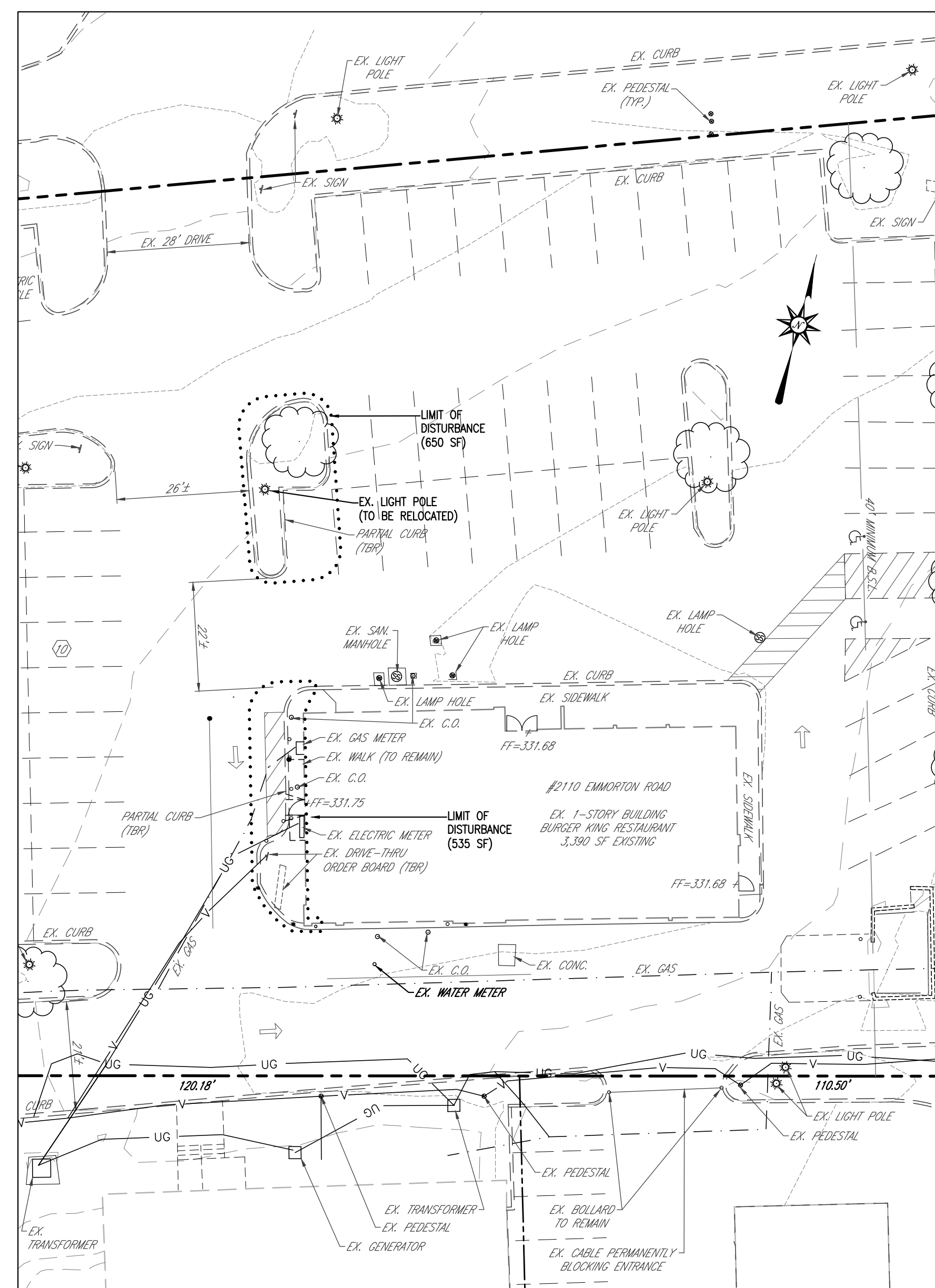


**PROPOSED CONDITION PLAN VIEW**

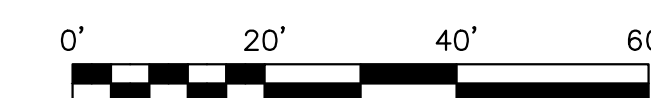
SCALE: 1" = 20'



**EXISTING CONDITION PLAN VIEW**

SCALE: 1" = 20'

**DISTURBED AREA:**  
1,185 Sq.Ft. or 0.03 Ac.±



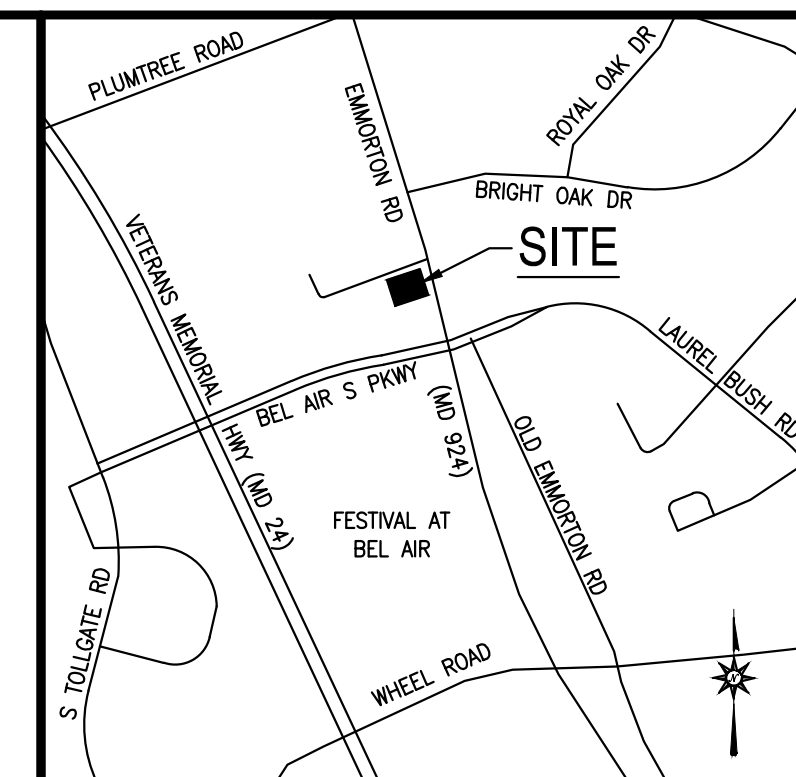
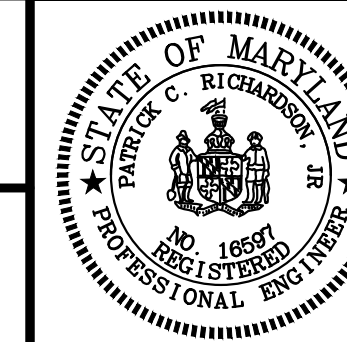
BURGER KING CORP. FRANCHISEE:  
BURGERS OF BALTIMORE, LLC  
811 KENSINGTON FARM COURT  
FOREST HILL, MARYLAND 21050  
PHONE: 410-893-1763



<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> SHIRLEN COMPANY LIMITED PARTNERSHIP PO BOX 1176 BROOKLANDVILLE MD 21022	<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



**LOCATION MAP**

SCALE: 1" = 1000'

**GENERAL NOTES**

- SITE AREA: GROSS AREA= 101,840 SQ.FT. OR 2.34 AC±  
NET AREA= 101,840 SQ. FT. OR 2.34 AC±
- DEED REFERENCE: 1186/226
- TAX ACCOUNT NO. 01049801
- TAX MAP 56, ORD 20, PARCEL 220 LOT 01
- PLAT REFERENCE: 79/102
- NEIGHBORHOOD: 19000.13
- ELECTION DISTRICT: 01-21
- COUNCILMANIC DISTRICT: B
- LAND USE: HI (HIGH INTENSITY)
- WATERSHED: BUSH RIVER
- ZONING: E3
- UTILITIES: EX. PUBLIC WATER / PUBLIC SEWER PROP. (NO CHANGE)
- USE: EX. RESTAURANT PROP. (NO CHANGE)
- BUILDING COVERAGE: 3,438 SF PERMITTED: 35%  
PROVIDED: 30% COMBINED W/ #2108 EMMORTON RD
- IMPERVIOUS COVERAGE: 81,430 SF PERMITTED: 80%  
PROVIDED: 80% COMBINED W/ #2108 EMMORTON RD
- 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 HARBOR COUNTY ZONING REGULATIONS SECTION 267.33.
- THIS SITE IS NOT WITHIN A FLOODPLAIN (CLASSIFIED AS FLOOD ZONE "X") PER PANEL 240250252E, EFF. 04/19/16.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY THOMPSON & ASSOCIATES INC. ON APRIL 17, 2020, AND ALSO TAKEN FROM COUNTY GIS TOPO.
- PARKING CALCULATIONS (FAST-FOOD RESTAURANT):  
EXISTING = 40 SPACES (2 HANDICAP SPACE)  
STACKING = 10 (6 BEHIND THE ORDER BOARD)  
REQUIRED (1 PER 200 SF FLOOR AREA)  
3,438 SF / 200 SF = 18 SPACES  
STACKING = 7 (5 MUST BE BEHIND ORDER BOARD)  
PROVIDED  
EXISTING = 39 SPACES (2 HANDICAP SPACE)  
STACKING = 10 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 = 1,185 S.F.
- ON AUGUST 4, 2020, HARBOR 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 1,185 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 MATTING 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.

**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 #9571)  
2110 EMMORTON ROAD  
BEL AIR, MD 21015**

HARBOR 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> 06/05/20	<b>JOB NO.:</b> 19202	<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.