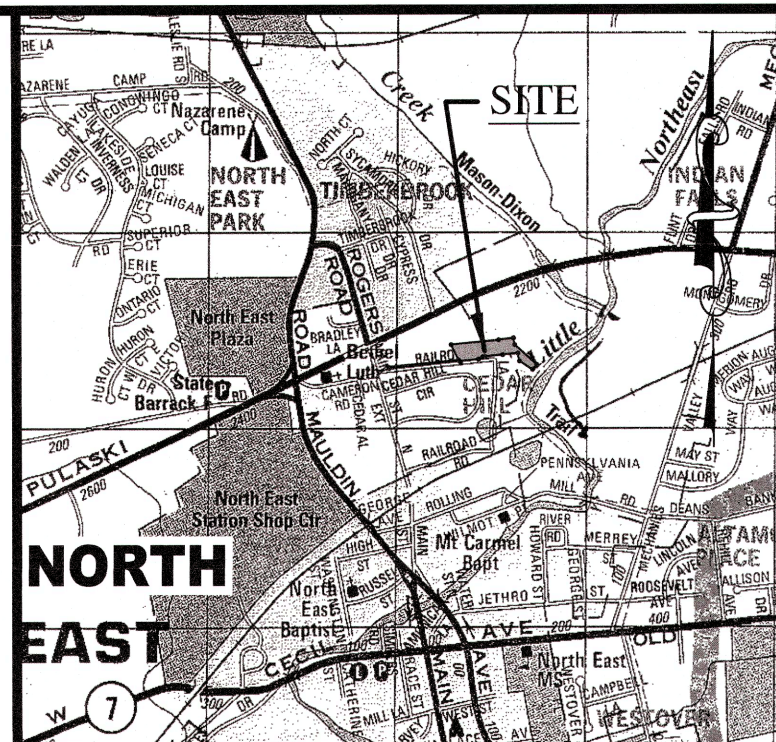


 $T = 200^\circ\text{C}$

3. OWNER: RIVERWALKS AT NORTH EAST LIMITED PARTNERSHIP
312 N. MARTIN LUTHER KING JR. BLVD, 3RD FLOOR
BALTIMORE, MD 21201
4. DEVELOPER: ENTERPRISE COMMUNITY DEVELOPMENT, INC.
875 HOLLING STREET, SUITE 202
BALTIMORE, MARYLAND 21201
CONTACT: SHAWN MATTHEWS
PHONE: 1-202-045-0281
5. PROPERTY INFORMATION:
TAX MAP: 25H
PARCEL: 45
DEED REF: N.D.S. 467106B; N.D.S. 4721080
FLAT REF: M.S. 26-32
4. TOTAL LOT AREA: 3,064 AC.
5. EXISTING ZONING: RM-C (MULTIFAMILY RESIDENTIAL DISTRICT)
6. EXISTING USE: UNIMPROVED
PROPOSED USE: APARTMENTS
7. PARKING REQUIRED: (SEE PARKING TABULATION CHART)
8. PERMITTED DENSITY: 16 D.U. / ACRE x 3,064 = 49 UNITS
9. PROPOSED NUMBER OF UNITS: 40 UNITS
 a. 1-BEDROOM UNITS
 b. 2-BEDROOM UNITS
 c. 3-BEDROOM UNITS
10. BUILDING SETBACKS: (PROPOSED BUILDING HEIGHT @ 5')
FRONT: 20' TO PARKING AREAS
SIDE: 25.5' PER 5-A.131.5(D-1) ZONING ORDINANCE
REAR: 5' MINIMUM
11. SEWER SERVICE: CEGIL CITY DPA (GENEPA CAPITAL PLAN)
12. WATER SERVICE: TOWN OF NORTH EAST
13. ALL SITE ACCESS TO CONFORM TO THE "AMERICANS WITH DISABILITIES ACT"
14. A BOUNDARY SURVEY WAS PERFORMED BY BAY STATE LAND SERVICES IN JANUARY OF 2015.
15. SOILS SHOWN HEREON TAKEN FROM 2008 U.S.D.A. DIGITAL SOIL SURVEY OF CEGIL COUNTY.
16. THE EXISTING PHOTOGRAPHY AND AERIAL PHOTOGRAPHY IS THE RESULT OF CEGIL COUNTY AERIAL PHOTOGRAPHY AND A SURVEY BY BAY STATE LAND SERVICES IN JANUARY OF 2013.
17. THIS SITE DOES NOT LIE WITHIN THE GESEPA BAY CRITICAL AREA.
18. 100 YEAR FLOOD PLAIN PER FIELD RUN INFORMATION:
 31.0' ± FLOOD ELEVATION PER NSVD 1924
 36.2' ± FLOOD ELEVATION PER NSVD 1986
19. BUILDING COVERAGE: 11,800 S.F. OR 14.8% SITE COVERAGE
20. FLOODPLAIN AREA PROPOSED: 1.03 AC. (44,704 S.F.)
21. OPEN SPACE (ALL AREAS EXCEPT BUILDING AND PAVED AREAS): 2.04 AC. (88,763 S.F.)
22. NO OUTDOOR STORAGE IS PROPOSED.
23. THE PROPOSED PLANTING OF THE US FEDERAL-NATIVED WETLANDS, AND THEIR RESPECTIVE BUFFERS WILL BE IMPACTED BY THIS DEVELOPMENT.
24. THERE SHALL BE NO DISTURBANCE TO THE PLANTED BUFFERS OR STREET TREES, EXCEPT FOR THE NORMAL MAINTENANCE OF THE US FEDERAL-NATIVED WETLANDS, AND THEIR RESPECTIVE BUFFERS WILL BE IMPACTED BY THIS DEVELOPMENT.
25. THERE SHALL BE NO DISTURBANCE TO THE PLANTED BUFFERS OR STREET TREES, EXCEPT FOR THE NORMAL MAINTENANCE OF THE US FEDERAL-NATIVED WETLANDS, AND THEIR RESPECTIVE BUFFERS WILL BE IMPACTED BY THIS DEVELOPMENT.
26. PER CEGIL CITY HEALTH DEPARTMENT REQUIREMENTS.
27. SEE APPROVED PRELIMINARY STORMWATER MANAGEMENT PLANS FOR EROSION AND SEDIMENT CONTROL PRACTICES.
28. PROPOSED AREA BREAKDOWN:
 PROPOSED BUILDING COVERAGE: 11,800 S.F.
 PROPOSED PAVING AREA: 210 S.F.
 PROPOSED SIDEWALKS: 3,712 S.F.
 OPEN SPACE AREA: 88,763 S.F.
 BUILDING FLOOR AREAS: BUILDING #1: 4,961 S.F.
 BUILDING #2: 5,844 S.F.
29. ALL SIGNS WILL REQUIRE TOWN PERMITS AND SHALL BE SUBJECT TO THE REGULATIONS AT THE TIME OF APPLICATION. THE APPLICATION SIGN SHALL ALSO BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL.
30. DUMPSTER ENCLOSURES SHALL BE SCREENED WITH CHAIN LINK FENCING AND PROVIDED TO SLATS (FLUJING TYPES).
31. ALL STRIPING AND DIRECTIONAL ARROWS OR PAVEMENT MARKINGS SHALL BE APPLIED TO THE FINAL SURFACE AND SHALL CONFORM TO MUTCD GUIDELINES.
32. LOT IS OWNED BY A SEPARATE ENTITY "RIVERWALKS AT NORTH EAST LIMITED



BAY STATE LAND SERVICES

Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections

2012 Rock Spring Road
Suite D
Forest Hill, Maryland 21050
Phone: 410-879-4747
Fax : 410-420-3949
www.baystatelandservices.com

FINAL SITE PLAN
TAX MAP: 25H / PARCEL: 95

RIVERWOODS AT NORTH EAST

TOWN OF NORTH EAST, MD
LOT 2 - PHASE 2

REVISIONS			DATE: 04/23/2025	DRAWING NO.
NO.	DATE	DESCRIPTION	SCALE: 1"=60'	FSP01
			DRAWN BY:	
			TRL	
			CHECKED BY: MME	BGLS JOB NO.: 12105

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. 10713 EXPIRATION DATE: 01-22-2026

LEONARD A. FARRISH, P.E. DATE