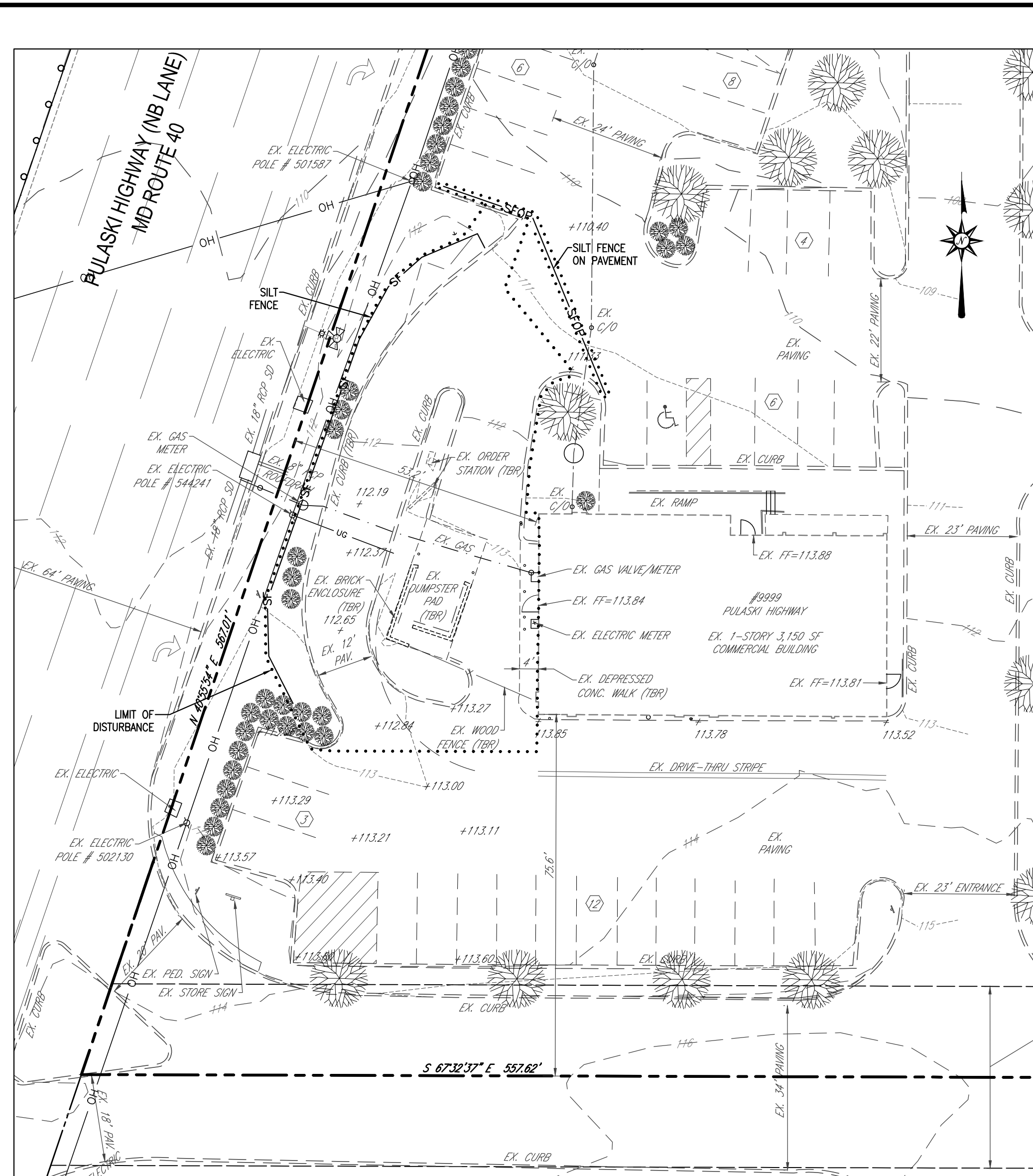
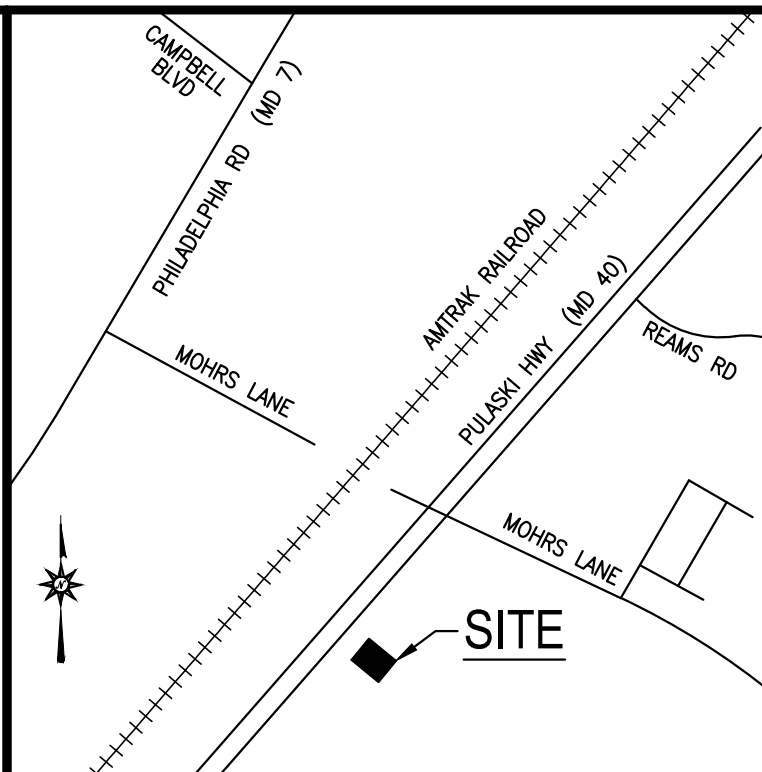


**PROPOSED CONDITION PLAN VIEW**  
SCALE: 1" = 20'



**EXISTING CONDITION PLAN VIEW**  
SCALE: 1" = 20'



**LOCATION MAP**  
SCALE: 1" = 1000'

**GENERAL NOTES**

- SITE AREA:  
GROSS AREA= 252,210 SQ. FT. OR 5.79 AC±  
NET AREA= 252,210 SQ. FT. OR 5.79 AC±
- DEED REFERENCE: 39850/392
- TAX ACCOUNT NO. 220005183
- PLAT REFERENCE: 68/24 "PRICE CLUB PLAZA"
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 6
- REGIONAL PLANNING DISTRICT: WINDLESS
- CENSUS TRACT: 4517.01
- WATERSHED: BIRD RIVER
- ZONING: BR-AS & BR-IM (PER 200 SCALE ZONING MAP 082C2)
- UTILITIES: EX. PUBLIC WATER  
EX. PUBLIC SEWER
- KEY SHEET: MSE
- POSITION SHEET: 23NE32
- PREVIOUS ZONING CASES:  
1954-2847-X APPROVED 01/14/54; TO PERMIT ILLUMINATED POSTER PANEL SIGN (12'x25').  
R-1954-3284 APPROVED 12/21/54; TO CHANGE RESIDENTIAL ZONE "A" TO COMMERCIAL ZONE "E".  
1958-605-X APPROVED 03/23/59; TO PERMIT THE LAND TO OPERATE A GASOLINE FILLING STATION.  
1994-0058-A APPROVED 10/27/93; TO PERMIT 588 OFF-STREET PARKING SPACES IN LIEU OF REQUIRED 683; TO PERMIT A SIDE YARD SETBACK OF 17' IN LIEU OF 30'.  
2011-0188-A APPROVED 02/14/11; TO PERMIT (5) WALL MOUNTED ENTERPRISE SIGNS ON MULTI-TENANT RETAIL BUILDING FOR A SEPARATE ENTITY.  
2012-0152-A APPROVED 02/09/12; TO PERMIT (2) WALL MOUNTED ENTERPRISE SIGNS WITH SIGN FACE AREA OF 305 SF EACH, IN LIEU OF MAXIMUM 150 SF EACH.
- NO KNOWN PERMITS ON FILE.
- THERE ARE NO HISTORICAL FEATURES ON SITE, NOR IS THE SITE ITSELF HISTORIC.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) SECTION 450.
- THIS SITE IS NOT WITHIN AN AREA IDENTIFIED AS DEFICIENT ON THE BASIC SERVICES MAPS.
- THIS SITE IS NOT WITHIN A FLOODPLAIN (CLASSIFIED AS FLOOD ZONE "X") PER PANEL 240010-1710-F.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY THOMPSON & ASSOCIATES INC. ON APRIL 7, 2020, AND ALSO TAKEN FROM COUNTY GIS TOPO.
- SETBACKS: REQUIRED PROVIDED  
FRONT 50' 52.5'  
SIDE 30' 75.6', 434.3'  
REAR 30' 389.5'
- PARKING CALCULATIONS (FAST-FOOD RESTAURANT):  
EXISTING = 39 SPACES (1 HANDICAP SPACE)  
STACKING = 9 (3 BEHIND THE ORDER BOARD)  
REQUIRED  
STACKING = 7 (5 MUST BE BEHIND ORDER BOARD)  
PROVIDED  
EXISTING = 37 SPACES (1 HANDICAP SPACE)  
STACKING = 12 SPACES (5 BEHIND ORDER BOARD)
- THIS PLAN IS SUBJECT TO A BUILDING PERMIT SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQ.FT.
- LIMIT OF DISTURBANCE = 4,820 S.F.

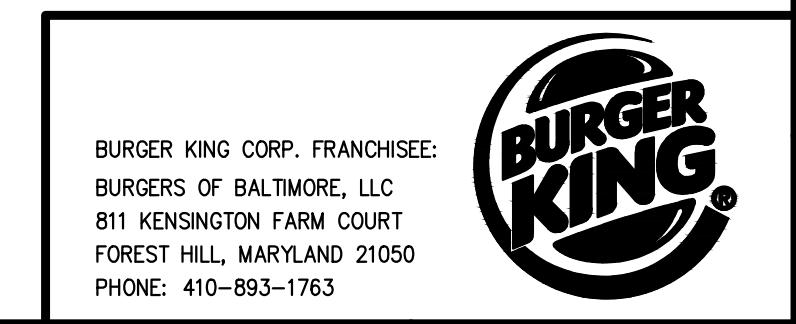
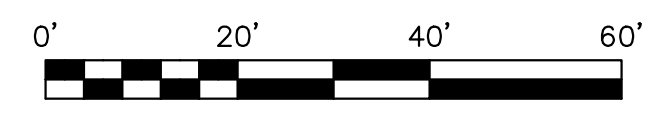
**STORMWATER MANAGEMENT NOTE**

THE PROPOSED COMMERCIAL REDEVELOPMENT CONSISTS OF A 96 SF BUILDING ADDITION ON AN EXISTING BUILDING AND REDESIGN OF THE DRIVE-THRU TO ALLOW FOR (2) DRIVE-THRU LANES. THE TOTAL LIMIT OF DISTURBANCE (LOD) TO COMPLETE THE PROJECT IS 4,820 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.

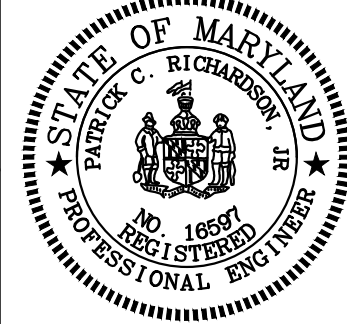
**DISTURBED AREA:**  
4,820 Sq.Ft. or 0.11 Ac.±



<b>CONTACT</b> RICHARDSON ENGINEERING, LLC 30 EAST PADONIA ROAD SUITE 500 TIMONIUM, MD 21093 ATTN: RICK RICHARDSON PHONE: (410) 560-1502 x112	<b>OWNER</b> MOSAIC WHITE MARSH OWNER LLC 2800 QUARRY LAKE DRIVE SUITE 360 BALTIMORE MD 21209	<b>DEVELOPER / APPLICANT</b> BURGERS OF BALTIMORE, LLC 811 KENSINGTON FARM COURT FOREST HILL, MARYLAND 21050 ATTN: GARY EDWARDS PHONE: (410) 893-1763
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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

**PLAN TO ACCOMPANY BUILDING PERMIT FOR**

**BURGER KING**  
(STORE #7311)  
**9999 PULASKI HIGHWAY**  
**BALTIMORE, MD**

BALTIMORE COUNTY 15th ELECTION DISTRICT  
MARYLAND 6th COUNCILMANIC DISTRICT

<b>DRAWN BY:</b> BTK	<b>CHECKED BY:</b> PCR	<b>SCALE:</b> 1" = 20'
<b>DATE:</b> 06/01/20	<b>JOB NO.:</b> 19201	<b>SHEET NO.:</b> 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.