

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. EASEMENT LINE
- EX. ZONING LINE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. 50' CONTOUR
- EX. BUILDING
- EX. BRICK
- EX. CONCRETE
- EX. CURB
- EX. WOODS LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD LINE
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. LIMIT OF ENV. CAP

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	24°36'23"	328.94'	141.27'	S59°39'19"	140.18'	71.74'
C-2	18°46'00"	412.00'	120.80'	S57°32'37"	120.13'	60.72'
C-3	28°50'59"	387.49'	183.15'	S72°11'50"	180.47'	92.79'
C-4	2°56'58"	286.48'	31.00'	S87°50'01"	31.00'	15.50'
C-5	28°01'23"	737.00'	360.40'	S83°00'01"	356.86'	183.91'

PLAN
SCALE: 1" = 50'



ORDINANCE NO. _____

MAYOR _____

COUNCIL _____

OWNER / DEVELOPER
MCB REAL ESTATE LLC
CONTRACT NAME, LLC
2701 N. CHARLES STREET, SUITE 404
BALTIMORE, MD 21218
T 410.662.0104
F 410.662.0109
WWW.MCBREALESTATE.COM



Seal | Signature
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. 34479 EXPIRATION DATE: 06/21/2020.

revisions

No.	Date	Title

EXISTING CONDITIONS PLAN

5601 EASTERN AVENUE REDEVELOPMENT
WARD 26 - SECTION 1 - BLOCK 6694 - LOT 28
BALTIMORE CITY, MARYLAND

Issue Date: 06/20/2018 Scale: AS SHOWN

C-2.0

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

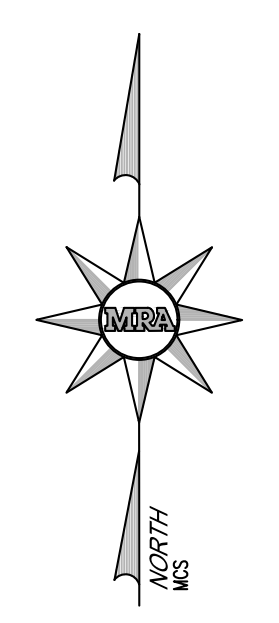
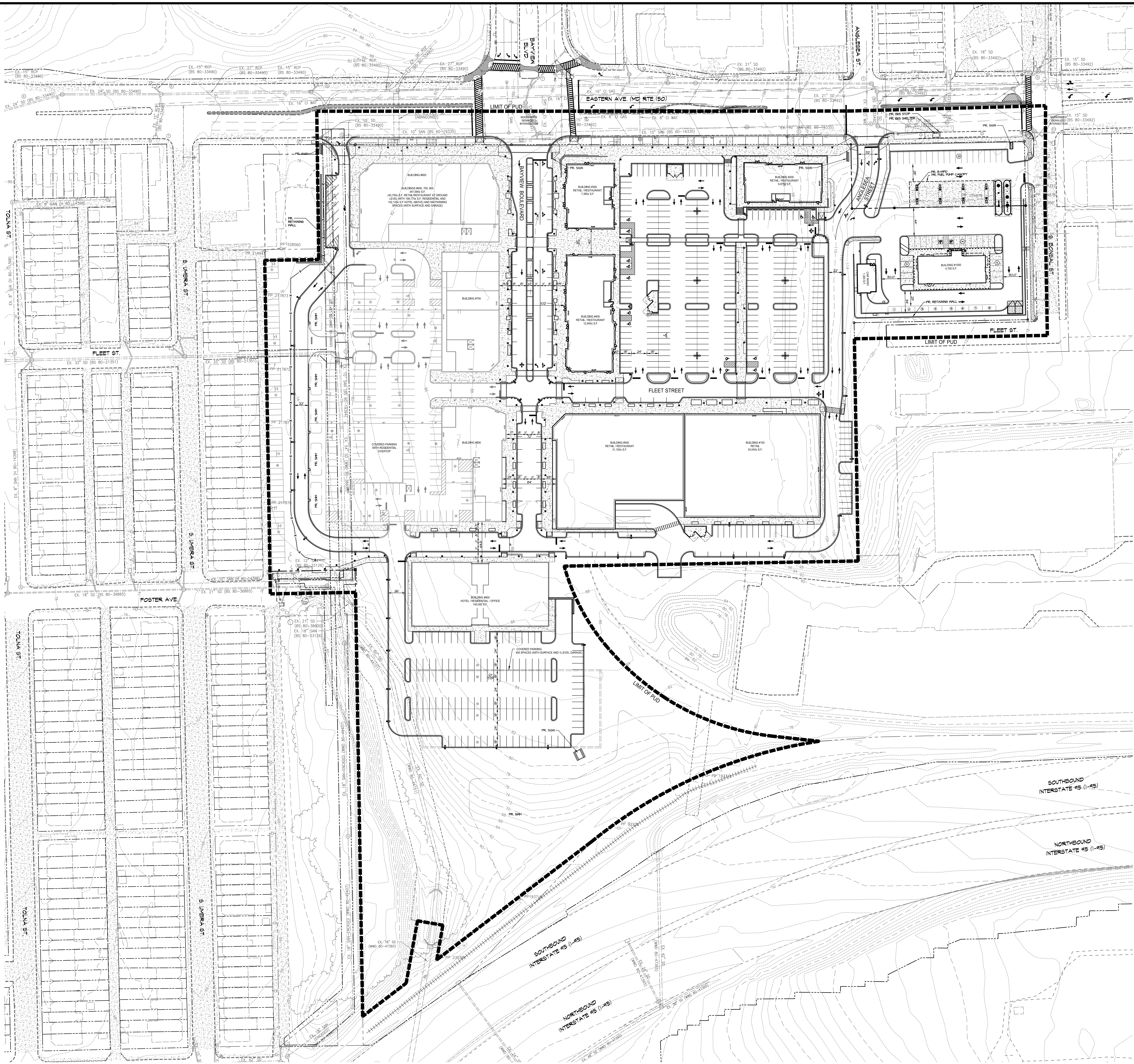
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project 5601 EASTERN AVENUE



PARKING NOTE
 1. ALL PARKING SHOWN IN THE DEVELOPMENT PLAN IS PRIVATE.

LEGEND

- LIMIT OF PUD
- - - ADJACENT PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - 2' CONTOUR
- - - 10' CONTOUR
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- - - LIGHT POLE
- - - UTILITY POLE
- PR. BUILDING
- PR. CURB
- PR. SIDEWALK
- PR. RETAINING OR SCREEN WALL
- PR. PARKING LIGHT POLE
- PR. PEDESTRIAN LIGHT POLE

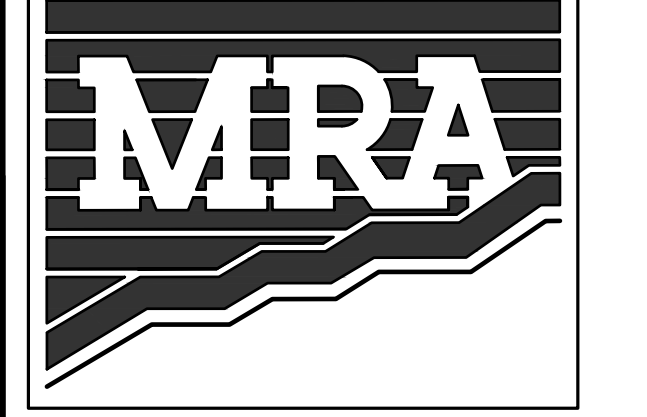
PLAN
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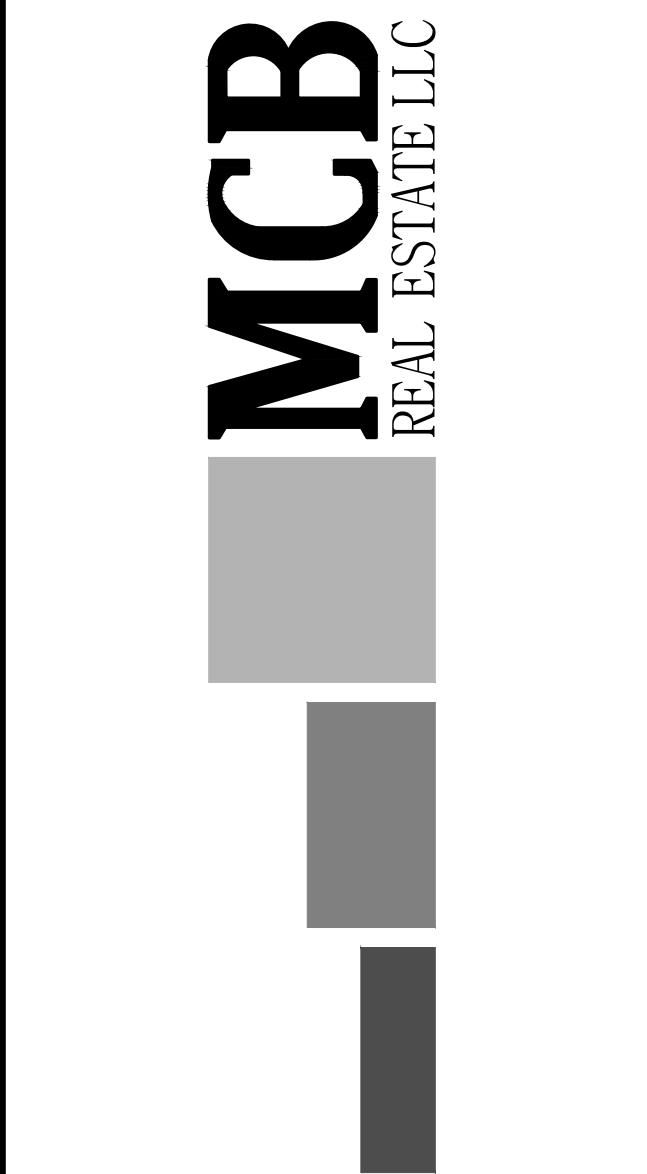
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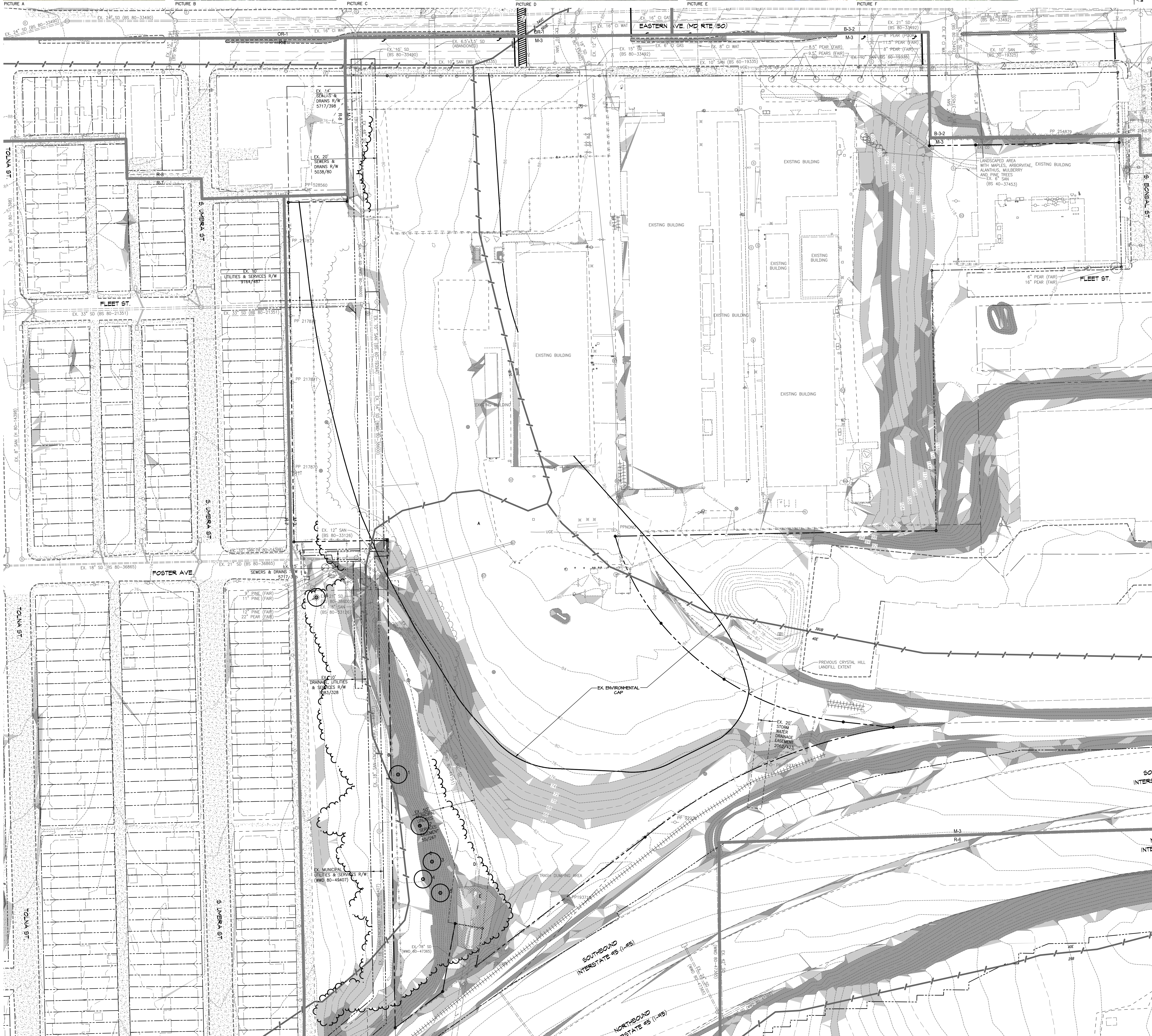
revisions		
No.	Date	Title
1	4/18/2017	REVISED MASTER PLAN

REVISED MASTER PLAN - LOW DENSITY

5601 EASTERN AVENUE REDEVELOPMENT
 WARD 26 - SECTION 1 - BLOCK 6694 - LOT 28
 BALTIMORE CITY, MARYLAND
 Issue Date: 06/20/2018 Scale: AS SHOWN

C-3.0

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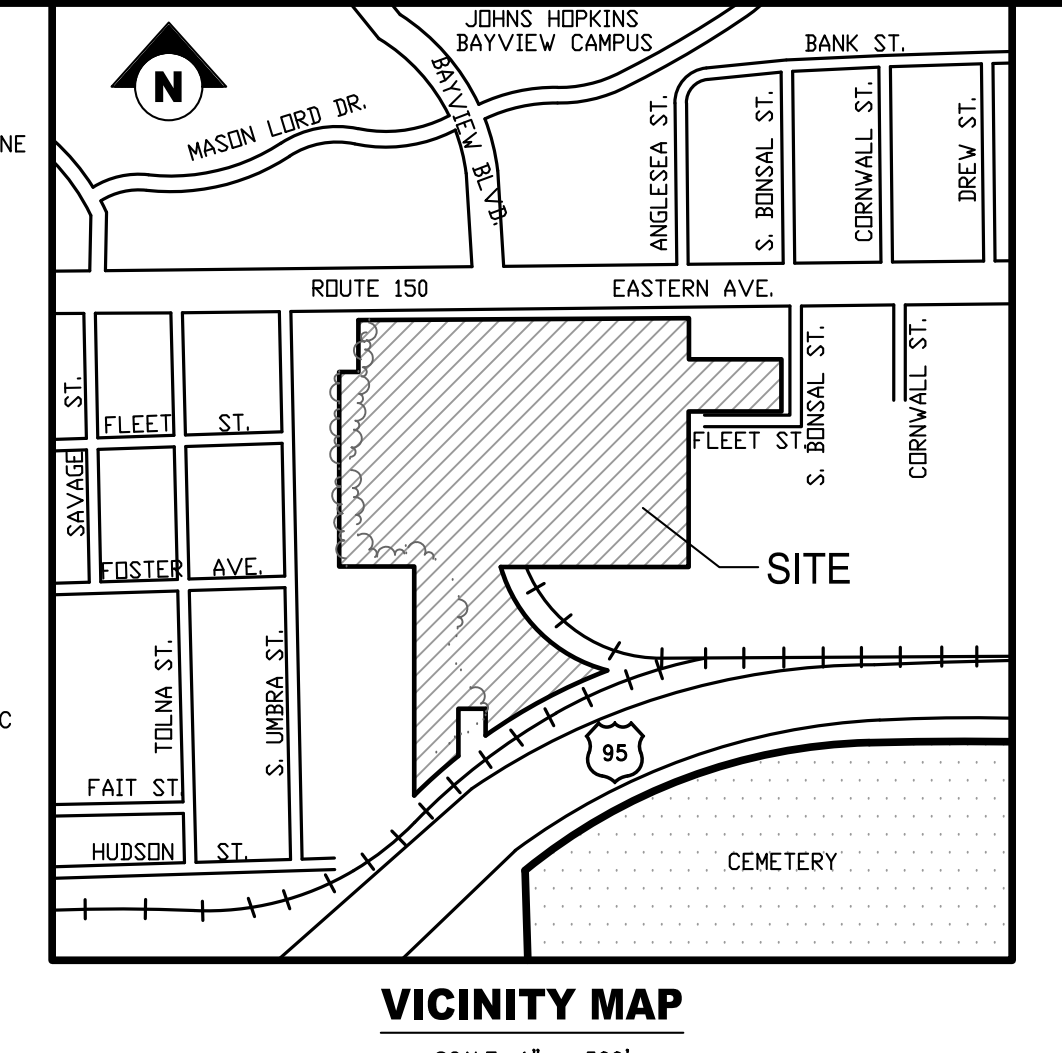


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PLAN
SCALE: 1" = 50'

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---	EX. OVERHEAD LINE
---	EX. LIGHT POLE
---	EX. UTILITY POLE
---	EX. LIMIT OF ENV. CAP.
---	SLOPES 15%-25%
---	SLOPES 25%-35%
○	SPECIMEN TREE



SOILS:

SYMBOL	SOIL NAME	HYDROLOGIC GROUP
3UB	URBAN LAND-BELTVILLE-KEYPORT COMPLEX, 0 TO 8 PERCENT SLOPES	C
15B	KEYPORT LOAM, 0 TO 8 PERCENT SLOPES	C
15UB	KEYPORT-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	C
29B	SASSAFRAS, GRAVELLY LOAM, 0 TO 8 PERCENT SLOPES	B
29UB	SASSAFRAS-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B
34UC	URBAN LAND-SUNNYSIDE-CHRISTINA COMPLEX, 8 TO 15 PERCENT SLOPES	B
35UB	SUNNYSIDE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B
40E	UDORHENTS, LOAM, VERY DEEP, 15 TO 40 PERCENT SLOPES	C
42E	UDORHENTS, SMOOTHED, 0 TO 35 PERCENT SLOPES	A/D
44UC	URBAN LAND, 0 TO 15 PERCENT SLOPES	D

- OWNER / APPLICANT / DESIGN CONSULTANT:**
1. MCB REAL ESTATE LLC
CONTRACT ADMINISTRATION
2701 N. CHARLES STREET, SUITE 404
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T 410.662.0104
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 2. PLAN PREPARED BY NICOLE REEDY
MORRIS & RITCHIE ASSOCIATES, INC.
12200 C. EAST JOHNS ROAD, SUITE 505
TOWSON, MARYLAND 21286

- SITE DATA:**
1. SEE COVER SHEET FOR SPECIFIC ADDRESSES OF SUBJECT PROPERTY AND ADJACENT NEIGHBORING PROPERTIES.
 2. SITE AREA: ± 20,0166 AC (871,751± S.F.)
 3. PROPOSED USE: MIXED USE COMMERCIAL/ RESIDENTIAL
 4. EXISTING LAND USE: INDUSTRIAL/VACANT
 5. EXISTING PREMISE ADDRESS: 5601 EASTERN AVE
 6. DEED REFERENCE: 16154/ 0059
 7. ZONING: M-3
 8. WATERSHED: BALTIMORE HARBOR 02130903
 9. BAY SEGMENT SHED: PATASCO RIVER MESOHALINE - PATHA
 10. THIS SITE IS NOT LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN PER FIRM MAP 240870002E.
 11. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 12. THE PROJECT IS ADJACENT TO PUBLIC TRANSIT CONNECTIONS (BUS STOPS).
 13. THERE ARE NO WETLANDS PRESENT ON THE SUBJECT PROPERTY.
 14. SOILS WERE OBTAINED FROM THE MDCS SOIL DATA MART WEBSITE.
 15. NO SPECIMEN TREES WILL BE IMPACTED BY THIS DEVELOPMENT PLAN.
 16. THERE IS EXISTING FOREST LOCATED WITHIN THE SITE.
 17. THERE ARE NO PONDS, LAKES, OR STREAMS ON THE SUBJECT PARCEL.
 18. THERE ARE NO KNOWN CRITICAL HABITAT AREAS ON SITE.
 19. NO RARE, THREATENED, OR ENDANGERED PLANT SPECIES WERE OBSERVED ON THE SITE.

- GENERAL NOTES:**
1. EXISTING TOPOGRAPHY IS IN MARYLAND STATE COORDINATE SYSTEM AND IS A COMBINATION OF FIELD RUN SURVEY AND BALTIMORE COUNTY G.L.S. DATA. ELEVATIONS SHOWN HEREON ARE APPROXIMATE.
 2. ADJACENT PROPERTY INFORMATION REFERENCED FROM A COMBINATION OF BALTIMORE CITY, REAL PROPERTY AND MARYLAND STATE DEPARTMENT OF ASSESSMENTS & TAXATION (SDAT).
 3. ALL EXISTING UTILITIES SHOWN HEREON ARE FROM G.L.S. BALTIMORE CITY PLATS AND FIELD SURVEY.

FSD NARRATIVE:
THE SUBJECT PROPERTY IS LOCATED AT 5601 EASTERN AVENUE ACROSS FROM JOHNS HOPKINS BAYVIEW MEDICAL CENTER IN BALTIMORE CITY. THE OVERALL SITE AREA IS APPROXIMATELY ± 20.0166 ACRES. THE FACILITY CEASED OPERATIONS IN 2007 AND IS CURRENTLY VACANT, AND ALL BUILDINGS ARE VACANT. THE SITE IS LOCATED IN A MIXED-RESIDENTIAL/COMMERCIAL/INDUSTRIAL ZONE IN THE SOUTH SIDE OF EASTERN AVENUE ACROSS FROM THE JOHNS HOPKINS BAYVIEW HOSPITAL. THE PROPERTY IS CURRENTLY ZONED HEAVY INDUSTRIAL (M-3). BONDAL STREET BOUNDS THE SITE TO THE EAST, UMBER STREET BOUNDS THE SITE TO THE WEST, AND INTERSTATE HIGHWAY I-83 BOUNDS THE SITE TO THE SOUTH. WITH THE EXCEPTION OF A NARROW STRIP OF LAND ALONG THE EASTERN SIDE OF UMBER STREET, THE PROPERTY IS ENTIRELY ENCLOSED BY A SECURITY GATE, WITH THE SECURITY FENCING EVIDENCE OF TRAPDOORS WAS OBSERVED IN AREAS OF TRASH AND GRAFFITI. RESIDENTS OF UMBER STREET USE THE STRIP OF LAND WHICH WAS NOT PART OF FORMER MANUFACTURING OPERATIONS FOR AVAILABLE PARKING OF VEHICLES AND TRAILERS. AN APPROXIMATELY 1.5 ACRES PARKING LOT IS LOCATED IN THE NORTHERN PART OF THE SITE, ALONG EASTERN AVENUE. A RAILROAD SPUR ENTERS THE SITE FROM THE SOUTHWEST, AND SPLITS INTO TWO SMALLER SPURS ON THE WESTERN SIDE OF THE SITE NEAR THE FORMER SHIPYARD AND RECEIVING YARD.

UNDER CURRENT CONDITIONS, APPROXIMATELY EIGHT ACRES OF THE SITE ARE COVERED BY BUILDINGS, ASPHALT, OR CONCRETE PAVEMENT. THE SITE IS IMPROVED WITH NON-VACANT ONE AND TWO STORY BUILDINGS THAT FORMERLY HOUSED MANUFACTURING, STORAGE, OFFICE, AND LABORATORY SERVICES. THE BUILDINGS ARE CONSTRUCTED OF CONCRETE, BRICK, AND TILE AND ARE MOSTLY SUB-OR GRADE. APPROXIMATELY 12 ACRES OF THE SITE ARE UNPAVED AND COVERED BY LANDSCAPING AND VEGETATION. THE LARGEST UNPAVED AREA IS THE FORMER LANDFILL (CRYSTAL HILL), WHICH CONSISTS OF ABOUT ± 4 ACRES OF VEGETATED LAND IN THE WESTERN PORTION OF THE PROPERTY.

THE SITE WAS FORMERLY USED TO MANUFACTURE INORGANIC PIGMENTS AND SPECIALTY GLASSES (FRIT) FROM ABOUT APPROXIMATELY 1910 TO 2007. ALL FACILITY OPERATIONS CEASED IN SEPTEMBER 2007. THE FACILITY WAS DECOMMISSIONED IN DECEMBER 2007. THE RESULTS OF THE RISK ASSESSMENT IN THE WUE AND RMA REPORT (FORM 2013) INDICATED THAT THERE IS VERY LITTLE RISK OF HARM TO HUMAN HEALTH RECEPTORS AT THE SITE OR IN THE VICINITY THEREOF. SPECIFICALLY, THE RMA IDENTIFIED NO UNACCEPTABLE RISK TO THE CURRENT OR FUTURE ADJESCENT AND ADULT TRESPASSERS/VISITORS AT THE UNDEVELOPED AREAS OF THE SITE. FURTHER, THERE WAS NO UNACCEPTABLE RISK IDENTIFIED FOR THE CURRENT OR FUTURE OFF-SITE RESIDENT OR INDUSTRIAL WORKER.

THE STRIPSCAPE ALONG EASTERN AVENUE CONSISTS OF UNMAINTAINED GRASS AREAS WITH SOME ± 8" - 11" CALIPER PEAR TREES. SEVERAL OF THE TREES ARE IN POOR CONDITION. THE LANDSCAPED AREA IS SCATTERED WITH TRASH. TO THE EAST OF THE SITE, THERE ARE STEEP SLOPES OF 15%. THERE ARE SIGNS OF LANDSCAPE PLANTING LIKE MAPLES AND ARBORVITAE ALONG WITH SOME SCRUB UNDERGROWTH OF SUMAC AND ALNUTS. ALL RANGING ± 4" - 6" CALIPER OR SMALLER. THERE IS ALSO TRASH OBSERVED IN THIS AREA BUT MOSTLY CONCENTRATED NEAR EASTERN AVENUE.

THE SITE SOILS ARE PROBABLY SUNNYSIDE-URBAN LAND COMPLEX, WITH ± 0 TO 8 PERCENT SLOPES. THE SLOPES INCREASE TO 15% TO 25% ± IN THE FORESTED AREA AND TO THE EAST OF THE SITE. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN. IT IS LOCATED WITHIN THE BALTIMORE HARBOR WATERSHED (02130903) AND PATASCO RIVER MESOHALINE (PAHMI) BAY SEGMENT SHED. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, NO WETLANDS, PERSONAL, OR INTERFERENT STREAMS WERE OBSERVED ON THE SITE.

THERE IS ONE FORESTED AREA LOCATED ON THE SOUTHWEST PORTION OF THE PROPERTY ON MAINLY STEEP SLOPES OF 15%-25% ±. THE FOREST COMPOSITION IS EARLY SUCCESSION NATURAL AND MIXED SPECIES. THE OVERSTORY IS A MIX OF 6"-12" OR SMALLER THE CANOPY COVER IS GENERALLY 40%-50%. THE SPECIES WITHIN THE FORESTED AREA INCLUDE A MIX OF SUNCUP, ALNUTS, SASSAFRAS, OXWOOD, MAPLES, MULBERRY, BASSWOOD. SOME PINES WERE LOCATED NEAR THE ADJACENT SOUND BARRIER WALL LOCATED ON THE ADJACENT PROPERTY TO THE WEST. THE UNDERSTORY IS A MIX OF 2" - 4" AND INCLUDES ALL OF THE OVERSTORY SPECIES. PROGNOSIS AND DENSITY BY WERE OBSERVED ON THE TREES. INCLUDES 5 SPECIMEN TREES (SEE CHART FOR SIZES AND SPECIES). NO SPECIMEN TREES WILL BE IMPACTED BY THE DEVELOPMENT PLAN. RUNNING THROUGH THE MIDDLE OF THE FORESTED AREA IS AN EXISTING 30" UTILITY EASEMENT. ON SITE, TRASH WAS SEEN SCATTERED THROUGHOUT THE AREA ESPECIALLY NEAR I-83 AND THE STORM DRAINAGE AREA. CURRENTLY TRESPASSERS, OF WHICH THE ADJESCENT AND CHILD TRESPASSERS/VISITORS LEAVE EVIDENCE OF GRAFFITI AND LITTER THROUGHOUT THE AREA ESPECIALLY NEAR FOOT PATHS FROM THE ADJACENT NEIGHBORHOOD. THE FOREST STAND COMPOSITION, STRUCTURE AND CONDITION IS NOT REMARKABLE AND DOES NOT WARRANT SPECIAL PRESERVATION CONSIDERATION.

ADJACENT TO THE FORESTED AREA IS AN OPEN FIELD WITH GRASSES ABOUT ± 3' IN HEIGHT. THERE WAS EVIDENCE OF WILDLIFE IN THE FIELD WHERE TRAILS, NESTING SITES AND BIRD CALLS WERE OBSERVED. OVERALL, THERE IS SOME WILDLIFE VALUE ON THE SITE BECAUSE OF THE COMBINATION OF THE OPEN FIELD AND THE ADJACENT FOREST IS VALUABLE WHERE THESE FEATURES ARE LIMITED WITHIN CITY LIMITS.

SPECIMEN TREES:

* ACCORDING TO BALTIMORE CITY A SPECIMEN TREE IS ANY TREE 20" DBH OR GREATER OR 75% OR MORE OF THE DBH OF THE CURRENT STATE CHAMPION TREE OF THAT SPECIES AS DESIGNATED BY THE DEPARTMENT OF NATURAL RESOURCES.

NUMBER	SPECIES	DBH (±)	CONDITION
1	AILANTHUS	20"	FAIR
2	SASSAFRAS	22"	FAIR
3	AILANTHUS	24"	FAIR
4	AILANTHUS	22 1/2"	MULTI-STEM (3 TRUNKS) FAIR
5	AILANTHUS	20 1/2"	MULTI-STEM (3 TRUNKS) FAIR
6	PEAR	22"	FAIR

CONTRACT NO. _____

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project 5601 EASTERN AVENUE

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revisions:

No.	Date	Title

SIMPLIFIED FOREST DELINEATION PLAN

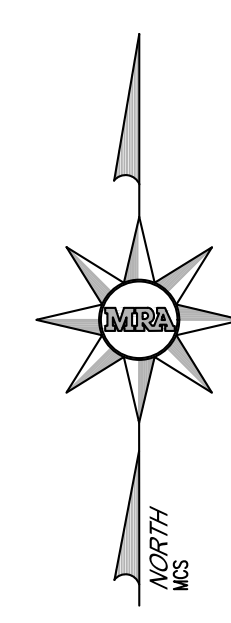
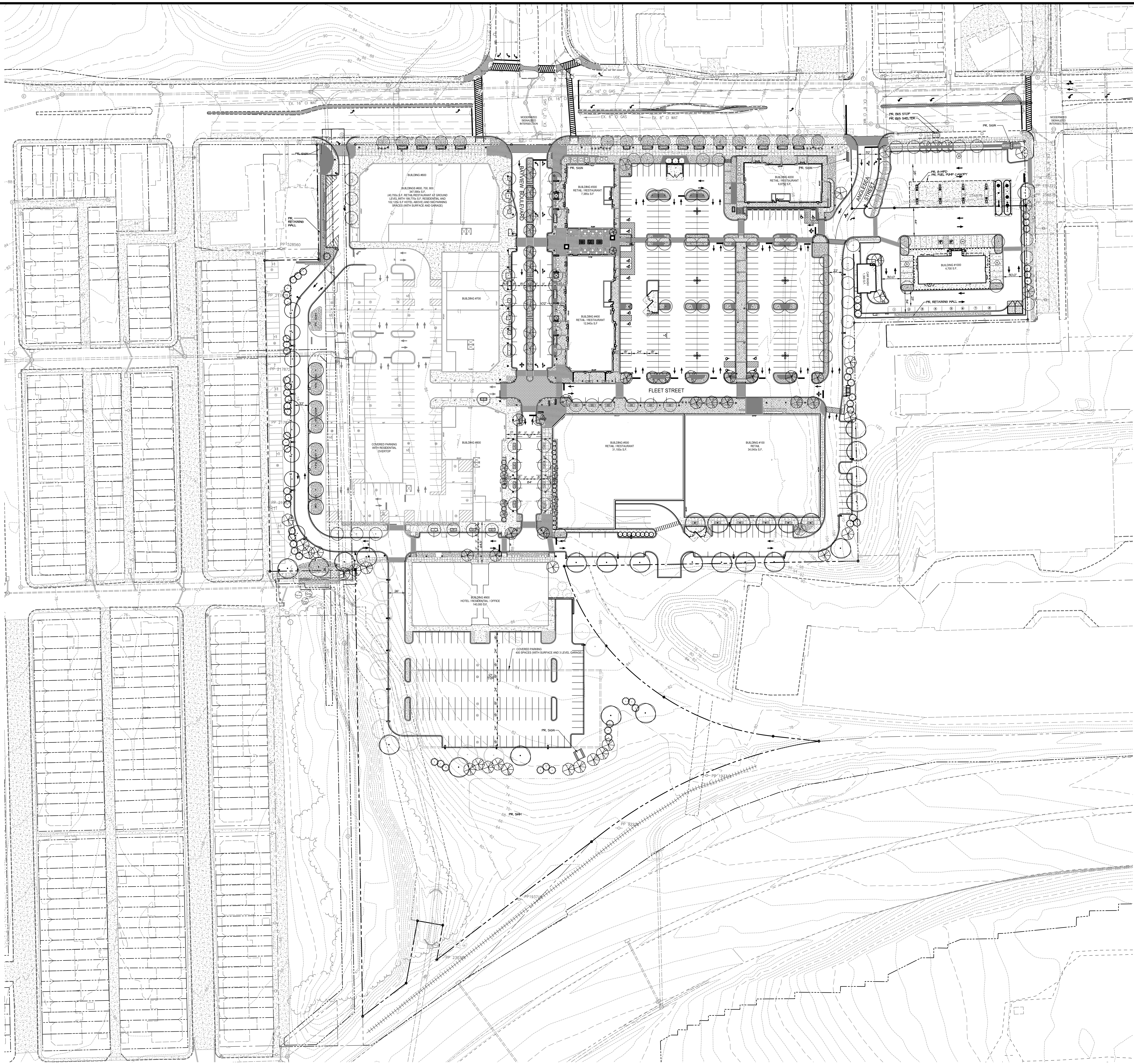
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- GENERAL NOTES**
1. ALL AFFORESTATION FOR THIS SITE WILL BE LOCATED ON SITE. THE TOTAL TRACT AREA = ± 20.02 ACRES. THE REQUIRED AFFORESTATION IS ± 2.32 ACRES AND WILL BE MET AS PER THE TREE CONVERSION RATIOS INDICATED ON THE LANDSCAPE NOTES AND DETAILS PLAN.
 2. FINAL TREE SPECIES AND LOCATIONS ARE SUBJECT TO FINAL APPROVAL BY THE EPA, MDE, UTILITY LOCATIONS AND PLANNING COMMISSION.
 3. THE HARDSCAPE PAVING IN PHASE 2 SHALL BE OF A SIMILAR STYLE AND TYPE OF MATERIALS SPECIFIED IN PHASE 1.

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 - PR. BUILDING
 - PR. CURB
 - PR. SIDEWALK
 - PR. RETAINING OR SCREEN WALL
 - PROP. MAJOR TREE
 - PROP. FLOWERING TREE
 - PROP. EVERGREEN TREE
 - PROP. SHRUBS/GROUNDCOVER

PLAN
SCALE: 1" = 50'



DESIGN & DRAWING BASED ON:
MARYLAND COORDINATE SYSTEM
HORIZONTAL: NAD 83 (1991)
VERTICAL: NAVD 83

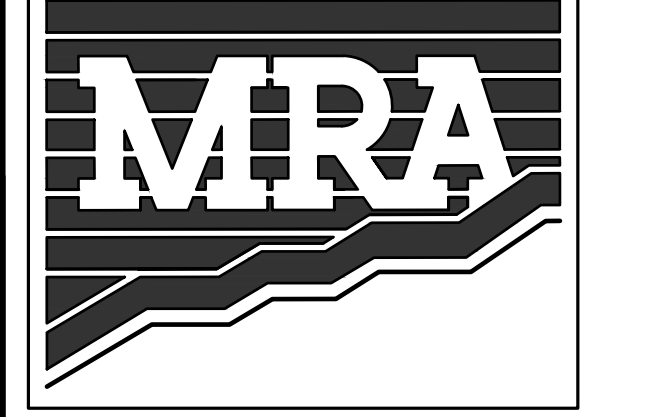
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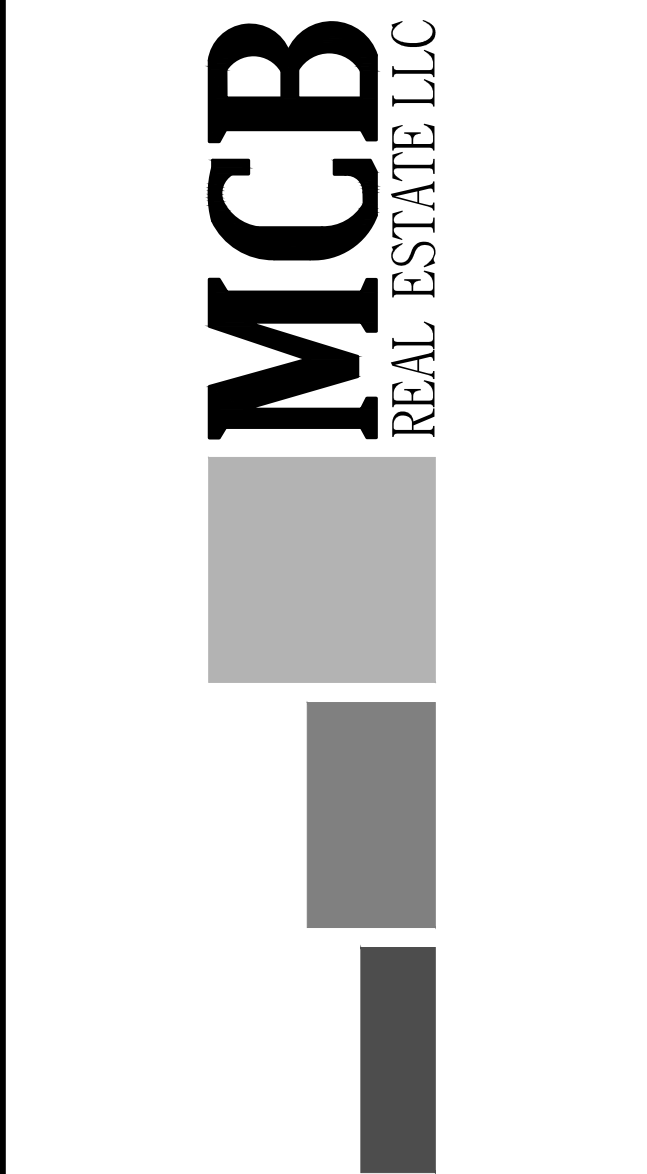
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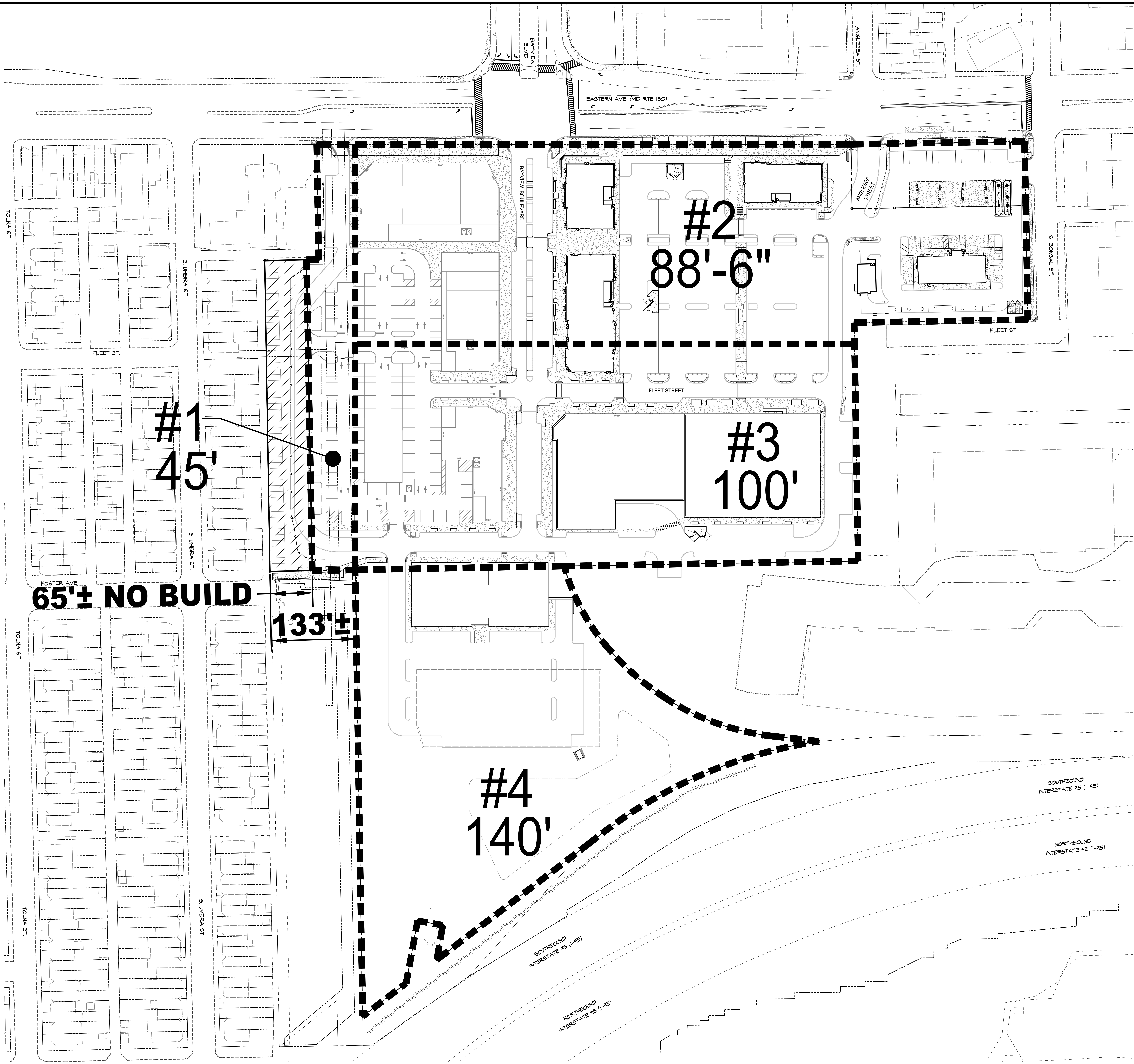
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LANDSCAPE PLAN

5601 EASTERN AVENUE REDEVELOPMENT
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Issue Date: 06/20/2018 Scale: AS SHOWN

C-5.0

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



HEIGHT NOTE

- HEIGHT IS MEASURED FROM GRADE LEVEL AT MAIN ENTRANCE OF EACH BUILDING.
- HEIGHT LIMITS APPLY TO TOP OF PARAPET. ROOFTOP EQUIPMENT AND MECHANICAL UNITS MAY EXCEED THESE LIMITS.
- EXACT BOUNDARIES OF HEIGHT LIMITATIONS TO BE DETERMINED AS PART OF FINAL DESIGN. APPROVAL OF BUILDING FOOTPRINTS AND DESIGN, EXCEPT THAT 133' DEPTH OF 45' HEIGHT RESTRICTION AS SHOWN IS A FIXED DIMENSION.



LEGEND

	LIMIT OF HEIGHT AREAS
	LIMIT OF NO BUILD AREA
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. BUILDING
	EX. CURB
	PR. BUILDING
	PR. CURB
	PR. SIDEWALK

PLAN
SCALE: 1" = 50'



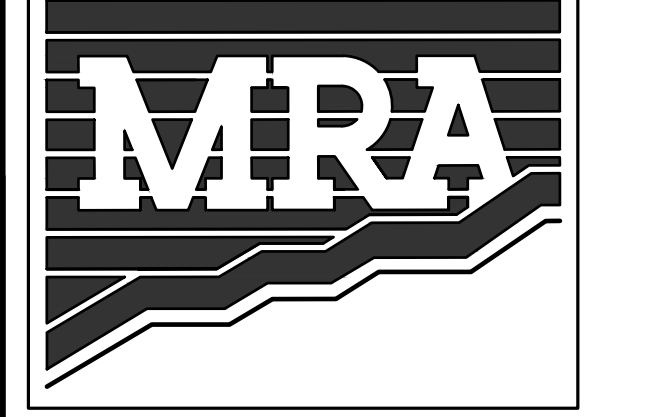
ORDINANCE NO. _____

MAYOR _____

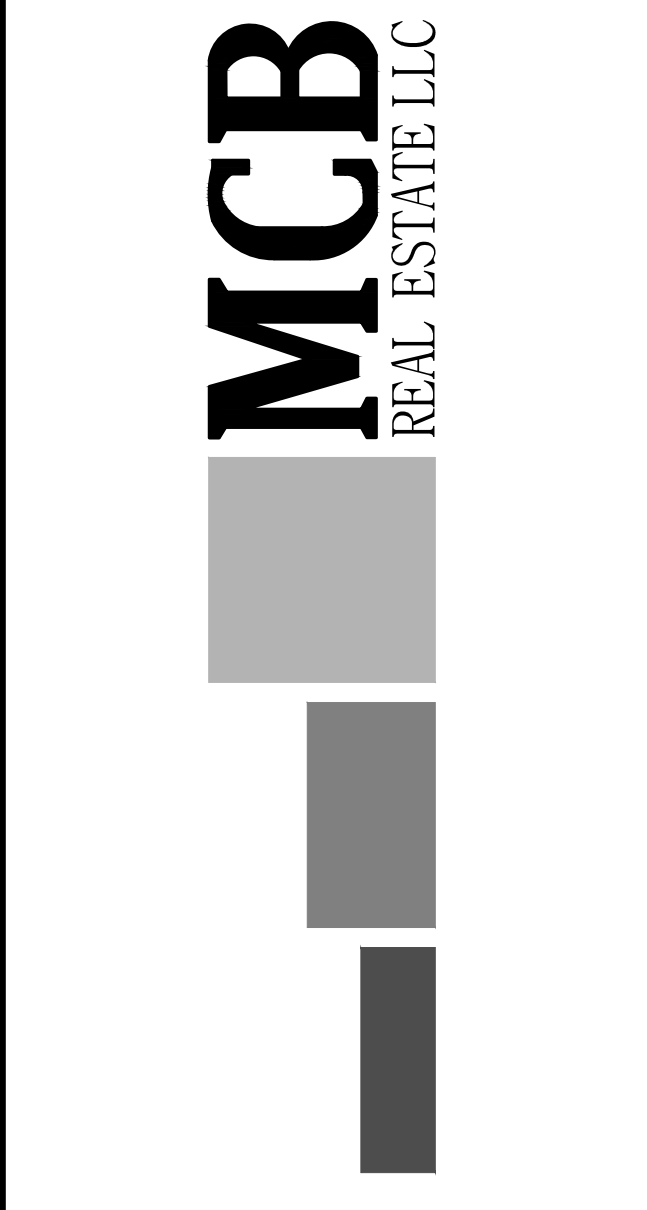
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Seal | Signature
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479 EXPIRATION DATE: 06/21/2020.

revisions

No.	Date	Title

DEVELOPMENT PLAN
HEIGHT LIMIT

5601 EASTERN AVENUE REDEVELOPMENT
WARD 26 - SECTION 1 - BLOCK 6694 - LOT 28
BALTIMORE CITY, MARYLAND
Issue Date: 06/20/2018 Scale: AS SHOWN

C-7.0

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