

GRADING SUMMARY	
TOTAL DISTURBED AREA	.485 AC. (21,115 SF)
STORMWATER LOD	0.391 AC. (17,030 SF)
TOTAL CUT	1,948 CY
TOTAL FILL	57 CY
NET CUT MATERIAL	1,891 CY
CUT/FILL RATIO	34:1

DATA IS APPROXIMATE AND IS PROVIDED FOR
BALTIMORE CITY REVIEW ONLY. CONTRACTOR TO
VERIFY DATA AND NOTIFY ENGINEER OF ANY
DISCREPANCIES.

GENERAL NOTES:

1. PROJECT LOCATION:
 - 1.1. 400 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 020; AREA: 1,800 SQ FT
 - 1.2. 402 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 019; AREA: 1,600 SQ FT
 - 1.3. 404 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 018; AREA: 1,600 SQ FT
 - 1.4. 406 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 017; AREA: 1,600 SQ FT
 - 1.5. 408 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 016; AREA: 1,600 SQ FT
 - 1.6. 410 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 015; AREA: 1,600 SQ FT
 - 1.7. 412 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 014; AREA: 1,600 SQ FT
 - 1.8. 414 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 013; AREA: 1,600 SQ FT
 - 1.9. 416 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 012; AREA: 1,600 SQ FT
 - 1.10. 418 E LAFAYETTE ST, BALTIMORE, MD 21202; LOT 011; AREA: 1,600 SQ FT
2. DEVELOPER: THRESHOLD, INC, 1702 SAINT PAUL ST, BALTIMORE, MD 21202, PHONE: 443-739-9968, ATTN: EMMANUEL PRICE
3. PROPERTY OWNER: THRESHOLD, INC
4. CURRENT ZONING: R-8
5. USE:
 - 5.1. EXISTING USE: VACANT LOTS
 - 5.2. PROPOSED USE: SINGLE-FAMILY DWELLINGS, ROWHOMES
6. SITE AREA: 0.37 AC (16,200 SF)
7. TOTAL DISTURBED AREA: 0.485 AC, (21,115 SF)
8. STORMWATER LOD: 0.391 AC, (17,030 SF)
9. ENVIRONMENTAL NOTES AND FEATURES:
 - 9.1. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA NOR WITHIN A 100-YR FLOODPLAIN
 - 9.2. THE LOD IS GREATER THAN 5,000 SF AND THE PROJECT IS SUBJECT TO STORMWATER-MANAGEMENT REVIEW AND FOREST CONSERVATION PLAN REVIEW
10. PARKING:
 - 10.1. REQUIRED: 1 UNIT PER DWELLING
 - 10.2. PROPOSED: PARKING PAD IN REAR OF HOMES AND ON-STREET (NO METERS OR PARKING PROGRAM)
11. ACCESSIBILITY: NOT APPLICABLE

SURVEYOR NOTES:

SURVEY WAS PERFORMED ON OR AROUND FEBRUARY 3, 2021 BY S.J. MARTENET & CO., INC.

BEARINGS SHOWN ON THIS WORKSHEET ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE CITY SURVEY CONTROL SYSTEM AND BASED ON THE FOLLOWING CONTROL STATIONS:

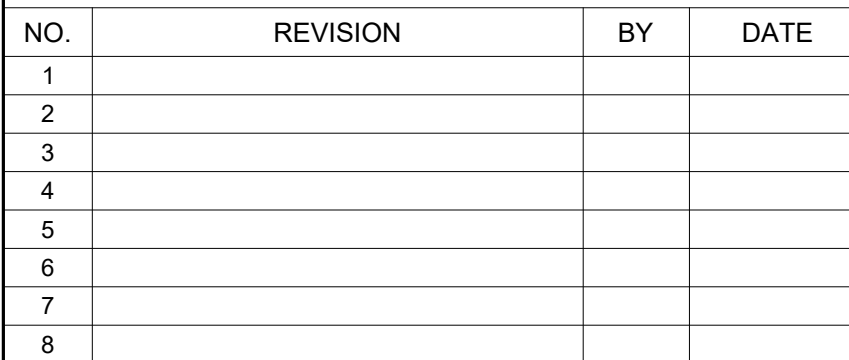
32406	N 2,624.836	E 1,012.978
CORPUS CHRISTI:	N 3,852.768	W 1,825.561

"CORPUS CHRISTI" WAS ESTABLISHED BY TRIANGULATION AND IS BASED ON THE FOLLOWING BALTIMORE CITY SURVEY CONTROL STATION AND BEARING:

30122	N 4,039.304	W 1,317.324
BEARING TO 28794:	S 20° 47' 16" W	

UTILITIES SHOWN HEREON ARE BASED SOLELY ON FIELD LOCATION. NO COMPARISON TO, OR ENHANCEMENT HAS BEEN MADE FROM ANY UTILITY DRAWINGS. UTILITIES ARE SUBJECT TO CHECKING BY THE USER.

ADDITIONAL INFORMATION SHOWN HEREON IS BASED ON INFORMATION PREPARED BY CITYSCAPE ENGINEERING LLC.



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<p>SHEET TITLE: PROPOSED SITE PLAN</p>
<p>DWG. NO.: C-200</p>