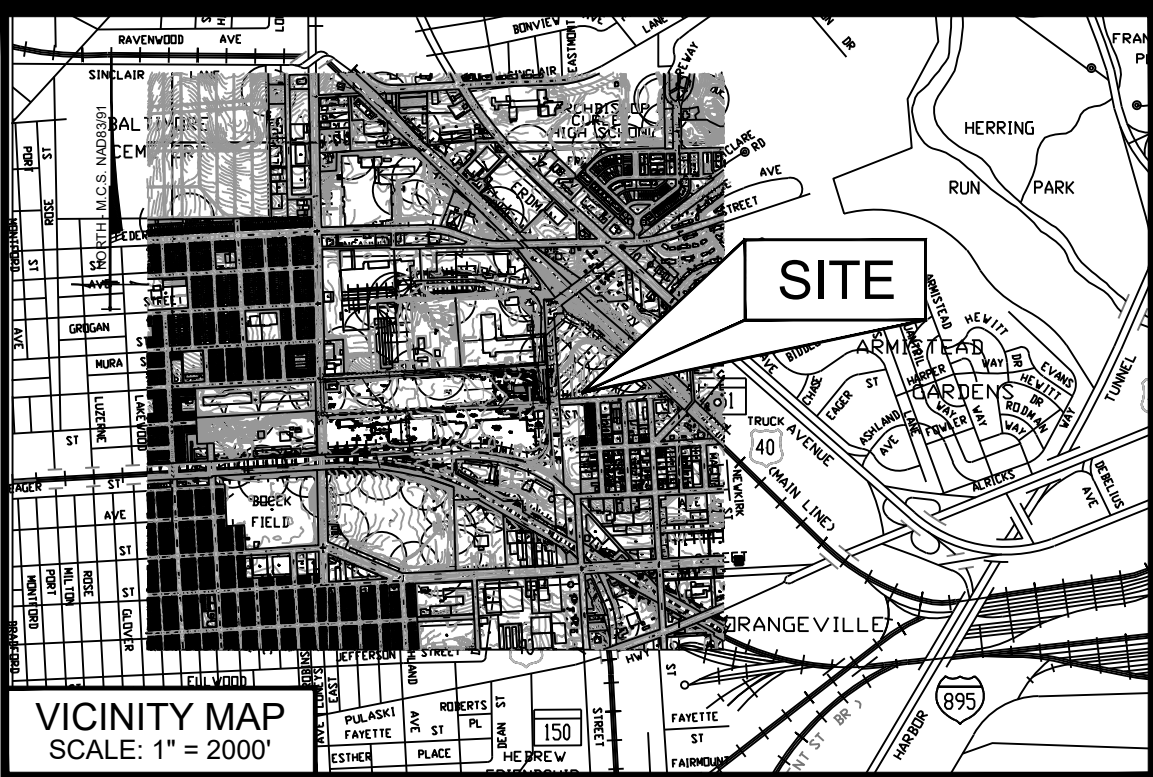
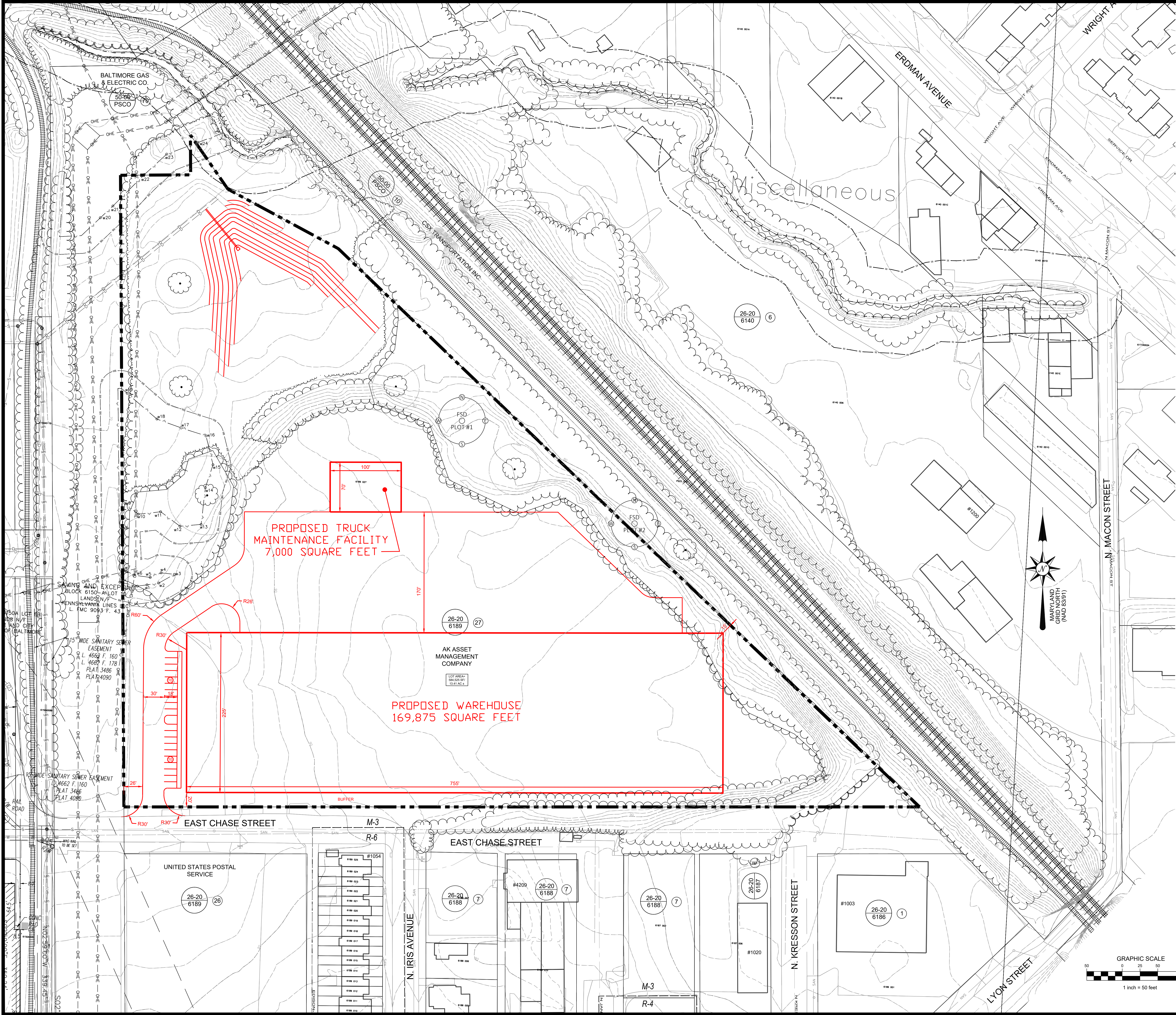




GENERAL NOTES:

- OWNER:
AVIVA LLC
5601 NEWBERRY STREET
BALTIMORE, MD 21209
- DEVELOPER:
GOLD AND COMPANY, LLC
5601 NEWBERRY STREET
BALTIMORE, MD 21209
- SITE DATA:
ADDRESS: 4120 EAST CHASE STREET
BLOCK 6189, LOT 27
DEED REFERENCE: 26664 / 0127
SITE AREA: 14.06 ACRES
ZONING: I-2
- USE:
EXISTING: VACANT, PREVIOUSLY LANDFILL FOR STEEL PROCESS WASTE
PROPOSED: WAREHOUSE PERMITTED IN I-2
- BUILDING HEIGHT:
MAXIMUM PERMITTED - NONE
PROPOSED - 47 FEET
*However, if any part of the building is within 50 feet of an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.
- MINIMUM LOT AREA: N/A
- SETBACKS:

	REQUIRED	PROPOSED
FRONT	10 FEET	XX
INTERIOR SIDE	NONE**	XX
STREET CORNER SIDE	10 FEET	XX
REAR	NONE**	XX

* If the interior side lot line abuts an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.
** If the rear lot line abuts an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.
- OFF-STREET VEHICLE PARKING:
REQUIRED: 1 PER 20,000 SQ. FT. OF WAREHOUSING AREA = 200,000 SQ. FT. / 20,000 = 10 SPACES
3 PER 1,000 SQ. FT. OF OFFICE AREA
PROVIDED: XX
- BICYCLE PARKING:
REQUIRED:
LONG TERM - 1 PER 10,000 SQ. FT. OF GFA = 200,000 SQ. FT. / 10,000 = 20 SPACES
SHORT TERM - 1 PER 20,000 SQ. FT. OF GFA = 200,000 SQ. FT. / 10,000 = 10 SPACES
PROVIDED:
LONG TERM - X BICYCLE SPACES
SHORT TERM - X BIKE RACKS (X BICYCLE SPACES)
- NO VARIANCES ARE REQUIRED FOR THIS DEVELOPMENT PROJECT.
- THE SITE IS NOT LOCATED WITHIN A CHAP DISTRICT.
- THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT IN A 100, OR 500-YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED WITHIN AN URBAN RENEWAL DISTRICT.
- STORMWATER MANAGEMENT IS REQUIRED.
- FOREST CONSERVATION IS REQUIRED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON BALTIMORE CITY RECORDS AND DOES NOT REPRESENT A FIELD SURVEY.
- CONTACT PERSON:
ROBERT S. ROSENFELT, P.E.
COLBERT MATZ ROSENFELT, LLC
400 RED BROOK BLVD., SUITE 110
OWINGS MILLS, MD. 21117
410-653-3838

PREPARED FOR:
MITCH GOLD
GOLD & COMPANY, LLC

SITE PLAN
4120 E. CHASE STREET

4120 E. CHASE STREET
BALTIMORE CITY, MARYLAND 21205

WARD 26 - SECTION 20 - BLOCK 6189 - LOT 27

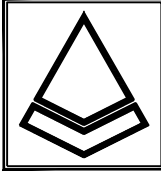
Colbert Matz Rosenfelt

Engineers - Surveyors - Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838

Facsimile: (410) 653-7953



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. 11562-29

SCALE: 1" = 50'

DATE: 04/26/24

JOB NO.: 2021063.1

DESIGNED: TAM

DRAWN: TAM

CHECKED: RSR

FILE: SSP-2021063.1.dwg

DRAWING NUMBER: SPP-1

NO. DATE REVISIONS BY SHEET: 1 OF 1

