

Saved at: C:\Users\BobbyHaase\CityScape Engineering\LLC\2023 Projects - Documents\23-28 Mura Street Rehab\CAD\Plot\C-000 Cover Sheet_23-28.dwg: Saved By: BobbyHaase on 3/3/2025 7:13 AM

- GENERAL NOTES:
- DESCRIPTION OF WORK: DEMOLISH EXISTING STRUCTURES ON 702 MURA STREET AND CONSTRUCT AN ASPHALT PARKING LOT. CONSTRUCT AN ASPHALT PARKING LOT ON CLEAR LOTS 701 MURA STREET.
 - RELATED WORK:
 - 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
 - PERMANENT PAVEMENT MARKINGS PER SECTION 32.17.23
 - 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.

MURA STREET PARKING LOTS

SPRC PLANS

BCNR #TBD

DEVELOPER'S AGREEMENT #NA

EPLANS #TBD

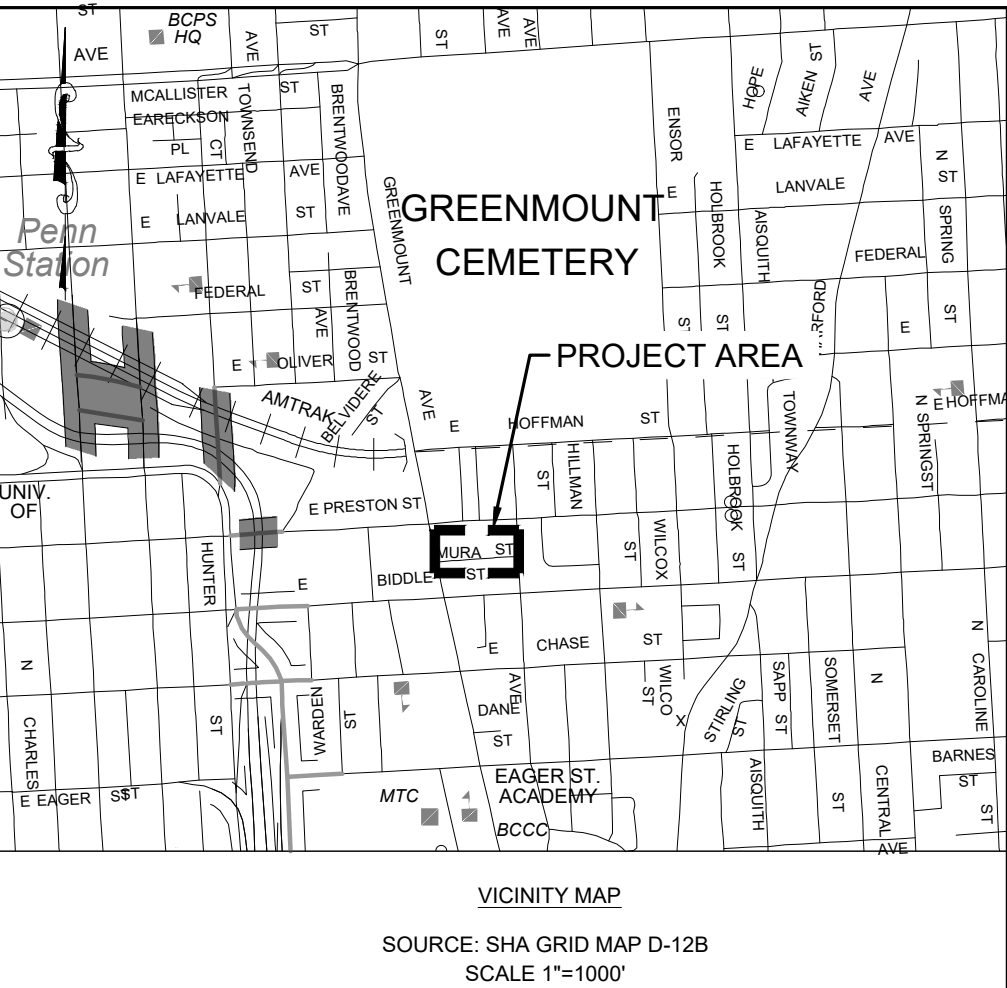
03/03/2025

PROJECT INFORMATION: MURA STREET PARKING LOTS
OWNER: MAYOR AND CITY COUNCIL

NORTH SIDE MURA STREET: 702
LOTS: 101
SOUTH SIDE MURA STREET: 701
LOTS: 70

WARD: 10
SECTION: 040
BLOCK: 1155
ZONING: R-8

WATERSHED: JONES FALLS



Sheet List Table	
Sheet Number	Sheet Title
C-000	SPRC COVER SHEET
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	SITE & GRADING PLAN

GRADING SUMMARY	
TOTAL PROPERTY AREA 1	2,395 SF (0.055 AC)
TOTAL DISTURBED AREA 1	2,600 SF (0.060 AC)
TOTAL CUT AREA 1	0 CY
TOTAL FILL AREA 1	400 CY
TOTAL NET	400 CY FILL
TOTAL PROPERTY AREA 2	1,344 SF (0.030 AC)
TOTAL DISTURBED AREA 2	1,600 SF (0.037 AC)
TOTAL CUT AREA 2	15 CY
TOTAL FILL AREA 2	0 CY
TOTAL NET	10 CY CUT

- 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 TOTAL PROJECT LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET AND 100 CUBIC YARDS AND IS THEREFORE NOT 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 ROAD
SUITE #214
BALTIMORE, MD 21211
PHONE: 410-601-3290



DEVELOPER/APPLICANT:
REBUILD JOHNSTON SQUARE PHASE 1, LLC
1129 N CAROLINE STREET
BALTIMORE, MD 21213
PHONE: 410-563-6220
MOBILE: 443-956-6638

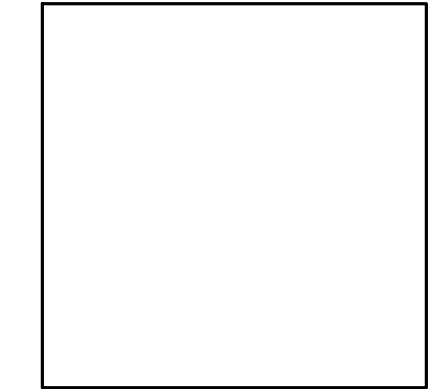
PROPERTY OWNER:
MAYOR AND CITY COUNCIL
417 E FAYETTE ST, STE 1001
BALTIMORE, MD 21202

NO.	REVISION	BY	DATE
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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: 05/20/2025



PROJECT INFORMATION:

SPRC PLANS

701, 702 MURA ST
BALTIMORE, MD 21202
WARD 10, SECTION 040
BLOCK 1155, LOTS 70,101

BCNR NO.: N/A

ePLAN NO.: TBD

DATE: 03/03/2025

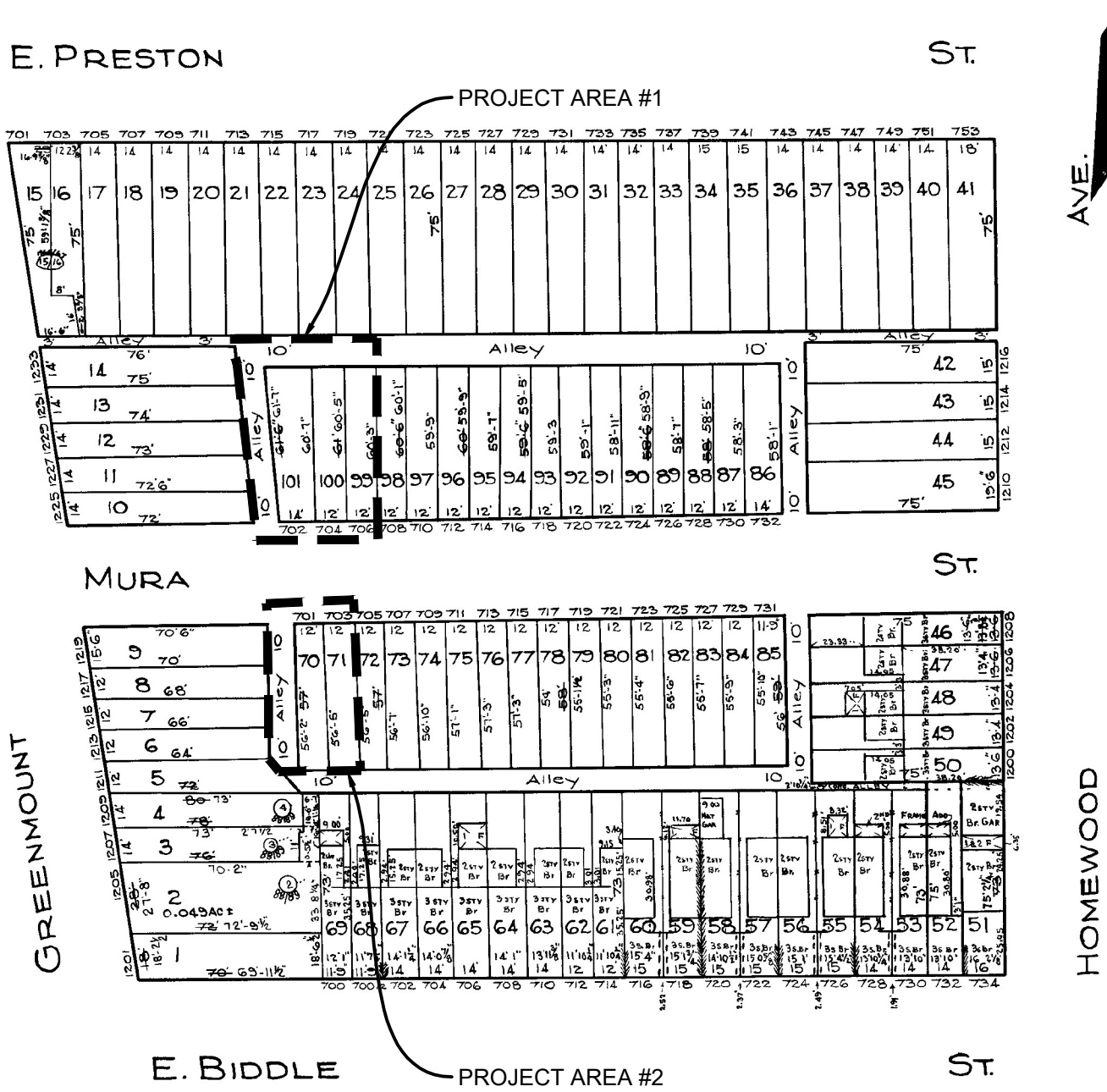
PROJECT NO.: 23-28

SHEET TITLE:

SPRC COVER SHEET

DWG. NO.:

C-000



1 PROPERTY MAP

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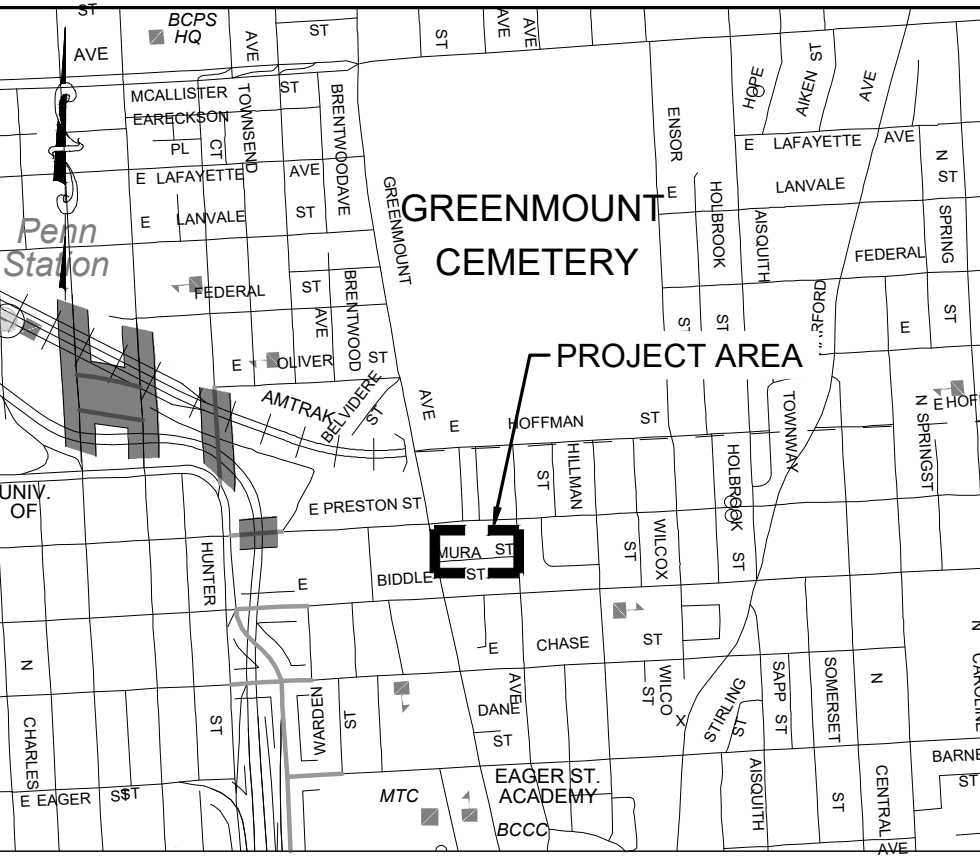


MARYLAND STATE COORDINATE SYSTEM
(NAD83)NA2011 EPOCH 2010 NAVD83 FOR VERTICAL

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE BASED SOLELY ON CITY OF BALTIMORE PROVIDED GIS INFORMATION. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED.
 - ALL UTILITIES SHOWN HEREON ARE BASED SOLELY ON CITY OF BALTIMORE PROVIDED GIS INFORMATION AND SUPPLEMENTED BY SITE VISITS. 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.

- UTILITY NOTES:**
- SUBSURFACE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON CITY OF BALTIMORE PROVIDED GIS INFORMATION AND WERE ESTIMATED BASED ON OBSERVED SURFACE MARKERS, RESULTS OF THE MISS UTILITY DESIGN TICKET, AND UTILITY PLANS PROVIDED BY UTILITY COMPANIES. THE CORRECTNESS AND COMPLETENESS OF THE UTILITY INFORMATION IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - 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 COST ASSOCIATED WITH MISS UTILITY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL WORK SHALL BE SUBJECT TO INSPECTION BY UTILITY DEPARTMENT OFFICIALS.
 - 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.
 - 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 INSPECTOR, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND THE UTILITY OWNER OF ANY DAMAGE TO THE UTILITY.

- DEMOLITION NOTES:**
- AREAS DESIGNATED FOR WORK SHALL BE CLEARED AND GRUBBED, AS NEEDED.
 - ALL TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AS DIRECTED BY THE OWNER. ALL DISPOSAL SHOULD BE DONE AT A SITE WITH APPROVED APPLICABLE PERMITS.
 - NO ITEMS ARE TO BE BURNED OR BURIED ON THE SITE.
 - DEMOLITION ITEMS ARE TO INCLUDE ALL WORK REQUIRED TO REMOVE ITEM FROM SITE COMPLETELY. EXISTING IMPERVIOUS COVER AND ALL UNDERLYING GRAVEL AND STONE ARE TO BE REMOVED AND HAULED FROM THE SITE.
 - PORTIONS OF PAVEMENT TO BE REMOVED MAY BE BROKEN UP AND REMOVED USING HEAVY EQUIPMENT. ONCE MATERIAL IS REMOVED, EQUIPMENT OR VEHICULAR TRAFFIC OVER THE EXPOSED UNDERLYING SOILS SHOULD BE LIMITED TO PREVENT FURTHER COMPACTION.
 - FOR ALL PAVEMENT REMOVAL AREAS, NEATLY SAWCUT ALL EDGES.
 - LIGHT POLE REMOVAL SHALL BE PERFORMED BY A PREQUALIFIED ELECTRICIAN. COORDINATION WITH THE CITY AND BCE IS REQUIRED TO ENSURE POWER TO THIS POLE IS SHUT OFF PERMANENTLY.
 - SUBBASE MAY BE TEMPORARILY STOCKPILED ON SITE AND REUSED FOR CONSTRUCTION OF NEW WALKWAYS. MATERIAL MUST BE TESTED PRIOR TO REUSE AND SHALL MEET PROPOSED SUBBASE SPECIFICATIONS.



VICINITY MAP
SOURCE: SHA GRID MAP D-12B
SCALE 1"=1000'

- LEGEND**
- EXISTING FEATURES**
- PROPERTY LINE BASED ON BALTIMORE GIS
 - BUILDING
 - WATER METER QL-C
 - WATER VALVE QL-C
 - WATER MAIN QL-C
 - SANITARY MANHOLE QL-C
 - SANITARY MAIN 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-C
 - UTILITY POLE QL-C
 - CHAIN LINK FENCE

- DEMOLITION FEATURES**
- CURB TO BE REMOVED
 - CONCRETE PAVING OR SIDEWALK TO BE REMOVED
 - CURB TO BE REMOVED
 - SAWCUT LINE

ENGINEER:
CITYSCAPE ENGINEERING, LLC
3600 CLIPPER MILL ROAD
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PHONE: 410-601-3290



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REBUILD JOHNSTON SQUARE PHASE 1, LLC
1129 N CAROLINE STREET
BALTIMORE, MD 21213
PHONE: 410-563-6220
MOBILE: 443-956-6638

PROPERTY OWNER:
MAYOR AND CITY COUNCIL
417 E FAYETTE ST, STE 1001
BALTIMORE, MD 21202

NO.	REVISION	BY	DATE
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DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

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LICENSE NO.: 54422
EXP. DATE: 05/20/2025

PROJECT INFORMATION:

SPRC PLANS

701, 702 MURA ST
BALTIMORE, MD 21202
WARD 10, SECTION 040
BLOCK 1155, LOTS 70,101

BCNR NO.: N/A

#PLAN NO.: TBD

DATE: 03/03/2025

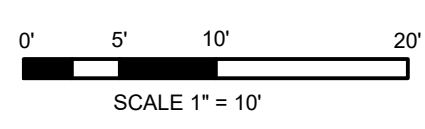
PROJECT NO.: 23-28

SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

DWG. NO.:

C-100



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MARYLAND STATE COORDINATE SYSTEM
(NAD83/NA2011 EPOCH 2010 NAVD83 FOR VERTICAL)

- GENERAL & ZONING NOTES:**
1. PROPOSED PROJECT: PRINCIPAL USE PARKING LOTS
 2. TAX ADDRESS: 701, 702 MURA STREET, BALTIMORE, MD, 21202;
 3. BLOCK 1155, WARD 10, SECTION 04, LOT 101, 70
 4. PROPERTY AREA: LOT 101: 0.055 AC, LOT 70: 24'X56'
 5. SEE ZONING SUMMARY TABLE THIS SHEET FOR BULK REGULATION REQUIREMENTS
 - 5.1. LOT CONSOLIDATION FOR LOTS 101, 100, AND 99 WAS RECENTLY COMPLETED UNDER CONSOLIDATION REQUEST #008-25.
 - 5.2. LOT CONSOLIDATION FOR LOTS 70 AND 71 WAS RECENTLY COMPLETED UNDER CONSOLIDATION REQUEST #037-25.
 6. BMZA APPLICATIONS FOR RELIEF TO THE BULK REGULATIONS NOTED BELOW ARE ON-GOING.
 7. ENVIRONMENTAL NOTES AND FEATURES
 - 7.1. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA NOR WITHIN A 100-YR FLOODPLAIN
 8. TOTAL LIMITS OF DISTURBANCE: 3,944 SQUARE FEET
 - 8.1. STORMWATER MANAGEMENT REVIEW AND FOREST CONSERVATION PLAN IS NOT REQUIRED.
 9. UTILITY SERVICES
 - 9.1. EXISTING UTILITIES SERVING EXISTING ROWHOMES TO BE DEMOLISHED WILL BE ABANDONED OR REMOVED AS REQUIRED BY BALTIMORE CITY DPW.
 10. LANDSCAPE AND SCREENING
 - 10.1. LANDSCAPING AND SCREEN FENCING WILL BE PROVIDED AROUND THE PROPOSED PARKING LOTS AS SHOWN AND IN COMPLIANCE WITH THE JOHNSTON SQUARE URBAN RENEWAL PLAN PARKING GUIDELINES.

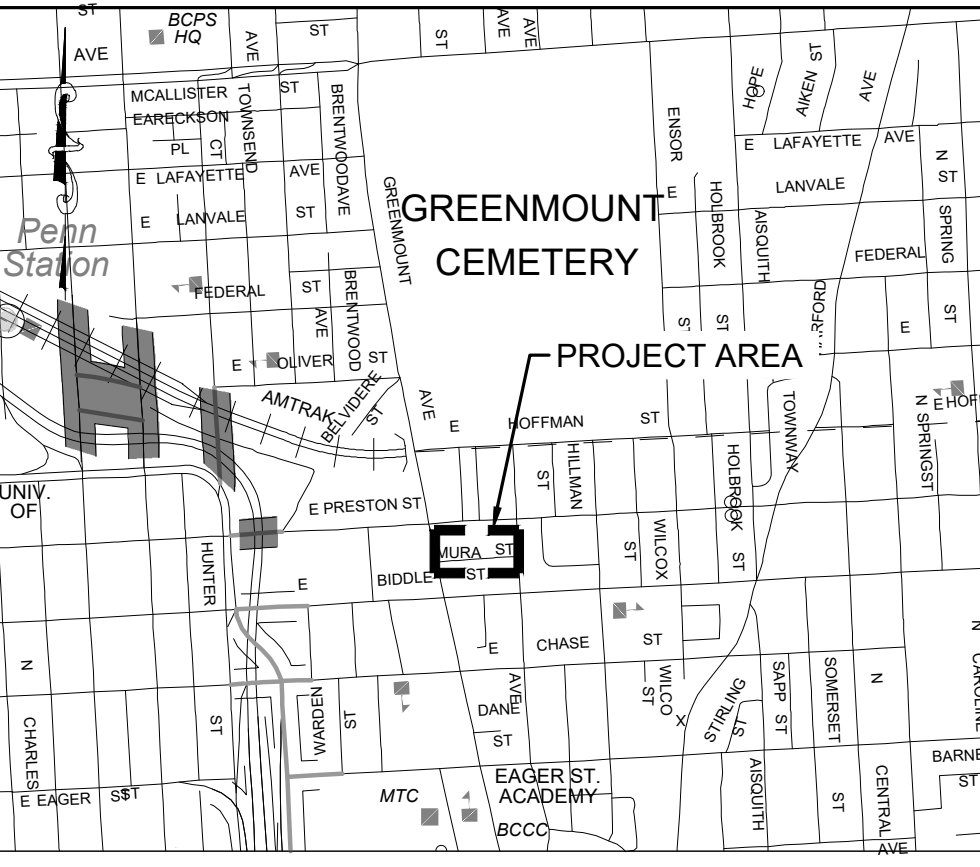
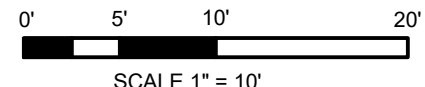
- TRANSPORTATION AND CIRCULATION NOTES**
1. PARKING SPACES ARE PROVIDED TO SUPPLEMENT STREET PARKING TO RESIDENTS OF THE EXISTING ROWHOMES ALONG THE 700 BLOCK OF S MURA STREET.
 2. PARKING LOT NORTH OF MURA STREET (LOT 101) WILL BE ACCESSED THROUGH THE EXISTING 10-FOOT CONCRETE ALLEY
 3. PARKING LOT SOUTH OF MURA STREET (LOT 70) WILL BE ACCESSED THROUGH THE EXISTING 10-FOOT CONCRETE ALLEY

- PERMIT NOTES:**
1. CONTRACTOR TO OBTAIN FINAL BUILDING/GRADING PERMIT AS REQUIRED PRIOR TO COMPLETING SITE GRADING.
 2. CONTRACTOR TO KEEP A COPY OF BCNR GREEN STAMP PLANS ON SITE AT ALL TIMES.
 3. 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).

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 Impervious Surface (%)	Proposed Impervious Surface (%)	Minimum Lot Area (sf)	Proposed Lot Area (sf)	Requirement Met?
Lot 101	ReBUILD Johnston Square Phase 1, LLC	Mayor and City Council of Baltimore	702 Mura St	101	R-8	No Change	Vacant Rowhome/Lots	Parking Lot (Principal Use)	Conditional (CO), conditional use approval is being sought	65%	81.4%	3,000	2,395	N
			701 Mura St	70	R-8	No Change	Vacant Rowhome/Lots	Parking Lot (Principal Use)	Conditional (CO), conditional use approval is being sought	65%	66.1%	3,000	1,344	N

Setback Summary													
Front Req'd (Mura Street)	Front Prov'd	Requirement Met?	Interior Side Req'd (Ex. Rowhomes to	Interior Side Prov'd	Requirement Met?	Corner Side Req'd (10-ft Alley to	Corner Side Prov'd	Requirement Met?	Rear Req'd (10-ft Alley)	Rear Prov'd	Requirement Met?	Wheel Stop from Property Line	Wheel Stop from Property Line
None	1-foot	Yes	10-feet	0-feet	No	None	0-feet	Yes	25-feet	1.3-feet	No	4-feet	4-feet min.
None	5.4-feet	Yes	10-feet	0.8-feet	No	None	0-feet	Yes	25-feet	1.0-feet	No	4-feet	4-feet min.



VICINITY MAP
SOURCE: SHA GRID MAP D-12B
SCALE 1"=1000'

LEGEND

EXISTING FEATURES

- PROPERTY LINE BASED ON BALTIMORE GIS
- BUILDING
- WATER METER QL-C
- WATER VALVE QL-C
- WATER MAIN QL-C
- SANITARY MANHOLE QL-C
- SANITARY MAIN 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-C
- UTILITY POLE QL-C
- CHAIN LINK FENCE

LEGEND

PROPOSED FEATURES

- 6' SCREENING FENCING (DETAILS BY OTHERS)
- RUBBER WHEELSTOP
- PARKING LOT 4" WHITE STRIPING
- ASPHALT PAVING
- OPEN SPACE, SOD
- TREE PLANTING
- FULL HEIGHT CURB
- CURB TAPER
- FLUSH CURB
- ACCESSIBLE CURB RAMP

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



DEVELOPER/APPLICANT:
REBUILD JOHNSTON SQUARE PHASE 1, LLC
1129 N CAROLINE STREET
BALTIMORE, MD 21213
PHONE: 410-563-6220
MOBILE: 443-956-6638

PROPERTY OWNER:
MAYOR AND CITY COUNCIL
417 E FAYETTE ST, STE 1001
BALTIMORE, MD 21202

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DESIGNED: RLH

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LICENSE NO.: 54422
EXP. DATE: 05/20/2025

PROJECT INFORMATION:

SPRC PLANS

701, 702 MURA ST
BALTIMORE, MD 21202
WARD 10, SECTION 040
BLOCK 1155, LOTS 70,101

BCNR NO.: N/A

ePLAN NO.: TBD

DATE: 03/03/2025

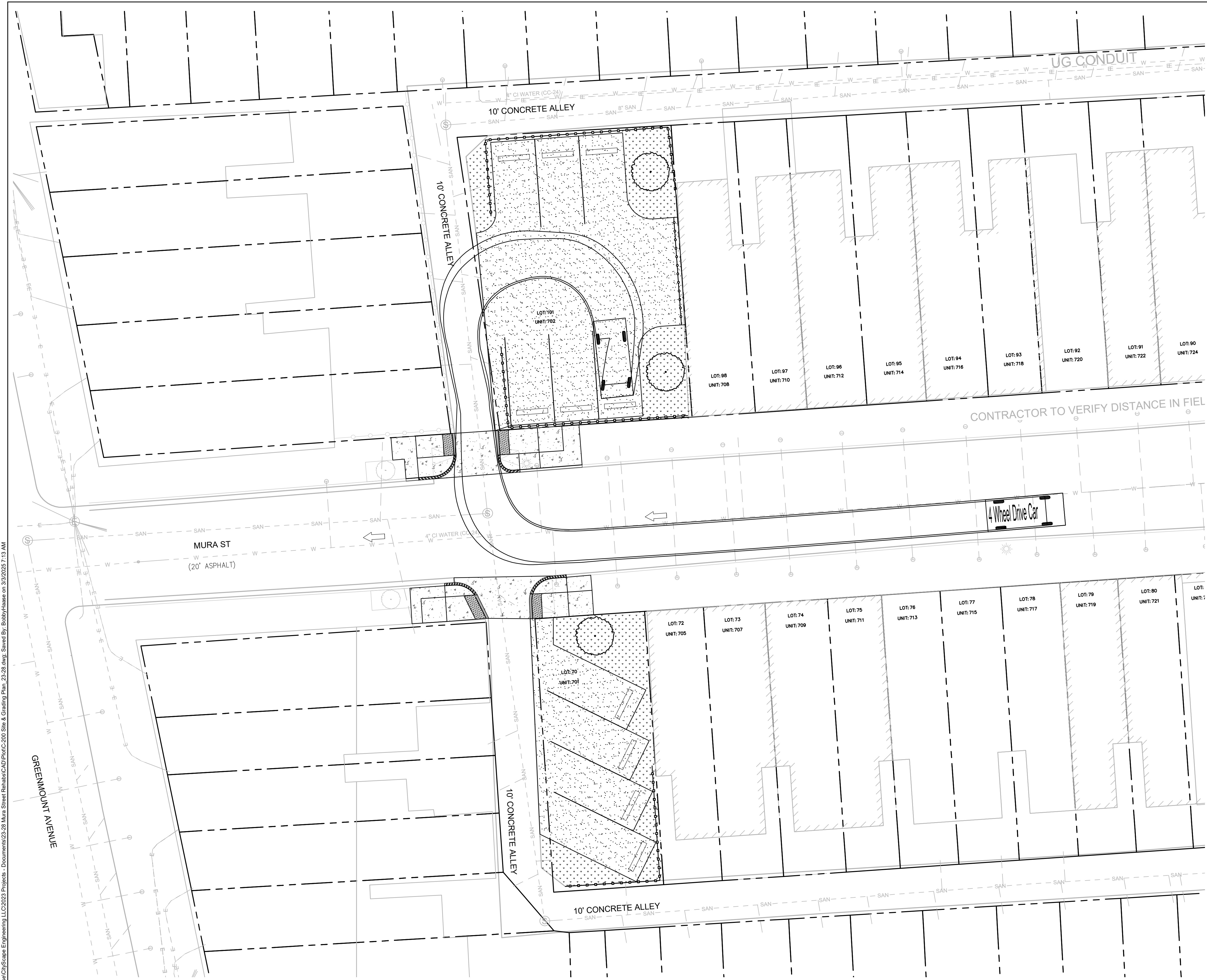
PROJECT NO.: 23-28

SHEET TITLE:

SITE & GRADING PLAN

DWG. NO.:

C-200



ENGINEER:
CITYSCAPE ENGINEERING, LLC
3600 CLIPPER MILL ROAD
SUITE #214
BALTIMORE, MD 21211
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417 E FAYETTE ST, STE 1001
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GREENMOUNT CEMETERY

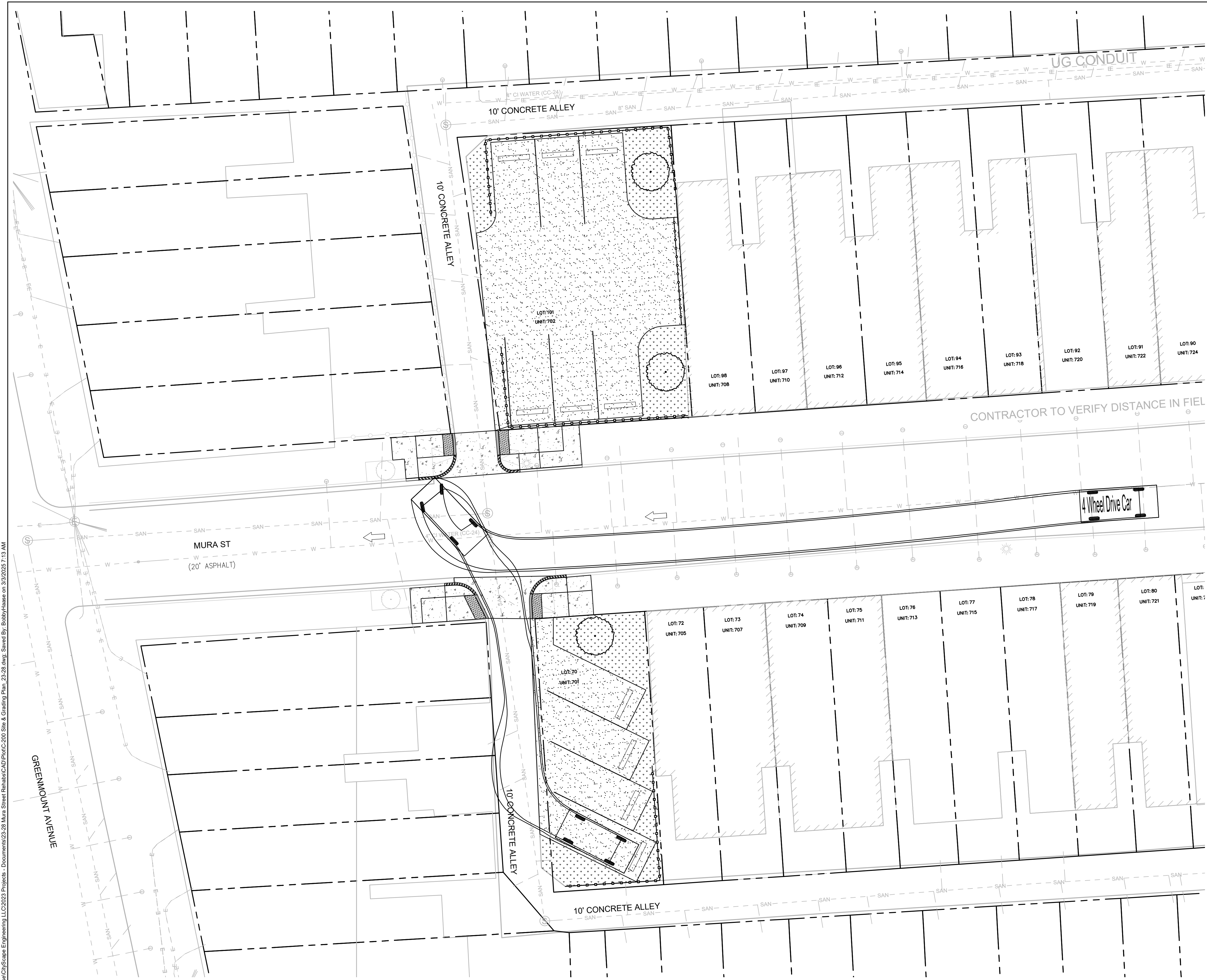
PROJECT AREA

VICINITY MAP

SOURCE: SHA GRID MAP D-12B
SCALE 1"=1000'

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SPRC PLANS	
701, 702 MURA ST BALTIMORE, MD 21202 WARD 10, SECTION 040 BLOCK 1155, LOTS 70,101	
BCNR NO.: N/A	
ePLAN NO.: TBD	
DATE: 03/03/2025	
PROJECT NO.: 23-28	
SHEET TITLE:	
NORTH LOT AUTOTURN TURNING MOVEMENT EXHIBIT	
DWG. NO.:	
C-201	



ENGINEER:
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BALTIMORE, MD 21202

GREENMOUNT CEMETERY

PROJECT AREA

VICINITY MAP

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BCNR NO.: N/A	
ePLAN NO.: TBD	
DATE: 03/03/2025	
PROJECT NO.: 23-28	
SHEET TITLE:	
SOUTH LOT AUTOTURN TURNING MOVEMENT EXHIBIT	
DWG. NO.:	
C-202	