



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
April 12, 2011

Stanley S. Fine
Rosenberg, Martin, Greenberg, LLP
25 South Charles Street, Suite 2115
Baltimore, Maryland 21201-3305

RE: Spirit and Intent Request, Case # 2010-0191-A and 1990-0542-SPH, McDonald's Restaurant, Meadows Park Shopping Center, 6662 Security Boulevard, Baltimore, Maryland, 21207, 1st Election District

Dear Mr. Fine:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to us for reply. Based upon the information provided therein and our review of the available zoning records, the following has been determined:

1. Provided no freestanding enterprises signs are added to the Meadows Park Shopping Center integrated site, and provided no freestanding enterprise signs are added to the McDonald's lease area or the proposed "future bank" site, then the proposed signage for the relocated McDonald's is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the Zoning Commissioner's order in Case # 2010-0191-A
2. In the future, if you desire to add freestanding enterprise signs anywhere within the boundaries of the integrated shopping center site, you must file petitions for public hearings to be held before the Baltimore County Administrative Law Judge.
3. A copy of your request letter, this response and the amended hearing plan will be recorded and made a permanent part of the zoning case file.
4. A verbatim copy of this response must be affixed to any building/sign permit site plans prior to building/sign permit application.
5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey N. Perlow and Leonard Wasilewski", is written over the typed names.

Jeffrey N. Perlow and Leonard Wasilewski
Planner II
Zoning Review

Case File 2010-0191-A

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov



ROSENBERG | MARTIN | GREENBERG, LLP

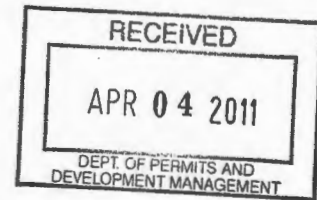
25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 T 410.727.6600 F 410.727.1115 rosenbergmartin.com

STANLEY S. FINE

sfine@rosenbergmartin.com

To: JNP/LW
4/5/11 STF

April 4, 2011



VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of Permits,
Approvals and Inspections
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: McDonald's Restaurant – Meadows Park Shopping Center
6662 Security Boulevard
Baltimore, Maryland 21207
Tax Acct. No. 1600013396

Dear Mr. Jablon:

This firm represents McDonald's USA, LLC ("McDonald's"), the contract lessee of a pad site located in the Meadows Park Shopping Center at 6662 Security Boulevard (the "Property"). The Property is improved with a shopping center consisting of three buildings which include both retail and professional office uses. The site currently provides approximately 900 parking spaces, which exceeds the 694 parking spaces that are required pursuant to the Zoning Commissioner's decision in Case No. 90-542-SPH. In addition, the approved development plan for the Shopping Center includes two pad sites located along Security Boulevard, neither of which has been constructed to date.

In 2009, McDonald's entered into an agreement with the owner of the Shopping Center, Meadows Shopping Center, LLC ("Meadows"), to lease the easternmost of the approved pad sites on which it would construct a new McDonald's restaurant. McDonald's applied for certain variances relating to the signage proposed on the new restaurant, which were approved in Case No. 2010-0191-A. Specifically, the Zoning Commissioner approved variances from the following sections of the Baltimore County Zoning Regulations:

1. Section 450.4.5.A to permit six (6) enterprise signs on building facades in lieu of the permitted three (3) signs;
2. Section 450.4.3 to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing directional sign; and
3. Section 450.5.B.3.b to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

A copy of the Zoning Commissioner's decision, along with the Plat to Accompany Zoning Petition filed in Case No. 2010-0191-A, is enclosed for your reference.

Mr. Arnold Jablon
April 4, 2011
Page - 2 -

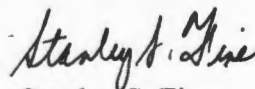
Subsequent to the Zoning Commissioner's decision, McDonald's and Meadows agreed that the proposed McDonald's would be better suited on the pad site located immediately west of the site where it was originally proposed which, at the time of McDonald's original variance application, was slated to be developed as a 12,000 sq. ft. pharmacy. McDonald's now proposes to construct the new restaurant on that site, as shown on the enclosed Site Plan and Signage Plan dated March 2011, and a bank is currently proposed on the pad site to the west of the proposed McDonald's. The proposed restaurant would be identical to the restaurant that was originally proposed, including identical signage to that which was approved in Case No. 2010-0191-A. Once the new McDonald's and the bank are constructed, the Shopping Center will have a total of 771 parking spaces, exceeding the required 694 spaces.

In granting the original variance application, the Zoning Commissioner found that the property was unique by virtue of the existing buildings and signs located along Security Boulevard which obstruct the view of the site to passing motorists. These existing buildings and signs create the same unique condition for the new pad site, and will result in the same practical difficulty if the Baltimore County Zoning Regulations were strictly applied. As the same variances would be necessary for the signage on the restaurant in its new location as were approved in Case No. 2010-0191-A, we respectfully request confirmation that the signage proposed for the McDonald's at its new location conforms with the spirit and intent of the approval granted in Case No. 2010-0191-A, and that no further variance applications are necessary for these signs.

I enclose a check made payable to Baltimore County in the amount of \$100.00 to cover the cost of the letter to be sent by your office in response to this request. Please call my assistant, Sharon Cosentino, at (410) 727-6600 to arrange for the letter to be picked up when it is ready.

Thank you for your cooperation in this matter.

Sincerely,


Stanley S. Fine

Enclosures

cc: McDonald's USA, LLC (via electronic mail, w/enclosures)
Baltimore Land Design Group, Inc. (via electronic mail, w/enclosures)

IN RE: PETITION FOR VARIANCE

N side of Security Boulevard; 240 feet W
of Woodland Drive
1st Election District
4th Councilmanic District
(6650 Security Blvd.)

Meadows Shopping Center, LLC
Legal Owner

McDonald's USA, LLC
Contract Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
*
* CASE NO. 2010-0191-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by David Ross on behalf of Meadows Shopping Center, LLC c/o Atlantic Realty Companies, the legal property owner, and Lee May, Area Construction Manager, on behalf of McDonald's USA, LLC, the contract lessee. Variance relief as follows:

- From Section 450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs; and
- From Section 450.4.3 of the B.C.Z.R. to allow "canopy" type directional signs in lieu of permitted wall-mounted or free-standing signs; and
- From Section 450.5.B.3.b of the B.C.Z.R. to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

The subject property and requested relief are more particularly described on the two page site plan that was marked and accepted into evidence as Petitioner's Exhibits 1A and 1B, as well as the exterior elevations and the signage details, which were marked and accepted into evidence as Petitioner's Exhibits 4, 5, and 6, respectively.

Appearing at the requisite public hearing in support of the request were Stanley S. Fine, Esquire, and Caroline L. Hecker, Esquire, attorneys for Petitioner McDonald's USA, LLC;

ORDER RECEIVED FOR FILING

Date 3.24.10

By PS

Jeffrey Bell, Area Construction Manager for McDonald's Corporation; and Iwona Rostek-Zarska and Walenty Zarski of Baltimore Land Design Group, Inc., the consulting engineers who prepared the site plan for this property. In addition, Pierce MacGill with the Baltimore County Department of Economic Development appeared in support of the Petition. Jay R. Angle, owner of the Salsa Grill, a tenant in the Meadows Shopping Center, attended the hearing but did not participate. There were no Protestants or other interested persons in attendance.

Testimony and evidence presented at the hearing revealed that McDonald's proposes to construct a new restaurant on a pad site at the Meadows Park Shopping Center. The Shopping Center property is irregular-shaped and consists of approximately 16.47 acres zoned B.M.-C.C.C. The proposed McDonald's would take up approximately one acre of the overall site. The property is located on the north side of Security Boulevard with frontage also on Woodlawn Drive, east of Interstate 695, in the Woodlawn area of Baltimore County. The proposed new restaurant ultimately would replace an existing McDonald's restaurant located further east on Security Boulevard that is outdated and operationally inadequate. As depicted on the site plan and in the photographs that were marked and accepted into evidence as Petitioner's Exhibits 2A through 2L, the proposed McDonald's will be located on a pad site in the Shopping Center that is presently part of the parking lot for the Shopping Center. Mr. Bell, Area Construction Manager for McDonald's Corporation, testified that the new structure would have a contemporary, upscale look, with a "café" style interior customer area decorated with tasteful colors and materials. The structure would have a brick exterior, and would include a variety of "green building" features, including a high-efficiency HVAC system, a ThermoPlastic Olefin (TPO) reflective roof,

ORDER RECEIVED FOR FILING

Date 3.24.10 2

By JB

awnings to reduce solar heat gain, masonry walls, and two-speed grill exhausts, among others. The new building would also be entirely ADA-compliant.¹

Petitioner seeks variances from Section 450.4.5.A of the B.C.Z.R. to permit six (6) enterprise signs on building facades in lieu of the permitted three (3) signs; from B.C.Z.R. Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; and from Section 450.5.B.3.b of the B.C.Z.R. to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Ms. Rostek-Zarska was accepted as an expert in site engineering and testified that the size and location of an existing Shell gasoline station, located adjacent to Meadows Shopping Center at the intersection of Security Boulevard and Woodland Drive, obscures visibility of the proposed location of the McDonald's pad site. The obstructed view of the pad site caused by the existing gasoline station creates a unique condition that that would cause an unreasonable hardship and prevent the construction of the new restaurant if strict application of the B.C.Z.R. were required. In light of the fact that visibility of the proposed restaurant will be obscured by the existing gasoline station, the proposed signage plan provides an appropriate and reasonable amount of signage to identify the restaurant to passing motorists and to direct pedestrians safely to the entrances. In addition, these signs are McDonald's standard signage plan, and the restaurant at this location would deviate from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

¹ The Americans with Disabilities Act of 1990 ("ADA") is a wide-ranging civil rights law that prohibits, under certain circumstances, discrimination based on disability. As part of its provisions, it requires that all "new construction" (construction, modification or alterations) after the effective date of the ADA (approximately July 1992) must be fully compliant with the Americans With Disabilities Act Accessibility Guidelines ("ADAAG") found in the Code of Federal Regulations at 28 C.F.R., Part 36, Appendix "A".

ORDER RECEIVED FOR FILING

Date 3.24.10

3

By 103

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 2, 2010 which indicates that the property is located in a Master Plan designated Revitalization District and a Community Conservation Area. The Planning Office recommends approval of the Petitioner's request as the proposed use is appropriate for this well-established commercial corridor. However, they recommend that Petitioner provide mitigation as a condition of any variance approvals for the proposed establishment. In particular, they request that Petitioner provide landscaping along the Security Boulevard frontage of the existing shopping center, which should mitigate the requested variance as well as provide an aesthetic upgrade to the Shopping Center. They also request that prior to any approvals granted by the Zoning Commissioner, the Office of Planning shall review a landscape plan. Additionally, a landscape plan shall be submitted to Avery Harden, Baltimore County Landscape Architect, for review and approval.

In response to these comments, Petitioner prepared a landscaping plan for the McDonald's pad site, which Petitioner indicated has received preliminary verbal approval from the Baltimore County Office of Planning. This two page landscaping plan was marked and accepted into evidence as Petitioner's Exhibits 8A and 8B. It appears that Petitioner has responded to the comments of the Office of Planning and that the landscape plan submitted by Petitioner addresses the request made in the ZAC comment. Nonetheless, I shall include a condition in the Order for review by the Planning Office and approval of the landscape plan by Mr. Harden.

Based on the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure

ORDER RECEIVED FOR FILING

Date 3-24-10 4

By PJ

which is the subject of the variance request. The property is unique due to the size and location of the existing gasoline station situated in a notched area of the property, adjacent to the Shopping Center, which obscures visibility to the proposed McDonald's pad site. This is a significant feature of the property that drives the need for variance relief, and I find that the Petitioner has satisfied its burden at law. The constraints imposed by these features would create a practical difficulty for Petitioner if strict compliance with the B.C.Z.R. were required. Finally, I find that the variance relief can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare. Thus, I find that the variance requests can be granted in such a manner as to meet the requirements of Section 307.1 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED this 24th day of March, 2010 by this Deputy Zoning Commissioner, that Petitioner's Variance requests as follows:

- From Section 450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs; and
- From Section 450.4.3 of the B.C.Z.R. to allow "canopy" type directional signs in lieu of permitted wall-mounted or free-standing signs; and
- From Section 450.5.B.3.b of the B.C.Z.R. to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy,

be and are hereby **GRANTED**. The relief granted herein shall be subject to the following:

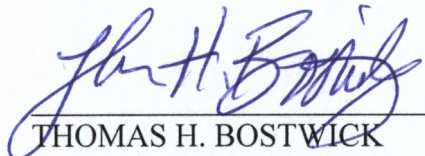
ORDER RECEIVED FOR FILING

Date 3.24.10

By pm

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall provide landscaping along the Security Boulevard frontage of the existing shopping center. This required landscaping shall mitigate the requested variance as well as provide an aesthetic upgrade to the Meadows Shopping Center.
3. Petitioner submitted a two page landscape plan that was accepted into evidence as Petitioner's Exhibits 8A and 8B. The Office of Planning shall review the landscape plan, and the landscape plan shall also be submitted to Avery Harden, Baltimore County Landscape Architect, for review and approval.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 3.24.10

By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 24, 2010

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

STANLEY S. FINE, ESQUIRE, AND
CAROLINE L. HECKER, ESQUIRE
ROSENBERG MARTIN GREENBERG LLP
25 SOUTH CHARLES STREET, SUITE 2115
BALTIMORE MD 21201

Re: Petition for Variance
Case No. 2010-0191-A
Property: 6650 Security Blvd.

Dear Mr. Fine and Ms. Hecker:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

- c: Jeffrey Bell, McDonald's USA LLC, 6903 Rockledge Drive, Suite 1100, Bethesda MD 20817
Iwona Rostek-Zarska and Walenty Zarski, Baltimore Land Design Group, Inc., 222 Schilling Circle, Suite 105, Hunt Valley MD 21030
Chris Coffman, 6666 Security Blvd. #5, Baltimore MD 21207
Vanessa Kennedy, Atlantic Realty Company, 8150 Leesburg Pike, Suite 1100, Vienna VA 22182
Jay R. Angle, Salsa Grill, 8211 Burnley Road, Baltimore MD 21204
Pierce MacGill, Baltimore County Department of Economic Development



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 6650 Security Boulevard, Baltimore, MD 21207 (Meadows Park
which is presently zoned BM-CCC Shopping Center)

Deed Reference: 24870 / 671 Tax Account # 1600013396

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

- 450.4.5.A to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs
- 450.4.3 to allow "canopy"-type directional signs in lieu of permitted wall-mounted or free-standing signs
- 450.5.B.3.b to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

The existing structures within The Meadows Park Shopping Center will partially block the visibility of the proposed McDonald's restaurant, creating a unique situation which necessitates a greater amount of signage than would otherwise be permitted in order for the proposed McDonald's to be visible to passing motorists on Security Boulevard. Additional information regarding the uniqueness of the property and the associated practical difficulties will be provided at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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.

Contract Purchaser/Lessee:

McDonald's USA, LLC
 Name - Type or Print Lee May
 Signature Lee May
Area Construction Mgr.
6903 Rockledge Drive, Suite 1100 240-497-3626
 Address Telephone No.
Bethesda MD 20817
 City State Zip Code

Attorney For Petitioner:

Stanley S. Fine, Esq.
 Name - Type or Print
 Signature Stanley S. Fine
Rosenberg Martin Greenberg, LLP
 Company
25 S. Charles Street, Suite 2115, 410-727-6600
 Address Telephone No.
Baltimore MD 21201
 City State Zip Code

Legal Owner(s):

Meadows Shopping Center, LLC c/o Atlantic
 Name - Type or Print Realty Companies
 Signature DAVID A. ROSS
 Name - Type or Print

8150 Leesburg Pike, Suite 1100
 Address Telephone No.
Vienna VA 22182-7730
 City State Zip Code

Representative to be Contacted:

VANESSA KENNEDY
 Name
8150 LEESBURG PIKE #1100
 Address Telephone No.
VIENNA VA 22182
 City State Zip Code

Case No. 2010-0191-A

REV 8/20/06 **ORDER RECEIVED FOR FILING**

Office Use Only
 Estimated Length of Hearing _____
 Unavailable For Hearing _____
 Reviewed by D.T. Date 1/6/10

Date 3.24.10

By P2

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
MEADOWS PARK SHOPPING CENTER
BALTIMORE COUNTY, MARYLAND
1ST ELECTION DISTRICT; 4TH COUNCILMANIC DISTRICT**

January 6, 2010

Beginning at a point on the north side of Security Boulevard, MD RTE 122, which is 120' wide improved street, said point being located westerly 240 feet, more or less, from the centerline of Woodlawn Drive, which is 80' wide improved street, thence running the following courses and distances:

1. South 82° 04' 12" West 570.59 feet; thence,
2. Along a curve to the right having a radius of 3,140 feet and a length of 565.54 feet; thence,
3. North 04° 01' 59" East 156.24 feet; thence,
4. North 81° 02' 56" East 112.52 feet; thence,
5. North 07° 02' 59" West 360.0 feet; thence,
6. North 82° 08' 05" East 194.0 feet; thence,
7. North 07° 01' 44" West 34.98 feet; thence,
8. North 82° 05' 49" East 930.04 feet; thence,
9. South 25° 06' 09" East 79.06 feet; thence,
10. Along a curve to the right having a radius of 1,060 feet and a length of 271.13 feet; thence,
11. South 82° 04' 09" West 146.10 feet; thence,
12. South 08° 01' 16" West 117.03 feet; thence,
13. South 04° 00' 29" West 150.05 feet, more or less, to the point of beginning.

Containing 673,002 square feet or 15.45 acres of land, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



2010-0191-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0191-A

Petitioner: MEADOWS SHOPPING CENTER

Address or Location: 6650 SECURITY BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. _____

Date: 7/14/10

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	801	0001		250						335.00

Total: 335.00

Rec
From: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS

For: 2010-0191-1
1050 DELORAIN BLVD.
D. F. JOHNSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Certificate of Posting

RE: Case NO. 2010-0191-A

Petitioner/Developer _____

McDonald's Corporation-c/o Lee May

Date of Hearing/Closing 3/12/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

6650 Security Boulevard

The sign(s) were posted on 2/25/10
(Month, Day, Year)

Sincerely,

 2/25/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2010-0191-A

Petitioner/Developer: _____

Mc Donald's Corp. c/o Lee May

Date of Hearing/Closing: 3/12/10



6650 Security Boulevard

Posting Date: 2/25/10

Robert E. G. H. 2/25/10
(Signature and date of sign poster)

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0191-A

6650 Security Boulevard

N/Side of Security Boulevard, 240 feet west of Woodland Drive

1st Election District — 4th Councilmanic District

Legal Owner(s): Meadows Shopping Center, LLC, David Ross

Contract Purchaser: McDonald's USA, LLC

Variance: to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs. To allow "canopy" type directional signs in lieu of the permitted wall-mounted or free standing signs. To permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Friday, March 12, 2010 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/4/22 February 25

230808

CERTIFICATE OF PUBLICATION

2/25/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/25/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 25, 2010 Issue - Jeffersonian

Please forward billing to:

Stanley Fine
Rosenberg, Martin, Greenberg, LLP
25 S. Charles Street, Ste. 2115
Baltimore, MD 21201

410-727-6600

NOTICE OF ZONING HEARING

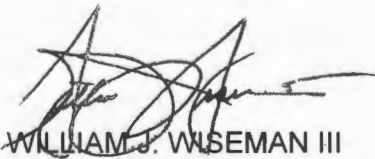
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0191-A

6650 Security Boulevard
N/side of Security Boulevard, 240 feet west of Woodland Drive
1st Election District – 4th Councilmanic District
Legal Owners: Meadows Shopping Center, LLC, David Ross
Contract Purchaser: McDonald's USA, LLC

Variance to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs. To allow "canopy" type directional signs in lieu of the permitted wall-mounted or free standing signs. To permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Friday, March 12, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 16, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0191-A

6650 Security Boulevard

N/side of Security Boulevard, 240 feet west of Woodland Drive

1st Election District – 4th Councilmanic District

Legal Owners: Meadows Shopping Center, LLC, David Ross

Contract Purchaser: McDonald's USA, LLC

Variance to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs. To allow "canopy" type directional signs in lieu of the permitted wall-mounted or free standing signs. To permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Friday, March 12, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

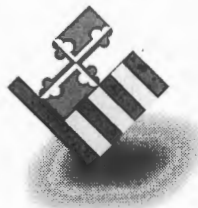
TK:klm

C: Stanley Fine, 25 S. Charles St., Ste. 2115, Baltimore 21201

Lee May, McDonald's Corp., 6903 Rockledge Drive, Ste. 1100, Bethesda 20817

David Ross, Atlantic Realty Co., 8150 Leesburg Pike, Ste. 1100, Vienna V

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 25, 2010.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 2, 2010

Stanley Fine
Rosenburg Martin Greenberg, LLP
25 S. Charles St. Ste. 2115
Baltimore, MD 21201

Dear: Stanley Fine

RE: Case Number 2010-0191-A, 6650 Security Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 06, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
David Ross; Meadows Shopping Center LLC; 8150 Leesburg Pike, Ste. 1100; Vienna, VA 22182
Lee May; McDonald's USA, LLC; 6903 Rockledge Dr.; Ste. 1100; Bethesda, MD 20817
Vanessa Kennedy; 8150 Leesburg Pike, Ste. 1100; Vienna, VA 22182



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 18, 2010

Item Numbers: 0189,0190,0191,0192,0194,0195,0196,0198,0199

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: January 22, 2010

FROM: ~~Dir~~ Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2010
Item Nos. 2010-0189, 190, 191, 192,
193, 195, 196, 197, 198 and 199

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-02012010 -NO COMMENTS.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 20, 2010

Ms. Kristen Matthews.
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

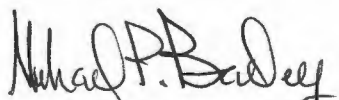
RE: Baltimore County
Item No. 2010-0191-A
MD 122 (SECURITY BLVD)
6650 SECURITY BLVD.
MCDONALD'S USA, LLC
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 01/29/10. A field inspection and internal review reveals that an entrance onto MD 122 consistent with current State Highway Administration guidelines is required. As a condition of approval for MCDONALD'S, Case Number 2010-0191A, the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

TB 3/12
9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 2, 2010

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED

FEB 03 2010

SUBJECT: 6650 Security Boulevard

ZONING COMMISSIONER

INFORMATION:

Item Number: 10-191

Petitioner: Meadows Shopping Center, LLC c/o Atlantic Realty Companies

Zoning: BM-CCC

Requested Action: Variance

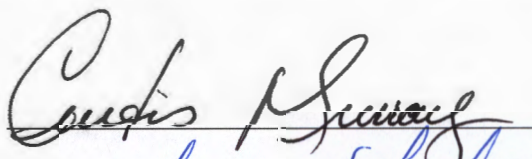
SUMMARY OF RECOMMENDATIONS:

The subject property is located in a Master Plan designated Revitalization district and a Community Conservation area. The Office of Planning recommends approval of the petitioner's request as the proposed use is appropriate for this well-established commercial corridor. However, the petitioner shall provide the following mitigation as a condition of any variance approvals granted for the proposed establishment:

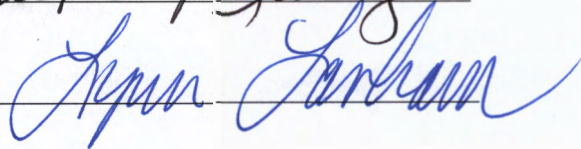
Provide landscaping along the Security Boulevard frontage of the existing Shopping Center, this landscaping should mitigate the requested variance as well as provide an aesthetic upgrade to the Shopping Center. The Office of Planning prior to any approvals granted by the Zoning Commissioner shall review a landscape plan. Additionally a landscape plan shall be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



TB 3/12
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: February 2, 2010
SUBJECT: Zoning Item # 10-191-A
Address 6650 Security Boulevard
(Meadows Shopping Center)

Zoning Advisory Committee Meeting of January 18, 2010.

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 2/2/10

RE: PETITION FOR VARIANCE * BEFORE THE
6650 Security Boulevard; N/S Security Blvd, *
240' W of Woodland Drive * ZONING COMMISSIONER
1st Election & 4th Councilmanic Districts *
Legal Owner(s): Meadows Shopping Center * FOR
Contract Purchaser(s): McDonald's USA, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 10-191-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 01 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of February, 2010, a copy of the foregoing Entry of Appearance was mailed to Vanessa Kennedy, 8150 Leesburg Pike, Suite 1100, Vienna, VA 22182 and Stanley Fine, Esquire, Rosenberg, Martin, Greenberg, LLP, 25 S. Charles Street, Suite 2115, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2010-0191-A
DATE 3-12-10

NAME _____

CITY, STATE, ZIP

E-MAIL

Peirce McGill

BC Econ. Dev.

To was

phacgill gbs/tinrecoutndgav

Case No.: 2010-0191-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 A+B	Site Plan (2 pages)	
No. 2 A-L	Photographs of Property	
No. 3	Photo of specific spot where McDonalds would be located	
No. 4	color renderings of proposed signage	
No. 5	sign elevations	
No. 6	color elevations	
No. 7	interior floorplan	
No. 8 A+B	A- landscape plan - larger B- landscape plan - detail	
No. 9		
No. 10		
No. 11		
No. 12		



A



B

ALL-STATE LEGAL®
EXHIBIT
2A-L



C



D



E.



F



G



H



I



J



k



L



ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 410-727-6600

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 6650 SECURITY BLVD. MEADOWS PARK SHOPPING CENTER

March 12, 2010

JEFF BELL – TESTIMONY

Name: Jeff Bell

Address:

Employer, employer's address: McDonald's Corporation
6903 Rockledge Drive, Ste. 1100
Bethesda, MD 20817

Your job title and responsibilities at McDonalds: Area Construction Manager

Are you familiar with the petition before the Zoning Commissioner? Yes

What is the location that is the subject of the petition? 6650 Security Blvd.

What is your interest in the property? McDonald's will be leasing a pad site in the shopping center from Meadows Shopping Center, LLC.

What is at this location currently?

The pad site where the proposed McDonald's restaurant will be located is in the parking lot of the Meadows Shopping Center on Security Blvd.

Describe the Meadows Shopping Center.

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

(Explain access, parking, location of improvements, size and shape of property.)

Identify photographs of Meadows Shopping Center.

EXHIBIT – PHOTOS

Describe the location of the proposed McDonald's.

Why are you proposing a new McDonald's?

This McDonald's will replace an existing McDonald's located a few blocks up Security Blvd. from the Meadows Shopping Center (across from Social Security) that is very small and operationally inadequate. The proposed new restaurant will be a much more efficient building, both operationally and in terms of energy usage.

What is being proposed at this location?

We are proposing to construct a new McDonald's restaurant on a pad site at the Meadows Shopping Center.

EXHIBIT – OVERLAY OF MCDONALD'S ON SITE

Show elevations of new McDonald's – highlight the features of the new building.

EXHIBIT – ELEVATIONS

- Contemporary, upscale look – moving away from the bright, plastic look of the old McDonald's restaurants.
 - “Café”-type customer area - tasteful colors and materials; limited branding.
- Brick exterior (as opposed to painted red and white).
- “Green building” features: (now standard for new McDonald's)
 - High-efficiency HVAC system
 - TPO reflective roof to reduce energy costs
 - Awnings – reduce solar heat gain
 - Masonry walls – thermal properties
 - Two-speed grill exhausts
 - Auto-sensor lavatory faucets
 - Fluorescent lighting
 - Cardboard recycling
- The new building will be entirely ADA-compliant.

Explain the sign package:

EXHIBIT – SIGNAGE PACKAGE 6 + 5

We are proposing 6 enterprise signs on the faces of the buildings: 2 signs on the front of the building; 2 signs on the non-drive-thru side of the

building; 1 sign on the drive-thru side of the building; and one sign on the rear of the building.

Additionally, we are proposing "canopy"-style directional signs on the front and non-drive-thru sides of the building. These signs, one on each side, will have the word "Welcome" above the face of the canopy, rather than printed directly on the face of the canopy.

Why?

This is McDonald's standard signage plan for new restaurants, and will bring this restaurant up-to-date and into conformity with other new McDonald's restaurants.

Are you proposing a free-standing sign? No.

Why?

A free-standing sign would require an additional variance, and we believe that building signs requested will provide adequate signage without the need for a free-standing sign.

How many parking spaces does the shopping center currently have?

The shopping center currently has 841 parking spaces, which is 147 more than the 694 spaces that are required pursuant to a variance granted in Case No. 90-542-SPHA.

How many parking spaces are you proposing with the new structure?

There will be 51 spaces within the McDonald's pad site.

How many seats will there be in the proposed restaurant? 68-70 seats

EXHIBIT – INTERIOR LAYOUT

7

How many new jobs do you expect to create at this store?

Approximately 45 jobs, including 3 salaried managers.

What is the amount of capital investment for this project?

Approximately \$2.1 million, all privately funded.

If the petition is approved, what is the plan for implementation?

If the petitions are approved, we will apply for permits and begin demolition as soon as possible. We expect to begin construction in September 2010, which

should take approximately 3.5 to 4 months to complete. We hope to open in December, 2010.



BALTIMORE COUNTY ZONING HEARING OUTLINE

**MCDONALD'S – 6650 SECURITY BLVD.
MEADOWS PARK SHOPPING CENTER**

March 12, 2010

VANESSA RYAN KENNEDY – TESTIMONY

Name: Vanessa Ryan Kennedy

Address:

Employer, employer's address: Atlantic Realty Companies

8150 Leesburg Pike, Ste. 1100

Vienna, Virginia 22182

What is your job title? Development Director

What is your interest in the property? Atlantic Realty Companies owns the shopping center and will be McDonald's' landlord

Are you familiar with the petition before the Zoning Commissioner? Yes

Are you planning any other improvements to the shopping center?

Yes, we are planning exterior upgrades to the shopping center, although we have not yet finalized our plans.

What are you proposing for the shopping center as a whole?

We are definitely planning to change the color of the shopping center from the current green to more modern, neutral tones.

Beyond that, however, we have not yet determined how extensive the changes will be.

We are also exploring modifications to the current signage program, alterations to improve the visibility of the shopping center, and are planning landscaping and lighting improvements.

In addition, although we had originally obtained approval for three pad sites, we are currently only planning to have two pad sites at the shopping center.

Does the landlord support McDonald's' application for the requested variances?

Yes, these variances will permit McDonald's to construct the proposed restaurant, which will benefit the entire shopping center.



BALTIMORE COUNTY ZONING HEARING OUTLINE

**MCDONALD'S – 6650 SECURITY BLVD.
MEADOWS PARK SHOPPING CENTER**

March 12, 2010

IWONA ZARSKA – TESTIMONY

Name: Iwona Zarska

Address:

Employer, employer's address: Baltimore Land Design Group
222 Schilling Circle, Ste. 105
Hunt Valley, MD 21030

What is your job title?

Please describe the nature of the services you provide.

Have you ever testified as an expert witness in the field of site engineering before the Zoning Commissioner of Baltimore County?

Yes.

Have you ever been accepted an approved as such an expert witness?

Yes.

I offer Ms. Zarska as an expert witness in site engineering.

Are you familiar with the petition before the Zoning Commissioner? Yes.

What has been your involvement with this project?

As a result of the Petitioner's application, what variances are being requested?

- 450.4.5.A to allow 6 enterprise signs on the building facades in lieu of the allowed 3 signs;
- 450.4.3 to allow "canopy"-type directional signs in lieu of the allowed wall-mounted or free-standing signs;

- 450.5.8.3.b to allow erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy;

Please identify the requested variances on the Plat to Accompany Zoning Petition.

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

Is the subject property peculiar, unusual, or unique when compared to other properties in the neighborhood?

* { Yes. The existing gas station adjacent to the Meadows Park Shopping Center will partially block the visibility of the proposed McDonald's restaurant, creating a unique situation that necessitates a greater amount of signage than would otherwise be permitted in order for the proposed McDonald's restaurant to be visible to passing motorists on Security Blvd.

Since you have indicated that the property is peculiar, unusual, or unique, would strict compliance with the Baltimore County Zoning Regulations result in a practical difficulty or unreasonable hardship to the Petitioner?

Yes.

- The Zoning Regulations permit 3 enterprise signs on the building facades; McDonald's, however, is proposing 6 enterprise signs on the building facades.
- The Zoning Regulations permit wall-mounted or free-standing directional signs; McDonald's, however, proposes "canopy"-type directional signs.
- The Zoning Regulations permit signs to be erected on the face of a canopy; McDonald's, however, proposes to erect a sign above the face of the canopy.

The strict application of the Zoning Regulations would create practical difficulties for McDonald's, as it would be more difficult for passing motorists and pedestrians to find the restaurant and locate the entrances safely without it. In addition, this restaurant would deviate from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

Would the granting of the variance be injurious to the use and enjoyment of the other property owners in the immediate vicinity, or substantially diminish and impair property values in the neighborhood?

The granting of the variances would likely improve the property values in the neighborhood by permitting the addition of an attractive restaurant to the Shopping Center.

Would the granting of the variances impair an adequate supply of light and air to adjacent property, or overcrowd the land, or create an undue concentration of population, or substantially increase the congestion of the streets, or create hazardous traffic conditions, or increase the danger of fire, or otherwise endanger the public safety?

The granting of the variances will not impact the supply of light and air to the adjacent properties, nor will these variances cause an overcrowding of the land. Similarly, the granting of the variances will have no affect on the concentration of

population, congestion of the streets, traffic conditions, or the danger of fire, nor will they endanger the public safety in any manner.

Would the granting of the variances adversely affect transportation or unduly burden water, sewers, school, park, or other public facilities?

The granting of the variances will not have any impact on transportation, nor will they burden water, sewers, school, park, or other public facilities.

Would the granting of the variances be in strict harmony with the spirit and intent of the BCZR?

The granting of these variances is in harmony with the purpose of the Zoning Regulations, as they will promote the health, security, comfort, convenience, orderly development and other aspects of the general welfare of the community by permitting McDonald's to construct a modern, attractive restaurant in the Shopping Center.

Would the granting of the variances cause any injury to the public health, safety, or general welfare?

The granting of the variances will not cause any injury to the public health, safety, or general welfare.

Have you reviewed the Zoning Advisory Committee comments from the Office of Planning on this project?

Yes.

How do you plan to respond to the Office of Planning's request regarding landscaping along the Security Blvd. frontage of the Shopping Center?

We are already working with the landlord and a landscape architect to develop a landscaping plan for Security Blvd., which we plan to submit to Avery Harden (Baltimore County Landscape Architect) for review next week.



ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 410-727-6600

BALTIMORE COUNTY ZONING HEARING OUTLINE

**MCDONALD'S – 6650 SECURITY BLVD.
MEADOWS PARK SHOPPING CENTER**

March 12, 2010

PIERCE MCGILL – TESTIMONY

Name: Pierce McGill

Address:

Current Employment: Department of Economic Development

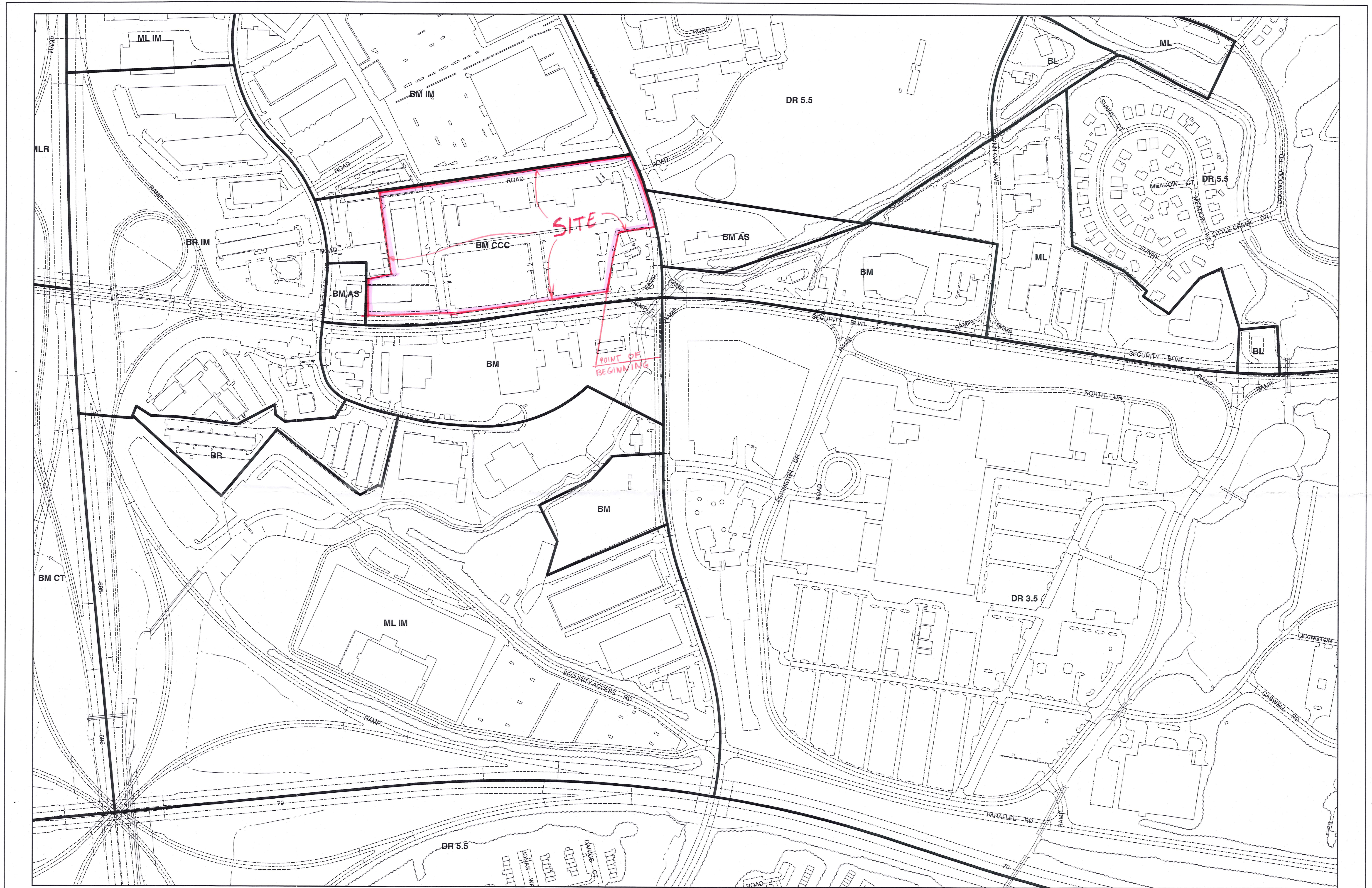
Are you familiar with the subject property, the business and the proposal before the Zoning Commissioner? Yes.

Have you visited and inspected the property? Yes.

Does the Baltimore County Department of Economic Development have a position on the Petition for Variance in front of the Zoning Commissioner today? Yes.

What is that position? We support McDonald's and the approval of the variances.

Why?



Plan Sheet: 095A1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | |
|-----------|---------|------------|
| Buildings | Streams | Vegetation |
| Zoning | Roads | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

087B3	087C3	088A3	088B3
094B1	094C1	095A1	095B1
094B2	094C2	095A2	095B2

Scale

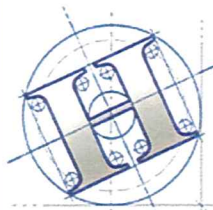
1" = 200'

0 100 200 400
Feet



Data Sources:
Planometric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

2010-0191-A

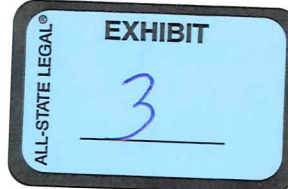


HEATH
DESIGN GROUP

PROPOSED PAD SITES

516 NORTH CHARLES STREET • SUITE 500 • BALTIMORE, MD 21201 • P. 410.752.2700 • F. 410.752.2752

MEADOWS SHOPPING CENTER





West Elevation

East Elevation



South Elevation



North Elevation

Materials Legend

- Face Brick (Main Building)
- Face Brick (Accent)
- E.I.F.S. (Arcade)
- Glass (Aluminum) Storefront
- Awnings (Metal)
- Aluminum Trellis (Prefinished)
- Coping (Metal) to match brick
- Coping (Metal) to match arcade

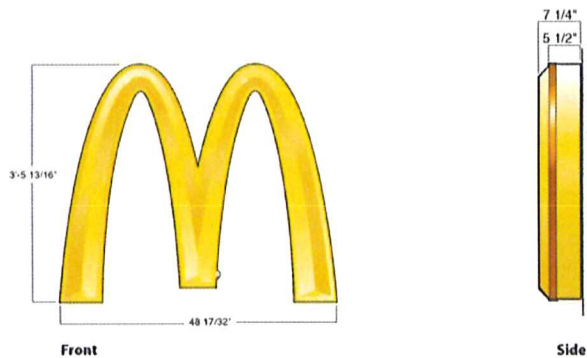
ALL-STATE LEGAL®

EXHIBIT

DEVELOPMENT
and Construction

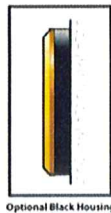
Meadows Business Park
Security Boulevard
Baltimore County, Maryland

48" Illuminated Arch Logo



SPECIFICATIONS

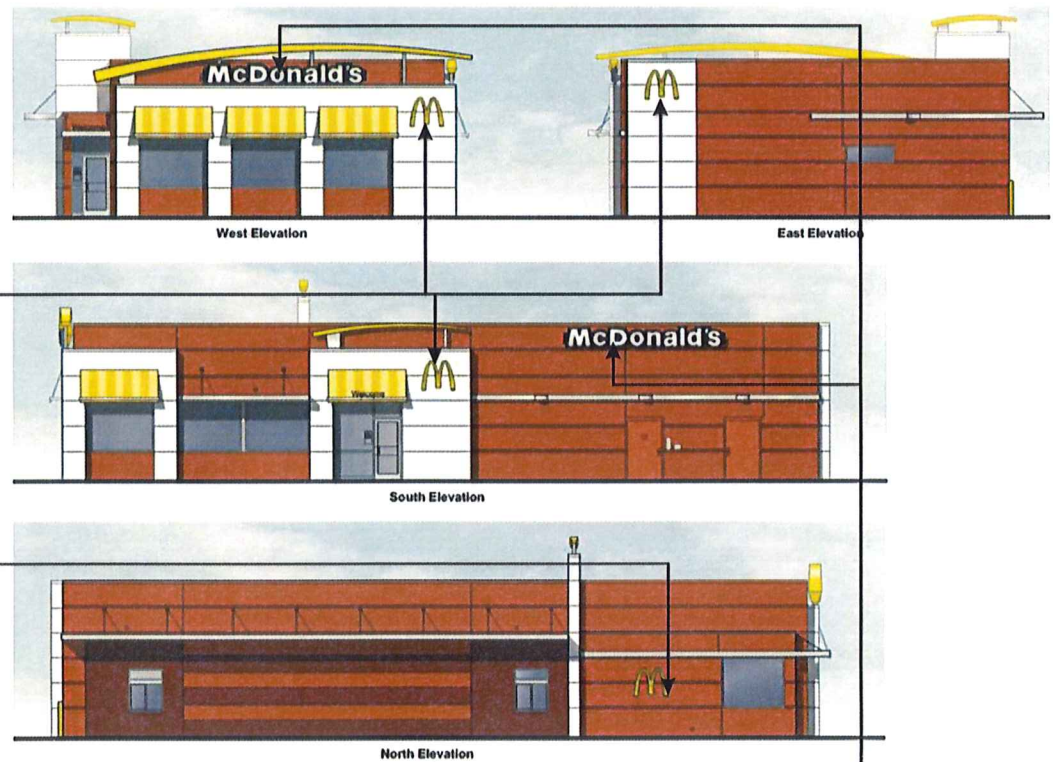
Lamping: 13mm Neon (white)
 Transformer: (1) France OE1G 75/30
 Load: 0.75 amps
 Circuit: (1) 20 amp
 Sq. Ft.: Boxed 14.2



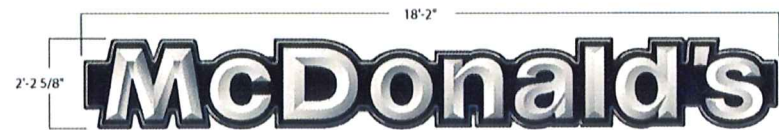
ALL-STATE LEGAL®

6

EXHIBIT



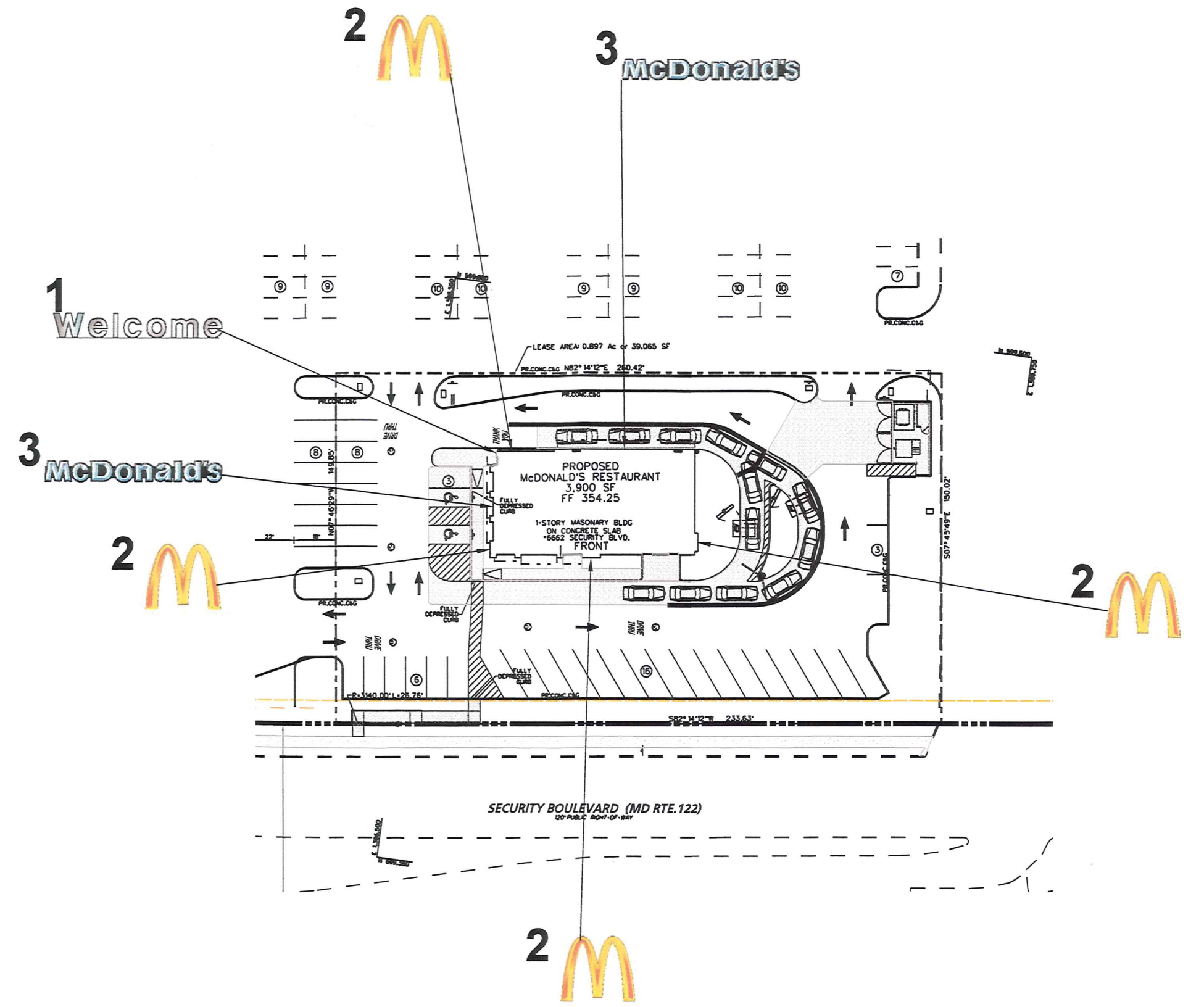
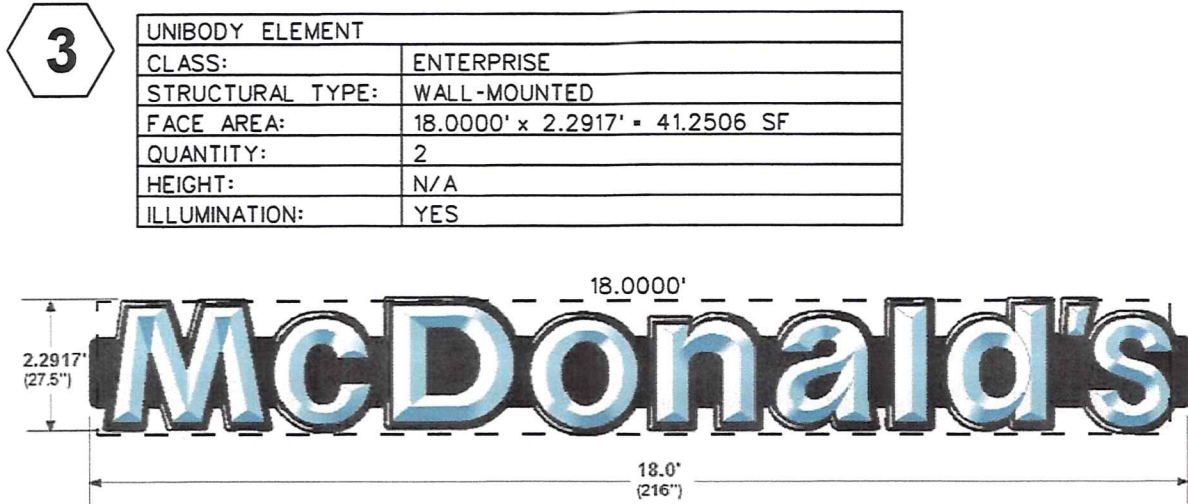
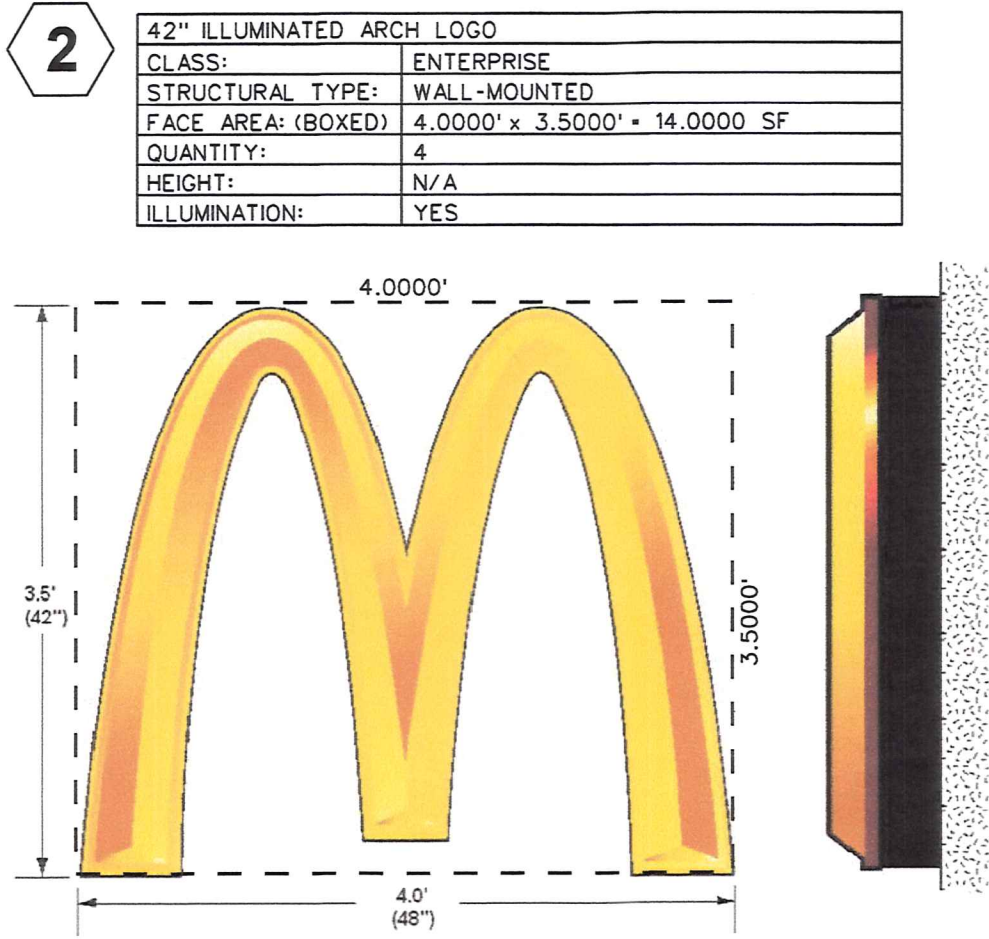
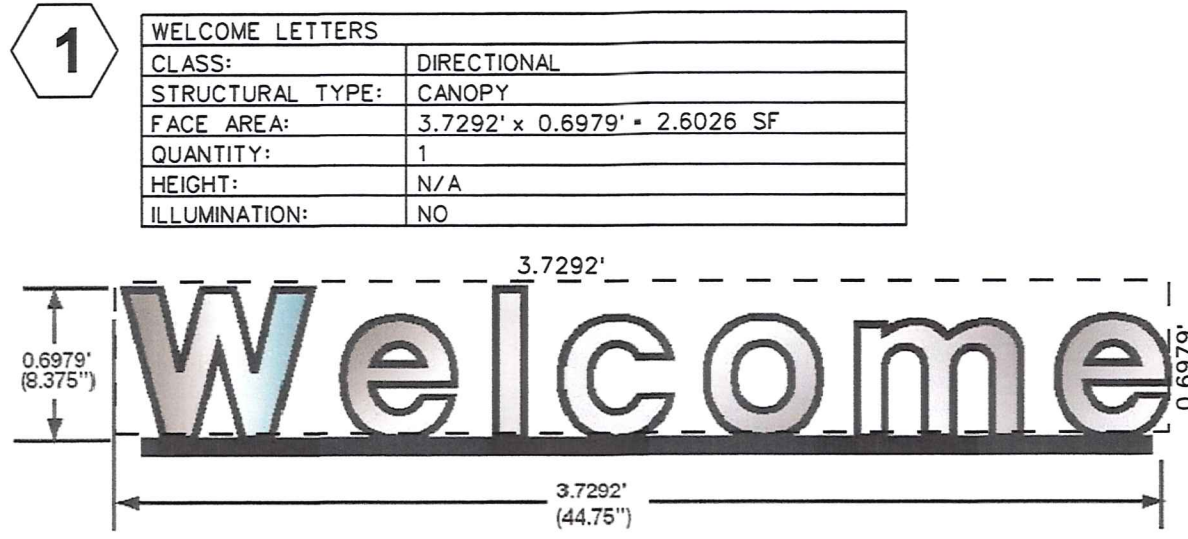
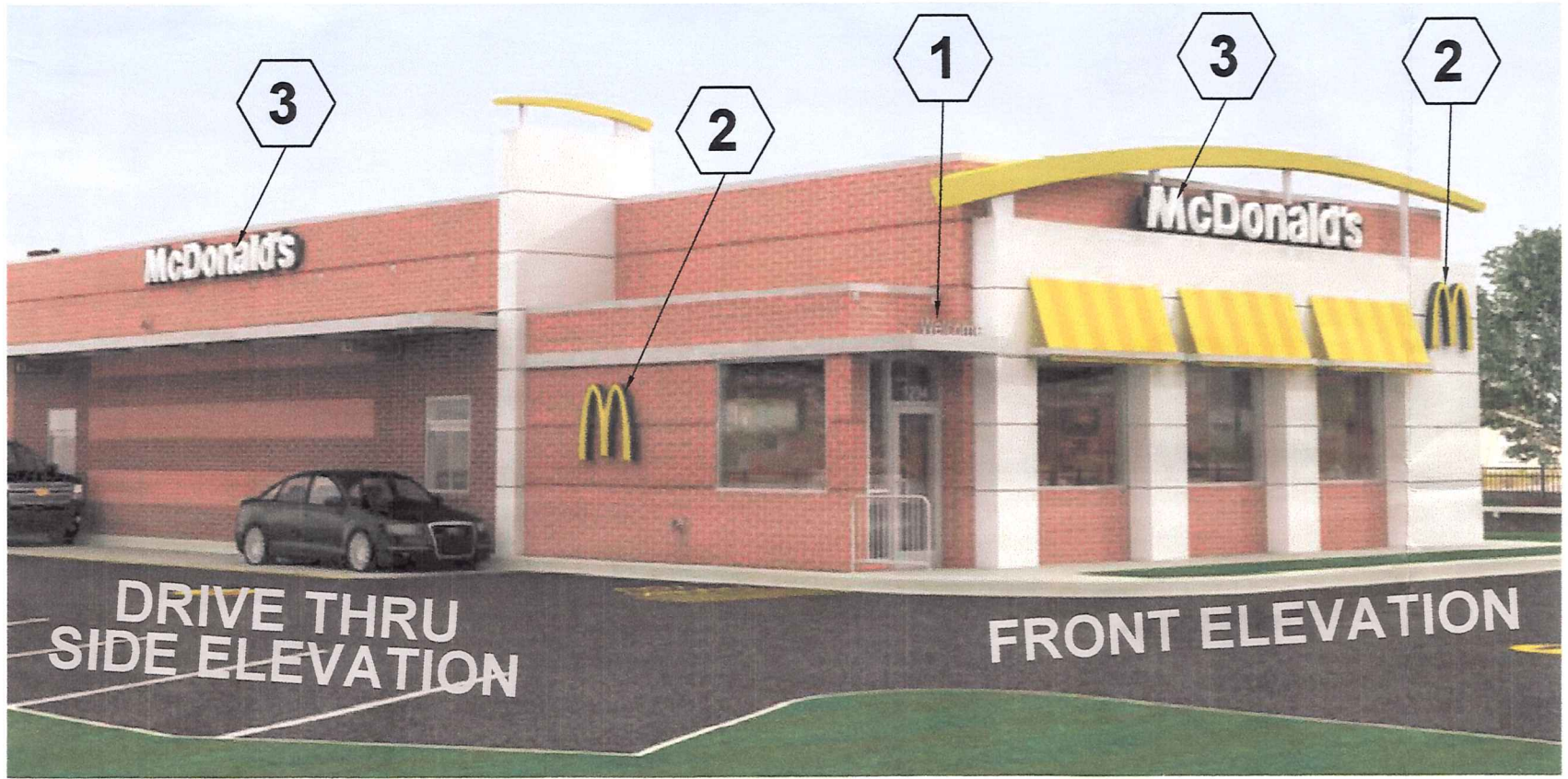
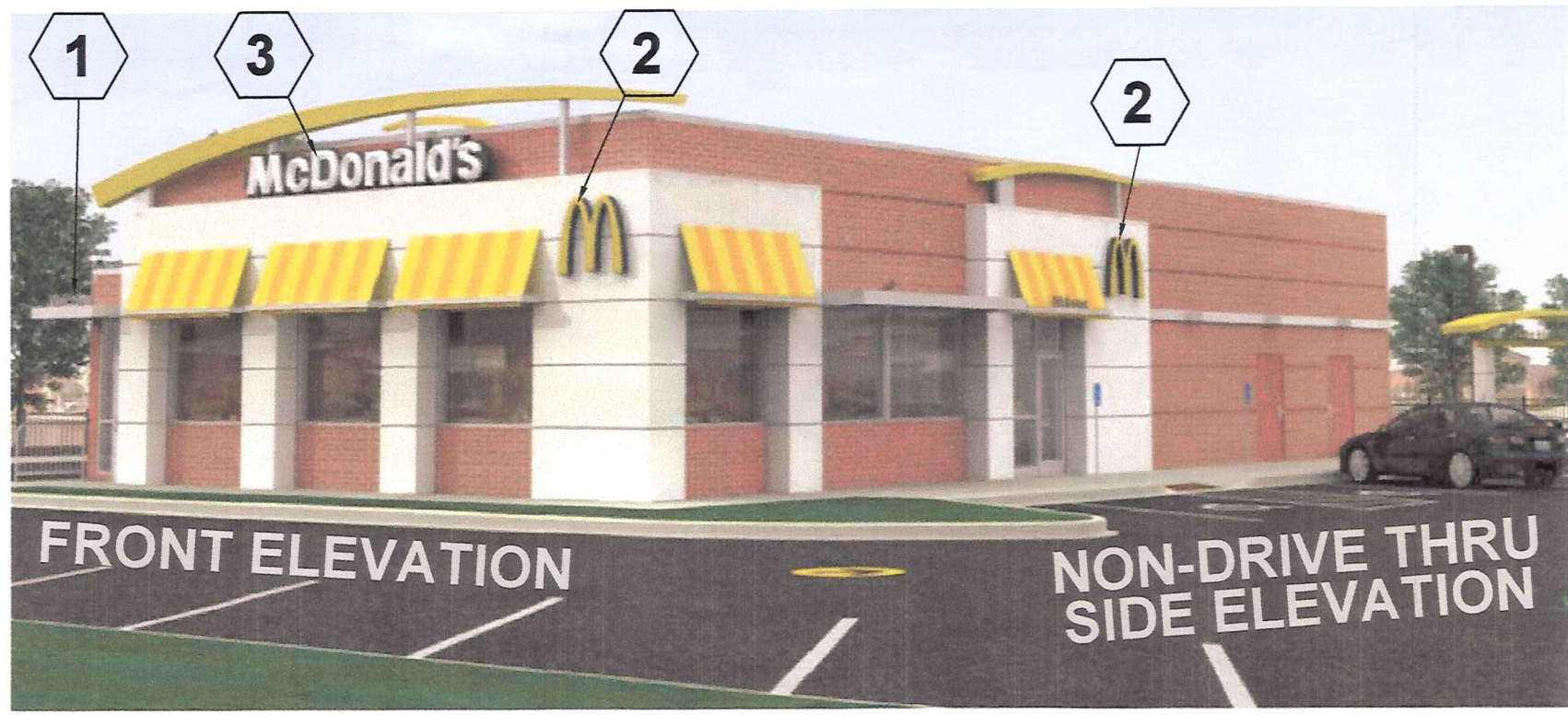
UNIBODY ELEMENT Front & Drive Thru Elevations



- Raceway Mount Formed Kydex Housing
- Formed Polycarbonate Faces
- H.O. Fluorescent Illumination
- Raceway Painted Grey



Actual Square Footage: 31.32



THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91; VERT: NAVD 88

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers

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

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 NO. 27742, EXPIRATION DATE: JULY 18, 2012.

OWNER
MEADOWS SHOPPING CENTER, L.L.C.
CO ATLANTIC REALTY COMPANIES

8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

DEVELOPER / APPLICANT

McDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY
03/29/11		BID SET	BLDG

SPIRIT AND INTENT SIGNAGE PLAN
SIGNAGE DETAILS
McDONALD'S RESTAURANT

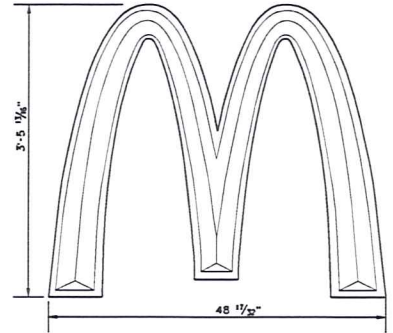
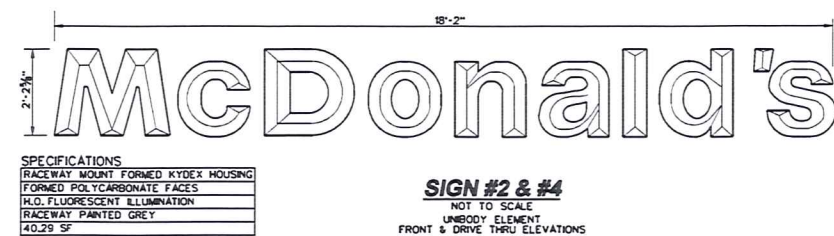
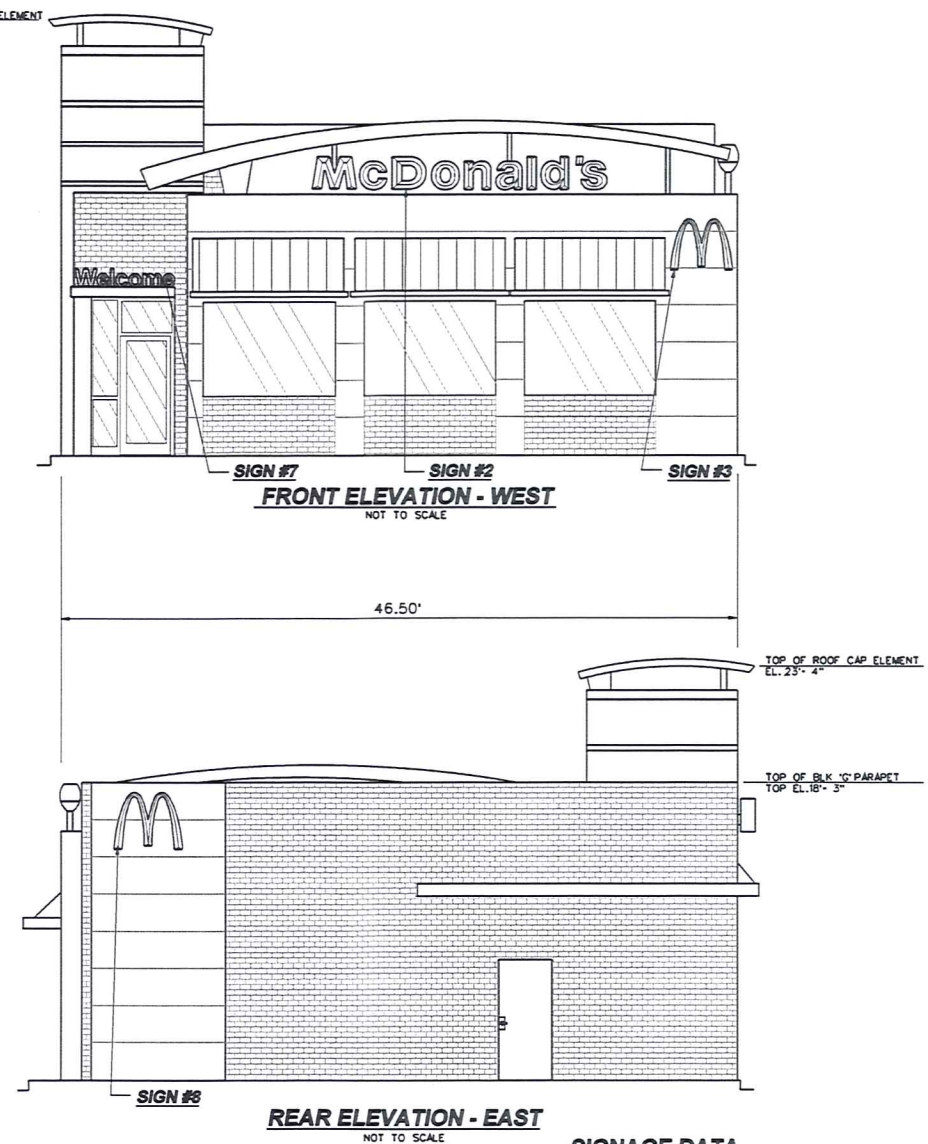
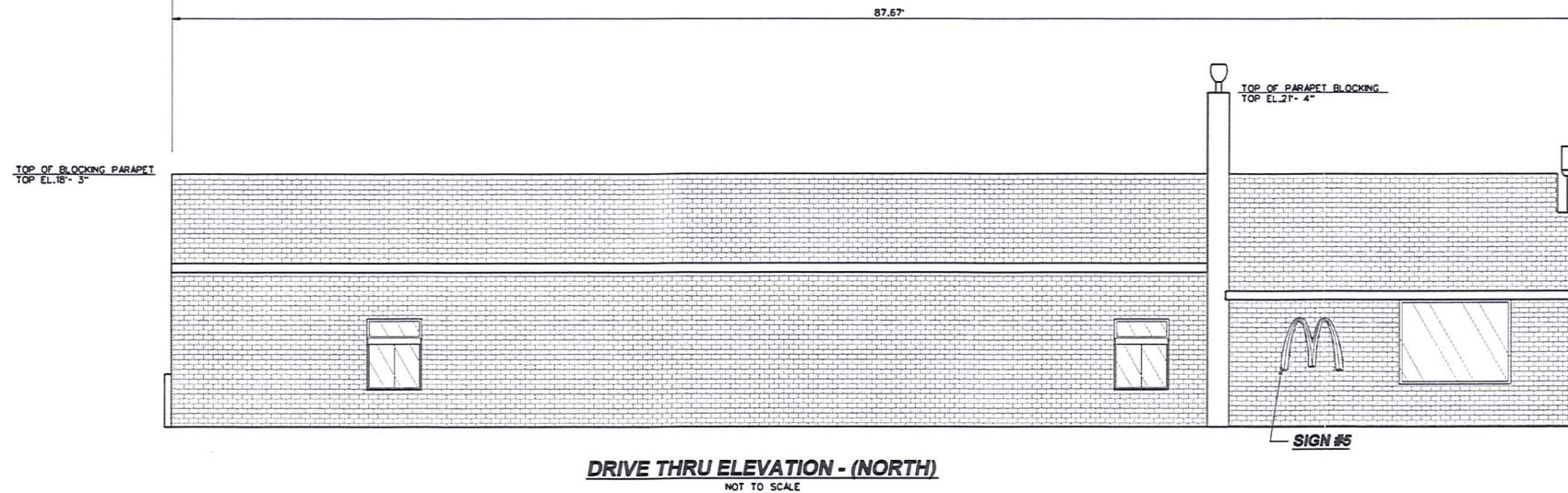
MEADOWS PARK SHOPPING CENTER
6962 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207
BALTIMORE COUNTY, MARYLAND
SCALE: N/A

ELECTION DISTRICT 1,C4
DATE: MARCH 31, 2011

DRAWING NO.

C-1

SHEET 1 OF 1



SPECIFICATIONS
 LAMPING: 13 MM NEON (WHITE)
 TRANSFORMER: (1) FRANCE DEIG 75/30
 LOAD: 0.75 AMPS
 CIRCUIT: (1) 20 AMP
 SOFT: BOXED 14.20

SIGN #1, SIGN #3, SIGN #5 & SIGN #8
 NOT TO SCALE
 48" ILLUMINATED ARCH LOGO
 - ENTERPRISE SIGN
 - WALL-MOUNTED

SIGNAGE DATA

I. ENTERPRISE SIGN ON THE BUILDING FACADES

A. AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:

A. FRONT FACADE (LENGTH = 46.50')
 MAXIMUM AREA / FACE ALLOWED: 2 x 46.50 x 93.00 SF
 AREA / FACE PROPOSED:
 SIGN #2 = 40.20 SF
 SIGN #3 = 14.20 SF
 TOTAL = 54.40 SF < 93.00 SF

B. NON-DRIVE-THRU FACADE (LENGTH = 87.67')
 MAXIMUM AREA / FACE ALLOWED: 2 x 87.67 x 175.34 SF
 AREA / FACE PROPOSED:
 SIGN #1 = 14.20 SF
 SIGN #4 = 40.20 SF
 TOTAL = 54.40 SF < 175.34 SF

C. DRIVE-THRU FACADE (LENGTH = 87.67')
 MAXIMUM AREA / FACE ALLOWED: 2 x 87.67 x 175.34 SF
 AREA / FACE PROPOSED:
 SIGN #5 = 14.20 SF
 TOTAL = 14.20 SF < 175.34 SF

D. REAR FACADE (LENGTH = 46.50')
 MAXIMUM AREA / FACE ALLOWED: 2 x 46.50 x 93.00 SF
 AREA / FACE PROPOSED:
 SIGN #8 = 14.20 SF
 TOTAL = 14.20 SF < 93.00 SF

2. NUMBER OF ENTERPRISE SIGNS:

A. NUMBER OF SIGNS PERMITTED:
 THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.

B. NUMBER OF ENTERPRISE SIGNS PROPOSED:
 SIGNS ON FRONT FACADE: 2 (SIGNS #2 & #3)
 SIGNS ON NON-DRIVE-THRU FACADE: 2 (SIGN #1 & #4)
 SIGNS ON DRIVE-THRU FACADE: 1 (SIGN #5)
 SIGN ON REAR FACADE: 1 (SIGN #8)
 TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 6

II. DIRECTIONAL SIGNS ON THE BUILDING FACADES

1. MAX. AREA / FACE ALLOWED = 3 SF / SIGN

2. AREA / FACE PROPOSED:
 SIGN #6 = 2.79 SF < 3 SF ALLOWED
 SIGN #7 = 2.79 SF < 3 SF ALLOWED

3. STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
 STRUCTURAL TYPE PROPOSED: CANOPY (SIGN #6 & #7)

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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

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.

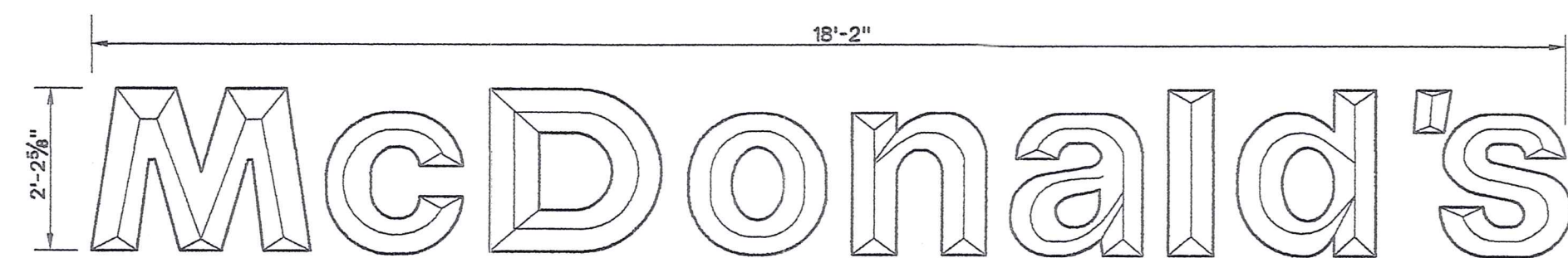
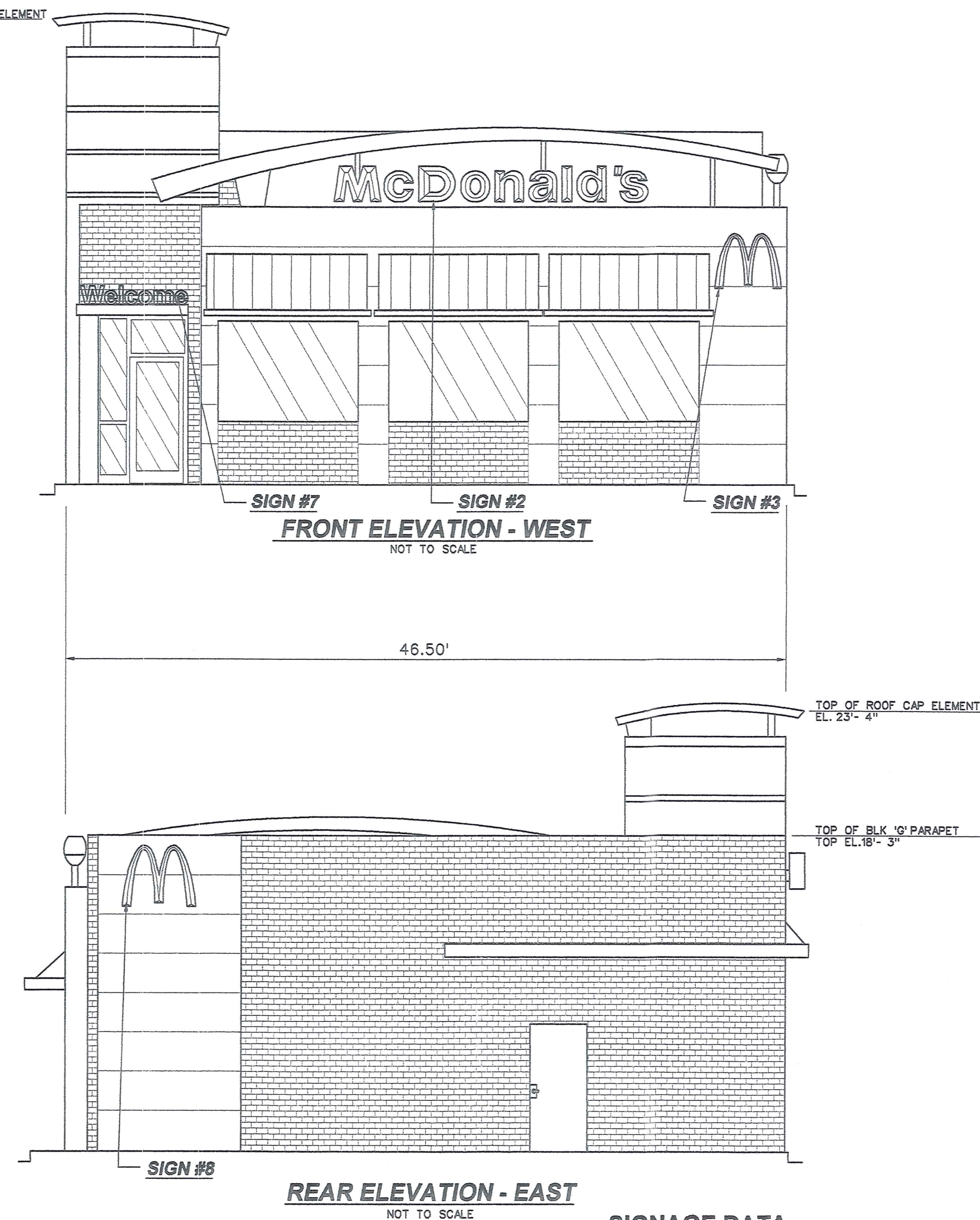
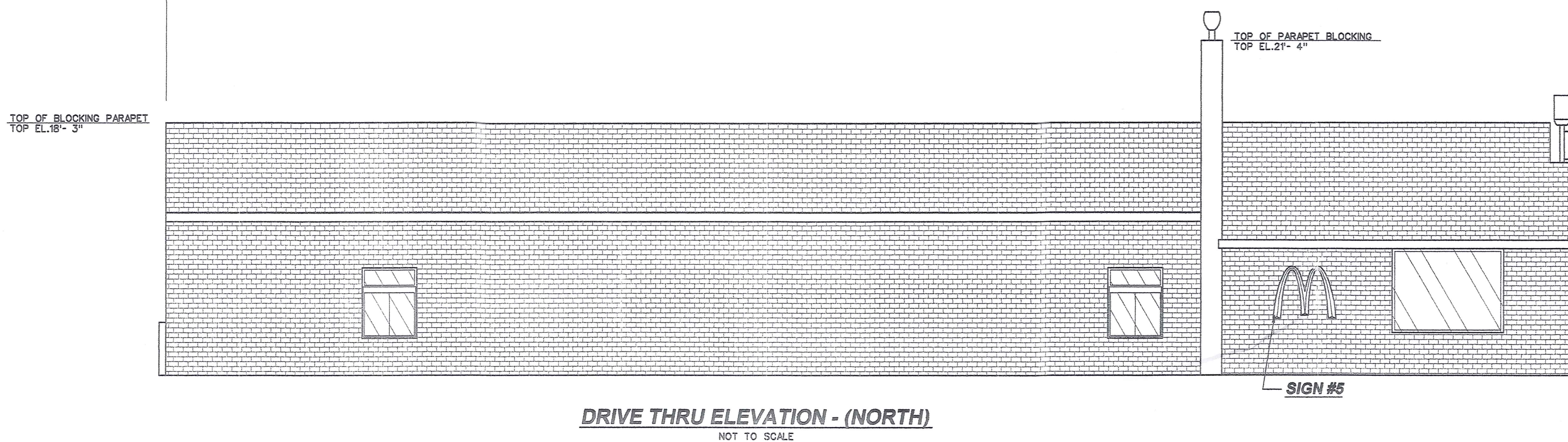
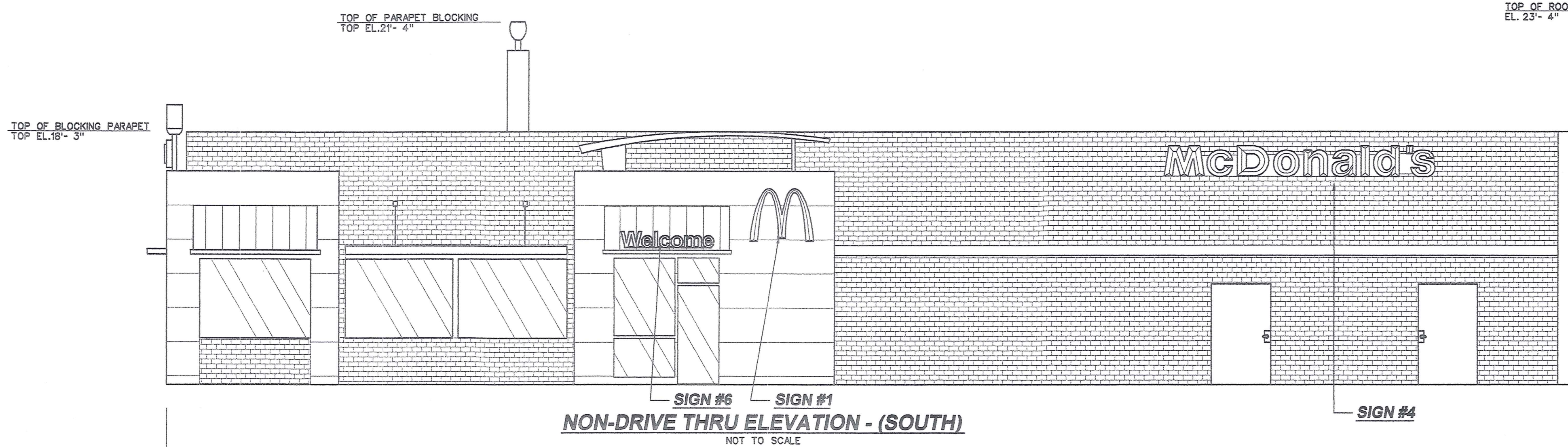
OWNER
 MEADOWS SHOPPING CENTER, L.L.C.
 CO ATLANTIC REALTY COMPANIES
 8150 LEESBURG PIKE, SUITE 1100
 VIENNA, VIRGINIA 22182-7730

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

DATE	ITEM

PDM NO. 01-366
 PLAT TO ACCOMPANY ZONING PETITIONS
MCDONALD'S RESTAURANT
 AT
 MEADOWS PARK SHOPPING CENTER
 6650 SECURITY BOULEVARD
 BALTIMORE, MARYLAND 21207
 BALTIMORE COUNTY, MARYLAND
 SCALE: N/A
 ELECTION DISTRICT 1,0
 DATE: DECEMBER, 2010

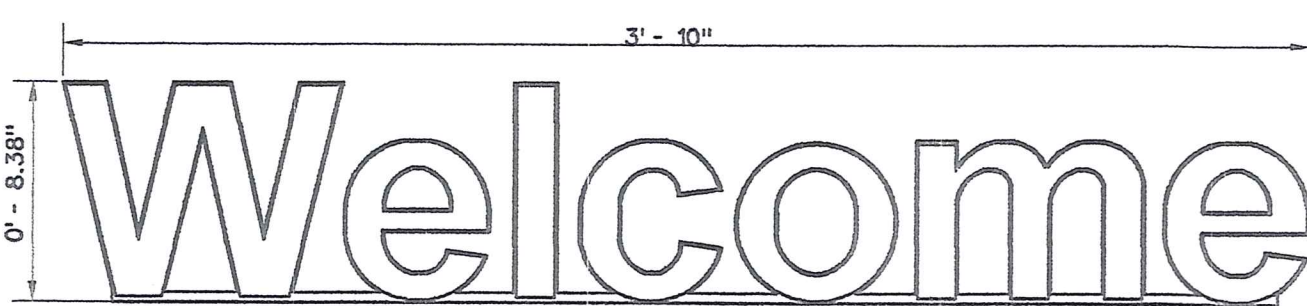
ALL-STATE LEGAL®
 EXHIBIT
 5



SPECIFICATIONS	
RACEWAY MOUNT FORMED KYDEX HOUSING	
FORMED POLYCARBONATE FACES	
H.O. FLUORESCENT ILLUMINATION	
RACEWAY PAINTED GREY	
40.29 SF	

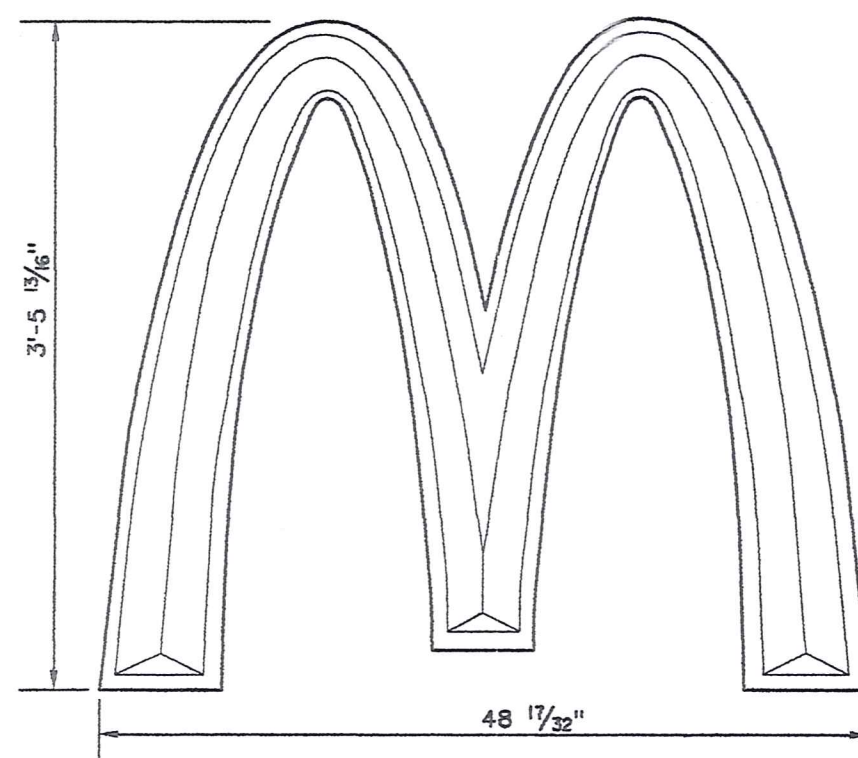
SIGN #2 & #4

NOT TO SCALE
UNBODY ELEMENT
FRONT & DRIVE THRU ELEVATIONS
- ENTERPRISE SIGN
- WALL-MOUNTED



SIGN #6 & #7

NOT TO SCALE
NON-ILLUMINATED, WELCOME LETTERS
2.79 SF
- DIRECTIONAL SIGN
- MAX. ALLOWED < 3 SF



SPECIFICATIONS	
LAMPING:	13 MM NEON (WHITE)
TRANSFORMER:	(1) FRANCE OE1G 75/30
LOAD:	0.75 AMPS
CIRCUIT:	(1) 20 AMP
SQ.FT.:	BOXED 14.20

SIGN #1, SIGN #3, SIGN #5 & SIGN #8

NOT TO SCALE
48" ILLUMINATED ARCH LOGO
- ENTERPRISE SIGN
- WALL-MOUNTED

SIGNAGE DATA

- I. ENTERPRISE SIGN ON THE BUILDING FACADES
- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 46.50')
MAXIMUM AREA / FACE ALLOWED: 2 x 46.50 = 93.00 SF
AREA / FACE PROPOSED:
SIGN #2 = 40.29 SF
SIGN #3 = 14.20 SF
TOTAL = 54.49 SF < 93.00 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 87.67')
MAXIMUM AREA / FACE ALLOWED: 2 x 87.67 = 175.34 SF
AREA / FACE PROPOSED:
SIGN #1 = 14.20 SF
SIGN #4 = 40.29 SF
TOTAL = 54.49 SF < 175.34 SF
 - DRIVE-THRU FACADE (LENGTH = 87.67')
MAXIMUM AREA / FACE ALLOWED: 2 x 87.67 = 175.34 SF
AREA / FACE PROPOSED:
SIGN #5 = 14.20 SF
TOTAL = 14.20 SF < 175.34 SF
 - REAR FACADE (LENGTH = 46.50')
MAXIMUM AREA / FACE ALLOWED: 2 x 46.50 = 93.00 SF
AREA / FACE PROPOSED:
SIGN #8 = 14.20 SF
TOTAL = 14.20 SF < 93.00 SF
 - NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 2 (SIGNS #2 & #3)
SIGN ON NON-DRIVE-THRU FACADE: 2 (SIGN #1 & #4)
SIGNS ON DRIVE-THRU FACADE: 1 (SIGN #5)
SIGN ON REAR FACADE: 1 (SIGN #8)
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 6
- II. DIRECTIONAL SIGNS ON THE BUILDING FACADES
- MAX. AREA / FACE ALLOWED - 3 SF / SIGN
 - AREA / FACE PROPOSED:
SIGN #6 = 2.79 SF < 3 SF ALLOWED
SIGN #7 = 2.79 SF < 3 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
STRUCTURAL TYPE PROPOSED: CANOPY (SIGN #6 & #7)

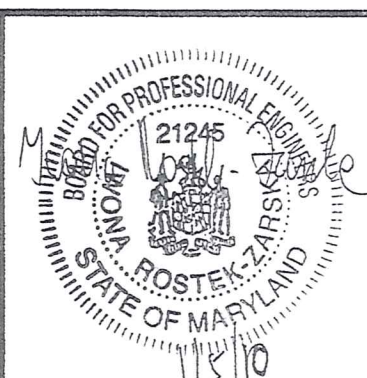
PDM NO. 01-366

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BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
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PHONE (240) 497-3626

DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITIONS

MCDONALD'S RESTAURANT

AT
MEADOWS PARK SHOPPING CENTER

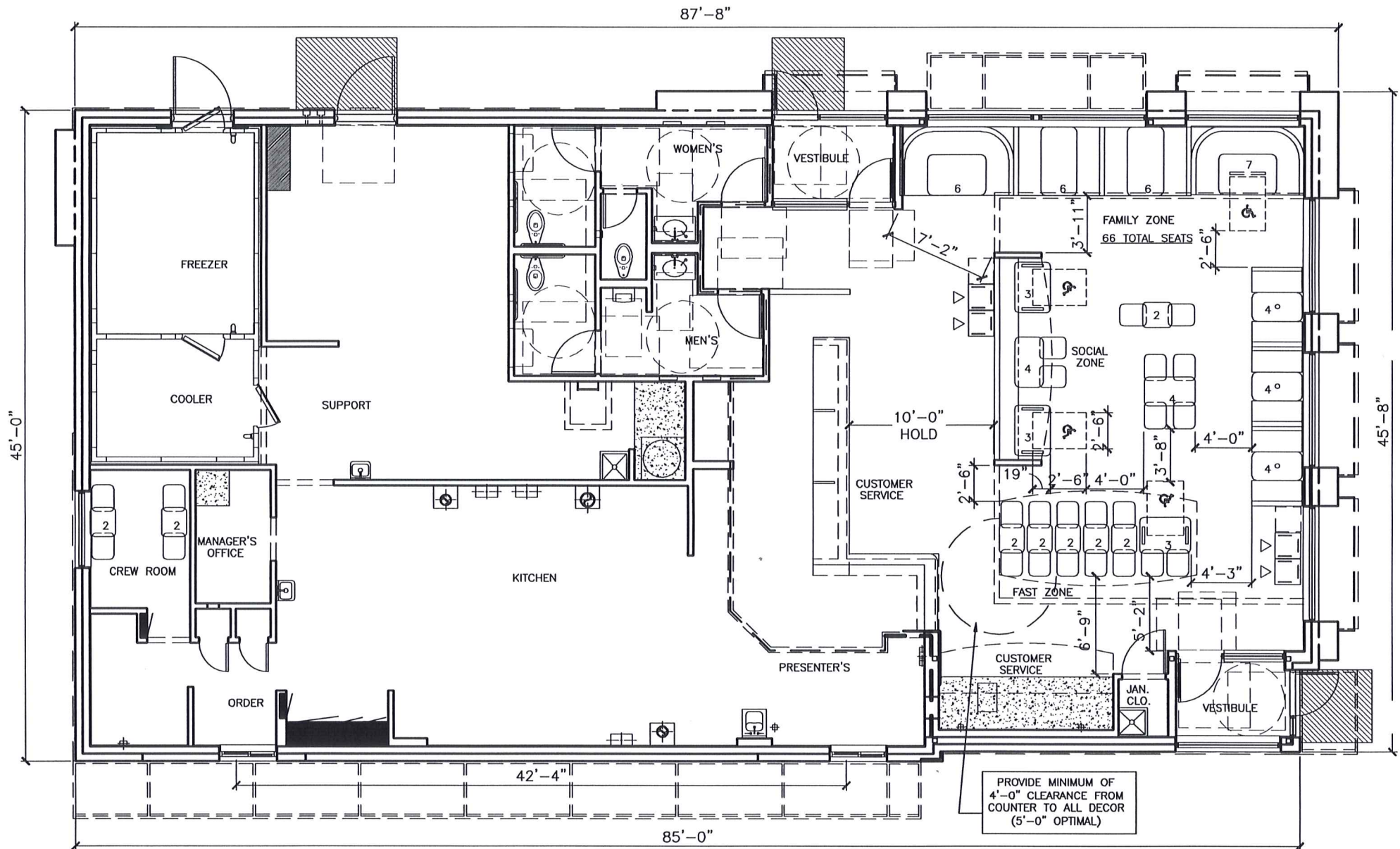
BALTIMORE COUNTY, MARYLAND
SCALE: N/A

ELECTION DISTRICT 1, C4
DATE: DECEMBER, 2009

DRAWING NO.

V-3

SHEET 3 OF 3



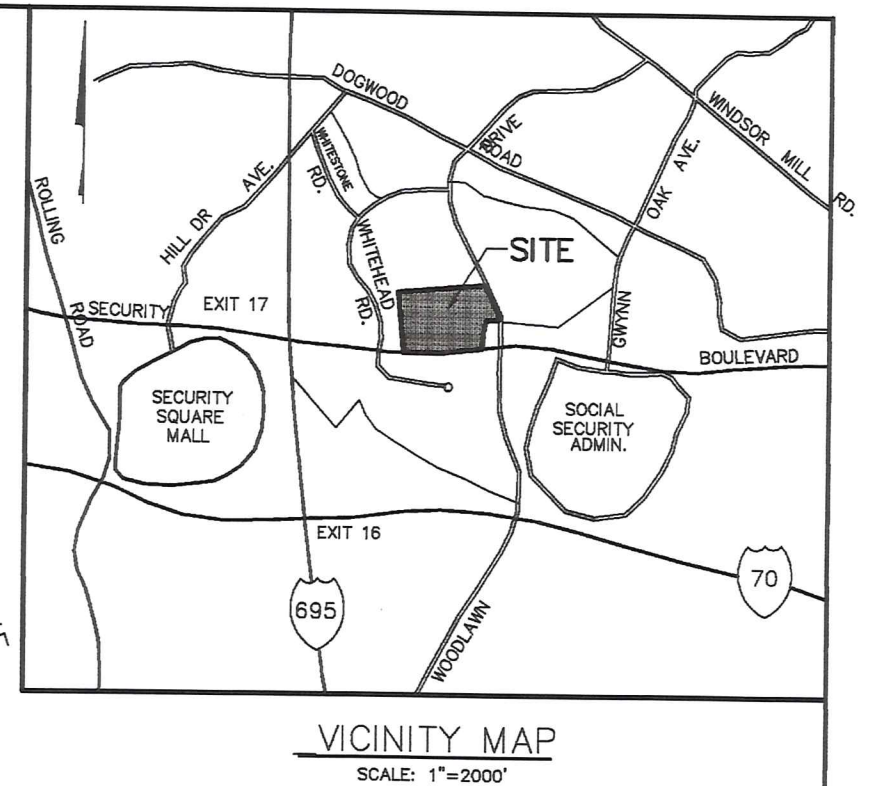
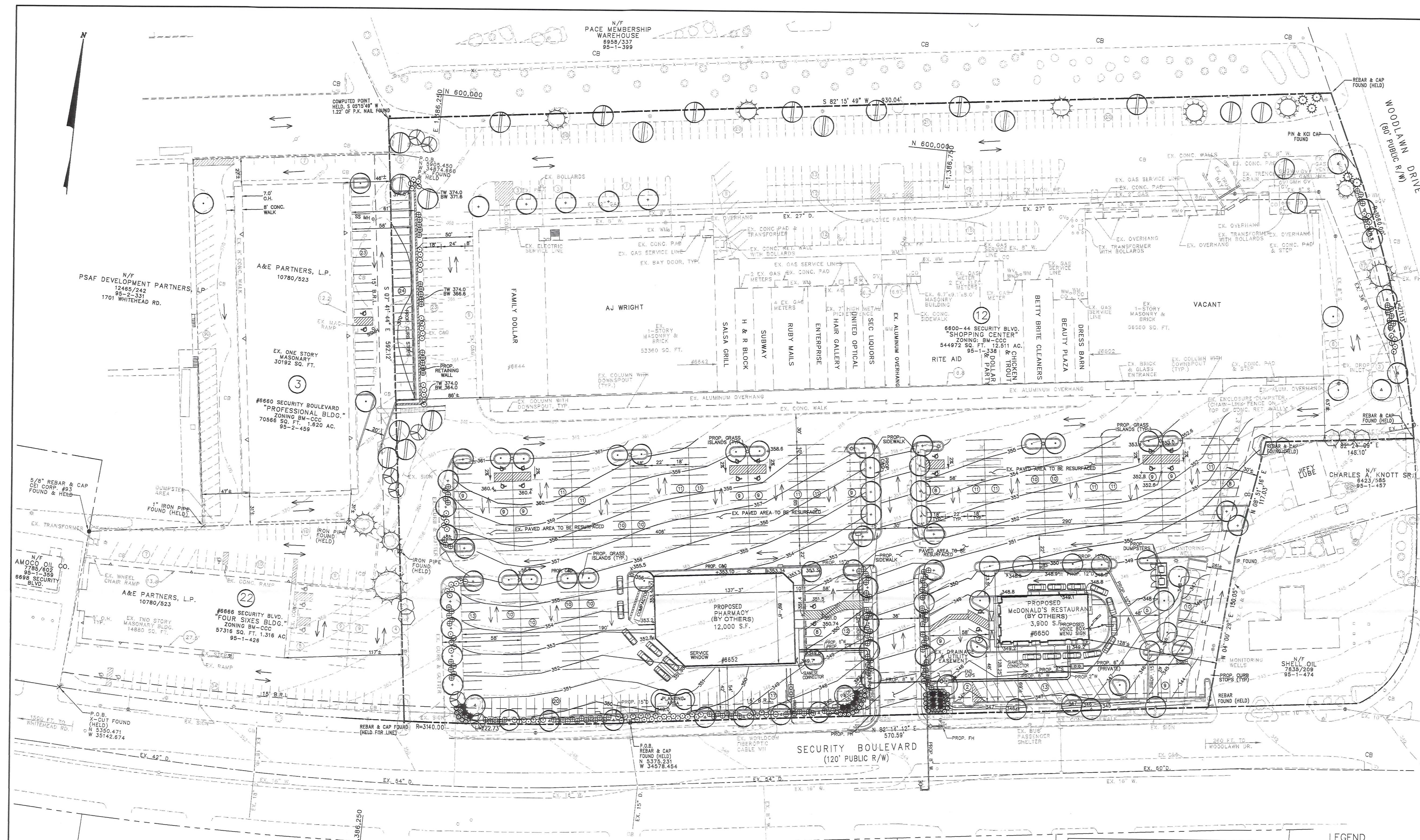
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EXHIBIT

70 Seats
(4 Accessible Seats)

Proposed McDonald's
Meadows Business Park
Security Boulevard
Baltimore County, Maryland

A



GENERAL NOTES

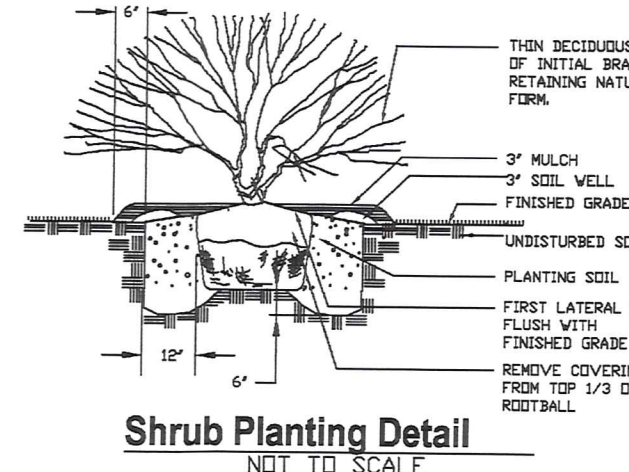
- Subject property zoned BM-CCC
- Area of subject property:
 - p. 338 = 12,513.6 acres
 - p. 450 = 1,820.9 acres
 - p. 426 = 1,315.5 acres
 - Net site area = 15.45 acres
 - Gross site area = 16.4714 acres
- Deed reference = Liber 4397/Folio 347
- Tax Account No. 1600013396, 0107000772, 2100001058
- Plat reference: revised plat Meadows Industrial Park 45/137
- Amenity open space required: 35,705 s.f. (0.2 178,625)
- Amenity open space provided: 56,500 s.f.
- Census Tract No. = 4011.02
- Waterfront No. 26
- Subserved No. 69
- Building setback requirements Front: based on average of shell gas pumps (43' from R/W line) and Amoco gas pumps (15' from R/W line) 29' (43' + 15') 2
- F.A.R. (TYP) = 4.0
- Existing F.A.R. for parcel 338 = 0.20 (107,882 s.f. 548,137.26
- F.A.R. proposed for parcel 338 = 0.22 (116,574 s.f. 548,137.26
- Proposed ADT = 9,461
- There are no streams, wetlands or 100 year floodplains on the project site.
- To the best of our knowledge there are no historic sites, archaeological sites, critical areas or endangered species habitats located on the site.
- Based on a review of a recent U.S.E.P.A. Comprehensive Environmental Responses, Compensation, and Liability Information System (CERCLIS) listing, this site has not been identified as a known, alleged or potential hazardous waste site.
- Approval is being requested from the State Highway Administration to ALTER the existing entrance point from Security Boulevard to the subject property.
- All amenity open space shown on plan is minimum dimension of seven feet. All amenity open space areas less than 10 feet wide and more than seven feet wide that adjoin or are within a parking lot will be suitably planted.
- All parking spaces will be permanently striped.
- All proposed paved areas will be a durable, dustless surface (macadam).
- SWM requirements for the redevelopment of this site are to be met by a fee-in-lieu payment based on amount of impervious area disturbed.
- The proposed shopping center identification sign will not increase in area from the existing sign area. The final sign design will be included on the final landscape plan.
- Public water and sewer is available to serve site.
- A lease parking agreement between the three parcels will be provided to the Zoning Office prior to building permit application.
- Zoning History Order No. 80-1-A = Variance from Section 413.2.1 granted on July 30, 1979 to permit a total sign area of 138 s.f. each side instead of the maximum of 100 S.F. each side subject to the following restrictions:
 - Subsequent signs to be erected in compliance with Section 413.2.1 of the Zoning Regulations.
 - Approval of a site plan by DPW and OP2. Order No. 81-45-A = Variance from Section 413.2e granted on September 30, 1980 to permit an identification sign of 192 s.f. each side instead of the maximum 150 s.f. each side subject to approval of site plan by the dpw and OP2.
- Breezeway to remain open unless 2 or more public access points to rear parking of shopping center are provided during shopping center hours. Employee parking for the shopping center will be designated in the REAR of the shopping center.
- Variance from Section 409.8.4.4 to permit a distance of 6 feet from the R/W of a public street in lieu of the required minimum of 10 feet.
- Variance from Section 409.4 to permit parking with direct vehicle access to travelways.
- Variance from Section 409.4.c to permit aisle width of 16 feet in lieu of the minimum required 20 feet (60 degree parking).
- Variance from Section 409.8.4.5 to permit parking in dead end bay without back up area for end space
- Special hearing to determine the method of parking calculation under Section 409.6(3).3 (sharing parking adjustment).
- Special hearing to count amenity open spaces on entire site in lieu of each parcel (Section 101)
- All Zoning Hearings must be shown on the building permit application site plan, including Code # 90-542-SPHA, with the orders, restrictions & approval dates.
- The following note shall be on the building permit site plan: The separate lots or buildings on the overall site cannot restrict parking areas from other uses or building on the same site.
- Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential site and public streets. Indicate placement, height and direction on the plot. Light standards should be protected by curbing or landscaping.
- ORC Approval Date 3/26/07 Rev.

PLANT LIST

KEY	QNTY.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
36	36	ZELKOVA SERRATA VILLAGE GREEN VILLAGE GREEN ZELKOVA	2' - 2 1/2' CAL.	B E B	HEADED TO 6' HT.
36	36	GLEDITSIA TRIACANTHOS VAR. INERMIS COMMON THORNLESS HONEYLOCUST	2' - 2 1/2' CAL.	B E B	HEADED TO 6' HT.
21	21	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2' - 2 1/2' CAL.	B E B	HEADED TO 6' HT.
20	20	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2' - 2 1/2' CAL.	B E B	HEADED TO 6' HT.
7	7	LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPMYRTLE	6' - 8' HT.	B E B	MULTI-STEMMED
5	5	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	5' - 6' HT.	B E B	
127	127	BUONNYUS KLAUSCHOVICUS 'SIBOLDIANA' SIBOLD BUONNYUS	24' - 30' HT.	B E B	5' O.C.
67	67	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN CHERRYLAUREL	24' - 30' HT.	B E B	4' O.C.
26	26	JUNIPERUS CHINENSIS 'SARGENT' SARGENT JUNIPER	18' - 24' SPRD.	CONT.	3' O.C. STAGGERED
14	14	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MISCANTHUS	#2	CONT.	4' O.C. STAGGERED
44	44	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	#2	CONT.	3' O.C. STAGGERED
17	17	EXISTING TREES			

LANDSCAPE CALCULATIONS

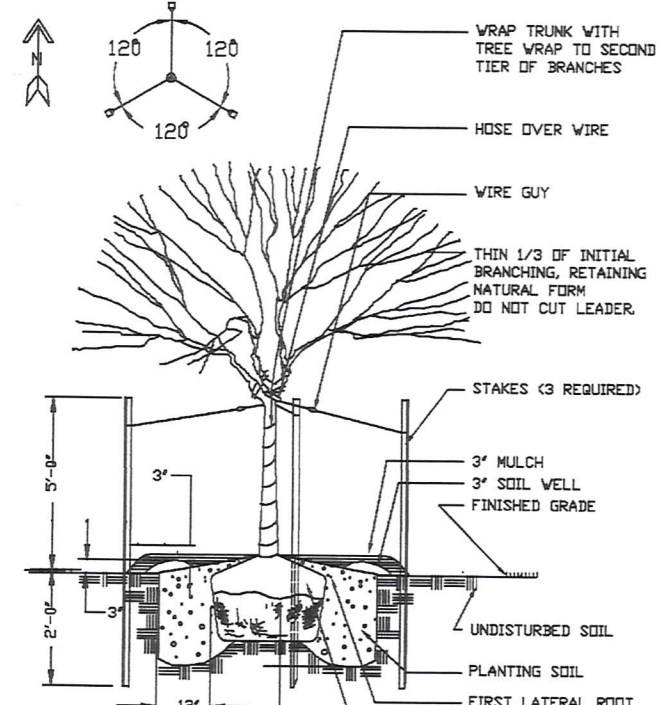
REQUIRED PLANTING	
A. STREET FRONTAGE AND STREETSCAPE	
(1) PU / 40 LF ADJACENT ROADWAY:	1,135 LF / 40 = 28 PU
(1) PU / 20 LF INTERIOR ROADWAY:	675 LF / 20 = 34 PU
B. PARKING LOTS	
(1) PU / 12 PARKING SPACES:	616 SPACES / 12 = 52 PU
(1) PU / 15 LF PARKING ADJ. TO ROAD	170 LF / 15 = 12 PU
TOTAL PLANTING UNITS REQUIRED:	
128 PU	
PLANTING PROVIDED:	
(113) MAJOR SHADE TREES	113 PU
(7) MINOR FLOWERING TREES	7 PU
(5) EVERGREEN TREES	5 PU
(194) SHRUBS	194 PU
(17) EXISTING TREES	17 PU
TOTAL PLANTING UNITS PROVIDED	
173 PU	



PLAN

Scale: 1"=40'

STAKING DETAIL



Tree Planting Detail

NOT TO SCALE

Note: A plan will be submitted, with the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the Illuminating Engineering Society of North America (IESNA) standards, for review and approval by the county landscape architect, Avery Harden, in conjunction with the Final Landscape Plan.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan that I am owner of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of the approved Final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, MD 21204

Owner's signature _____ Date _____

Owner's printed name _____ Title # _____

(Print) Mailing address - city - state - zip _____

PADM # _____ BUILDING PERMIT # _____

LEGEND

- EXIST. CONTOUR
- PROF. CONTOUR
- PROPERTY LINE
- MAP-GRID-PARCEL DOWN SHOT (0.3"x0.4" TYP.)
- SAUCE CONNECTOR
- LIGHT POLE
- POWER POLE
- MANHOLE
- BOLLARD
- CONCRETE MONUMENT
- BUILDING RESTRICTION LINE
- REBAR & CAP
- X-OUT
- IRON PIPE
- CATCH BASIN
- FENCE LINE
- B.G. & E. METER
- FIRE HYDRANT
- BUILDING HEIGHT
- PROP. RETAINING WALL
- PROP. CURB & OUTER
- EXIST. CURB & OUTER
- AMENITY OPEN SPACE

OWNER

Atlantic Realty Companies
8150 Leesburg Pike Suite 1100
Vienna, Va. 22182

LOTS 12, 22 & 3

MEADOWS BUSINESS PARK

1st Election District 4th Councilmatic District
Baltimore County, Maryland

CENTURY ENGINEERING

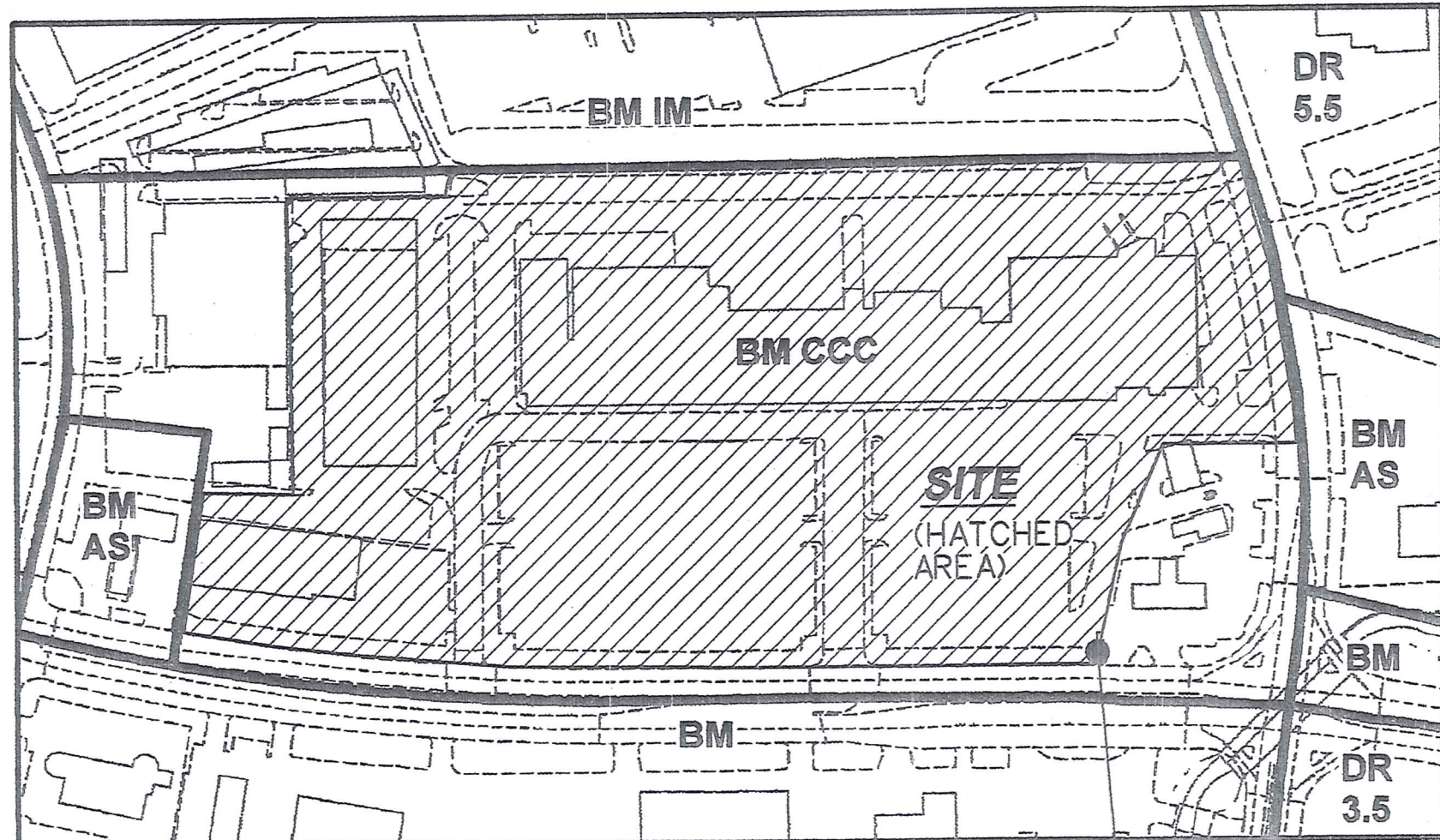
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21091
Phone: 443.589.2400 Fax: 443.589.2401

LANDSCAPE PLAN

Designed By	Scale	Project No.
By D.L.W.	1"=40'	27047.00
Drawn By	Date	Project No.
C.E.I.	DECEMBER, 2008	L-1
Checked By	Approved	Project No.
G.L.		

PETITIONER'S

EXHIBIT NO. 8A



ZONING MAP
SCALE: 1" = 200'
(MAP 095 AD)

ZONING HISTORY

- CASE #80-1-A:
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.F WAS GRANTED ON JULY 30, 1979 TO PERMIT A TOTAL SIGN AREA OF 138 SF (EACH SIDE) INSTEAD OF THE MAXIMUM OF 100 SF EACH SIDE SUBJECT TO THE FOLLOWING RESTRICTIONS:
A. SUBSEQUENT SIGNS TO BE ERECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS.
B. APPROVAL OF A SITE PLAN BY DPW AND OPZ.
- CASE #81-45-A:
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.E TO PERMIT AN IDENTIFICATION SIGN OF 192 SF EACH SIDE INSTEAD OF THE MAXIMUM 150 SF EACH SIDE SUBJECT TO APPROVAL OF A SITE PLAN BY THE DPW AND OPZ WAS GRANTED ON SEPTEMBER 30, 1980.
- CASE #90-542-SPHA:
1. PETITION FOR SPECIAL HEARING:
A. TO ALLOW SHARED PARKING BETWEEN THREE (3) SEPARATE LOTS,
B. TO AMEND SITE PLAN IN CASE NOS 81-45A AND 80-1A
C. TO ALLOW RELOCATION OF IDENTIFICATION SIGN AND "OTHER SIGN" PREVIOUSLY GRANTED
D. TO ALLOW ONE (1) ADDITIONAL "OTHER SIGN"

- PETITION FOR VARIANCES:
A. TO PERMIT A STANDARD PARKING SPACES WIDTH OF EIGHT FEET (8') IN LIEU OF THE MINIMUM REQUIRED EIGHT AND HALF FEET (8.5').
B. TO PERMIT PARKING WITH DIRECT VEHICLE ACCESS TO TRAVEL WAYS.
C. TO PERMIT ASLE WIDTH OF TWELVE FEET (12') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') (60 DEGREE PARKING).
D. TO PERMIT ASLE WIDTH OF SEVENTEEN FEET (17') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO FEET (22') (60 DEGREE PARKING).
E. TO PERMIT A DISTANCE OF SIX FEET (6') FROM THE RIGHT-OF-WAY OF A PUBLIC STREET IN LIEU OF THE REQUIRED MINIMUM OF TEN FEET (10').
F. TO PERMIT PARKING IN DEAD END WAY WITHOUT BACK UP AREA FOR END SPACE.
G. TO PERMIT AN A.O.S. RATIO OF 0.157 IN LIEU OF THE REQUIRED 0.2 FOR THE FOUR SIXES BUILDING.
H. TO PERMIT SIX HUNDRED NINETY FOUR (894) PARKING SPACES WITH A CROSS PARKING LEASE IN LIEU OF THE REQUIRED SEVEN HUNDRED TWELVE (712) SPACES.
I. TO PERMIT TWO (2) OTHER BUSINESS SIGNS WITH A TOTAL OF THREE HUNDRED FORTY EIGHT (348) SF GRANTED IN PREVIOUS ZONING CASE NO. 80-1A.
SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH WERE CONDITIONS PRECEDENT TO THE RELIEF GRANTED:

- THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN AND BE RESPONSIBLE FOR RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
- WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN PETITIONER'S EXHIBITS 1 AND 2 FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.
- UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE FROM THE BALTIMORE COUNTY ZONING ENFORCEMENT DEPARTMENT ACCESS TO SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH THIS ORDER.

ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1980.

DEVELOPMENT APPROVAL

- ORIGINAL CRG PLAN WAS APPROVED IN 1980.
- REQUEST FOR LIMITED EXEMPTION UNDER SECTION 33-4-103(k)(1) TO REFIN AN APPROVED CRG PLAN TO SHOW A TWO PAD SIDE INSTEAD OF THE APPROVED THREE PAD SITES WAS APPROVED BY DRC ON OCTOBER 4, 2007 (DRC#0917077).

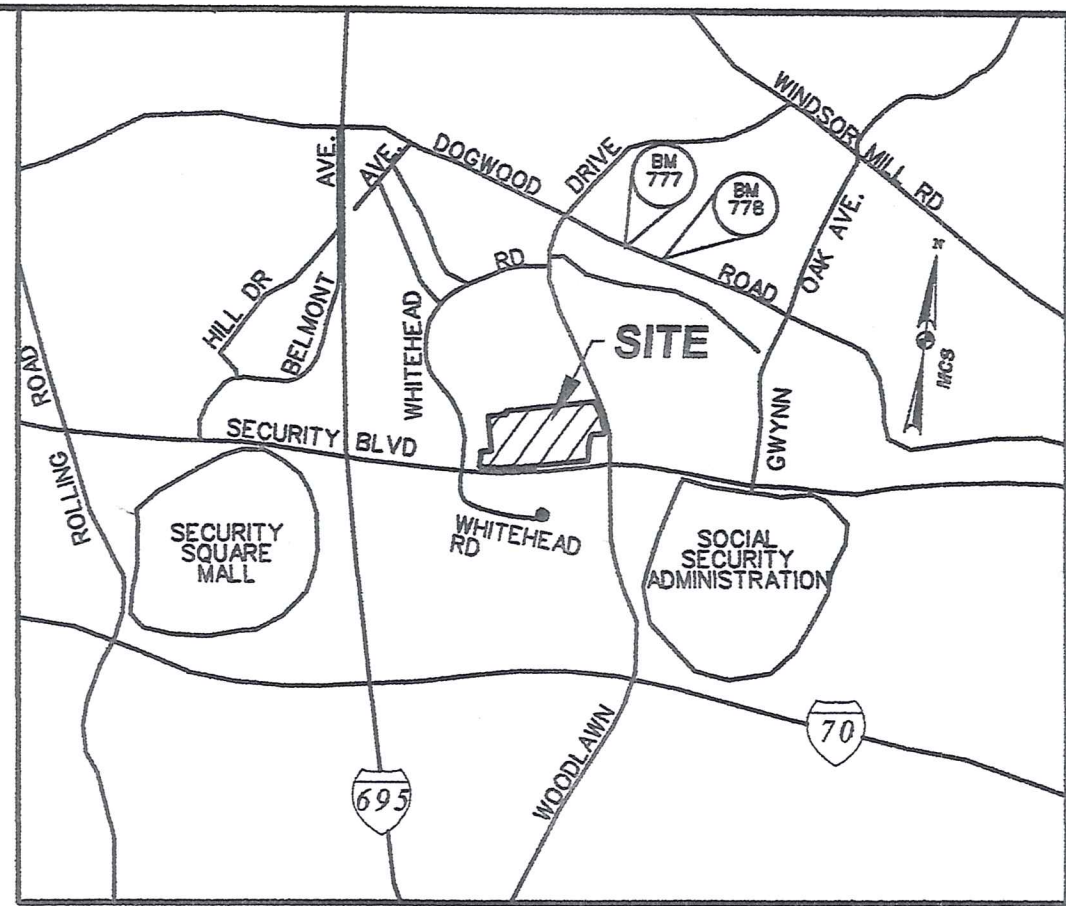
NOTE:
THIS PLAT IS INTENDED FOR ZONING PURPOSES ONLY
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

PARKING CALCULATION

TENANTS	SQ. FT.	USE	PARKING REQUIRED	TOTAL * PARKING SPACES REQ.	SHARED PARKING ADJUSTMENT			
					WEEKDAY	EVENING	WEEKEND	EVENING
					DAYTIME 6AM-6PM	6PM-MIDNIGHT	DAYTIME 6AM-6PM	6PM-MIDNIGHT
MEADOWS PARK SHOPPING CENTER								
Family Dollar	9,978	Shopping Center	5/1000 S.F.	49.89	60X	29.93	60X	49.89
A.J. Wright	25,712	Shopping Center	5/1000 S.F.	128.56	60X	77.14	60X	128.56
Solar Grill	2,467	Shopping Center	5/1000 S.F.	12.34	60X	7.14	60X	12.34
H&R Block	1,800	Shopping Center	5/1000 S.F.	9.00	60X	5.40	60X	9.00
Subway	2,700	Shopping Center	5/1000 S.F.	13.5	60X	8.10	60X	13.50
Ruby Nails	2,700	Shopping Center	5/1000 S.F.	13.5	60X	8.10	60X	13.50
Enterprise	1,800	Shopping Center	5/1000 S.F.	9.00	60X	5.40	60X	9.00
Hair Gallery	1,800	Shopping Center	5/1000 S.F.	9.00	60X	5.40	60X	9.00
United Optical	1,800	Shopping Center	5/1000 S.F.	9.00	60X	5.40	60X	9.00
SEC Liquors	1,978	Shopping Center	5/1000 S.F.	9.87	60X	5.92	60X	9.87
Rite Aid	8,080	Shopping Center	5/1000 S.F.	40.4	60X	24.24	60X	40.40
Dollar & Party	1,800	Shopping Center	5/1000 S.F.	9.00	60X	5.40	60X	9.00
Chicken & Trout	2,700	Shopping Center	5/1000 S.F.	13.5	60X	8.10	60X	13.50
Betty Britz Cleaners	2,950	Shopping Center	5/1000 S.F.	14.75	60X	8.85	60X	14.75
Beauty Plaza	1,500	Shopping Center	5/1000 S.F.	7.50	60X	4.50	60X	7.50
Dress Town	1,200	Shopping Center	5/1000 S.F.	6.00	60X	3.60	60X	6.00
Vacant	36,500	Shopping Center	5/1000 S.F.	182.5	60X	109.50	60X	182.5
Prop. Restaurant	3,900	Shopping Center	5/1000 S.F.	19.50	60X	11.70	60X	19.50
Prop. Pharmacy	12,000	Shopping Center	5/1000 S.F.	60.00	60X	36.00	60X	60.00
Subtotal	123,762			618.81		371.29		618.81
Meadows Park Shopping Center On-Parcel Parking	555							
Kennwood Kitchens	1,300	Retail	5/1000 S.F.	6.50	60X	3.90	60X	6.50
Vacant	1,247	Office	3.3/1000 S.F.	4.12	100X	4.12	10X	0.41
Dr. Roth	1,708	Med. Office	4.5/1000 S.F.	7.69	100X	7.69	10X	0.77
Vacant	978	Office	3.3/1000 S.F.	3.22	100X	3.22	10X	0.32
Dr. Cohen	1,480	Med. Office	4.5/1000 S.F.	6.34	100X	6.34	10X	0.63
Vacant	1,278	Office	3.3/1000 S.F.	4.12	100X	4.12	10X	0.41
Mt. Zion Church (70 persons)	3,015	Church	1/4 Seats	17.5	60X	8.75	60X	8.75
Vacant	1,278	Office	3.3/1000 S.F.	4.12	100X	4.12	10X	0.41
Vacant	233	Office	3.3/1000 S.F.	0.77	100X	0.77	10X	0.08
Vacant	14,193	Office	3.3/1000 S.F.	48.84	100X	48.84	10X	4.88
Vacant	1,254	Office	3.3/1000 S.F.	4.14	100X	4.14	10X	0.41
Vacant	1,508	Med. Office	4.5/1000 S.F.	6.79	100X	6.79	10X	0.68
Subtotal Professional Building Required Parking	30,192			118.13		102.78		31.63
Professional Building On-Parcel Parking	84							
Chen's School Geriatric Nurse	3,000	School	2 instructors/15 Students	17	100X	17	100X	17
Rapid Response	900	Office	3.3/1000 S.F.	2.64	100X	2.64	10X	0.26
Advance Security	2,200	Service	3.3/1000 S.F.	7.26	100X	7.26	10X	0.73
Security Walk-In Clinic	1,500	Clinic	4.5/1000 S.F.	6.75	100X	6.75	10X	0.68
Delta Capital Asset Group	1,482	Office	3.3/1000 S.F.	4.89	100X	4.89	10X	0.49
AllPro Quality Cleaning	1,464	Service	3.3/1000 S.F.	4.83	100X	4.83	10X	0.48
Vacant	4,300	Office	3.3/1000 S.F.	14.19	100X	14.19	10X	1.42
Diamond Dental	4,500	Med. Office	4.5/1000 S.F.	20.25	100X	20.25	10X	2.02
Blackbuster	6,075	Retail	5/1000 S.F.	30.38	100X	30.38	60X	30.38
Sunrise Spa & Nails	1,401	Service	3.3/1000 S.F.	4.82	100X	4.82	10X	0.48
Finances Maryland	1,500	Office	3.3/1000 S.F.	4.93	100X	4.93	10X	0.49
TAS Computer Systems	1,537	Service	3.3/1000 S.F.	5.07	100X	5.07	10X	0.51
Subtotal Four Sixes Building Required Parking	25,750			122.81		122.81		51.86
Four Sixes Building On-Parcel Parking	87							
Total Gross Floor Area of Buildings	183,713 SF							
Total Required Parking for the 3 Parcels	841 (incl. 25 H.C. spaces)			859.70		596.88		640.43
Total Proposed Parking for the 3 Parcels								716.13

ZONING VARIANCE REQUESTS

- VARIANCE FROM SECTION 450.4.5.A OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW SIX (6) ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE ALLOWED THREE (3) SIGNS. (SIGNS #1, #2, #3, #4, #5 AND #6)
- VARIANCE FROM SECTION 450.4.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE ALLOWED WALL MOUNTED OR FREESTANDING SIGN. (SIGNS #8 & #7)
- VARIANCE FROM SECTION 450.5.B.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW ERECTION OF THE SIGN ABOVE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY. (SIGNS #8 & #7)



BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL MONUMENT NO. 777
N 501.505.17
E 1,387,379.32
E 345.84

VICINITY MAP

SCALE: 1" = 2000'

SITE DATA

- AREA OF SUBJECT PROPERTY (MEADOWS PARK SHOPPING CENTER)
P. 338 = 12,516 AC
P. 459 = 1,820 AC
P. 426 = 1,356 AC
NET AREA: 15.45 AC
GROSS SITE AREA: 16.474 AC
- MCDONALD'S LEASE AREA: 0.99 AC (43,383 SF)
- OWNER:
MEADOWS SHOPPING CENTER, L.L.C.
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730
- TAX MAP REFERENCES:
T.M.95 P. 338 TAX ID: 18000013396
T.M.95 P. 459 TAX ID: 0107000772
T.M.95 P. 426 TAX ID: 21000010568
- DEED REFERENCES:
PARCEL 228: 24867 / 671
PARCEL 426: 24870 / 653
PARCEL 426: 24867 / 141
- PLAT REFERENCE: REVISED PLAT MEADOWS INDUSTRIAL PARK 45/137
- AMENITY OPEN SPACE REQUIRED: 35,705 SF (0.2 x 178,525)
AMENITY OPEN SPACE PROVIDED: 63,500 SF
- ELECTION DISTRICT: 1 COUNCILMANIC DISTRICT: 4
- EXISTING ZONING: BM-CCC, MAP #095 A1
- EXISTING USE: SHOPPING CENTER
PROPOSED USE: SHOPPING CENTER WITH PROP. PHARMACY & RESTAURANT
- CENSUS TRACT: 401.02
WATER SERVICE AREA: WESTERN THIRD ZONE
SEWER SHED: 70
TRANSPORTATION ZONE: 0568
ZIP CODE: 21207
WATERSHED NO: 26, GWYNNS FALLS
- MINIMUM SETBACK REQUIREMENTS (BM-CCC ZONE):
FRONT: BASED ON AVERAGE OF SHELL OIL PUMPS (43' FROM R/W LINE)
AND AMOCO GAS PUMPS (15' FROM R/W LINE)
(43'-15') / 2 - 29 FT AS SHOWN ON CRG PLAN.
- F.A.R. ALLOWED = 4.0
EXISTING F.A.R. FOR PARCEL 338 = 0.20 (107,852 SF / 548,137.26 SF)
PROPOSED F.A.R. FOR PARCEL 338 = 0.23 (123,762 SF / 548,137.26 SF)
- BUILDING HEIGHT:
PROPOSED: LESS THAN 40 FT
- ADT:
550 x 3,800 / 1,000 SF = 2,145 TRIPS (MCDONALD'S)
53 / 1,000 G.L.A. x 55 x 163,713 / 1,000 = 8,759 TRIPS (SHOPPING CENTER WITH PROP. BLDG)
- LANDSCAPE REQUIREMENTS:
LANDSCAPING PLAN WILL BE PREPARED BY OTHERS AND PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE STORMWATER MANAGEMENT REQUIREMENTS FOR REDEVELOPMENT OF THIS SITE ARE MET BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$8,400.00 STORM WATER APPROVAL DATE AUGUST 6, 2009.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES ARE AVAILABLE TO SERVICE THIS SITE.
- THERE ARE NO KNOWN STREAMS, WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS.
- BASED ON A REVIEW OF A RECENT U.S.E.P. COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPLETION, AND LIABILITY INFORMATION (CERCLIS) LISTING, THIS SITE HAS NOT BEEN IDENTIFIED AS A KNOWN ALLEGED OR POTENTIAL HAZARDOUS WASTE SITE.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 240010 0398 F, REVISED SEPTEMBER 26, 2008 AND DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- FOREST CONSERVATION REQUIREMENTS:
MCDONALD'S WILL REQUEST A WAIVER TO THE FOREST CONSERVATION REQUIREMENTS SINCE THE PROPOSED DISTURBANCE WILL OCCUR ENTIRELY ON EXISTING IMPROVED SURFACE AND WILL NOT RESULT IN IMPACTS TO WETLANDS, STREAMS, FLOODPLAINS, OR FOREST BUFFERS. THE WAIVER REQUEST IS BASED UPON STANDARDS OUTLINED IN THE ANNOTATED CODE OF MARYLAND NATURAL RESOURCES ARTICLE 5-803.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE BCZR AND ALL SIGN POLICIES. ZONING VARIANCES HAVE BEEN REQUESTED FOR MCDONALD'S SIGNS. SEE ZONING VARIANCES REQUESTS ON THIS SHEET. THE PROPOSED SHOPPING CENTER IDENTIFICATION SIGN WILL NOT INCREASE IN AREA FROM THE EXISTING SIGN AREA. THE FINAL DESIGN OF THAT ID SIGN WILL BE DONE BY OTHERS AND UNDER A SEPARATE USE PERMIT.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY BOHLER ENGINEERING 3-5-08 AND SITE PLAN PREPARED BY CENTURY ENGINEERING, INC. IN MAY, 2009.
- APPROVAL IS BEING REQUESTED FROM STATE HIGHWAY ADMINISTRATION TO ALTER THE EXISTING POINT FROM SECURITY BLVD. TO THE SUBJECT PROPERTY, BY OTHERS.
- ALL AMENITY OPEN SPACE SHOWN ON PLAN IS MINIMUM DIMENSION OF SEVEN FEET. ALL AMENITY OPEN SPACE AREAS LESS THAN 10 FEET WIDE AND MORE THAN SEVEN FEET WIDE THAT ADJOIN OR ARE WITHIN A PARKING LOT WILL BE SUITABLY PLANTED.
- ALL PARKING SPACES WILL BE PERMANENTLY STRIPED.
- ALL PROPOSED PAVED AREAS WILL BE A DURABLE, DUSTLESS SURFACE (MACADAM).
- A LEASE PARKING AGREEMENT BETWEEN THE THREE PARCELS WILL BE PROVIDED TO THE ZONING OFFICE PRIOR TO BUILDING PERMIT APPLICATION, BY OTHERS.

OVERALL PLAN

SCALE: 1" = 60'

MCDONALD'S SITE
FOR MORE DETAILS SEE ENLARGED PLAN ON SHEET 2

OWNER
MEADOWS SHOPPING CENTER, L.L.C.
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

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

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.



BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

PLAT TO ACCOMPANY ZONING PETITIONS
MCDONALD'S RESTAURANT
AT
MEADOWS PARK SHOPPING CENTER

V-1

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 60'

ELECTION DISTRICT 1, C4
DATE: DECEMBER, 2009

SHEET 1 OF 3

2010-0191-A

Landscape Notes

A. STANDARDS:

1. ALL PLANT MATERIAL, CONSTRUCTION METHODS AND MATERIAL PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN STANDARD NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN ASSOCIATION OF GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS.

2. ALL TREES SHALL BE DELIVERED TO THE SITE BALLED AND BURLAPPED. ALL SHRUBS SHALL BE BALLED AND BURLAPPED OR IN CONTAINERS. ALL GRASSES & PERENNIALS SHALL BE IN CONTAINERS.

B. MAINTENANCE:

1. AFTER THE PLANTING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER, THE MAINTENANCE OF WATERING AND WEEDING SHALL BE PROVIDED BY THE OWNER. SINCE THE PLANTS ARE TO BE MAINTAINED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE CONDUCTED BY THE OWNER. THE CONTRACTOR SHALL NOT SATISFY WITH THE MAINTENANCE OF THE PLANTS. A WRITTEN REPORT, IN WHICH THE CONTRACTOR SHALL SPECIFY THE MAINTENANCE IMMEDIATELY TO THE LANDSCAPE ARCHITECT. TWO COPIES WILL BE FURNISHED TO THE OWNER, BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

2. MAINTAIN TREES UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN 90 DAYS AFTER FINAL ACCEPTANCE OF PLANTING. MAINTAIN ALL PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR PROPER GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE, AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WEEDINGS. WEEDINGS ARE REQUIRED TO KEEP ALL PLANTS FREE OF INSECTS AND DISEASE.

C. WATERING:

1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PROVIDED BY THE CONTRACTOR. WATERING SHALL BE THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN PLANTS UNTIL THEY ARE ESTABLISHED. WATERING SHALL BE DONE DURING THE HEAT OF THE DAY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BID FOR WATERING TO ALL NEW PLANTINGS DURING ONE GROWING SEASON.

D. EXCAVATION:

1. DEPTH AND WIDTH OF EXCAVATION FOR PLANTING OF ALL PLANTS SHALL BE TO THE DEPTH AND WIDTH OF ROOT BALL OR CONTAINER OF PLANT TO BE INSTALLED, EXCEPT AS NOTED ON DETAILS.

E. TOPSOIL, PLANTING MIX, FERTILIZER, MULCH AND SOIL AMENDMENTS:

1. ALL TOPSOIL SHALL BE WELL GRADED LOAM OF GOOD UNIFORM QUALITY AND SHALL BE A NATURAL FRABLE SOIL FREE OF OBJECTS LARGER THAN ONE INCH IN ANY DIMENSION, AND FREE OF TOXIC SUBSTANCES, WEEDS AND ANY MATERIAL OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL CONTAIN AT LEAST ORGANIC MATTER. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE TO MEET THE DEPTH AS SPECIFIED HEREIN, THE CONTRACTOR SHALL FURNISH ADDITIONAL TOPSOIL. PRIOR TO TOPSOIL DELIVERY, THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF THE SOURCE FROM WHICH TOPSOIL IS TO BE FURNISHED.

2. FOR PLANTING MIX, MIX THOROUGHLY 2/3 APPROVED TOPSOIL (SEE TOPSOIL) AND 1/3 APPROVED ORGANIC MATTER.

3. FERTILIZER TABLETS OR SPIKES TO BE PLACED AT EACH TREE AND SHRUB AT A RATE OF 1 PER 2" OF TRUNK CALIPER OR GALLON OF ROOTBALL. TABLETS OR SPIKES SHALL NOT BE IN CONTACT WITH THE ROOTBALL.

4. MULCH MATERIAL SHALL BE OF UNIFORM SIZE, FINE SHREDDED PINEBARK, HARDWOOD OR APPROVED EQUAL. MULCH SHALL BE A REDDISH DARK BROWN COLOR AND SHALL BE AD TO A UNIFORM MINIMUM DEPTH OF 2 INCHES. MULCH SHALL BE APPLIED TO THE RATE OF 1" OF DIAMETER PER OF TRUNK CALIPER.

5. HYDROGEL ABSORBENT MATERIAL SHALL BE ADDED TO THE PLANTING HOLE FOR EACH TREE AND SHRUB AT THE RATE OF 4 CUPS PER 1-1/2" CALIPER OR GALLON OF ROOTBALL. HYDROGEL MATERIAL SHALL BE VITERRA "GELSOL" "TERVASON" OR APPROVED EQUAL.

F. SUBSTITUTIONS:

1. IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE BEGINNING THE WORK. THE LANDSCAPE ARCHITECT WILL THEN SELECT A REASONABLE ALTERNATE OR INFORM ALL LANDSCAPE CONTRACTORS OF THE AVAILABILITY OF THE ORIGINAL PLANT.

G. PRUNING, CLEANUP, PROTECTION OF EXISTING MATERIALS AND RESTORATION:

1. THE CONTRACTOR SHALL PRUNE PLANT MATERIAL WITHIN TWO (2) DAYS OF INSTALLATION IN ACCORDANCE WITH THE DETAILS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

2. DURING COURSE OF PLANTING, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED. LAWN AREAS KEPT CLEAR AND ALL REASONABLE PRECAUTIONS TAKEN TO AVOID DAMAGE TO ANY EXISTING LAWNS, PAVING, ETC. NOT SCHEDULED FOR REMOVAL. WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEANED UP THOROUGHLY. DEBRIS, RUBBISH, SUBSOIL AND WASTE MATERIALS SHALL BE CLEARED UP AND REMOVED FROM THE PROPERTY. EXISTING GRASS AREAS WHICH HAVE BEEN INJURED BY THE WORK SHALL BE REGRADED AND SOWN TO MATCH THE EXISTING LAWN. THE ENTIRE AREA SHALL BE NEAT AND CLEAN TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

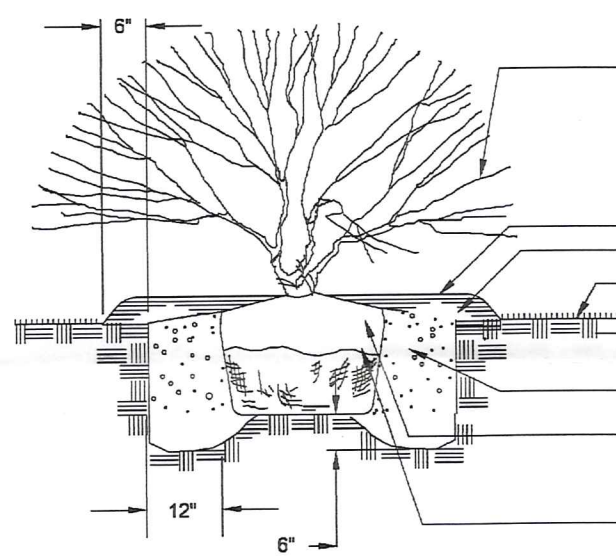
3. CONTRACTOR SHALL AT ALL TIMES, PROTECT ALL PLANTS AND LAWNS FROM DAMAGE. THE MOVING OF HEAVY EQUIPMENT OR MATERIAL OVER THE LAWN AREAS SHALL BE DONE ON PLANKS OR PONTOONS.

4. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PAVEMENTS, SODDED OR PLANTED AREAS, STRUCTURES AND UTILITIES NOT SCHEDULED FOR REMOVAL. WORK AND MATERIALS SHALL BE PROTECTED DURING PLANTING OPERATIONS. SUCH RESTORATION SHALL BE IN A MANNER SATISFACTORY TO THE LANDSCAPE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

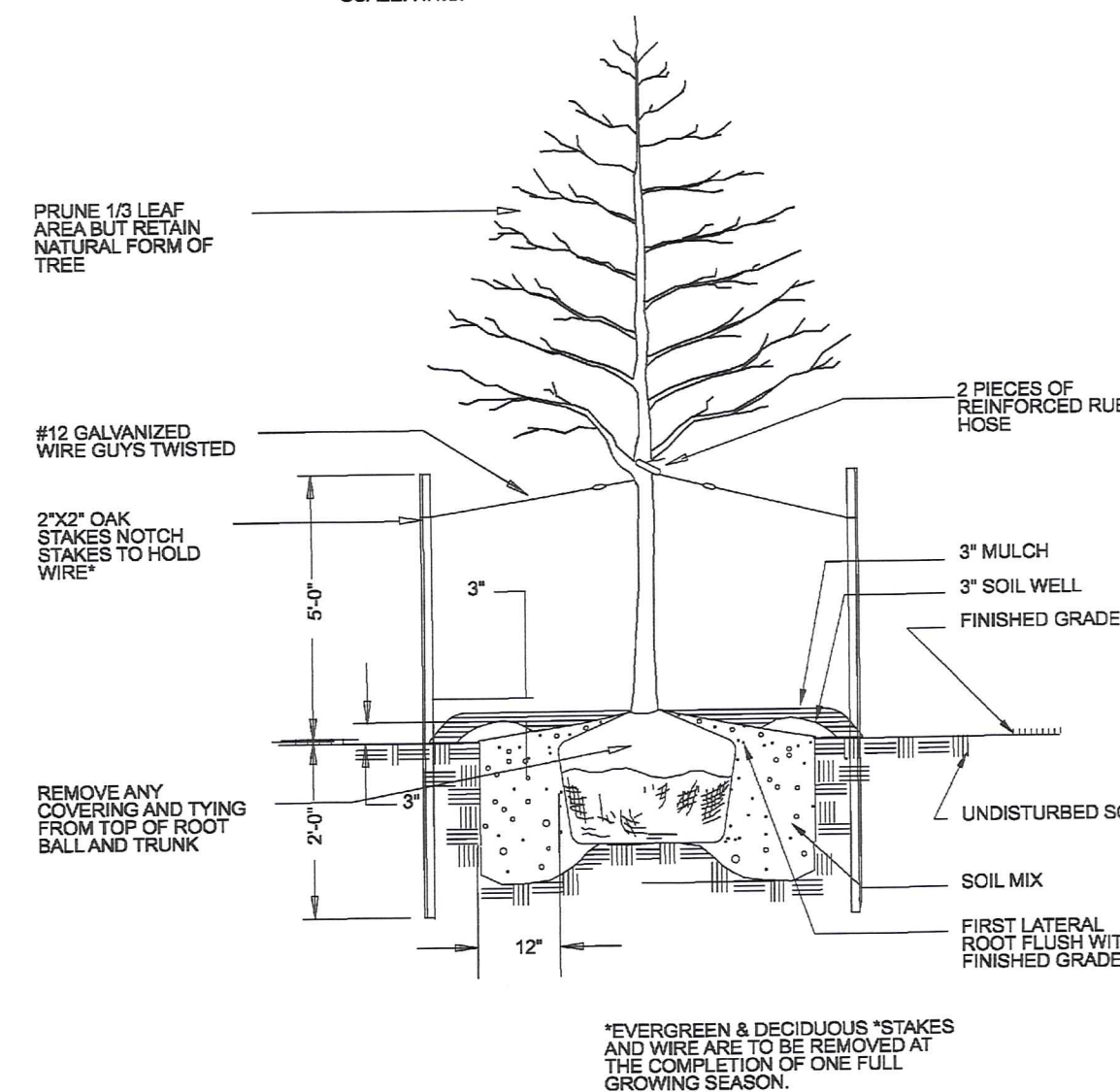
H. FINAL INSPECTION AND GUARANTEE:

1. AFTER PLANTING IS COMPLETED (INCLUDING MULCHING AND CLEANUP), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING TO REQUEST FINAL INSPECTION OF THE TOTAL PLANTING. THE LANDSCAPE ARCHITECT SHALL SCHEDULE A FINAL INSPECTION VISIT AS SOON AS POSSIBLE. LANDSCAPE ARCHITECT SHALL NOTIFY THE LANDSCAPE CONTRACTOR IN WRITING WHEN ALL WORK IS SATISFACTORY. COMPLETE. IF WORK IS NOT SATISFACTORY, THE CONTRACTOR SHALL CORRECT THE DEFICIENCIES AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING. NECESSARY CORRECTIVE MEASURES. THE LANDSCAPE CONTRACTOR WILL BE GIVEN A REASONABLE AMOUNT OF TIME TO CORRECT THE DEFICIENCIES, AND ANOTHER FINAL INSPECTION WILL BE SCHEDULED BY THE LANDSCAPE ARCHITECT.

2. ALL PLANT MATERIAL AND LAWN AREAS SHALL BE GUARANTEED TO BE IN A VIGOROUS GROWING CONDITION ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE. AT THE TERMINATION OF THE PERIOD, THE CONTRACTOR SHALL HAVE COMPLETED THE PRESCRIBED MAINTENANCE SCHEDULE. ANY PLANTS INFECTED WITH DISEASE OR INSECT PLANTS WILL BE REMOVED OR TREATED. AS TO DEFICIENCIES, THE CONTRACTOR SHALL BE REPLACED BY THE SAME PLANTS AND WITHOUT EXTRA COMPENSATION TO THE CONTRACTOR. AT THE COMPLETION OF ALL SUCH WORK AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE CONTRACT WILL BE CONSIDERED COMPLETE.



SHRUB PLANTING DETAIL
SCALE: N.T.S.



PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER
SCALE: NONE

LANDSCAPE PLAN
PREPARED BY:
HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVE.
TOWSON, MARYLAND 21286
(410)-825-3885 PHONE
(410)-825-3887 FAX

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

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

THIS PLAN IS SEALED AND CERTIFIED
AS BEING IN ACCORDANCE WITH 1ST
REFINED CRO PLAN

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
○	11	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2-2 1/2" CAL.	B & B	FULL, HEAVY SPECIMEN, HEADED TO 6' HT.
○	4	GLEDITSIA TRIA, INERMIS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2-2 1/2" CAL.	B & B	FULL, HEAVY SPECIMEN, HEADED TO 6' HT.
○	4	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2-2 1/2" CAL.	B & B	FULL, HEAVY SPECIMEN, HEADED TO 6' HT.
○	1	LAGERSTROEMIA X NATCHEZ NATCHEZ GRAPEMYRTLE	6" - 8" HT.	B & B	MULTI-STEMMED
○	2	ILEX 'NELLIE R. STEVENS' 'NELLIE R. STEVENS'	5' - 6' HT.	B & B	SPACE 10' O.C.
○	13	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' 'SNOW QUEEN' OAKLEAF HYDRANGEA	24-30" HT.	# 7 CONT.	SPACE 5' O.C.
⊕	67	EUONYMUS KIAUTSCHOVICUS 'SIEBOLDIANA' SIEBOLD EUONYMUS	24-30" HT.	CONT.	SPACE 5' O.C.
⊕	34	PRUNUS LAURO-CERASUS 'OTTO LUYKEN' COMMON CHERRYLAUREL	24-30" HT.	B & B	SPACE 4' O.C.
⊕	9	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	24-30" HT.	CONT.	SPACE 4' O.C.
○	53	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIRAEA	24-30" HT.	CONT.	SPACE 4' O.C.
○	SJ	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER	18"-24" SP'D	# 3 CONT.	SPACE 3' O.C., STAGGERED
⊕	40	PENNESETUM ALOPECUROIDES 'HAEMEL' DRAW FOUNTAIN GRASS	# 1	CONT.	SPACE 24" O.C., STAGGERED
⊕	71	HEUCHERA 'PALACE PURPLE' 'PALACE PURPLE' CORAL BELLS	#1	CONT.	SPACE 18" O.C.

NOTES

- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-557-7777
- THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THIS PLAN IS FOR PLANTING ONLY.
- NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
- SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.
- ANY EXISTING SOIL CONDITIONS THAT MAY POSE A THREAT TO THE LIFE AND HEALTH OF THE PLANT MATERIAL MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL.

PLANTING CALCULATIONS:

PLANTING REQUIRED:
160 LF INTERIOR ROADWAY @ 1 PU / 20 LF = 8 PUS
280 LF ADJACENT TO ROADWAY @ 1 PU / 40 LF = 7 PUS
245 LF SERVICE LANE @ 1 PU / 15 LF = 17 PUS
48 PARKING SPACES @ 1 PU / 12 SPACES = 4 PUS
335 LF PARKING ADJACENT TO ROADWAY @ 1 PU / 15 LF = 9 PUS
85 LF DUMPSTER SCREENING @ 1 PU / 15 LF = 6 PUS
TOTAL PLANTING REQUIRED = 51 PUS

PLANTING PROVIDED:
19 MAJOR DECIDUOUS TREES @ 1:1 = 19 PUS
1 MINOR DECIDUOUS TREES @ 2:1 = 0.5 PUS
4 EVERGREEN TREES @ 5:1 = 0.8 PUS
176 SHRUBS @ 5:1 = 35 PUS
TOTAL PLANTING PROVIDED = 55.5 PUS

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan, upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, MD 21204.

Owner's signature _____ Date _____

Owner's printed name _____ Tele.# _____

(Print) Mailing address-city-state-zip _____

PADM # _____ BUILDING PERMIT # _____

LIMIT OF DISTURBANCE = 39,725.9 SF OR 0.91 AC PDM NO.1-366

OWNER
MEADOWS SHOPPING
CENTER, L.L.C.
CO ATLANTIC REALTY
COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

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

REVISIONS	
DATE	ITEM

LANDSCAPE PLAN
MCDONALD'S RESTAURANT
MEADOWS PARK SHOPPING CENTER
6650 SECURITY BOULEVARD
BALTIMORE, MARYLAND,

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 1, C4
DATE: JUNE, 2009

DRAWING NO.
C-10
SHEET 10 OF 12

PETITIONER'S

EXHIBIT NO. **86**

DESIGN & DRAWINGS ARE
BASED ON MCS GRID & DATUM
HORZ: NAD 83/91
VERT: NAVD 88

13882-R72-578-1-0000000-001 3/11/2009 3:37:44 PM

LEGEND

RIGHT-OF-WAY LINE	-----
PROPERTY LINE	-----
EX. EASEMENT	-----
ZONING LINE	-----
EX. CONCRETE CURB AND GUTTER	-----
EX. CURB AND GUTTER TO BE REMOVED	XXXXXXXXXXXXXXXXXXXX
EX. EDGE OF PAVING	-----
EX. CONCRETE TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	-----
EX. SIGN	-----
EX. STORM DRAIN, MANHOLE & INLET	-----
EX. SANITARY SEWER, MANHOLE & CLEANOUT	-----
EX. WATER MAIN, VALVE & FIRE HYDRANT	-----
EX. POLE WITH LIGHT	-----
EX. INDEX CONTOURS	-----
EX. INTERMEDIATE CONTOURS	-----
EX. SOIL LINE	-----
"EXISTING" DESIGNATION	-----
BUILDING RESTRICTION LINE	-----
LANDSCAPE RESTRICTION LINE	-----
PR. CONCRETE CURB & GUTTER	-----
PR. MAC. PAVING	-----
PR. CONCRETE	-----
PR. STORM DRAIN, MANHOLE & INLET	-----
PR. SANITARY SEWER & CLEANOUT	-----
PR. WATER MAIN, VALVE & FIRE HYDRANT	-----
PR. INDEX CONTOURS	-----
PR. INTERMEDIATE CONTOURS	-----
PR. LIGHTS	-----
PR. SIGN	-----
PR. BOLLARD	-----
PR. PARKING COUNTRY	-----
"PROPOSED" DESIGNATION	-----
LIMIT OF WORK	-----

SITE GENERAL NOTES

SEE COVER SHEET FOR "GENERAL SITE NOTES" AND "CONSTRUCTION NOTES".

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND REQUIREMENTS AND STANDARDS OF LOCAL GOVERNING AUTHORITY.

THE CONTRACTOR SHALL NOTIFY ENGINEER OR McDONALD'S CONSTRUCTION MANAGER IN CASE OF ANY DISCREPANCY BEING PRESENT BETWEEN INFORMATION CONTAINED ON THESE PLANS AND OTHER DOCUMENTS.

PROVIDE WHEEP HOLES ON CURBS AT ALL LANDSCAPE AREAS. COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER.

ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.

CONCRETE PADS SHALL BE REINFORCED WITH EITHER WELDED WIRE FABRIC, FIBERMESH, OR HI-TECH FIBERS. SEE SPECIFICATIONS AND SITE DETAILS FOR FURTHER INFORMATION.

ERADICATE ALL EXISTING PAINTED LINES IN CONFLICT WITH NEW PARKING LAYOUT, IF NEEDED, BY SAND BLAST OR OTHER MEANS APPROVED BY OWNER. PAINTING OVER IS NOT PERMITTED.

REFER TO SHEETS C-12 THROUGH C-15 FOR ALL APPLICABLE SITE DETAILS.

FOR DETAILS RELATED TO WORK WITHIN SECURITY BLVD RIGHT OF WAY SEE SEPARATE PUBLIC PLANS.

FOR DETAILS RELATED TO THE PROPOSED SITE SIGNS, SEE SEPARATE IDENTIFICATION/OPERATION SIGNAGE PLAN, SHEET C-15.

FOR DETAILS RELATED TO DRIVE THRU SET UP SEE ARCHITECTURAL PLANS, SHEET DT 1.0.

SEE SHEET 1 FOR GENERAL / CONSTRUCTION NOTES

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

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

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 NO. 27742, EXPIRATION DATE: JULY 16, 2012.

OWNER
MEADOWS SHOPPING CENTER, L.L.C.
CO ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

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

REVISIONS					
DATE	NO.	DESCRIPTION	BY		
03/29/11		BID SET	BLDG		

PDM NO.1-366

SITE PLAN

McDONALD'S RESTAURANT

MEADOWS PARK SHOPPING CENTER
6662 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

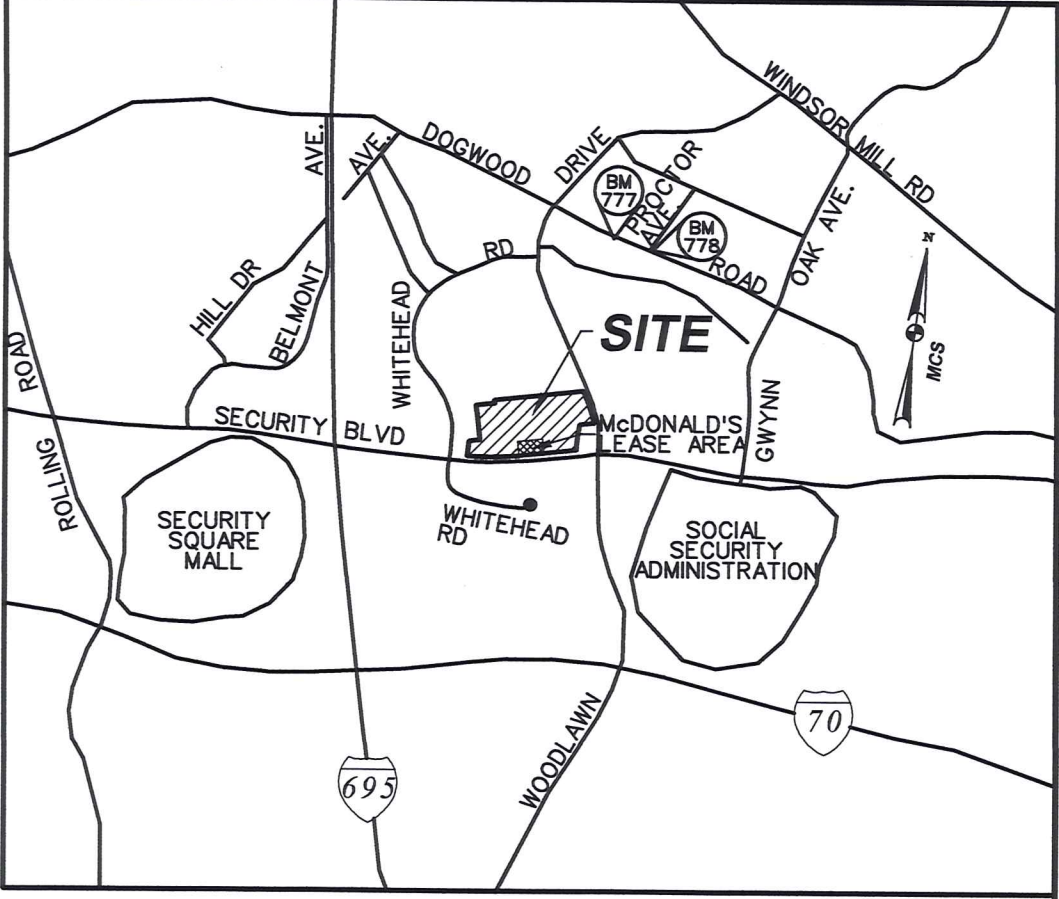
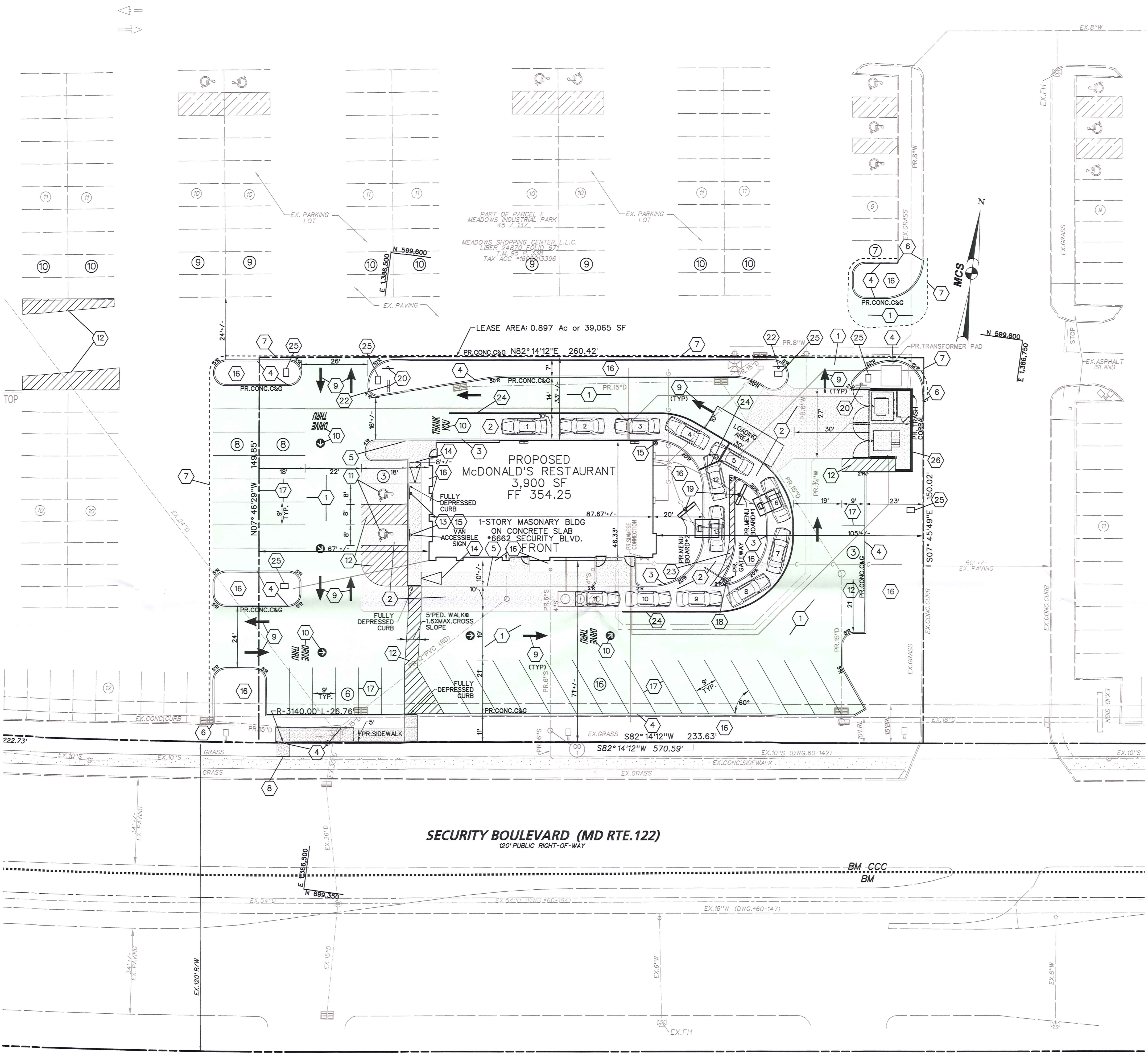
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 1, C4
DATE: MARCH 31, 2011

DRAWING NO.

C-4

SHEET 4 OF 16



BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:

MONUMENT NO. 777: N 601,709.86; E 1,387,379.32; EL. 345.84
DESCRIPTION: RAIL ROAD SPIKE IN DOGWOOD ROAD 20.8' WEST OF SANITARY MANHOLE LOCATED IN DOGWOOD ROAD EAST OF WOODLAWN DRIVE.

MONUMENT NO. 778: N 601,606.17; E 1,387,789.38; EL. 343.05
DESCRIPTION: RAIL ROAD SPIKE 26.35' NORTHWEST FROM INLET LOCATED AT NORTHWEST PART OF INTERSECTION OF PROCTOR AVENUE WITH DOGWOOD ROAD.

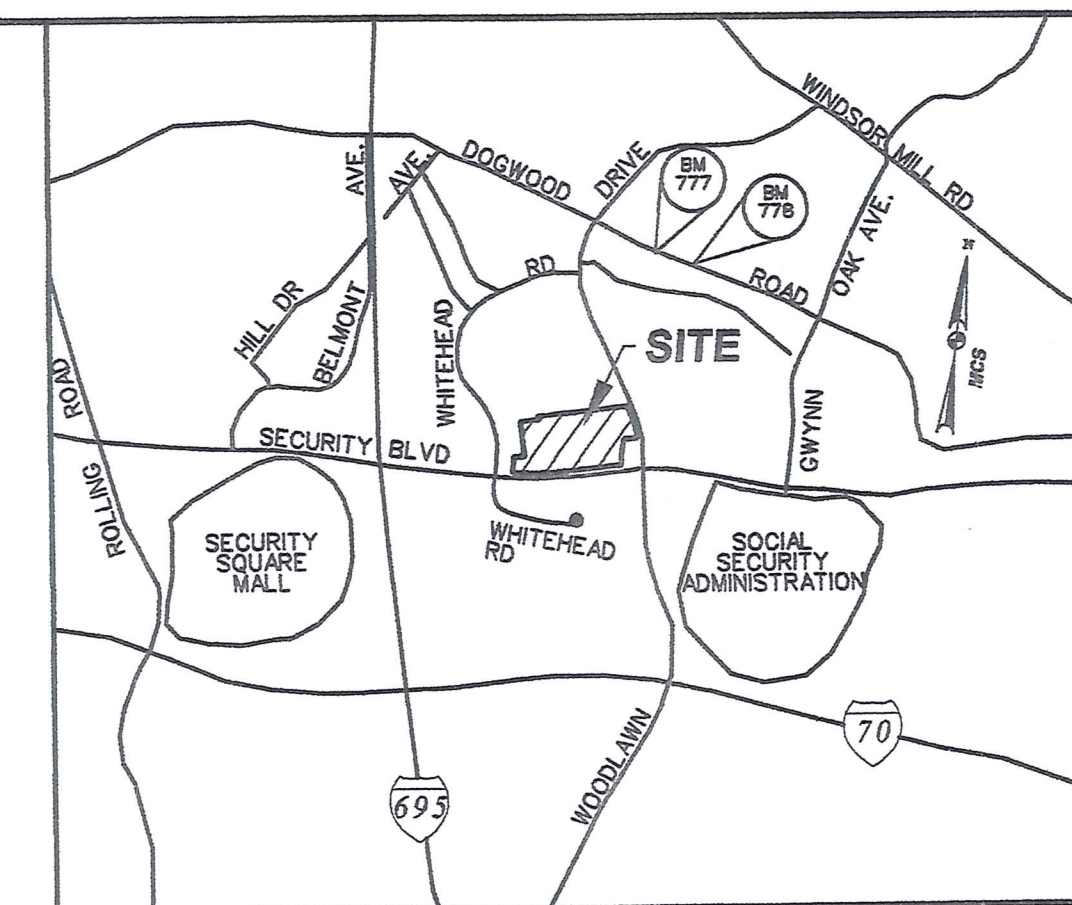
SITE DATA

- AREA OF SUBJECT PROPERTY (MEADOWS PARK SHOPPING CENTER)
P. 338 - 12,5136 AC; P. 459 - 1,8209 AC; P. 428 - 1,3155 AC
TOTAL NET AREA: 15.45 AC; TOTAL GROSS SITE AREA: 16.4717 AC
- McDONALD'S RESTAURANT LEASE AREA: 0.897AC (39,065 SF)
- OWNER:
MEADOWS SHOPPING CENTER, L.L.C.
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730
- TAX MAP REFERENCES:
T.M. 95: P. 338; TAX ID. # 1600013396; T.M. 95: P. 459; TAX ID. # 0107000772;
T.M. 95: P. 428; TAX ID. # 200000058
- DEED REFERENCES:
PARCEL 338: L. 24870; F. 671; PARCEL 459: L. 24870; F. 653; PARCEL 428: L. 24867; F. 141
- PLAT REFERENCE: REVISED PLAT MEADOWS INDUSTRIAL PARK L. 45; F. 137
- ELECTION DISTRICT: 1; COUNCILMANIC DISTRICT: 4
- EXISTING ZONING: BM-CCC, MAP #095 A1
- EXISTING USE: EX. SHOPPING CENTER
PROPOSED USE: EX. SHOPPING CENTER WITH NEW McDONALD'S RESTAURANT

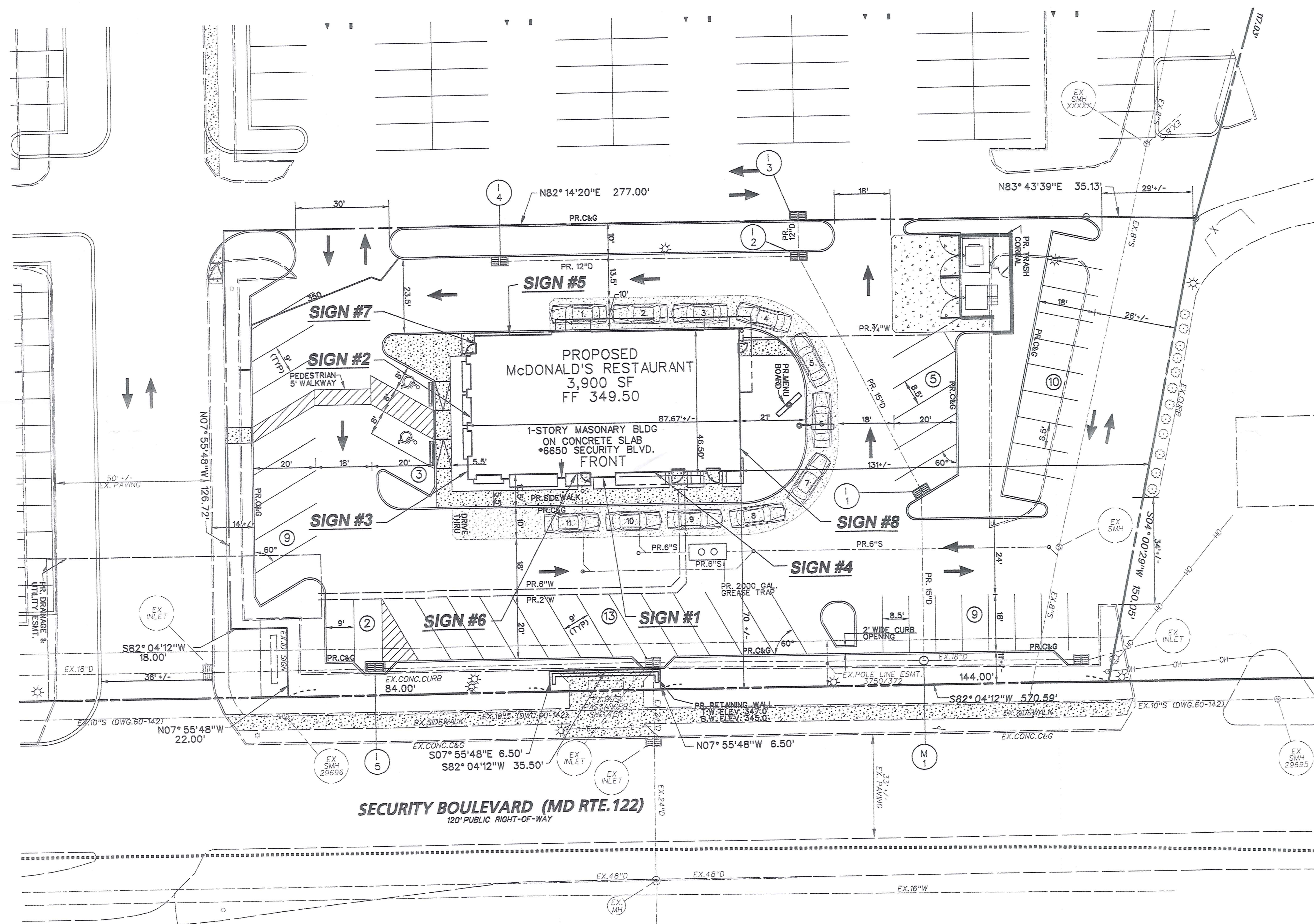
SITE CONSTRUCTION NOTES

- CONSTRUCT ASPHALT PAVING AND BASE PER DETAIL 11 SHEET C-12 AND GEOTECHNICAL REPORT.
- CONSTRUCT 6" THICK CONCRETE PAVEMENT, 4,000 PSI, 5/2 AIR ENTRAINED WITH ELASTOMERIC SEALANT) ON COMP. 6" MIN. AGGREGATE BASE.
- CONSTRUCT 6" CURB PER DETAIL 1 SHEET C-12.
- CONSTRUCT 7" STANDARD COMBINATION CONCRETE CURB & GUTTER PER BALTIMORE COUNTY STANDARD DETAIL PLATE R-21 AND DETAIL 4 SHEET C-12.
- CONSTRUCT CURB EDGE WALK PER DETAIL 2 SHEET C-12.
- MATCH EXISTING CONCRETE CURB & GUTTER FOR GRADE & LINE
- SAW CUT EX. PAVING, REMOVE EX. PAVING, EX. CONCRETE CURB & GUTTER AS SHOWN ON DEMOLITION PLAN, INSTALL PROPOSED CURB & GUTTER, PR. PAVING AND SEAL JOINTS. MATCH EX. PAVING FOR GRADE
- SAW CUT EX. SIDEWALK AS SHOWN, INSTALL NEW SIDEWALK, MATCH EX. SIDEWALK FOR GRADE
- PAINT TRAFFIC ARROWS - WHITE ON ASPHALT, YELLOW ON CONCRETE PER DETAIL 21 SHEET C-13.
- PAINT LETTERS AND ARROW - YELLOW PER DETAIL 19 SHEET C-13.
- PAINT HANDICAP SYMBOL PER ADA SPECIFICATION AND DETAIL 7 SHEET C-12
- PAINT 4" WIDE WHITE SOLID LINES @ 45°, 2' O.C.
- INSTALL HANDICAP SIGN PER DETAIL 6, SHEET C-12.
- INSTALL HANDICAP RAMP PER DETAIL 8 OR 9 SHEET C-12.
- INSTALL GUARD POST BOLLARD PER DETAIL 5 OR 13 SHEET C-12.
- LANDSCAPE AREA, GRADE TO DRAIN, PLACE TOPSOIL SEED AND MULCH
- PAINT 4" WIDE SOLID STIPE, WHITE ON ASPHALT, YELLOW ON CONCRETE
- CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION BY GENERAL CONTRACTOR PER DETAIL 16 SHEET C-13.
- PROPOSED MENU BOARD AND SPEAKER PEDESTAL PER SIGN SUPPLIER SPECIFICATIONS. FOUNDATION FOR SPEAKER PEDESTAL AND MENU BOARD BY GENERAL CONTRACTOR PER SIGN SUPPLIER DESIGN AND PER DETAILS 17 AND 24 SHEET C-13.
- "STOP" SIGN
- "RIGHT TURN ONLY" SIGN
- "DO NOT ENTER" SIGN
- PAINT 4" WIDE YELLOW SOLID LINES @ 45°, 2' O.C.
- PAINT 6" WIDE YELLOW SOLID LINE
- IDENTIFICATION / OPERATION SIGN PER DETAILS ON SHEET C-15
- TRASH CORRAL PER DETAILS ON SHEET C-14

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91; VERT: NAVD 88



VICINITY MAP
SCALE: 1" = 2000'



NOTE:
THIS PLAT IS INTENDED FOR ZONING PURPOSES ONLY
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers

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



PROFESSIONAL CERTIFICATION

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
MEADOWS SHOPPING
CENTER, L.L.C.
CO ATLANTIC REALTY
COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

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

DATE	ITEM

PDM NO. 01-366

PLAT TO ACCOMPANY ZONING PETITIONS
MCDONALD'S RESTAURANT
AT
MEADOWS PARK SHOPPING CENTER
6850 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

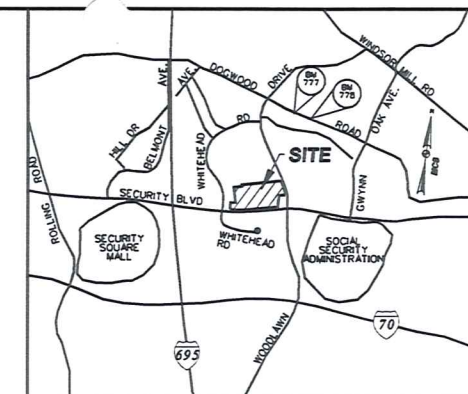
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 1, C4
DATE: DECEMBER, 2009

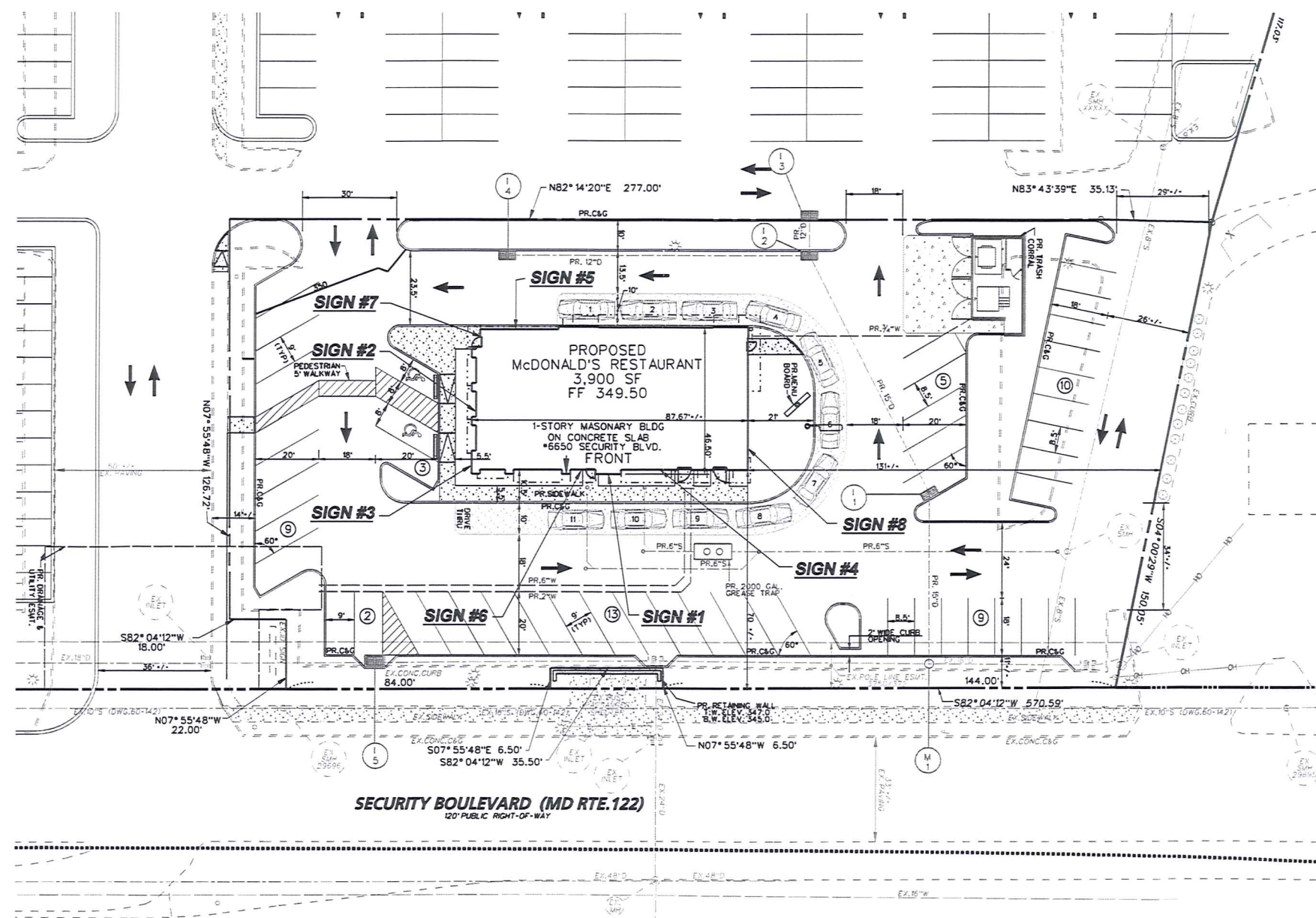
DRAWING NO.

V-2

SHEET 2 OF 3



VICINITY MAP
SCALE: 1" = 200'



NOTE:
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PDM NO. 01-366

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DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITIONS
MCDONALD'S RESTAURANT
AT
MEADOWS PARK SHOPPING CENTER
6650 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT
DATE: DECEMBER

ALL-STATE LEGAL
EXHIBIT
18