

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 403.2.b.1. to permit 53 parking spaces instead of the required 62 and Section 413.2.f to permit a total of 230.2 sq. footage of signs instead of the required 100 sq. ft. also section 238.2 to permit a sideyard setback of 28 instead of the required 30 ft.

The undersigned, legal owner(s) of the property situate in Baltimore County, for the following reasons: (a) the requirement of 57 parking spaces would unduly restrict petitioner's use of the land for the intended permitted purpose of adding a drive-through facility to increase business, and if such requirement were enforced, conformance would be unduly burdensome; (b) if the drive-through was to be added, there would need to be a sign notifying the public of the facility and the need to add a "menu" sign as well and if variance were not granted, it would cause petitioner a practical difficulty and/or an unreasonable hardship of operating without adequate notice of such drive-through to the public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

LEGAL OWNER(S):
 McDonald's Corporation
 (Type or Print Name)
 Signature: Peter Freitag
 (Type or Print Name)
 3015 Williams Drive
 Fairfax, VA 22031
 Address: 21 Pocono Drive
 Phone No. _____
 Arnold, Maryland 21012
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Robert W. Cannon
 100 South Charles Street
 Baltimore, Maryland 21201
 City and State _____
 Attorney's Telephone No. 332-8816

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 406, County Office Building in Towson, Baltimore County, on the 24th day of September, 1985, at 10:00 o'clock.

Carl J. Jablon
 Zoning Commissioner of Baltimore County.

Case No. 86-122-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of August, 1985.

Petitioner: McDonald's Corporation
 Attorney: Robert W. Cannon, Esquire

Received by: *James E. Dyer*
 Chairman
 Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1985

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Robert W. Cannon, Esquire
 100 South Charles Street
 Baltimore, Maryland 21201

Re: Item No. 405 - Case No. 86-122-A
 Petitioner - McDonald's Corporation
 Variance Petition

Dear Mr. Cannon:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:rr

Enclosures

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
 DIRECTOR

July 15, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #405 (1984-1985)
 Property Owners: McDonald's Corporation
 NE/Cor. North Pt. Blvd. & Old Battle
 Grove Road
 District 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Markle
 JAMES A. MARKLE, P.E., Chief
 Bureau of Public Services

JAM: PNO:blp

cc: File



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
 Secretary
 Hal Kassoff
 Administrator

July 18, 1985

Mr. A. Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Att: N. Commodari

Re: Item #405
 Property Owner: McDonalds Corporation
 Location: NE/Cor. North Point Blvd. (Route 151) and Old Battle Grove Road
 Existing Zoning: B.R.-CS-1 (Possible Critical Area)
 Proposed Zoning: Var. to permit 53 parking spaces in lieu of the required 57 spaces and to permit a total of 136 sq. ft. of signs in lieu of the required 100 sq. ft.
 Acres: 2876 sq. ft.
 District: 15th

Dear Mr. Commodari:

On review of the submittal of 4/25/85, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show a 20' egress only entrance at North Point Blvd. (Route 151).

A "ONE WAY" sign and "DO NOT ENTER" sign must be installed at the 20' egress of Route 151.

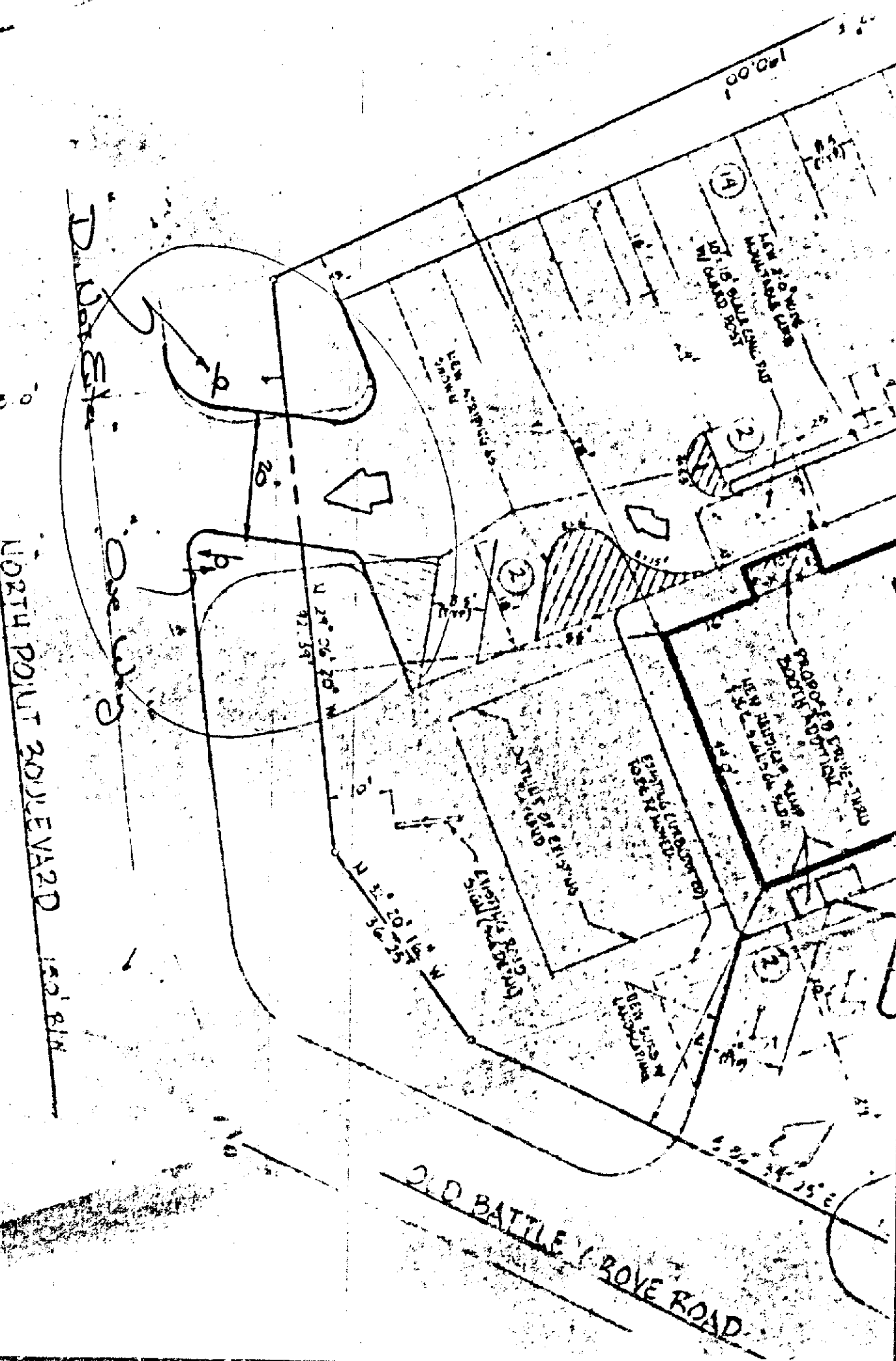
We find the variance for parking generally acceptable, in addition to the Logo sign located outside the State Highway Administration right of way.

Very truly yours,

Charles Lee
 Charles Lee, Chief
 Bureau of Engr. Access Permits

by: George Witman

CL-GW:es
 cc: J. Ogle
 enclosure
 My telephone number is 301-652-1360
 Teletypewriter for Impaired Hearing or Speech
 363-7556 Baltimore Metro - 565 0451 D.C. Metro - 1-800-592-5082 Statewide Toll Free
 P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3550
 NORMAN E. GORDON
 DIRECTOR

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

AUGUST 29, 1985

Re: Zoning Advisory Meeting of July 2, 1985
 Item # 405 (CRITICAL AREA)
 Property Owner: McDONALD'S CORPORATION
 Location: NE/COR. NORTH POINT BLVD. & OLD BATTLE GROVE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Manuscripts: Must comply with Baltimore County Landscape Manual, Bill 115-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 173-79, and as conditions change are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Howell

Eugene A. Boher
 Chief, Current Planning and Development

BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

August 2, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 405 - ZAC - Meeting of July 2, 1985
 Property Owner: McDonald's Corporation
 Location: NE/Cor. North Point Blvd. and Old Battle Grove Road
 Existing Zoning: B.R.-CS-1 (Possible Critical Area)
 Proposed Zoning: Variance to permit 53 parking spaces in lieu of the required 57 spaces and to permit a total of 136 sq. ft. of signs in lieu of the required 100 sq. ft.

Acres: 2876 sq. ft.
 District: 15th

Dear Mr. Jablon:

The requested variances to parking can be expected to cause some parking problems in the area.

Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineering Assoc., II

MSF/ccm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-122-A

District 15th Date of Posting 9/5/85
Posted for: Variance
Petitioner: McDonald's Corporation
Location of property: N.E. Cor. N. Pt. Blvd. & Old Baltimore Ave. Rd.
3945 N. Pt. Blvd.
Location of Signs: Facing intersection of N. Pt. Blvd. & Old Baltimore
Ave. Rd., approx. 20' from roadway on property of L. H. Hiner
Remarks: _____
Posted by W. H. Hiner Date of return: 9/6/85
Signature
Number of Signs: 1

IN RE: PETITION FOR VARIANCE
NE/corner of North Point Blvd.
and Old Battle Grove Road,
(3945 North Point Boulevard)
15th Election District
McDonald's Corporation,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-122-A

The Petitioner herein requests variances to permit 53 parking spaces in lieu of the required 62, a total of 230.2 square feet of signs in lieu of the required 100 square feet, and a side yard setback of 28 feet in lieu of the required 30 feet for existing freezer.

At the onset of the hearing, Counsel for the Petitioner indicated that the menu board would be affixed to the wall of the building, thus, he moved to amend the Petition to request a total of 190.52 square feet of signs in lieu of the permitted 100 square feet. The motion was granted.

The existing fast food business has been located on the site, owned and operated under the original franchise, since 1974. The freezer and screened trash area have been located in their present position for many years without either the County or the Petitioner realizing that the freezer required a variance for that location. In recent years the fast food business has changed in that now drive-through facilities have to be provided to retain existing business and remain competitive. Such a change in business operations require additional square footage of signs for notification to the public. The parking layout has to be completely redrawn; the site does not provide any space for additional parking. Statistics for the fast food business would indicate that 35 to 45% of the total business will be drive-through. A recent survey of parking on the site as it now exists without drive-through service indicated, at peak periods i.e. lunch time, an average parking utilization of 52% with a range of 32 to 74%. No parking is allowed on North Point Boulevard adjacent to the site.

There were no protestants.
Mary Ginn entered her appearance on behalf of the Association of Baltimore County Community Councils.

Pursuant to the advertisement, posting of property, and public hearing on the Petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of October, 1985, that the herein Petition for Variance to permit 53 parking spaces in lieu of the required 62, a total of 190.52 square feet of signs in lieu of the required 100 square feet, and a side yard setback of 28 feet in lieu of the required 30 feet, in accordance with the site plan submitted, revised July 10, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The menu board shall be affixed to the wall of the building.
2. The striped areas may be modified to include landscaping.
3. At any such time as the site ceases to be utilized as a McDonald's Restaurant, the total square feet of signage shall conform to the requirements of the BCZR.

Arnold Jablon
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE October 4, 1985
BY Arnold A. Jablon
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES
NE Corner of North Point
Blvd. & Old Battle Grove
Rd. (3945 North Point
Blvd.), 15th District
McDonald's Corporation,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-122-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esquire, 100 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner; and R. Rodnan Mann, G&M Food Corporation, 21 Pocono Drive, Arnold, MD 21012, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Variance
NE corner North Point Blvd. & Old
Battle Grove Rd. (3945 North Pt. Blvd.)
15th Election District
McDonald's Corporation, Petitioner
Case No. 86-122-A

Dear Mr. Cannon:

This is to advise you that \$62.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. The sign until day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012538

DATE: 9-24-85 ACCOUNT: R-01-615-000

AMOUNT: \$ 62.95

RECEIVED FROM: Weinberg and Green

FOR: Advertising and Posting 86-122-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
15th Election District

LOCATION: Northeast corner of North Point Boulevard and Old Battle Grove Road (3945 North Point Boulevard)

DATE AND TIME: Tuesday, September 24, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances from Section 409.2.b(3) to permit 53 parking spaces in lieu of the required 62 and Section 413.2.f to permit a total of 230.2 square footage of signs in lieu of the required 100 square feet, also Section 238.2 to permit a side yard setback of 28 feet in lieu of the required 30 feet.

Being the property of McDonald's Corporation as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE cor. North Pt. Blvd. & Old
Battle Grove Rd. (3945 North Pt. Blvd.)
15th Election District
McDonald's Corporation, Petitioner
Case No. 86-122-A

TIME: 10:00 a.m.

DATE: Tuesday, September 24, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 008525

DATE: 9-1-85 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Weinberg and Green

FOR: Variances # 405

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the NE/corner of North Point Boulevard and Old Battle Grove Road. Thence N. 29°06'20" West 92.39 ft., N. 42°35'22" East 190.00 ft., S. 41°31'10" East 243.73 ft., S. 42°37'28" West 38.43 ft. Thence by (1) by line curving the the right with a radius of 108.5 feet the distance of 96.27 feet which arc is subtended by a cord bearing south 67°-50'-40" west to a pipe and (2) North 86°-34'-25" West 102.12 feet, North 32°-20'-16" West 36.25 ft. to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 5, 1985.

THE JEFFERSONIAN,

Cost of Advertising

24.75

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

36 N. Dundalk Ave.
Dundalk, Md. 21222 September 9, 1985 19

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #69027 - Req. #1 78366 - Pet. for Var. - 83 Lines #833.20 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one issue two weeks before the 6th day of September 1985; that is to say, the same was inserted in the issues of Sept. 5, 1985

Kimbel Publication, Inc.

per Publisher.

By C. Oller



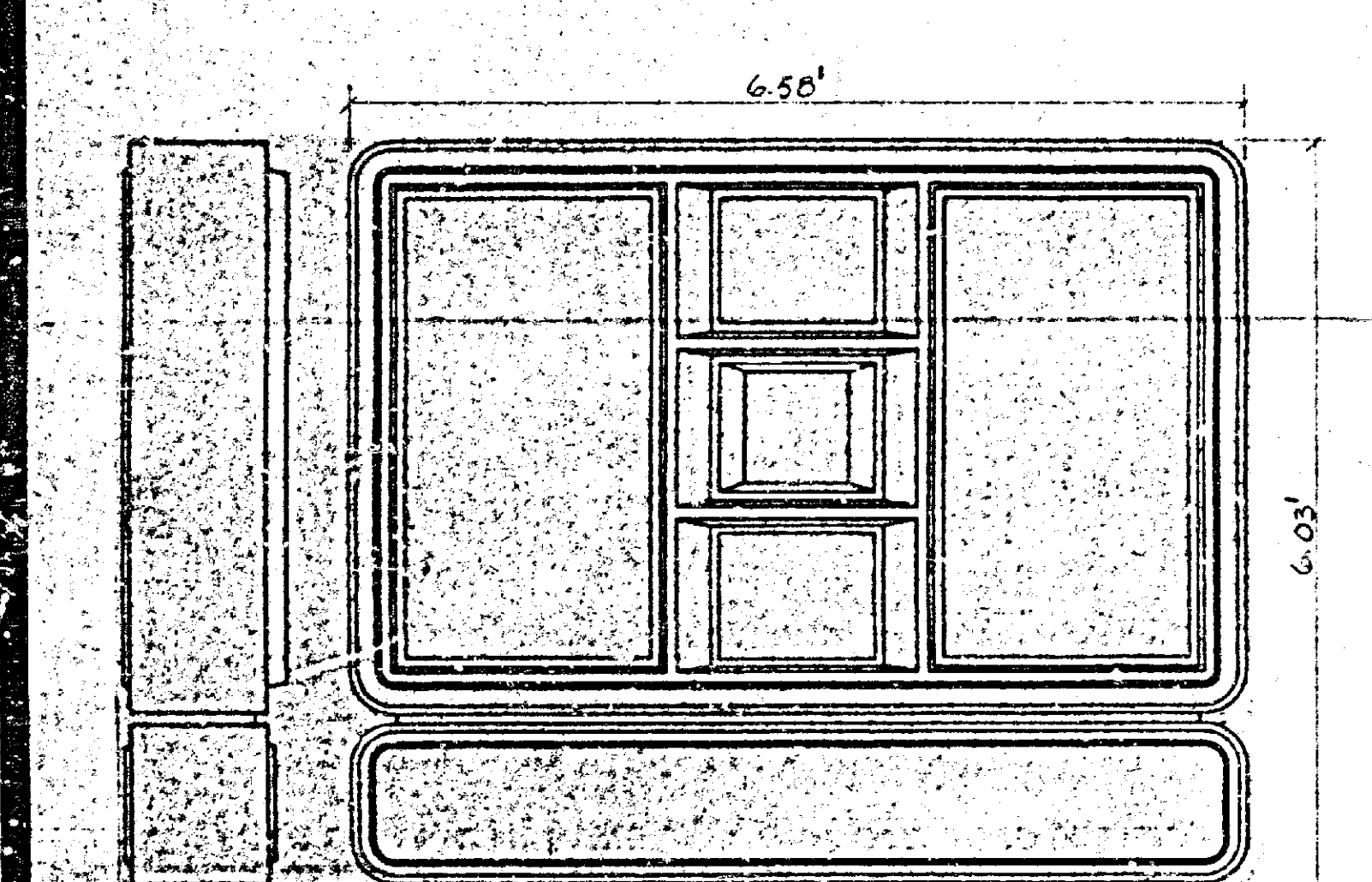
ROAD SIGN NO SCALE

SQUARE FOOTAGE CALCULATION (ROAD SIGN)

1. EXISTING SIGN
A. BASE = $(3.75 \times 10.08) = 37.80$ SQ. FT.
B. ARCH = (BY DIGITAL PLANIMETER) = 42.80 SQ. FT.
TOTAL = 79.73 SQ. FT.

2. PROPOSED SIGN
(171)(9.08) = 15.53 SQ. FT.

3. TOTAL = $79.73 + 15.53 = 95.26$ SQ. FT. (PER SIDE)
 $(95.26) \times 2 = 190.52$ SQ. FT.



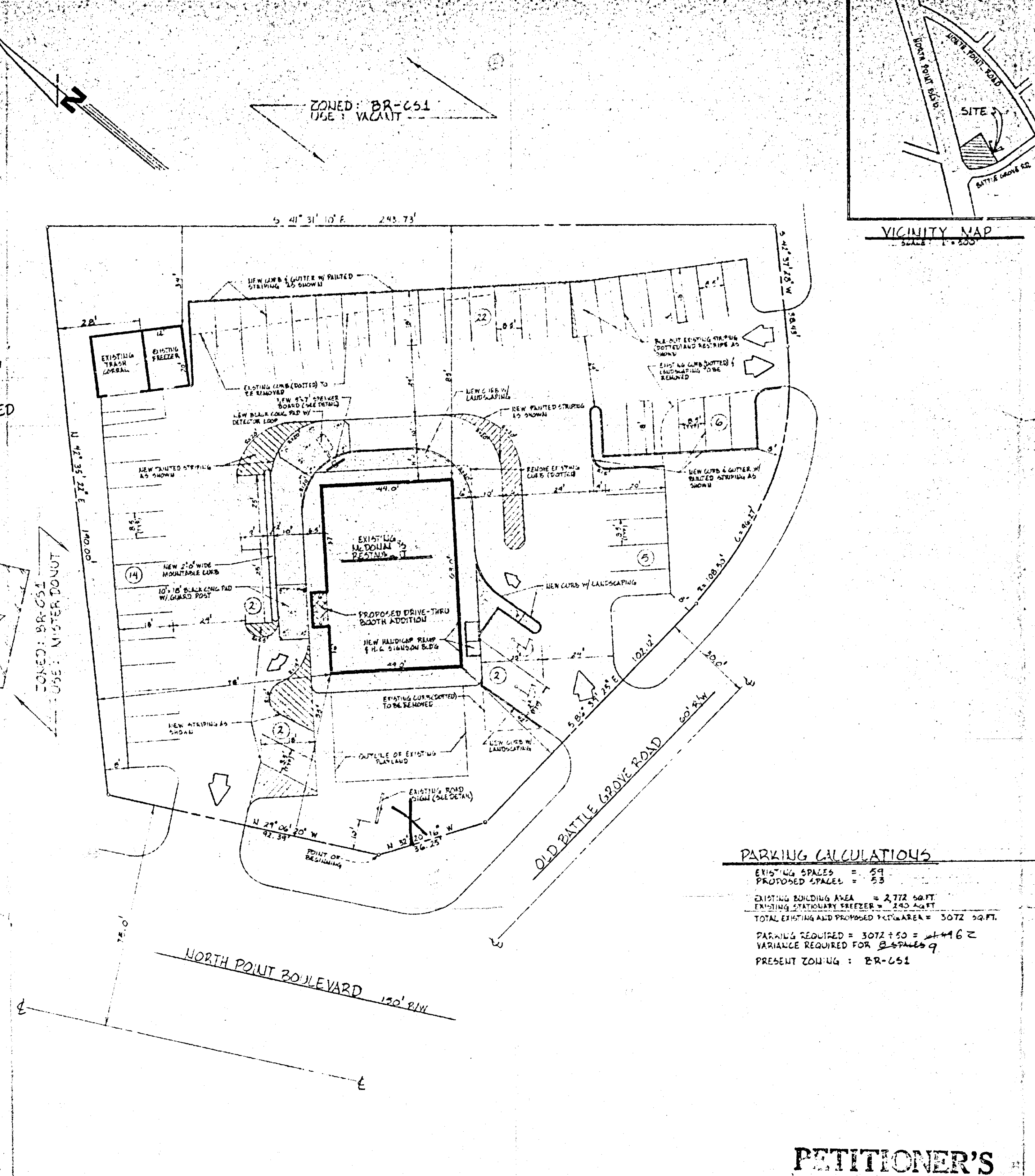
PROPOSED MENU/ORDER BOARD (ONE SIDED) NO SCALE

SQUARE FOOTAGE CALCULATION (MENU/ORDER BOARD)

1. TOTAL = $(6.73)(6.58) = 39.68$ SQ. FT.

TOTAL SITE SIGNAGE (EXISTING PLUS PROPOSED)

MENU/ORDER BOARD = 39.68 SQ. FT.
ROAD SIGN = 190.52 SQ. FT.
TOTAL = 230.20 SQ. FT.



PARKING CALCULATIONS

EXISTING SPACES = 59
PROPOSED SPACES = 53

EXISTING BUILDING AREA = 2,772 SQ. FT.
EXISTING STATIONARY FREEZER = 240 SQ. FT.
TOTAL EXISTING AND PROPOSED FLOOR AREA = 3,012 SQ. FT.

PARKING REQUIRED = $3072 \div 50 = 61.44$
VARIANCE REQUIRED FOR 2 SPACES

PRESENT ZONING: BR-651

PETITIONER'S EXHIBIT 1

- GENERAL NOTES:**
- IT IS THE INTENTION OF THE OWNER TO MAINTAIN OPERATION OF THE FACILITY DURING THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR MUST REVIEW CONSTRUCTION SEQUENCE WITH OWNER AND COOPERATE TO FULFILL EXTENT POSSIBLE IN ORDER TO MINIMIZE THE INCONVENIENCE TO PATRONS AND EMPLOYEES.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE SUBMITTING ANY DISCREPANCIES BETWEEN THESE PLANS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE OWNER.

GENERAL NOTES:

- McDonald's Road Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
- Base, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
- 5" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor. Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
- Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
- Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
- The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Grading.
- All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
- Finish Walk and Curb Elevations shall be 8" Above Finish Pavement.
- All Landscape Areas shall be Rough Graded to 8" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.
- Any sidewalk, curbing, pavement or landscaping disturbed as a result of building the proposed improvements will be restored to its original condition or to the satisfaction of McDonald's Corp.

PAVING SPECIFICATION:
(Minimum 2" Total Compacted Asphalt Thickness.)

- 1" ASPHALT WEARING COARSE
- 2" ASPHALT BASE COARSE
- 4" CRUSHED ROCK BASE
- COMPACTED SUB-GRADE

LOT LIGHTING RECOMMENDATION:

#405 7/10/85

REVISED PLANS

Note: Electrical Contractor To Circuit Lot Lighting As Needed.

PARKING INFORMATION:

Total Spaces:	Spaces	Size
42	8.5' x 18.0' @ 90°	
5	8.5' x 20.0' @ 90°	
2	7.0' x 25.0' @ 180°	
2	8.5' x 18.0' @ 60°	

UTILITY INFORMATION:

Size: Type: Location:

Sanitary Sewer AS EXISTING

Water

Storm Sewer

Electric

Gas

SURVEY INFORMATION:

Prepared By: OTHERS

Dated:

LEGEND:

Sanitary Sewer	S	Gas	G
Water	W	Lot Light	LP-30
Storm Sewer	ST	Existing Elevation	(76.5)
Electric	E	Proposed Elevation	(77.8)

PLAN SCALE: 1" = 20'

STREET ADDRESS:
3945 NORTH POINT BOULEVARD

CITY: BALTIMORE **STATE:** MARYLAND

COUNTY: BALTIMORE

DRIVE-THRU ADDITION

REGIONAL DWG. NO.: 095-19

CORPORATE DWG. NO.: SP-1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-122-A

District 15th Date of Posting 9/5/85
Posted for: Variance
Petitioner: McDonald's Corporation
Location of property: N.E. Cor. N. Pt. Blvd. & Old Baltimore Ave. Rd.
3945 N. Pt. Blvd.
Location of Signs: Facing intersection of N. Pt. Blvd. & Old Baltimore
Ave. Rd., approx. 20' from roadway on property of L. H. Hiner
Remarks: _____
Posted by W. H. Hiner Date of return: 9/6/85
Signature
Number of Signs: 1

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 403.2.b.1. to permit 53 parking spaces instead of the required 62 and Section 413.2.f to permit a total of 230.2 sq. footage of signs instead of the required 100 sq. ft. also section 238.2 to permit a sideyard setback of 28 instead of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (a) the requirement of 57 parking spaces would unduly restrict petitioner's use of the land for the intended permitted purpose of adding a drive-through facility to increase business, and if such requirement were enforced, conformance would be unduly burdensome; (b) if the drive-through was to be added, there would need to be a sign notifying the public of the facility and the need to add a "menu" sign as well and if variance were not granted, it would cause petitioner a practical difficulty and/or an unreasonable hardship of operating without adequate notice of such drive-through to the public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
McDonald's Corporation
(Type or Print Name)

Signature by: Peter Freitag,
Construction Engineer
(Type or Print Name) 3015 Williams Drive
Fairfax, VA 22031

Signatures:

Lessee:
R. Rodman Mann
(Type or Print Name)
Signature: *R. Rodman Mann*
G&M Food Corporation
21 Pocono Drive
Address: Arnold, Md 21012
City and State

Attorney for Petitioner:
Robert W. Cannon
(Type or Print Name)
Signature: *Robert W. Cannon*
100 South Charles Street
Address: Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 332-8816

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Robert W. Cannon
100 South Charles Street
Baltimore, Maryland 21201
Address: Phone No.: 332-8816

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 406, County Office Building in Towson, Baltimore County, on the 24th day of September, 1985, at 10:00 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

Case No. 86-122-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of August, 1985.

Petitioner: McDonald's Corporation
Petitioner's Attorney: Robert W. Cannon, Esquire

Received by: *James E. Dyer*
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 405 - Case No. 86-122-A
Petitioner - McDonald's Corporation
Variance Petition

Dear Mr. Cannon:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:rr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #405 (1984-1985)

Property Owners: McDonald's Corporation
NE/Cor. North Pt. Blvd. & Old Battle
Grove Road
District 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM: PNO:blp

cc: File



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

July 18, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: N. Commodari

Re: Item #405
Property Owner: McDonalds Corporation
Location: NE/Cor. North Point Blvd. (Route 151) and Old Battle Grove Road
Existing Zoning: B.R. CS-1 (Possible Critical Area)
Proposed Zoning: Var. to permit 53 parking spaces in lieu of the required 57 spaces and to permit a total of 136 sq. ft. of signs in lieu of the required 100 sq. ft.
Acres: 2876 sq. ft.
District: 15th

Dear Mr. Commodari:

On review of the submittal of 4/25/85, and a field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show a 20' egress only entrance at North Point Blvd. (Route 151).

A "ONE WAY" sign and "DO NOT ENTER" sign must be installed at the 20' egress of Route 151.

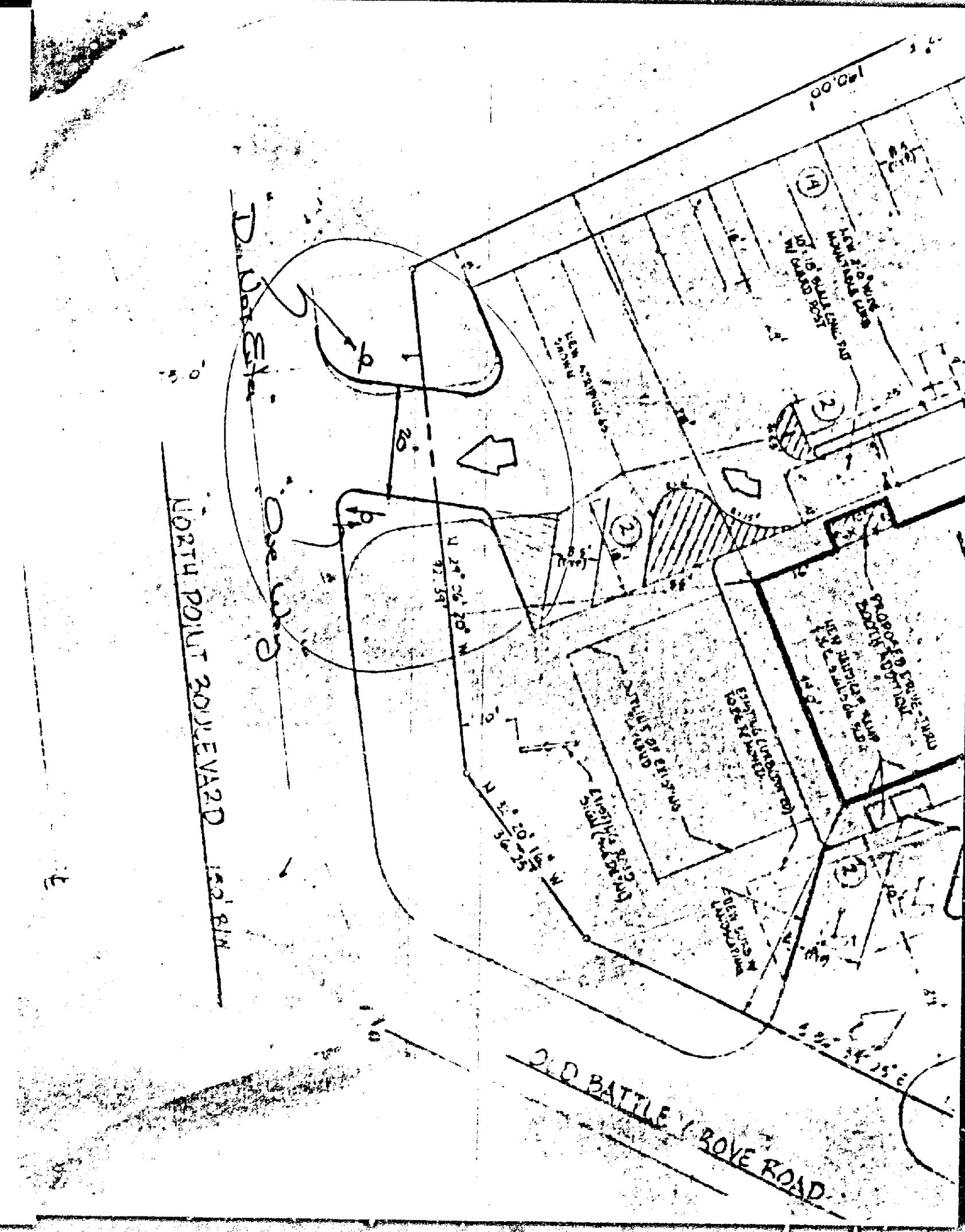
We find the variance for parking generally acceptable, in addition to the Logo sign located outside the State Highway Administration right of way.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Witman

CL-GW:es
cc: J. Ogle
enclosure
My telephone number is 301-652-1360
Teletypewriter for Impaired Hearing or Speech
363-7556 Baltimore Metro - 565 0451 D.C. Metro - 1-800-592-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 29, 1985

Re: Zoning Advisory Meeting of July 2, 1985
Item # 405 (CRITICAL AREA)
Property Owner: McDONALD'S CORPORATION
Location: NE/COR. NORTH POINT BLVD. & OLD BATTLE GROVE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 7/2/85.
- ☒ Manuscripts: Must comply with Baltimore County Landscape Manual, Bill 115-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 173-79, and as conditions change are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 2, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 405 - ZAC- Meeting of July 2, 1985
Property Owner: McDonald's Corporation
Location: NE/Cor. North Point Blvd. and Old Battle Grove Road
Existing Zoning: B.R.-CS-1 (Possible Critical Area)
Proposed Zoning: Variance to permit 53 parking spaces in lieu of the required 57 spaces and to permit a total of 136 sq.ft. of signs in lieu of the required 100 sq.ft.

Acres: 2876 sq.ft.
District: 15th

Dear Mr. Jablon:

The requested variances to parking can be expected to cause some parking problems in the area.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc., II

MSF/ccm

IN RE: PETITION FOR VARIANCE
NE/corner of North Point Blvd.
and Old Battle Grove Road,
(3945 North Point Boulevard)
15th Election District
McDonald's Corporation,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-122-A

The Petitioner herein requests variances to permit 53 parking spaces in lieu of the required 62, a total of 230.2 square feet of signs in lieu of the required 100 square feet, and a side yard setback of 28 feet in lieu of the required 30 feet for existing freezer.

At the onset of the hearing, Counsel for the Petitioner indicated that the menu board would be affixed to the wall of the building, thus, he moved to amend the Petition to request a total of 190.52 square feet of signs in lieu of the permitted 100 square feet. The motion was granted.

The existing fast food business has been located on the site, owned and operated under the original franchise, since 1974. The freezer and screened trash area have been located in their present position for many years without either the County or the Petitioner realizing that the freezer required a variance for that location. In recent years the fast food business has changed in that now drive-through facilities have to be provided to retain existing business and remain competitive. Such a change in business operations require additional square footage of signs for notification to the public. The parking layout has to be completely redrawn; the site does not provide any space for additional parking. Statistics for the fast food business would indicate that 35 to 45% of the total business will be drive-through. A recent survey of parking on the site as it now exists without drive-through service indicated, at peak periods i.e. lunch time, an average parking utilization of 52% with a range of 32 to 74%. No parking is allowed on North Point Boulevard adjacent to the site.

There were no protestants.
Mary Ginn entered her appearance on behalf of the Association of Baltimore County Community Councils.

Pursuant to the advertisement, posting of property, and public hearing on the Petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of October, 1985, that the herein Petition for Variance to permit 53 parking spaces in lieu of the required 62, a total of 190.52 square feet of signs in lieu of the required 100 square feet, and a side yard setback of 28 feet in lieu of the required 30 feet, in accordance with the site plan submitted, revised July 10, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The menu board shall be affixed to the wall of the building.
2. The striped areas may be modified to include landscaping.
3. At any such time as the site ceases to be utilized as a McDonald's Restaurant, the total square feet of signage shall conform to the requirements of the BCZR.

Arnold Jablon
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
15th Election District

LOCATION: Northeast corner of North Point Boulevard and Old Battle Grove Road (3945 North Point Boulevard)

DATE AND TIME: Tuesday, September 24, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances from Section 409.2.b(3) to permit 53 parking spaces in lieu of the required 62 and Section 413.2.f to permit a total of 230.2 square footage of signs in lieu of the required 100 square feet, also Section 238.2 to permit a side yard setback of 28 feet in lieu of the required 30 feet.

Being the property of McDonald's Corporation as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the NE/corner of North Point Boulevard and Old Battle Grove Road. Thence N. 29°06'20" West 92.39 ft., N. 42°35'22" East 190.00 ft., S. 41°31'10" East 243.73 ft., S. 42°37'28" West 38.43 ft. Thence by (1) by line curving the the right with a radius of 108.5 feet the distance of 96.27 feet which arc is subtended by a cord bearing south 67°-50'-40" west to a pipe and (2) North 86°-34'-25" West 102.12 feet, North 32°-20'-16" West 36.25 ft. to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 5, 1985.

THE JEFFERSONIAN,

Cost of Advertising

24.75

RE: PETITION FOR VARIANCES
NE Corner of North Point Blvd. & Old Battle Grove Rd. (3945 North Point Blvd.), 15th District
McDONALD'S CORPORATION, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-122-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esquire, 100 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner; and R. Rodnan Mann, G&M Food Corporation, 21 Pocono Drive, Arnold, MD 21012, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Variance
NE corner North Point Blvd. & Old Battle Grove Rd. (3945 North Pt. Blvd.)
15th Election District
McDonald's Corporation, Petitioner
Case No. 86-122-A

Dear Mr. Cannon:

This is to advise you that \$62.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. The sign until day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012538

DATE: 9-24-85 ACCOUNT: R-01-615-000

AMOUNT: \$ 62.95

RECEIVED FROM: Weinberg and Green

FOR: Advertising and Posting 86-122-A

VALIDATION OR SIGNATURE OF CASHIER

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE cor. North Pt. Blvd. & Old Battle Grove Rd. (3945 North Pt. Blvd.)
15th Election District
McDonald's Corporation, Petitioner
Case No. 86-122-A

TIME: 10:00 a.m.

DATE: Tuesday, September 24, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 008525

DATE: 9-1-85 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Weinberg and Green

FOR: Variances # 405

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
15th Election District
LOCATION: Northeast corner of North Point Boulevard and Old Battle Grove Road (3945 North Point Boulevard)
DATE AND TIME: Tuesday, September 24, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variances from Section 409.2.b(3) to permit 53 parking spaces in lieu of the required 62 and Section 413.2.f to permit a total of 230.2 square footage of signs in lieu of the required 100 square feet, also Section 238.2 to permit a side yard setback of 28 feet in lieu of the required 30 feet.
Being the property of McDonald's Corporation as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

36 N. Dundalk Ave.
Dundalk, Md. 21222 September 9, 1985 19

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #69027 - Req. #1 78366 - Pet. for Var. - 83 Lines #833.20 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one issue two weeks before the 6th day of September 1985; that is to say, the same was inserted in the issues of Sept. 5, 1985

Kimbel Publication, Inc.

per Publisher.

By C. Oller



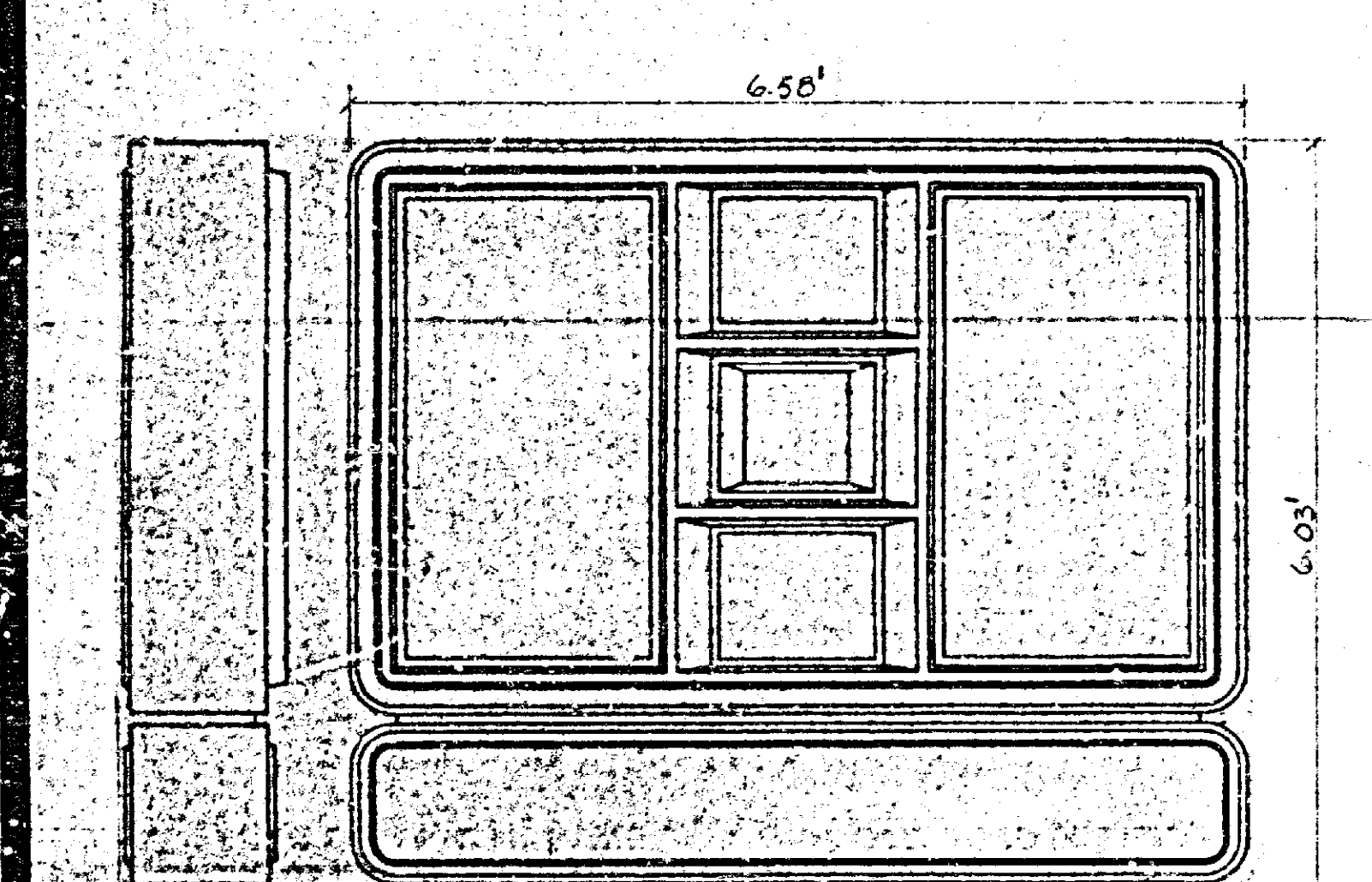
ROAD SIGN NO SCALE

SQUARE FOOTAGE CALCULATION (ROAD SIGN)

1. EXISTING SIGN
A. BASE = $(3.75 \times 10.08) = 37.80$ SQ. FT.
B. ARCH = (BY DIGITAL PLANIMETER) = 42.80 SQ. FT.
TOTAL = 79.73 SQ. FT.

2. PROPOSED SIGN
(171)(9.08) = 15.53 SQ. FT.

3. TOTAL = $79.73 + 15.53 = 95.26$ SQ. FT. (PER SIDE)
 $(95.26) \times 2 = 190.52$ SQ. FT.



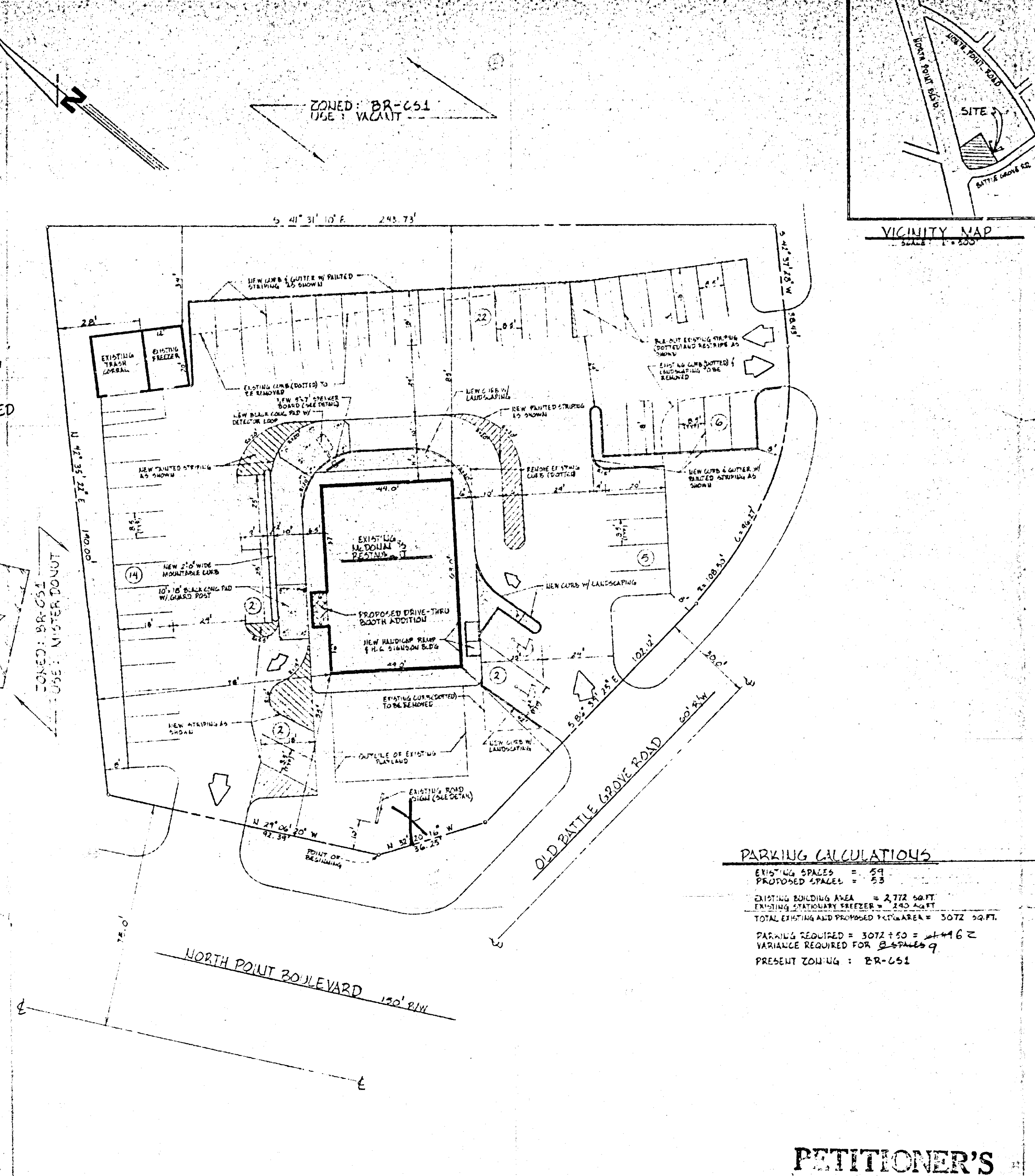
PROPOSED MENU/ORDER BOARD (ONE SIDED) NO SCALE

SQUARE FOOTAGE CALCULATION (MENU/ORDER BOARD)

1. TOTAL = $(6.73)(6.58) = 39.68$ SQ. FT.

TOTAL SITE SIGNAGE (EXISTING PLUS PROPOSED)

MENU/ORDER BOARD = 39.68 SQ. FT.
ROAD SIGN = 190.52 SQ. FT.
TOTAL = 230.20 SQ. FT.



PARKING CALCULATIONS

EXISTING SPACES = 59
PROPOSED SPACES = 53

EXISTING BUILDING AREA = 2,772 SQ. FT.
EXISTING STATIONARY FREEZER = 240 SQ. FT.
TOTAL EXISTING AND PROPOSED FLOOR AREA = 3,012 SQ. FT.

PARKING REQUIRED = $3072 \div 50 = 61.44$
VARIANCE REQUIRED FOR 2 SPACES

PRESENT ZONING: BR-651

PETITIONER'S EXHIBIT 1

- GENERAL NOTES:**
- IT IS THE INTENTION OF THE OWNER TO MAINTAIN OPERATION OF THE FACILITY DURING THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR MUST REVIEW CONSTRUCTION SEQUENCE WITH OWNER AND COOPERATE TO FULFILL EXTENT POSSIBLE IN ORDER TO MINIMIZE THE INCONVENIENCE TO PATRONS AND EMPLOYEES.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE SUBMITTING ANY DISCREPANCIES BETWEEN THESE PLANS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE OWNER.

GENERAL NOTES:

- McDonald's Road Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
- Base, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
- 5" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor. Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
- Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
- Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
- The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Grading.
- All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
- Finish Walk and Curb Elevations shall be 8" Above Finish Pavement.
- All Landscape Areas shall be Rough Graded to 8" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.
- Any sidewalk, curbing, pavement or landscaping disturbed as a result of building the proposed improvements will be restored to its original condition or to the satisfaction of McDonald's Corp.

PAVING SPECIFICATION:
(Minimum 2" Total Compacted Asphalt Thickness.)

1" ASPHALT WEARING COURSE
2" ASPHALT BASE COURSE
4" CRUSHED ROCK BASE
COMPACTED SUB-GRADE

LOT LIGHTING RECOMMENDATION:

#405 7/10/85

REVISED PLANS

Note: Electrical Contractor To Circuit Lot Lighting As Needed.

PARKING INFORMATION:

Total Spaces:	42	Spaces 8.5' x 18.0' @ 90°
53	5	Spaces 8.5' x 20.0' @ 90°
2 H.C. @ 2' x 20'	2	Spaces 7.0' x 25.0' @ 180°
	2	Spaces 8.5' x 18.0' @ 60°

UTILITY INFORMATION:

Size: Type: Location:

Sanitary Sewer AS EXISTING

Water

Storm Sewer

Electric

Gas

SURVEY INFORMATION:

Prepared By: OTHERS

Dated:

LEGEND:

Sanitary Sewer	S	Gas	G
Water	W	Lot Light	LP-30
Storm Sewer	ST	Existing Elevation	(76.5)
Electric	E	Proposed Elevation	(77.8)

PLAN SCALE: 1" = 20'

STREET ADDRESS:
3945 NORTH POINT BOULEVARD

CITY: BALTIMORE **STATE:** MARYLAND

COUNTY: BALTIMORE

DRIVE-THRU ADDITION

REGIONAL DWG. NO.: 095-19

CORPORATE DWG. NO.: X

SP-1