DESIGNED: RLH

PROFESSIONAL CERTIFICATION. 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 NO.: 54422  
EXP. DATE: 05/20/2027



PROJECT INFORMATION:

#### SITE PLAN REVIEW COMMITTEE PLAN

MADIERA STREET ROWHOMES @ E MADISON ST AND ASHLAND AVE  
BALTIMORE, MD 21205  
WARD-07 ; SECTION: 130, BLOCK:1606 , E MADISON ST ADDRESSES  
LOTS:54-58  
ASHLAND AVE ADDRESSES  
LOTS: 25-30

BCNR NO.: 11789

ePLAN NO.: TBD

DATE: 07/21/2025

PROJECT NO.: 24-41

SHEET TITLE:

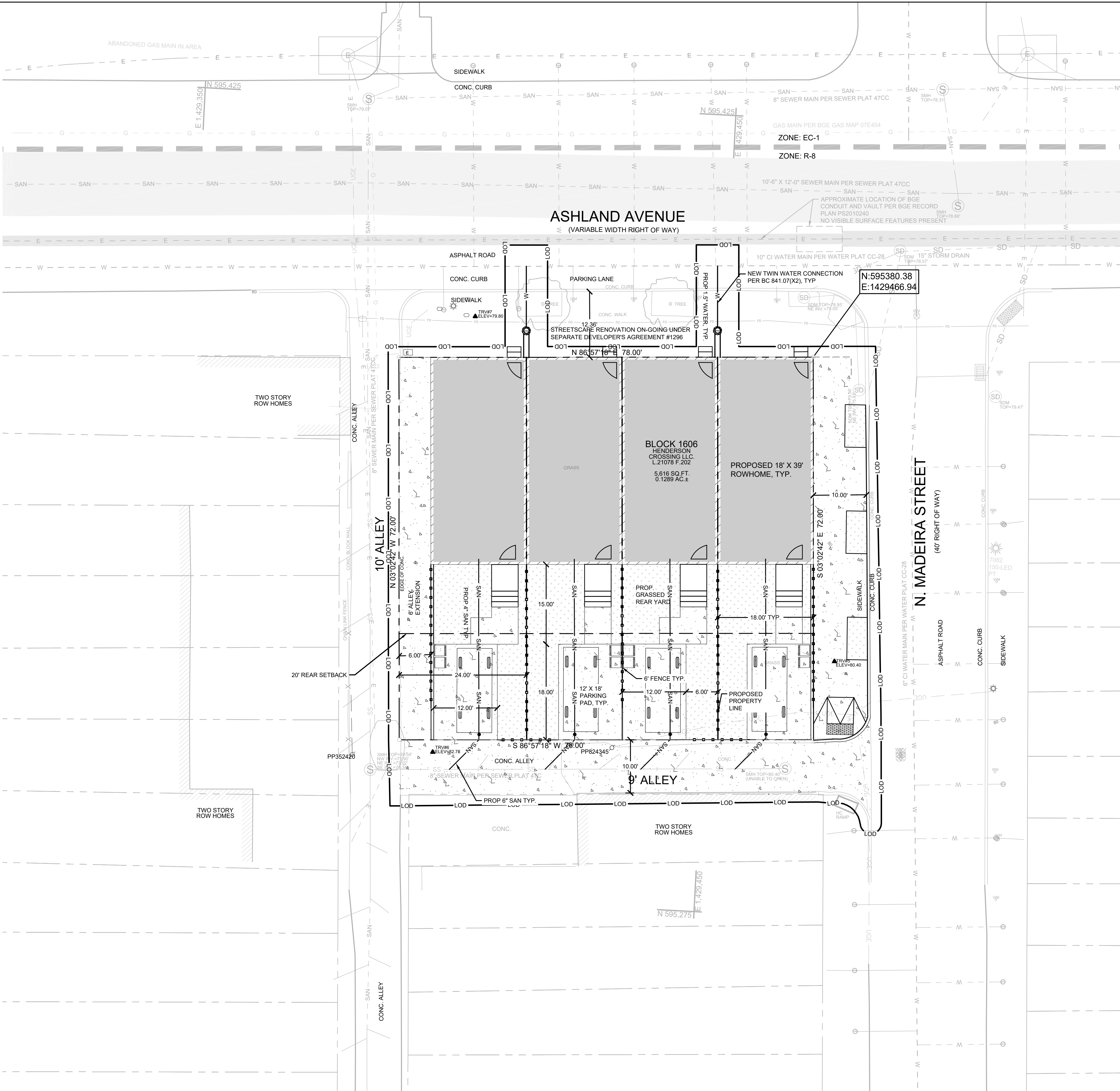
#### OVERALL PROPOSED CONDITIONS PLAN

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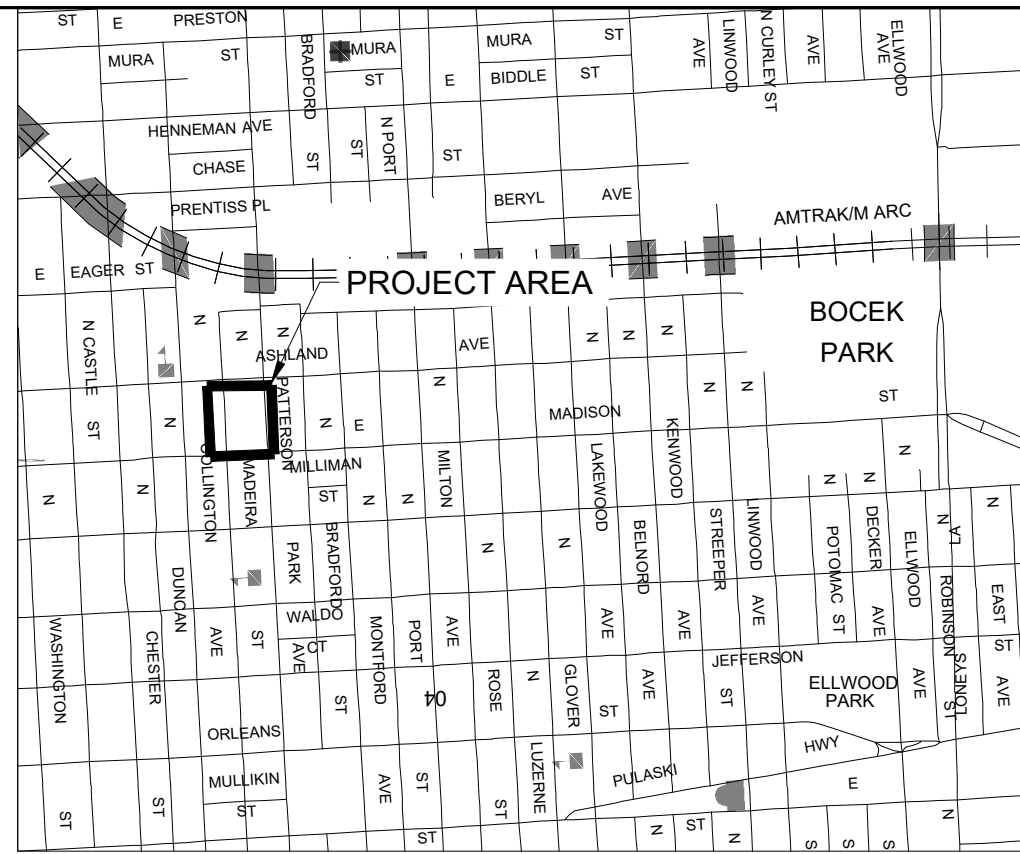
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MARYLAND STATE COORDINATE SYSTEM  
(NAD83/MA011 EPOCH 2010 NAVD83 FOR VERTICAL)



VICINITY MAP  
SOURCE: SHA GRID MAP C12D  
SCALE 1"=1000'

LEGEND		LEGEND	
PROPOSED FEATURES		EXISTING FEATURES	
	PROPOSED PROPERTY LINE		PROPERTY LINE
	BUILDING SETBACK LINE		ZONING BOUNDARY
	LIMIT OF DISTURBANCE (OFFSET 2-FT FOR CLARITY)		TRAVERSE POINT
	SPLIT RAIL FENCE		MAJOR (5-FT) CONTOUR
	STAIRS INTO ROWHOME		MINOR (1-FT) CONTOUR
	PROPOSED ROWHOME		BUILDING
	GRASS COVER BACKYARD		WATER HYDRANT QL-C
	CONCRETE PAVEMENT		WATER METER QL-C
	WATER SERVICE		WATER VALVE QL-C
	WATER METER		WATER MAIN QL-C
	SANITARY HOUSE CONNECTION		WATER HOUSE CONNECTION QL-C
	SANITARY CLEAN OUT		SANITARY MANHOLE QL-C
	ACCESSIBLE SIDEWALK RAMP		SANITARY MAIN QL-C
	REFUSE AND RECYCLING CONTAINERS		SANITARY HOUSE CONNECTION QL-C
	ACCESSIBLE ROUTE		STORM DRAIN MANHOLE QL-C
			STORM DRAIN INLET QL-C
			STORM DRAIN PIPE QL-C
			UNDERGROUND ELECTRIC MANHOLE QL-C
			UNDERGROUND ELECTRIC QL-C
			OVERHEAD ELECTRIC QL-C
			GAS LINE QL-C
			GAS VALVE QL-C
			ELECTRICAL LIGHT POLE QL-D
			UTILITY POLE QL-D
			TRANSFORMER QL-D
			WATER HOUSE CONNECTION QL-D
			SANITARY HOUSE CONNECTION QL-D
			TREE

ENGINEER:  
CITYSCAPE ENGINEERING, LLC  
3600 CLIPPER MILL RD  
SUITE 214  
BALTIMORE, MD 21211  
PHONE: 410-601-3290



DEVELOPER/APPLICANT:  
CROSS STREET PARTNERS  
2101 E. BIDDLE STREET, SUITE 1201  
BALTIMORE, MD 21213  
PHONE: 443-500-8199

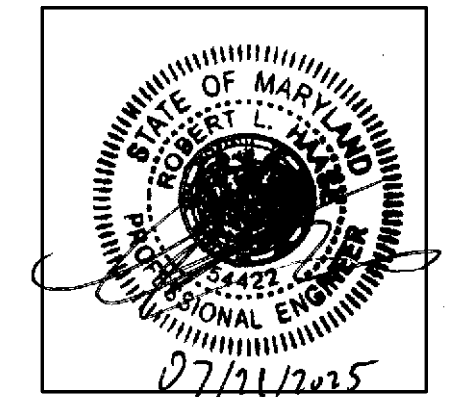
PROPERTY OWNER:  
HENDERSON CROSSING, LLC  
837 N MADEIRA ST.  
BALTIMORE, MD 21205  
PHONE: 443-756-5119

NO.	REVISION	BY	DATE
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DRAWN: JNS      CHECKED: RLH

DESIGNED: RLH

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LICENSE NO.: 54422  
EXP. DATE: 05/20/2027



PROJECT INFORMATION:  
**SITE PLAN REVIEW COMMITTEE PLAN**  
MADIERA STREET ROWHOMES @ E MADISON ST AND ASHLAND AVE  
BALTIMORE, MD 21205  
WARD-07 ; SECTION: 130, BLOCK: 1606 ;  
E MADISON ST ADDRESSES  
LOTS: 54-58  
ASHLAND AVE ADDRESSES  
LOTS: 25-30

BCNR NO.: 11789

aPLAN NO.: TBD

DATE: 06/20/2025

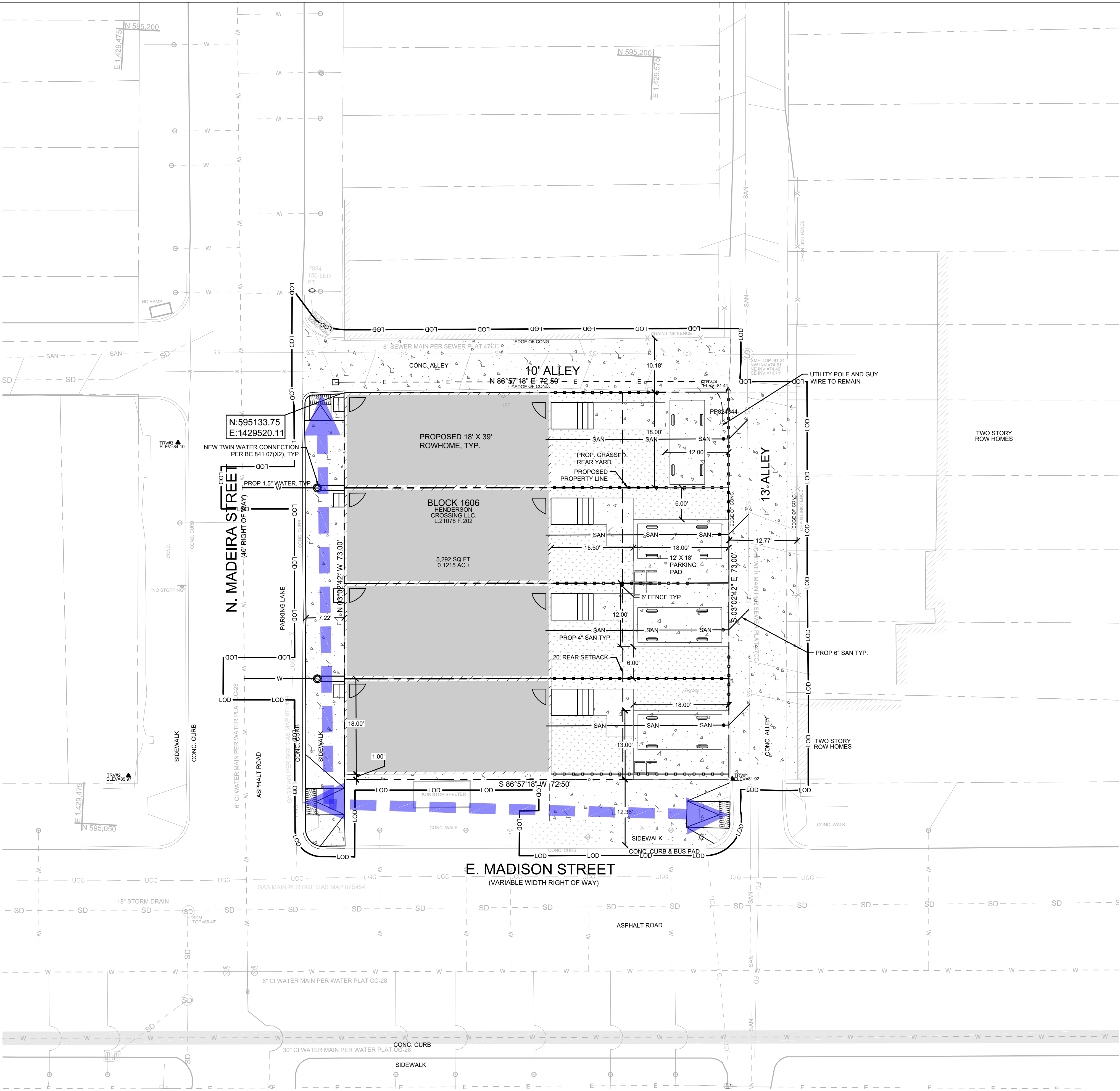
PROJECT NO.: 24-41

SHEET TITLE:  
**PROPOSED CONDITIONS PLAN - ASHLAND AVE**

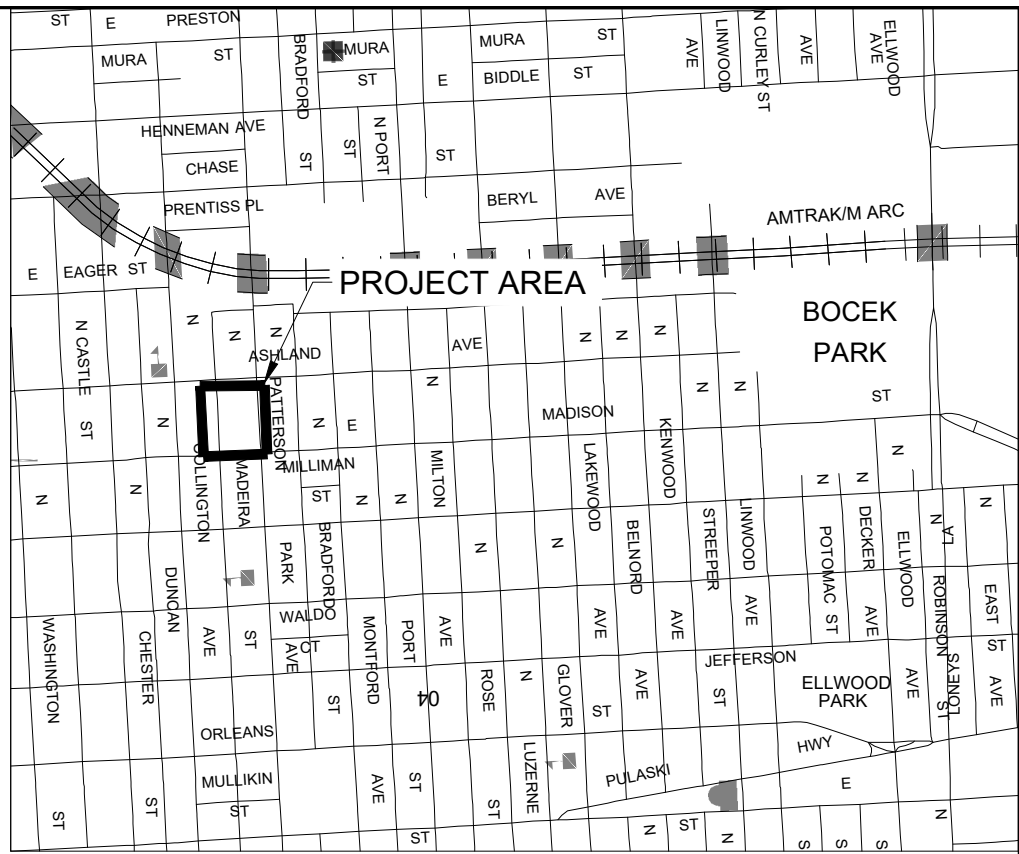
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MARYLAND STATE COORDINATE SYSTEM  
(NAD83/MA2011 EPOCH 2010 NAVD83 FOR VERTICAL)



VICINITY MAP  
SOURCE: SHA GRID MAP C12D  
SCALE 1"=1000'

LEGEND		LEGEND	
PROPOSED FEATURES		EXISTING FEATURES	
	PROPOSED PROPERTY LINE		PROPERTY LINE
	BUILDING SETBACK LINE		ZONING BOUNDARY
	LIMIT OF DISTURBANCE (OFFSET 2-FT FOR CLARITY)		TRAVERSE POINT
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	PROPOSED ROWHOME		BUILDING
	GRASS COVER BACKYARD		WATER HYDRANT QL-C
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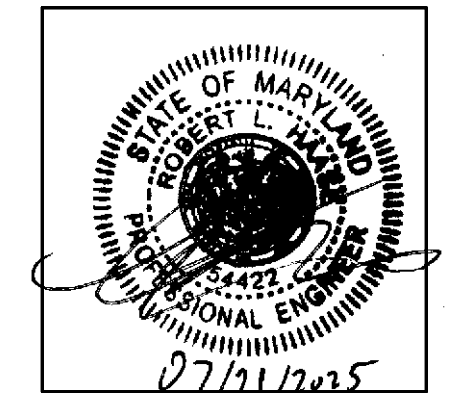
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LOTS: 25-30

BCNR NO.: 11789

aPLAN NO.: TBD

DATE: 06/20/2025

PROJECT NO.: 24-41

SHEET TITLE:  
**PROPOSED CONDITIONS PLAN - E MADISON ST**

DWG. NO.:  
**C-202**

1 PROPOSED CONDITIONS PLAN - E MADISON ST

