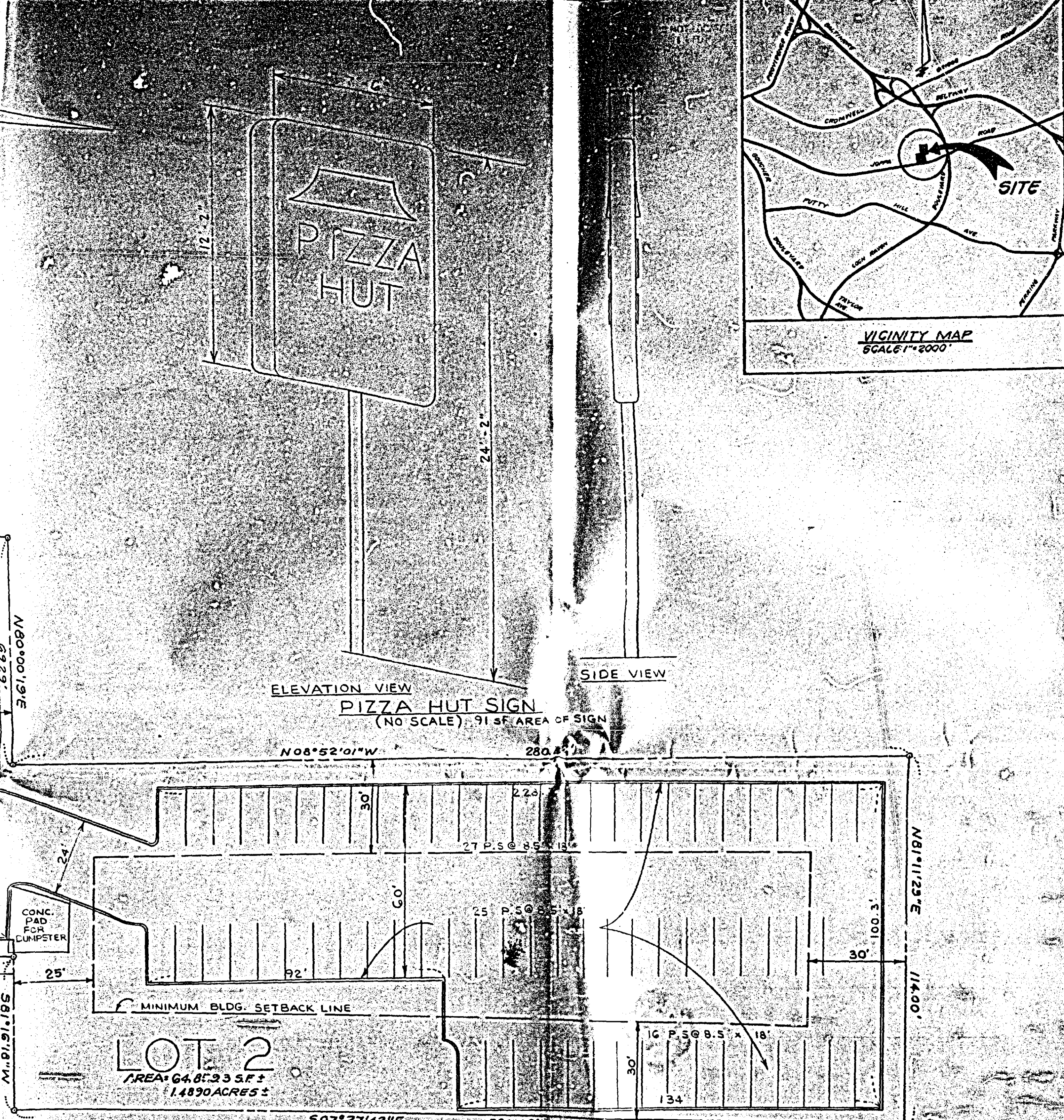
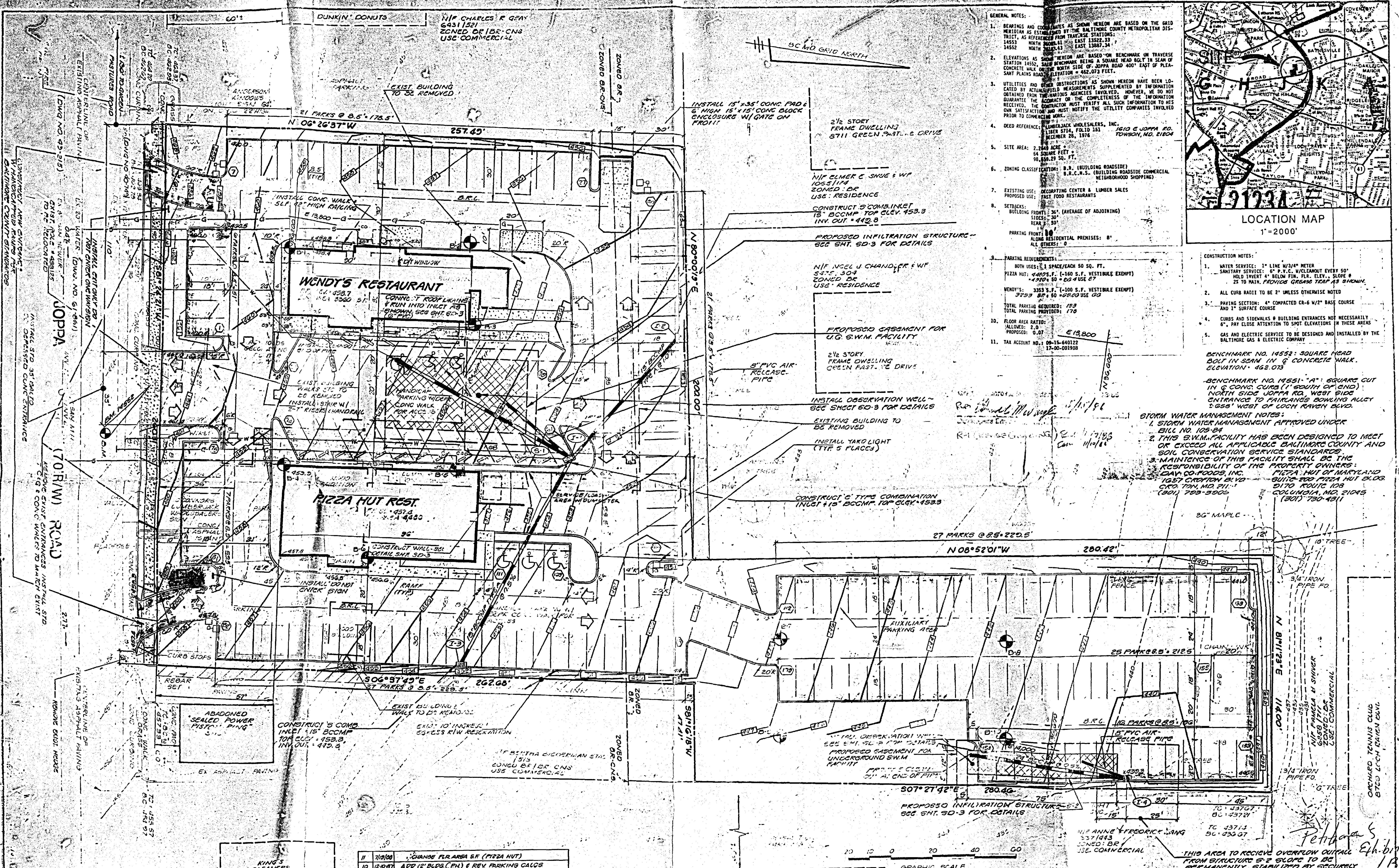




Petitioner's Exhibit
2A



LOCATION MAP
1"=200'

- GENERAL NOTES:**
1. BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT, AS REFERENCED FROM TRAVELER STATION 14553. NORTH 14553.33' EAST 13887.34' 14552. NORTH 14553.33' EAST 13887.34' 14552.
 2. ELEVATIONS AS SHOWN HEREON ARE BASED ON BENCHMARK ON TRAVELER STATION 14553.33' EAST 13887.34' 14552. CONCRETE WALK ON THE NORTH SIDE OF JOPPA ROAD 400' EAST OF PLEASANT PLAINS ROAD. ELEVATION = 452.073 FEET.
 3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE BALTIMORE COUNTY METROPOLITAN DISTRICT. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 4. DEED REFERENCE: UNDERLAK WHOLESALES, INC. 1610 E. JOPPA RD. LIBER 5714, FOLIO 161 DECEMBER 28, 1976 TOWSON, MD. 21204
 5. SITE AREA: 2.2848 ACRE 64 SQUARE FEET 98,559.29 SQ. FT.
 6. ZONING CLASSIFICATION: B.N. (BUILDING ROADSIDE) BUILDING ROADSIDE COMMERCIAL (NEIGHBORHOOD SHOPPING)
 7. EXISTING USE: DECORATING CENTER & LUMBER SALES PROPOSED USE: RESTAURANTS
 8. SETBACKS: BUILDING FROM FRONT: 36' (AVERAGE OF ADJOINING) SIDES: 30' REAR: 30' PARKING FRONT: 10' ALONG RESIDENTIAL PREMISES: 8' ALL OTHERS: 0'
 9. PARKING REQUIREMENTS: BOTH USES: 1 SPACE/EACH 50 SQ. FT. PIZZA HUT: 4400 S.F. (-160 S.F. VESTIBULE EXEMPT) 4340 S.F. 50' 50' 4' USE 27 WENDY'S: 3553 S.F. (-100 S.F. VESTIBULE EXEMPT) 3453 S.F. 50' 50' 4' USE 27
 10. TOTAL PARKING REQUIRED: 153 TOTAL PARKING PROVIDED: 170
 11. FLOOR AREA RATIO: ALLOWED: 2.0 PROPOSED: 0.07
 12. TAX ACCOUNT NO.: 06-15-640122 17-00-001908

- CONSTRUCTION NOTES:**
1. WATER SERVICE: 1" LINE W/3/4" METER
 2. SANITARY SERVICE: 6" P.V.C. W/CLEANOUT EVERY 50' HOLD INVERT 4" BELOW FIN. FLR. ELEV. SLOPE 2% TO MAIN. PROVIDE GREEN TOP & 2" SHOWN.
 3. ALL CURB RADI TO BE 2" UNLESS OTHERWISE NOTED
 4. PAVING SECTION: 4" COMPACTED CR-6 1/2" BASE COURSE AND 1" SURFACE COURSE
 5. CURBS AND SIDEWALKS @ BUILDING ENTRANCES NOT NECESSARILY 6". PAY CLOSE ATTENTION TO SPOT ELEVATIONS IN THESE AREAS
 6. GAS AND ELECTRIC SERVICE TO BE DESIGNED AND INSTALLED BY THE BALTIMORE GAS & ELECTRIC COMPANY

BENCHMARK NO. 14553: SQUARE HEAD BOLT IN SCAM. 10" 6" CONCRETE WALK. ELEVATION = 452.073

BENCHMARK NO. 14551: "A" SQUARE CUT IN 6" CONC. CURB (1' SOUTH OF END) NORTH SIDE JOPPA RD. WEST SIDE ENTRANCE TO FAIRLANS DOCKLAND ALLEY 14553.33' NORTH 14553.33' EAST 13887.34' 14552.

STORM WATER MANAGEMENT NOTES:

1. STORM WATER MANAGEMENT APPROVED UNDER BILL NO. 105-54
2. THIS S.W.M. FACILITY HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE BALTIMORE COUNTY AND SOIL CONSERVATION SERVICE STANDARDS
3. MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS:

DAY CO. FOODS, INC. 1657 CROFTON BLVD. CROFTON, MD. 21114 (301) 729-3900

PIZZA HUT OF MARYLAND 2170 ROUTE 108 CROFTON, MD. 21114 (301) 730-4311

NO.	DATE	DESCRIPTION	BY
1	1/10/08	CHANGE FLR AREA S.F. (PIZZA HUT)	
2	1/10/08	ADD (2' BLDG. (PH) & REV. PARKING CALCS	
3	1/10/08	CHG'S PER OWNER'S COMMENTS	
4	1/10/08	PER COUNTY COMMENTS (S.W.M.)	
5	1/10/08	PER COUNTY COMMENTS (S.W.M.)	
6	1/10/08	PER COUNTY COMMENTS (S.W.M.)	
7	1/10/08	PER COUNTY COMMENTS (S.W.M.)	

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

APPLICANT:
DAVCO FOOD, INC.
1657 CROFTON BLVD.
CROFTON, MD. 21114
C/O MR. PHILLIP H. YOUNG

PLAN PREPARATION
BY: STV / LYON ASSOCIATES
DATE: 1/10/08
JOB NO. 7673-53-001

PLAT FOR ZONING VARIANCE
WENDY'S / PIZZA HUT
1610 E. JOPPA ROAD
ELECT. DIST. 9 C4 BALTIMORE CO., MD.

DRAWING NO.
SD-1
SHEET NO.
1 of 5

MICROFILMED