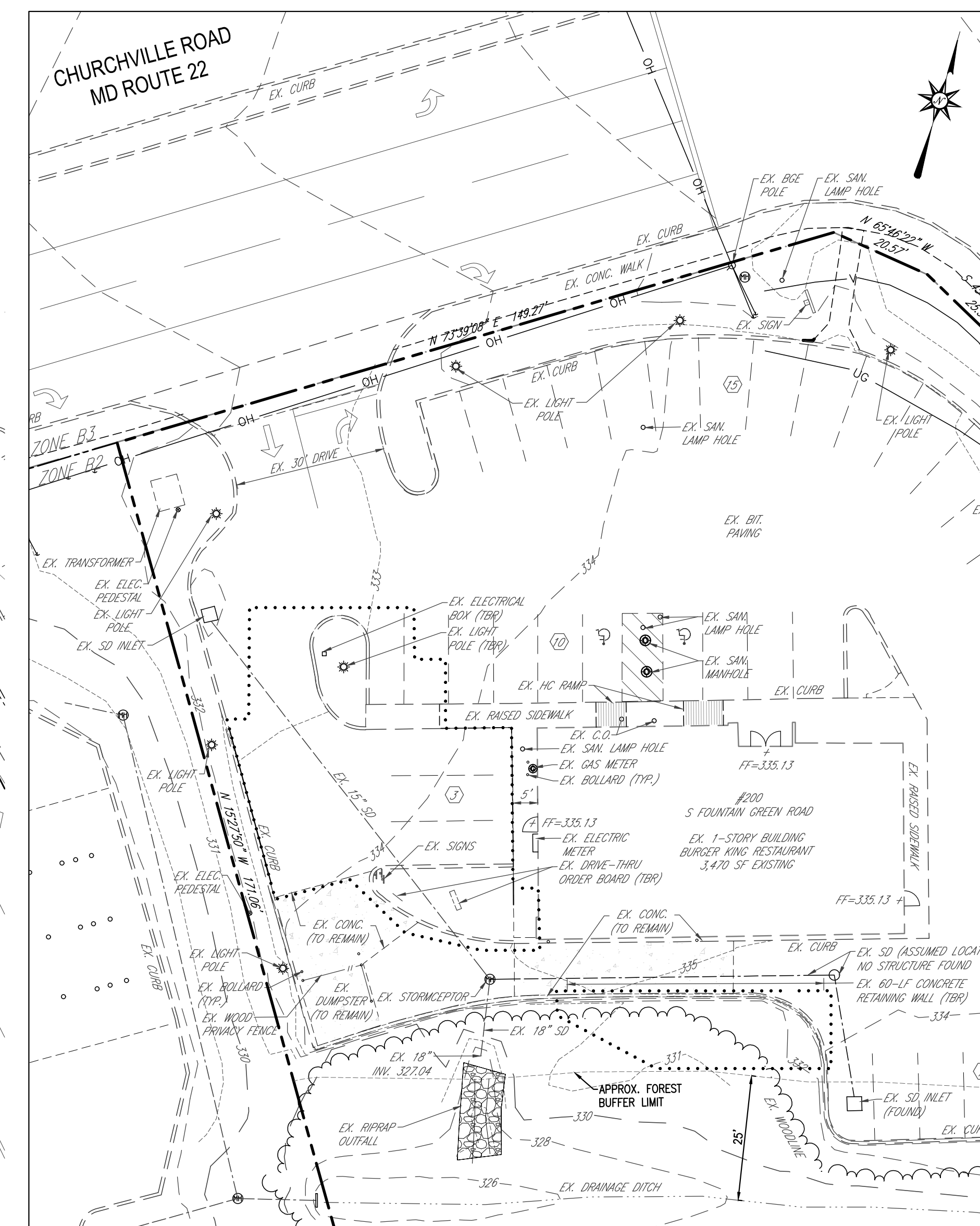


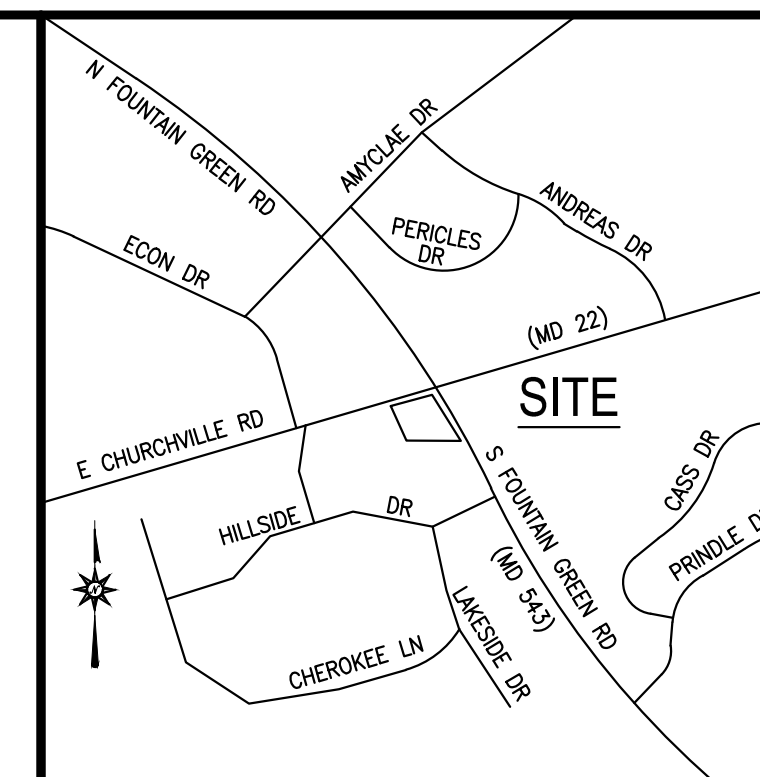
PROPOSED CONDITION PLAN VIEW

SCALE: 1" = 20'



EXISTING CONDITION PLAN VIEW

SCALE: 1" = 20'



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES

1. SITE AREA:
GROSS AREA= 37,635 SQ.FT. OR 0.86 AC±
NET AREA= 37,635 SQ. FT. OR 0.86 AC±
2. DEED REFERENCE: 12558/146
3. TAX ACCOUNT NO. 03057844
10. TAX MAP 41, GRID 4E, PARCEL 108
11. PLAT REFERENCE: NA
12. NEIGHBORHOOD: 32000.13
13. ELECTION DISTRICT: 03-23
14. COUNCILMANIC DISTRICT: E
15. LAND USE: MI (MEDIUM INTENSITY)
16. WATERSHED: BUSH RIVER
17. ZONING: B2
18. UTILITIES: EX. PUBLIC WATER / PUBLIC SEWER
PROP. (NO CHANGE)
EX. RESTAURANT
PROP. (NO CHANGE)
19. USE: EX. RESTAURANT
PROP. (NO CHANGE)
20. BUILDING COVERAGE: 3550 SF
PERMITTED: 30%
21. IMPERVIOUS COVERAGE: 27,475 SF
PERMITTED: 85%
22. NO KNOWN PERMITS ON FILE.
23. THERE ARE NO HISTORICAL FEATURES ON SITE, NOR IS THE SITE ITSELF HISTORIC.
24. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE HARFORD COUNTY ZONING REGULATIONS SECTION 287.33.
25. THIS SITE IS NOT WITHIN A FLOODPLAIN (CLASSIFIED AS FLOOD ZONE "X") PER PANEL 24025C0162E; EFF. 04/19/16.
26. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY THOMPSON & ASSOCIATES INC. ON APRIL 16, 2020, AND ALSO TAKEN FROM COUNTY GIS TOPS.
27. PARKING CALCULATIONS (FAST-FOOD RESTAURANT):
EXISTING
EXISTING = 38 SPACES (2 HANDICAP SPACE)
STACKING = 7 (5 BEHIND THE ORDER BOARD)
REQUIRED (1 PER 200 SF FLOOR AREA)
3,475 SF / 200 SF = 18 SPACES
STACKING = 7 (5 MUST BE BEHIND ORDER BOARD)
PROPOSED
EXISTING = 33 SPACES (2 HANDICAP SPACE)
STACKING = 10 SPACES (5 BEHIND ORDER BOARD)
28. THIS PLAN IS SUBJECT TO A BUILDING PERMIT SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQ.FT.
29. LIMIT OF DISTURBANCE = 3,600 S.F.
28. ON AUGUST 4, 2020, HARFORD COUNTY APPROVED THIS PROJECT FOR A DAC WAIVER.

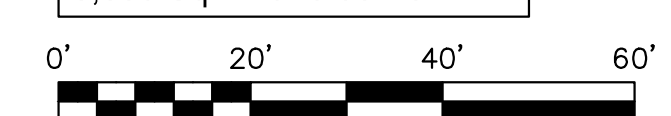
STORMWATER MANAGEMENT NOTE

THE PROPOSED COMMERCIAL REDEVELOPMENT CONSISTS OF A 48 SF BUILDING ADDITION ONTO AN EXISTING BUILDING AND REDESIGN OF THE DRIVE-THRU TO ALLOW FOR (2) ORDER STATIONS. THE TOTAL LIMIT OF DISTURBANCE (LOD) TO COMPLETE THE PROJECT IS 3,600 SF. AS A RESULT, THIS PROJECT WILL BE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS SINCE THE LOD IS LESS THAN 5,000 SF.

DAILY STABILIZATION NOTE

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE STABILIZED BY THE END OF THE WORK DAY. STABILIZATION SHALL BE AS FOLLOWS:
1) FOR PAVED AREAS, THE APPLICATION OF STONE BASE.
2) FOR VEGETATED AREAS,
a) PERMANENT SEED AND SOIL STABILIZATION MATING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES.
b) PERMANENT SEED AND MULCH FOR ALL OTHER AREAS. ANY AREAS WHICH CANNOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE, OR STEEL PLATES FOR TRAFFIC AREAS.

DISTURBED AREA:
3,630 Sq.Ft. or 0.08 Ac.±



CONTACT RICHARDSON ENGINEERING, LLC 30 EAST PADONIA ROAD SUITE 500 TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PHONE: (410) 560-1502 x112	OWNER DIANA HARLO 309B AMORE LANE BEL AIR, MD 21015	DEVELOPER / APPLICANT BURGERS OF BALTIMORE, LLC 811 KENSINGTON FARM COURT FOREST HILL, MARYLAND 21050 ATTN: GARY EDWARDS PHONE: (410) 893-1763
DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83/(2011) VERTICAL - NAVD 88		
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 NUMBER 16597, EXPIRATION DATE: 08-15-2021		

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

**SITE PLAN
TO ACCOMPANY BUILDING PERMIT
BURGER KING
(STORE #10839)
200 S. FOUNTAIN GREEN ROAD
BEL AIR, MD 21014**

HARFORD COUNTY ELECTION DISTRICT "03-23" MARYLAND COUNCILMANIC DISTRICT "E"

REVISIONS	DRAWN BY: BTK	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 06/05/20	JOB NO.: 19203	SHET NO.: 01 OF 01

NOTE:
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 CONSTRUCTION.