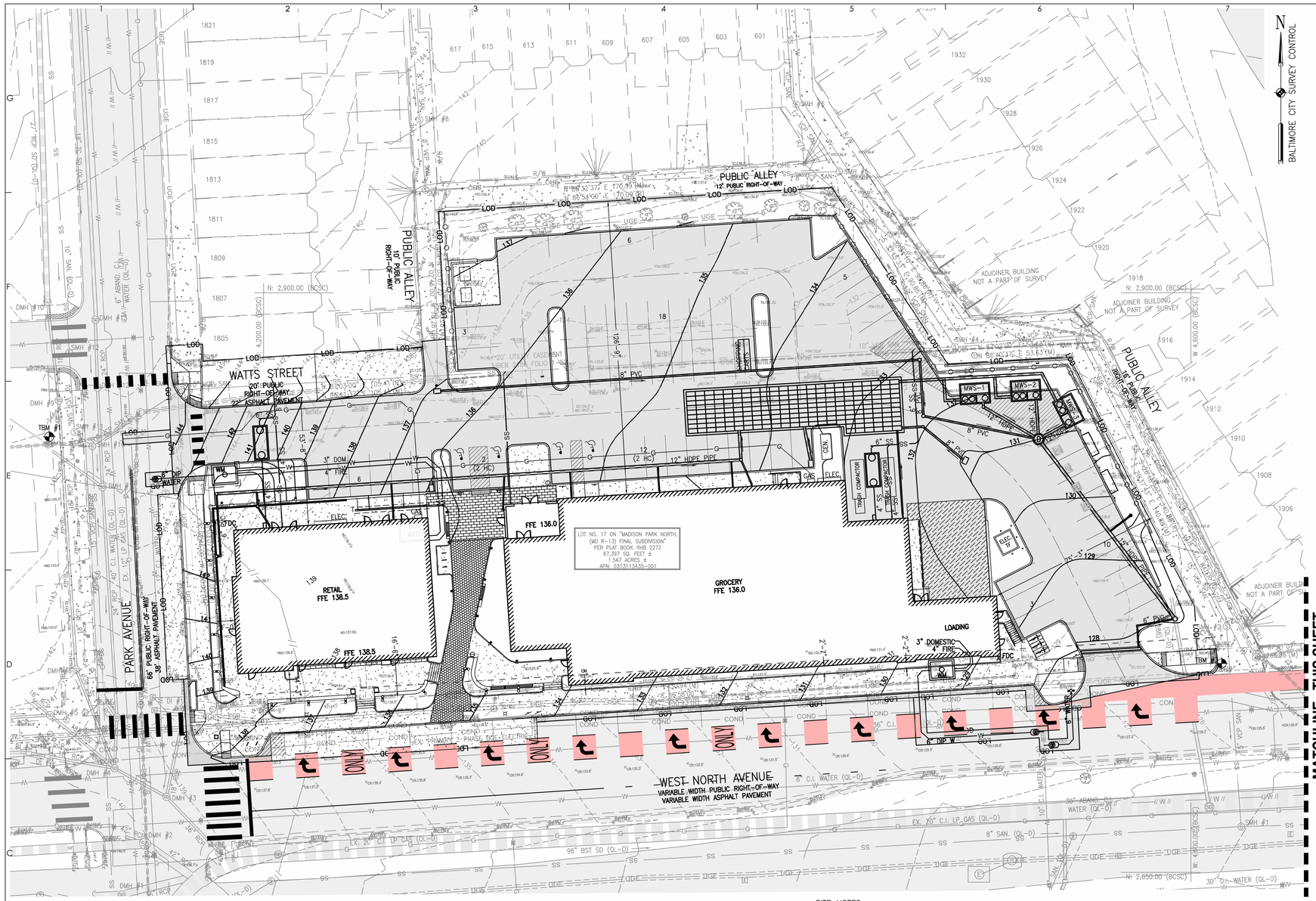
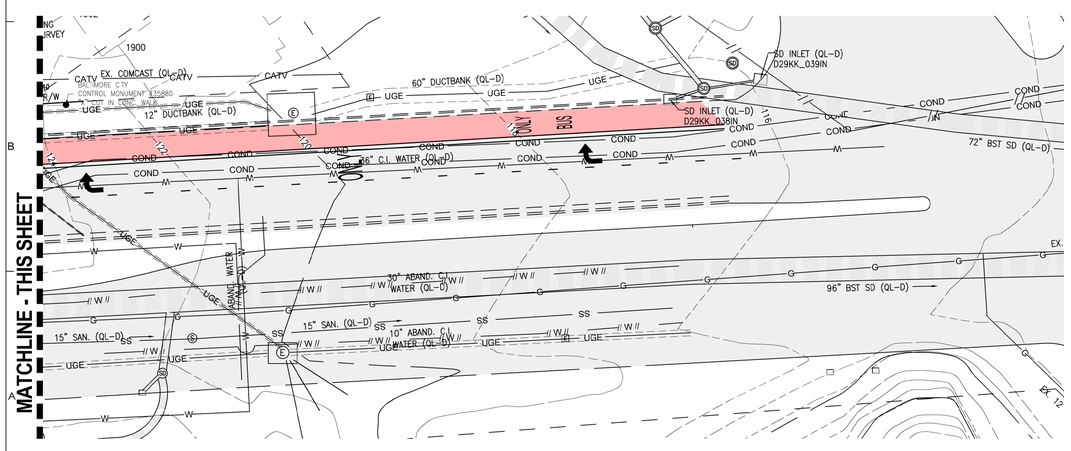


PROPOSED SITE PLAN

SCALE: 1" = 20'



SITE NOTES

1. PROPERTY OWNER: MBC BLANK SLATE MADISON PARK LLC
2. DEVELOPER: MBC BLANK SLATE MADISON PARK LLC
3. PROPERTY ADDRESS: 600 WEST NORTH AVENUE BALTIMORE MD 21217
4. BLOCK / LOT: BLOCK 3435 / LOT 1
5. PROPERTY SIZE: 67,397 SF / 1.547 ± AC
6. ZONING: C2 COMMUNITY COMMERCIAL DISTRICT
   EXISTING USE: VACANT
   PROPOSED USE: RESTAURANT / RETAIL
   RETAIL w/ALCOHOLIC BEVERAGE SALES
7. BUILDING HEIGHT (15-301, TABLE 10-401):
   MINIMUM BUILDING HEIGHT: 20 FEET
   MAX. ALLOWABLE HEIGHT: 68 FEET
   LOT SETBACKS:
   FRONT: 5 FEET MAX.
   INTERIOR SIDE YARD: 0 FEET, OR 10 FEET MIN. IF PROVIDED.
   CORNER SIDE: 0 FEET
   REAR: 0 FEET
   PROVIDED SETBACKS:
   FRONT: 16'-6" (MAX.)
   INTERIOR SIDE: 75'-3"
   CORNER SIDE: 8'-0"
   REAR: 53'-8"
8. OFF-STREET PARKING
   TOTAL MAX. ALLOWED (TABLE 16-204)
   RETAIL = 2 SPACES PER 1,000 S.F.
   = 17,200/1,000 x 2
   = 34 SPACES
   RESTAURANT = 1 SPACE PER 1,000 S.F.
   = 2,000 / 1,000 x 1
   = 2 SPACES
   TOTAL MAX ALLOWED = 36 SPACES
   PROVIDED: 65 SPACES (4 HANDICAPPED, 4 EV)
9. BICYCLE PARKING:
   RETAIL GOODS ESTABLISHMENT:
   TOTAL REQUIRED BICYCLE PARKING SPACES:
   LONG TERM:
   RETAIL: 1 SPACE PER 10,000 SF GFA
   17,200/10,000 = 2 BIKE SPACES
   RESTAURANT: 1 SPACE PER 2,000 SF GFA
   2,000 / 2,000 = 1 SPACE
   SHORT TERM: RETAIL: 1 SPACE PER 5,000 SF GFA
   17,200/5,000 = 3 BIKE SPACES
   RESTAURANT: 1 SPACE PER 1,000 SF GFA
   2,000 / 1,000 = 2 SPACES
   TOTAL REQUIRED BIKE PARKING: 3 BIKE SPACES (LONG TERM)
   5 BIKE SPACES (SHORT TERM)
   TOTAL PROVIDED BICYCLE PARKING: LONG TERM = 3 SPACES
   SHORT TERM = 6 SPACES
10. ZONING RELIEF TO BE REQUESTED:
   (10-301) USE: ZONED C-2, ALLOWING LOW-TO-MID DENSITY COMMERCIAL USES LIKE GROCERY AND RETAIL. ALCOHOL SALES REQUIRE CONDITIONAL USE APPROVAL BY THE MAYOR AND CITY COUNCIL.
   (10-401) BULK & YARD: C-2 ZONING REQUIRES A MAX 5 FT FRONT YARD SETBACK. THE PLAN PROVIDES UP TO 16'-6", SO RELIEF WILL BE NEEDED.
   (16-205) PARKING: MAX OF 36 SPACES ALLOWED. THE PLAN PROVIDES 65 SPACES, REQUIRING RELIEF.

ALL WORK SHALL CONFORM TO CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES, UTILITIES, AND INCIDENTAL STRUCTURES 2006, AND SUPPLEMENTARY SPECIFICATIONS IN THE CONTRACT DOCUMENTS.

THIS PLAN IS FURNISHED FOR THE CONVENIENCE OF THE CONTRACTOR FOR BIDDING PURPOSES FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER THE DEVELOPER'S AGREEMENT PLANS APPROVED BY THE CITY.

20 10 0 20 40
GRAPHIC SCALE IN FEET

BALTIMORE CITY BCNR- 11812

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE PAVING
- EXISTING FENCELINE
- EXISTING ELECTRIC HANDBOX
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORMDRAIN LINE
- EXISTING STORMDRAIN INLET
- EXISTING STORMDRAIN MANHOLE
- EXISTING TELEPHONE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER LINE
- EXISTING ABANDONED WATER LINE
- EXISTING DECIDUOUS TREE
- LOD — LIMIT OF DISTURBANCE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC HANDHOLE
- EXISTING SIGN
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CURB & GUTTER
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE DRIVE
- PROPOSED ASPHALT PAVING
- PROPOSED UNIT PAVER A
- PROPOSED UNIT PAVER B
- PROPOSED BUS LANE
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED MODULAR WETLAND STORM WATER FACILITY
- PROPOSED FENCELINE
- PROPOSED SIGN
- PROPOSED WHEEL STOP
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SANITARY LINE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORMDRAIN LINE
- PROPOSED STORMDRAIN INLET
- PROPOSED STORMDRAIN MANHOLE
- PROPOSED TELEPHONE
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED PEDESTRIAN SIGNAL POLE
- PROPOSED SITE LIGHTING POLE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED WATER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- PROPOSED BOLLARD

OWNER / DEVELOPER/ APPLICANT:
MCB / BLANK SLATE
2022 CLIPPER PARK ROAD
SUITE 105
BALTIMORE, MD 21217
CONTACT: DORI FARLEY
PHONE: (203) 826-4720

JP2

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LANDSCAPE
FLOURA TEETER
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BALTIMORE, MD 21201
410-528-8395

SEAL / SIGNATURE

STATE OF MARYLAND — JUDITH A. CARROLL — No. 14444 — REGISTERED PROFESSIONAL ENGINEER

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. 14444 , EXPIRATION DATE 5/25/27 .

PROJECT

600 W NORTH AVENUE
600 W North Avenue
Baltimore, MD

STORM WATER CONCEPT SUBMITTAL

CLIENT / OWNER
MCB / BLANK SLATE
2022 Clipper Park Road, Ste. 105
Baltimore, MD 21211

REVISION DRAWING LOG

No.	Date	Title

PROJECT NUMBER: 24-064

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DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
SPRC-3

Scale As Indicated Issue Date 1/13/2026