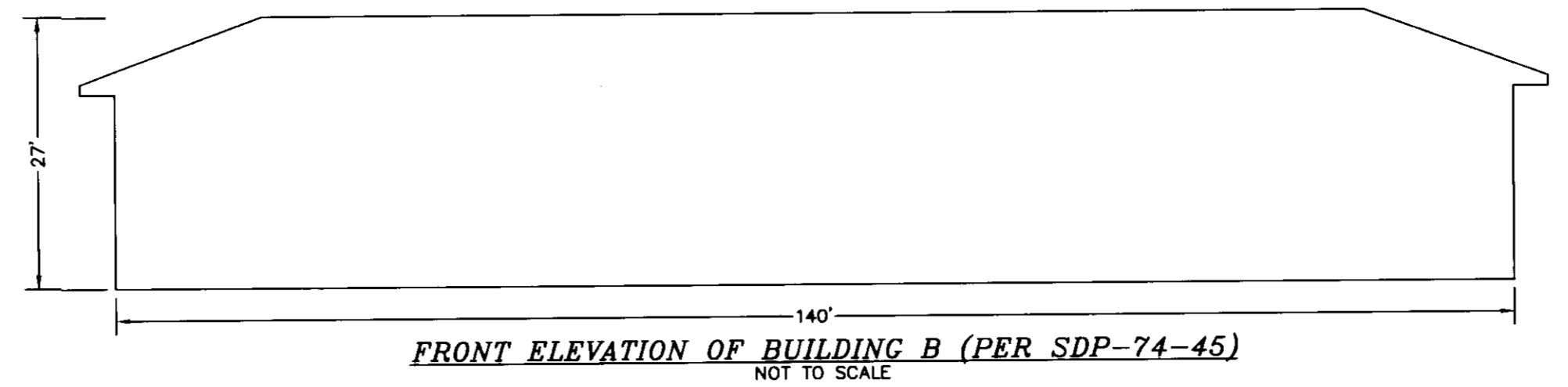
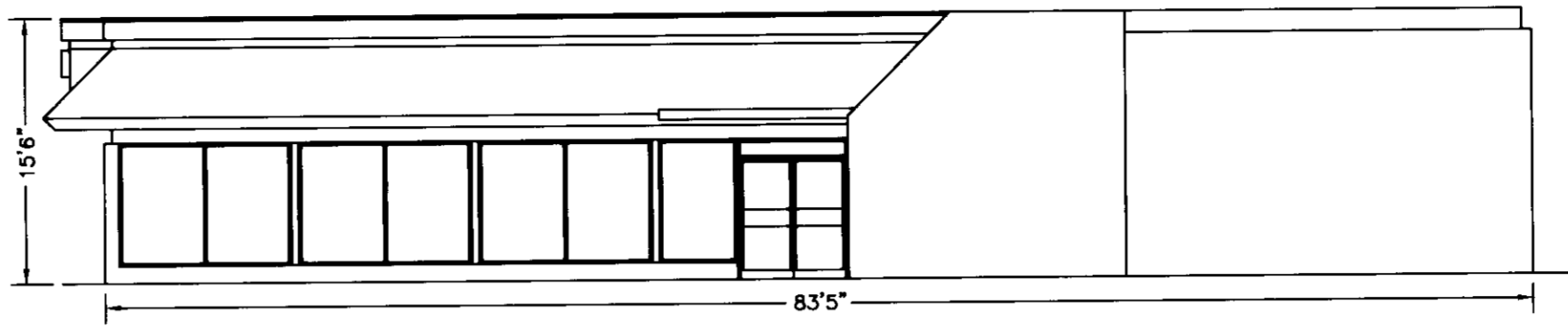


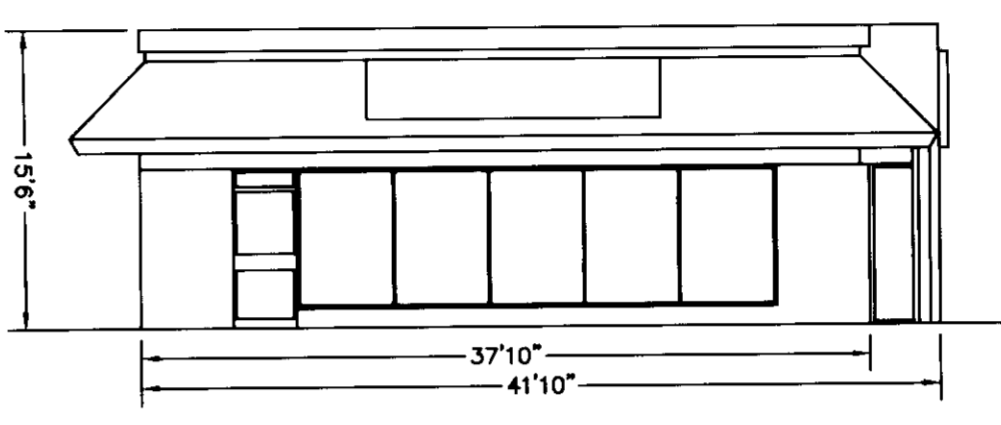
TYPICAL CONC. SECTION  
NOT TO SCALE



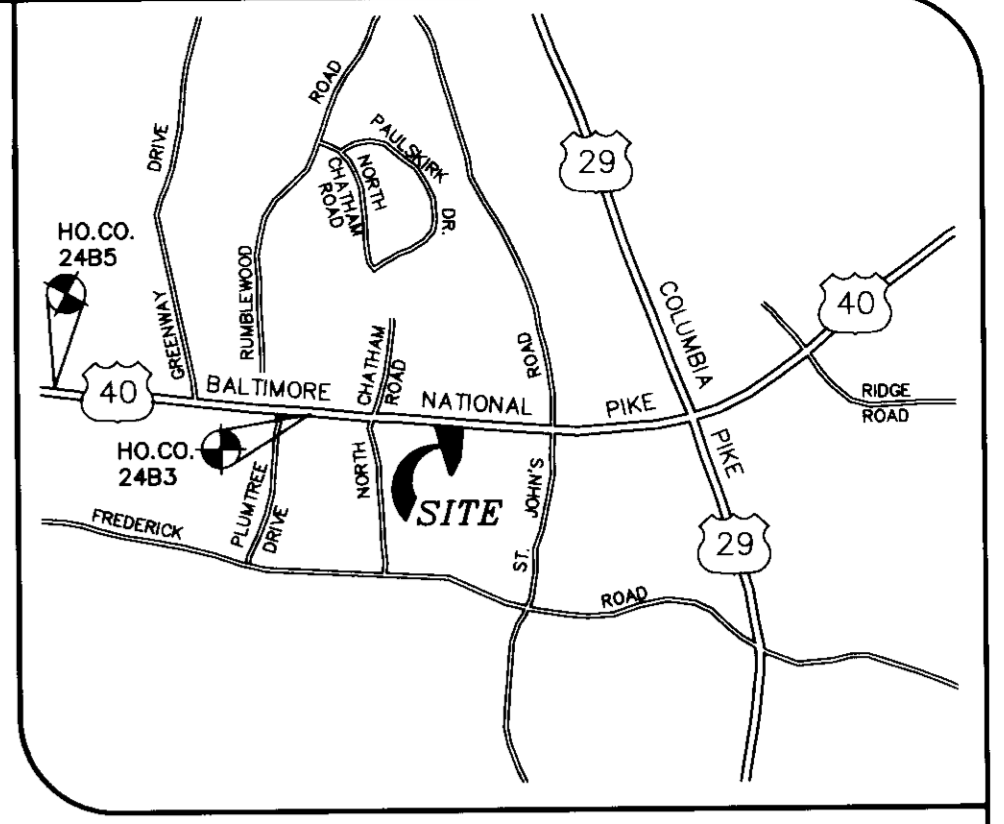
FRONT ELEVATION OF BUILDING B (PER SDP-74-45)  
NOT TO SCALE



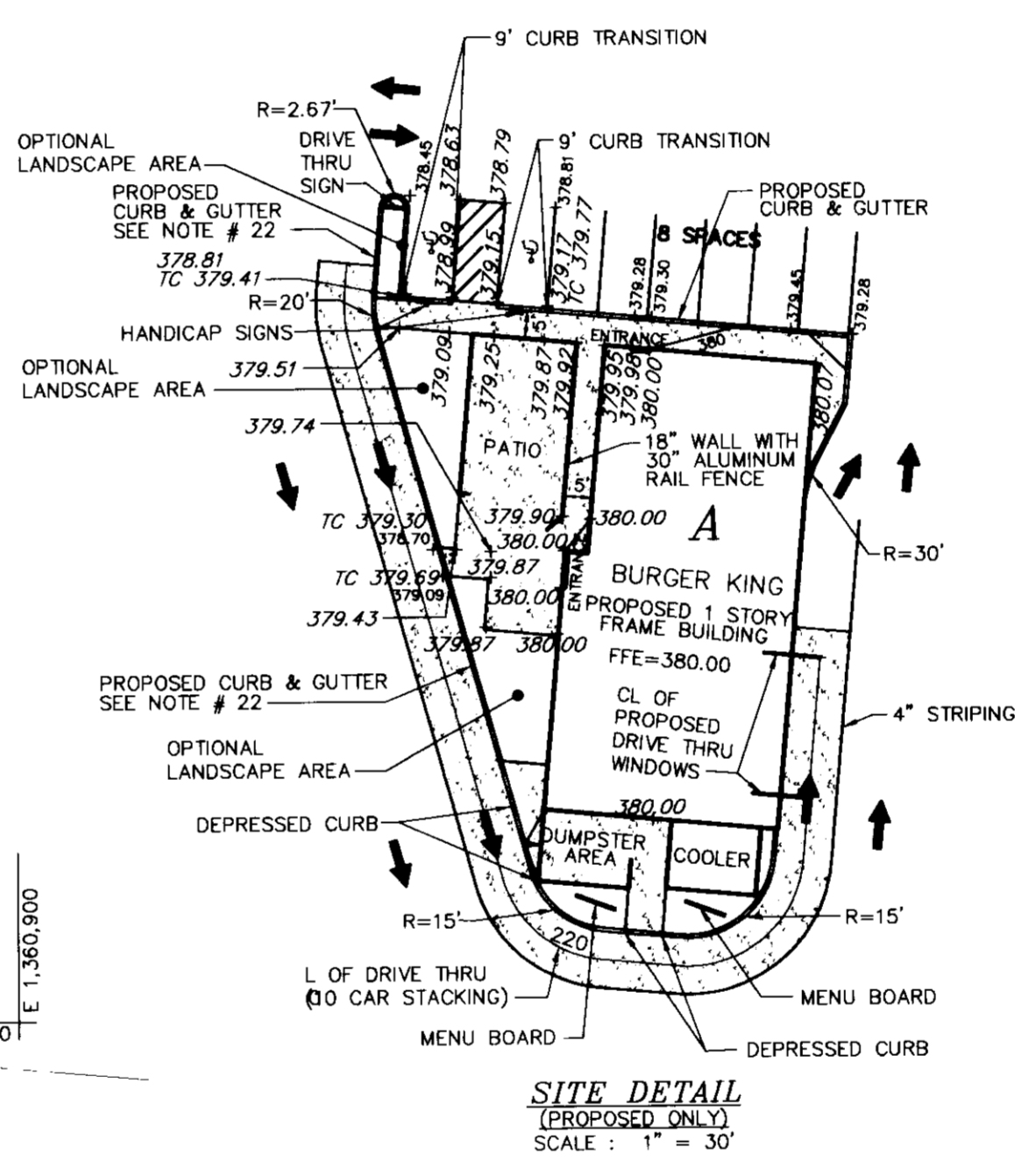
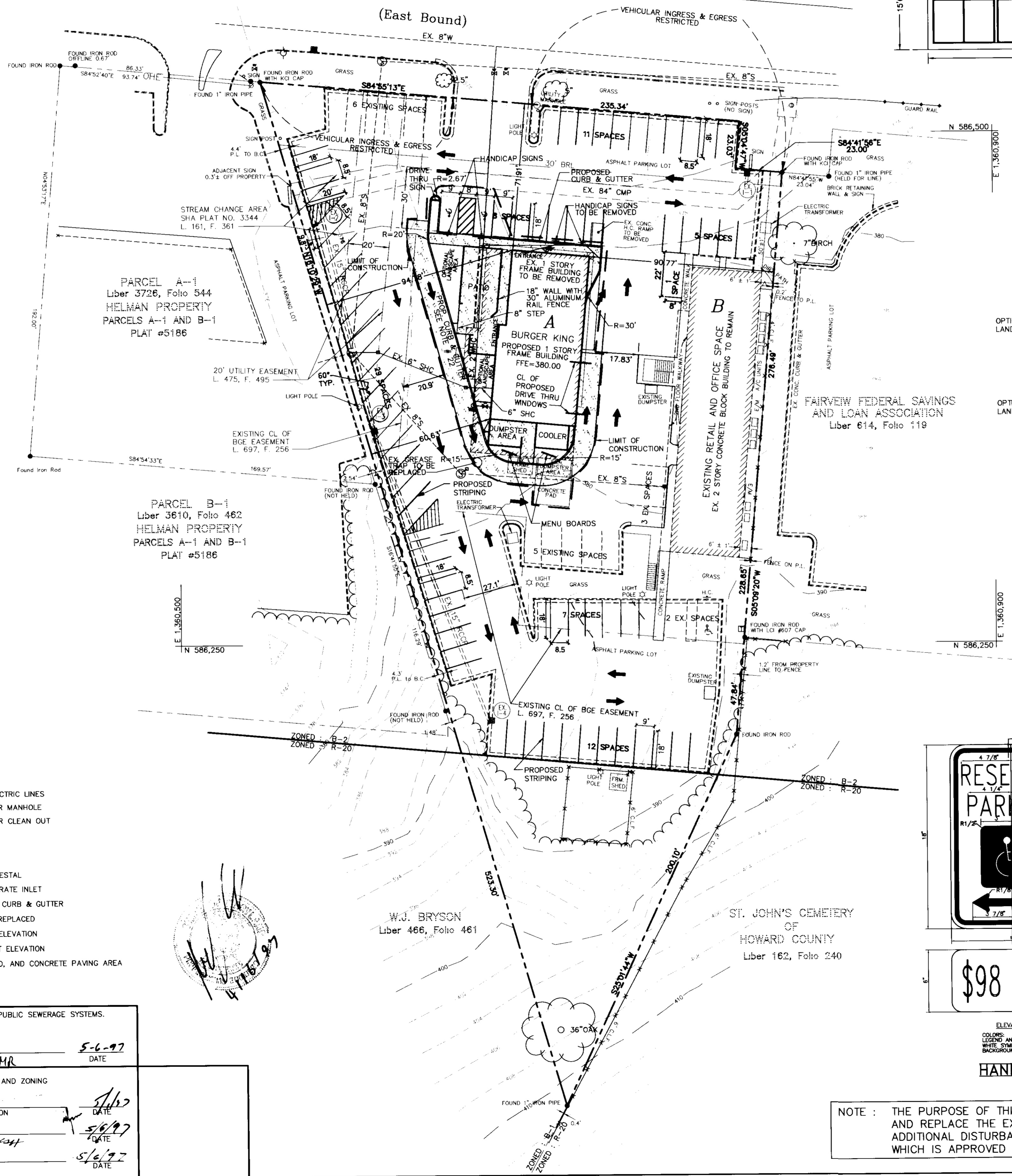
SIDE ELEVATION OF BURGER KING  
NOT TO SCALE



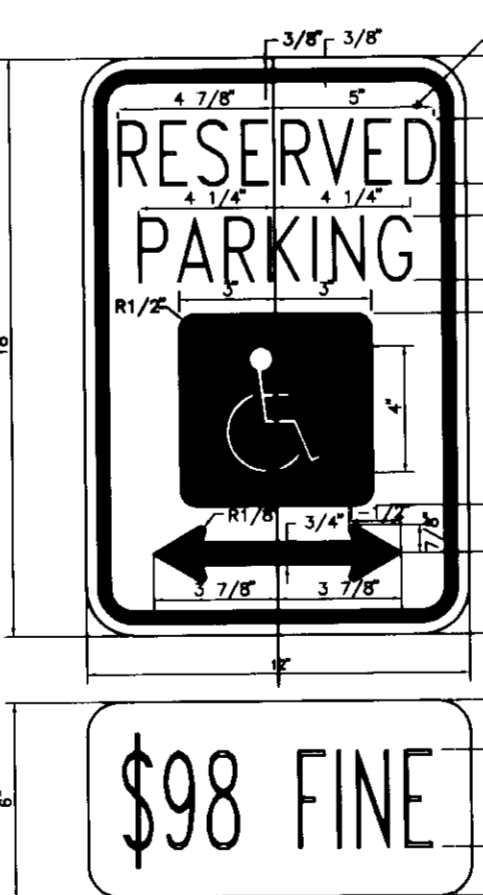
FRONT ELEVATION OF BURGER KING  
NOT TO SCALE



VICINITY MAP  
SCALE: 1" = 2000'



SITE DETAIL  
(PROPOSED ONLY)  
SCALE: 1" = 30'



HANDICAPPED SIGN AND POST  
NOT TO SCALE

NOTE: THE PURPOSE OF THIS PLAN IS TO UPDATE SDP-74-45 AND REPLACE THE EXISTING RESTAURANT BUILDING. NO ADDITIONAL DISTURBANCE IS PROPOSED BEYOND THAT WHICH IS APPROVED UNDER SDP-74-45.

GENERAL NOTES

- PROJECT BACKGROUND: TAX MAP: 24; PARCEL: 937, BLOCK: 5. DEED REFERENCE: LIBER 1251, FOLIO 519. AREA OF PARCEL: 1.668 ACRES ±. ELECTION DISTRICT: SECOND. ZONING: B-2 & R-20. DPZ FILES: SDP-74-45. LOCATION: SUBJECT PROPERTY IS LOCATED APPROXIMATELY 970 FEET WEST OF THE INTERSECTION OF MARYLAND ROUTE 40 (BALTIMORE-NATIONAL PIKE) AND ST. JOHN'S LANE ALONG THE SOUTH SIDE OF MARYLAND ROUTE 40.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- HORIZONTAL AND VERTICAL DATUM SHOWN IS BASED ON THE MARYLAND STATE GRID NAD83 SYSTEM USING THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:  
HO. CO. 2485 N 586,956.2658 ELEV. 390.96  
E 1,356,570.8230  
HO. CO. 2483 N 586,881.2634 ELEV. 385.30  
E 1,359,226.4000
- SUBJECT PROPERTY IS SHOWN IN ZONE "C" ON THE NATIONAL FLOOD RATE MAP FOR HOWARD COUNTY, MARYLAND. COMMUNITY PANEL NO. 240044-0023-B EFFECTIVE DATE OF DECEMBER 4, 1986.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 1997.
- NO FLOODPLAIN OR WETLANDS EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- THIS PROJECT IS EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS. AREA OF DISTURBANCE IS LESS THAN 5,000 SQ. FT.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENSING CONSTRUCTION. APPROXIMATE LOCATION OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SUPPLY. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THE MAIN ENTRANCE TO THE BUILDING WILL BE ACCESSIBLE BY HANDICAPPED PERSONS.
- THE BURGER KING WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- NO IMPROVEMENTS ALONG MD RT 40 ARE PROPOSED.

- PROPOSED USE: FAST FOOD RESTAURANT, RETAIL, AND OFFICE.
- LOT COVERAGE:  
MAXIMUM: 30%  
PROPOSED: 18%, 12,846 SQ. FT.
- PARKING REQUIREMENT:
- |   |             |
|---|-------------|
| BUILDING A<br>RESTAURANT - 3,320 SQ. FT. AT 14 SPACES<br>PER 1,000 SQ. FT.  | 46.5 SPACES |
| BUILDING B<br>RETAIL SPACE - 6,526 SQ. FT. AT 5 SPACES<br>PER 1,000 SQ. FT. | 32.6 SPACES |
| OFFICE SPACE - 3,000 SQ. FT. AT 3.3 SPACES<br>PER 1,000 SQ. FT.             | 9.9 SPACES  |
| TOTAL REQUIRED  | 89 SPACES   |
| TOTAL PROVIDED  | 89 SPACES   |
- MINOR REGRADING OF THE EXISTING PARKING LOT IS REQUIRED. RESTRIPIING OF THE PARKING LOT OR ADDITIONAL PAVING FOR PARKING SPACES IS PROPOSED.
  - EXISTING WATER AND SEWER HOUSE CONNECTIONS TO BE UTILIZED.
  - EXISTING ONE STORY FRAME BUILDING AND ALL ASSOCIATED STRUCTURES TO BE REMOVED.
  - GUTTER OF PROPOSED CURB TO BE PLACED FLUSH WITH THE EXISTING PAVEMENT, EXCEPT WHERE SPOT ELEVATIONS HAVE BEEN PROVIDED ON THE SITE DETAIL.
  - NEW GREASE TRAP TO HAVE A 1200 GAL. CAPACITY.
  - EROSION AND SEDIMENT CONTROL MEASURES ARE NOT REQUIRED. DISTURBANCE IS LESS THAN 5,000 SQ. FT., AND LESS THAN 100 CUBIC YARDS OF EARTH WILL BE MOVED.

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
PARCEL 937	9195 MD RT 40
BLDG A - BURGER KING	9195 MD RT 40
BLDG B - RETAIL & OFFICE	9191 MD RT 40

PROJECT NAME 9191 ASSOCIATES PROPERTY	SECTION/AREA N/A	PARCEL # 937
LIBER/FOLIO/BLOCK # 1251/519 5	ZONE B-2 & R-20	TAX/ZONE MAP 24
ELEC. DIST. SECOND	CENSUS TRACT 6023.01	OWNER/DEVELOPER 9191 LLC 100 NORTH CHARLES STREET BALTIMORE, MARYLAND 21201 (410) 727-1090
WATER CODE CONTRACT # 11-W	SEWER CODE CONTRACT # 130-S	

- LEGEND
- OHE OVER HEAD ELECTRIC LINES
  - SM SANITARY SEWER MANHOLE
  - SC SANITARY SEWER CLEAN OUT
  - WV WATER VALVE
  - FH FIRE HYDRANT
  - PP POWER POLE
  - TP TELEPHONE PEDESTAL
  - SDG STORM DRAIN GRATE INLET
  - EC EXISTING CONC. CURB & GUTTER
  - PR PAVING TO BE REPLACED
  - SE EXISTING SPOT ELEVATION
  - PE PROPOSED SPOT ELEVATION
  - SCW SIDEWALK, PATIO, AND CONCRETE PAVING AREA

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Joseph M. Boyd, M.D.* MR 5-6-97  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Candy A. Arnold* 5/6/97  
DATE  
DIVISION OF LAND DEVELOPMENT  
*David R. Kroll* 5/6/97  
DATE  
DIRECTOR

Project 96089  
date JAN 1997  
illustration TH/SID  
scale 1"=30'  
approval RJJ

1 REVISED PARKING  
date 9-5-97  
description revisions

KELLY PROPERTY  
(BURGER KING)  
TAX MAP 24 - BLOCK 5  
PARCEL 937 - HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT  
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Balt. (301) 621-5521 Wash. (410) 997-0298 Foz.