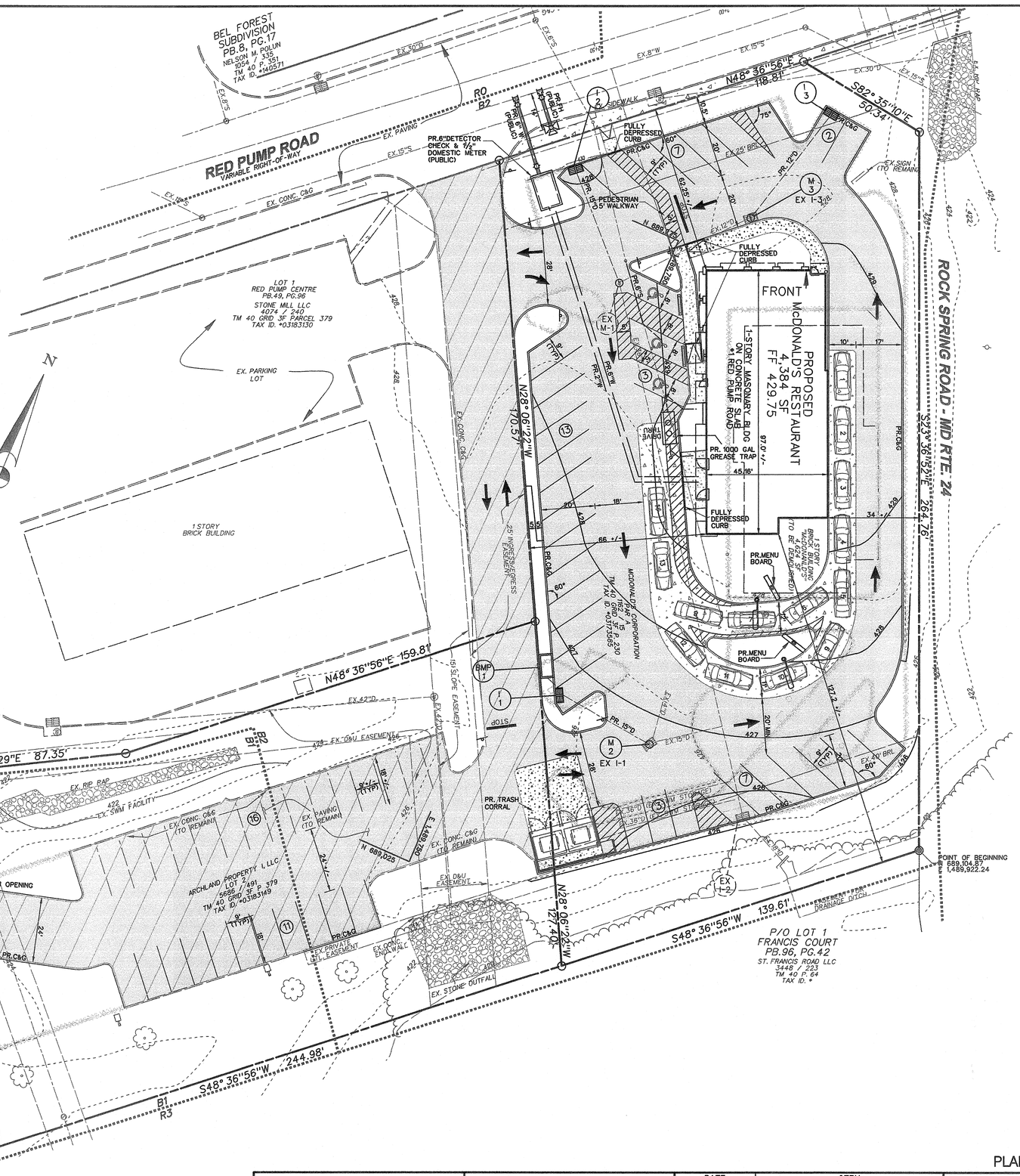
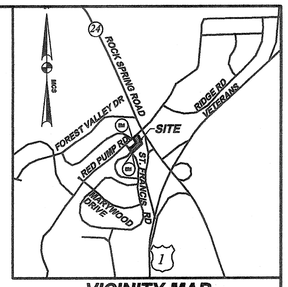
## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EX. STORM DRAIN, — EX.15"D
- EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
- EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
- EX. TREE & TREE LINE
- EX. CONC. C&G
- PR. CONC. C&G
- ZONING LINE — B1 / R3
- EX. INDEX COUNTOURS — 430
- EX. INTERMEDIATE CONTOURS — 428
- EX. CURB TO BE REMOVED
- PR. STORM DRAIN — PR.15"D
- PR. SANITARY SEWER & CLEANOUT — PR.6"S
- PR. WATER MAIN, VALVE & FIRE HYDRANT — PR.6"W / PR.2"W
- PR. EASEMENT LINE
- PR. INDEX CONTOURS — 430
- PR. INTERMEDIATE CONTOURS — 428
- PR. CONC. CURB & GUTTER
- PR. PARKING SPACES — 7
- PR. PAVEMENT
- MILL EX. PAVEMENT AND OVERLAY WITH 1-1/2" ASPHALT




## VICINITY MAP

SCALE: 1" = 2000'

## BENCH MARK

NGS MONUMENT "BYNUM"
PUBLISHED ELEVATION OF 433.18

## SITE DATA

1. SITE AREA = 43,183 SF OR 0.9914 AC (PAR A)
   31,401 SF OR 0.7209 AC (LOT 2)
   74,584.0 SF OR 1.7123 AC TOTAL
2. OWNER:
   MCDONALD'S CORPORATION: ARCHLAND PROPERTY LLC
   PO BOX 182571
   COLUMBUS OH 43218-2571
3. TAX MAP REFERENCES:
   PAR A: TAX ACCT.*: 03173585; MAP: 40; GRID:3F; PARCEL: 230
   LOT 2: TAX ACCT.*: 03183149; MAP: 40; GRID:3F; PARCEL: 379
4. DEED REFERENCES:
   PAR A: 1162 / 15
   LOT 2: 5686 / 491
5. PLAT REFERENCES:
   PAR A: 42022
   LOT 2: 49096
6. ELECTION DISTRICT: 3
7. EXISTING ZONING: B-2, COMMUNITY BUSINESS
8. USE / PERCENTAGE OF BUILDING LOT COVERAGE:
   EXISTING USE: 4,624 SF MCDONALD'S RESTAURANT – TO BE RAZED / 6.1%
   PROPOSED USE: 4,384 SF NEW MCDONALD'S RESTAURANT-90 SEATS / 5.8%
   *DUE TO THE REDUCTION IN BUILDING SQUARE FOOTAGE A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED
9. MINIMUM SETBACK REQUIREMENTS (B-2 ZONE):
   FRONT: 25 FT
   SIDE : 5 FT
   REAR: 35 FT
10. BUILDING HEIGHT:
    PROPOSED: 20 FT
11. FLOOR AREA RATIO:
    MAX. PERMITTED: 0.3
    PROPOSED: 4,384 SF / 74,584 SF = 0.05
12. PARKING SPACES REQUIRED: 1 SPACE PER 3 PATRON SEATS@ 90 SEATS=30
    PARKING SPACES PROVIDED: 62 ( INCL. 3 HANDICAP)
13. IMPERVIOUS SURFACE AREA /PERCENTAGE OF IMPERVIOUS SURFACE:
    EXISTING: 45,278.8 SF / 60.7%
    PROPOSED: 42,916.7 SF / 57.5%
14. STORMWATER MANAGEMENT:
    STORMWATER MANAGEMENT WILL BE PROVIDED PER MARYLAND 2000 DESIGN MANUAL AND THE HARFORD COUNTY CODE.
15. FLOOD MAP INFORMATION:
    THE SUBJECT PROPERTY LIES WITHIN THE ZONE X AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP FOR HARFORD COUNTY * 24025C161D

## SOILS TYPE AND LIMITATIONS

| TYPE | SOIL GROUP | BUILDING WITH BASEMENT | BUILDING W/O BASEMENT | STREET AND PARKING LOT |
|---|---|---|---|---|
| AdB | C | MODERATE, SEASONALLY PERCHED WATER TABLE | SLIGHT | MODERATE, SEASONALLY PERCHED WATER TABLE, SLOPE |

HARFORD COUNTY SOIL SURVEY - MAP 27

PLAN TO ACCOMPANY DAC SUBMISSION

DESIGN & DRAWINGS ARE BASED ON MCS GRID & DATUM
HORZ: NAD 83/91
VERT: NAVD 83


**BLDG**
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Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM


REGISTERED PROFESSIONAL ENGINEER 21245 JOHN F. ROSTEK JR. STATE OF MARYLAND

### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2010.

**OWNER**
MCDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OHIO 43218

**DEVELOPER / APPLICANT**
MCDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

| DATE | ITEM |
|---|---|
| | |

PROPOSED CONCEPT PLAN
# MCDONALD'S RESTAURANT
RED PUMP ROAD
#1 RED PUMP ROAD
BEL AIR, MARYLAND, 21014

HARFORD COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT 3
DATE: DECEMBER, 2009

DRAWING NO.
C-2
SHEET 2 OF 3