



\$150⁰⁰

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

UP-2017-009-SI
B 939073
A 758980

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials ms

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 6861 Loch Raven Blvd. ZIP CODE 21256
BUSINESS NAME TACO Bell ZONING BL
OWNER'S NAME MARYLAND CANTINA PHONE NO. 610-520-1000 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS Po Box 429 Conshohocken, PA 19428
APPLICANT/OWNER'S AGENT Michael Hewitt PHONE NO. 302-232-2092
SIGN COMPANY NAME HES SIGN SERVICE PHONE NO. 302-232-2092
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 09/1939/1252

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 10.19 feet x 5.91 feet = 60.22 square feet Height: 22.69 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Replace Existing Sign Cabinet with New up to date
Sign Cabinet. Re-use Pole & Foundation. Size
of Sign to stay the same double-faced sign

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature

Date

Print/Type Name

☐ Require Planning Signature

Date

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature

Initials

Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
8/1/2017

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0919391252

Election District: 9

Owner Name(s): SG MARYLAND LLC

PDM #:

Address: 1185 SIXTH AVE 10TH FL
NEW YORK, NY 10036

Zoning District(s): BL CCC

Premise Address: 6861 LOCH RAVEN BLVD

Elevation Range: 380ft - 388ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Design Review Areas - Loch Raven - Hillendale Commercial Revitalization Districts - Loch Raven	X	X									X		
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1945-0415-X	X	X	X	X	X				X	X	X		8/1/17



SIGN TYPE: A (Qty: 1) Double Sided
SCALE: 1/4" = 1'-0"

60.22 Square Feet

EXISTING



PROPOSED



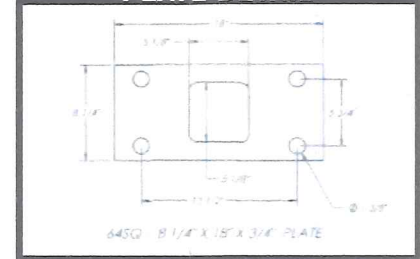
SCOPE OF WORK:

- Location: 6861 Loch Raven Blvd. Towson, MD 21286
- Remove & Dispose of Existing Sign Cabinet.
- Prep & Paint Existing Steel Pole Black
- Install New Double Sided Sign Cabinet (See Sign Specs.)

SIGN SPECIFICATIONS:

- 10.19' x 5.19' x 0.83'
- Extruded Aluminum Cabinet & Retainers w/ Black Finish
- Internally Illuminated w/ White LED's
- Agilight Retrorays, 500 Lumens Light Bar 50K

PLATE DETAIL



DARK PURPLE PMS 2603

BLACK

LIGHT PURPLE PMS 2577

WHITE



MAIN: (302) 232-2100 TOLL FREE: 1-888-95-YESCO FAX: (302) 232-2065
459 Old Airport Road New Castle, DE 19720 - www.Yesco.com

Client: TACO BELL - 6861 Loch Raven Blvd. Towson, MD 21286 Scale: 1/4" = 1'-0"

Approved By:

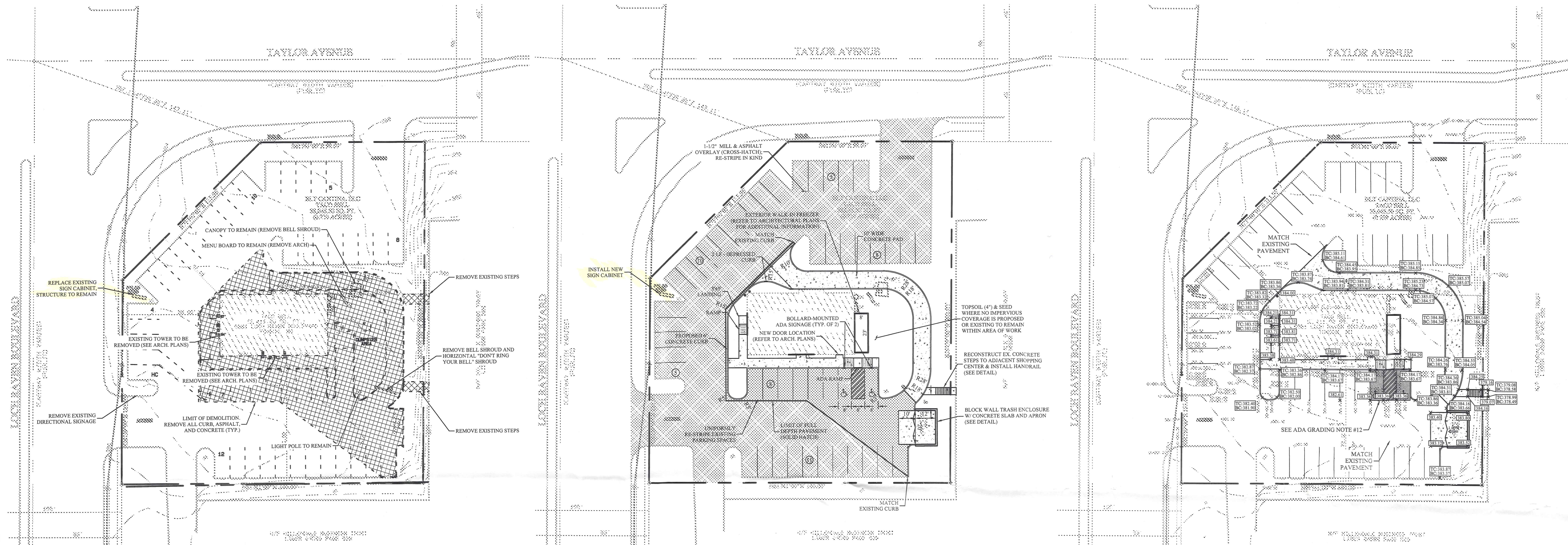
Revision:

Date: 7/25/17

Drawn By: M. Patton

1.0

6861 Loch Raven Blvd



EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 30'

IMPROVEMENTS PLAN
SCALE: 1" = 30'

GRADING PLAN
SCALE: 1" = 30'

- GENERAL NOTES**
- OWNER & PURCHASER/DEVELOPER:
BLT CANTINA, LLC
14 BALLGOMINGO ROAD
CONSHOHOCKEN, PA 19428
 - THE APPLICANT IS SEEKING CONSTRUCTION PERMITS FOR THE INSTALLATION OF A NEW 8'X22' EXTERIOR WALK-IN FREEZER ADJACENT TO THE EXISTING TACO BELL, THE CONSTRUCTION OF A NEW TRASH ENCLOSURE, AND THE MODIFICATION OF THE PARKING AREAS AFFECTED BY THESE CHANGES.
 - EXISTING CONDITIONS ARE TAKEN FROM A SURVEY PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. DATED JULY 11, 2016 AND MOST RECENTLY REVISED ON JUNE 26, 2017.
 - THE PROPOSED IMPROVEMENTS DO NOT RESULT IN AN INCREASE OF IMPERVIOUS COVERAGE.
 - THE PROPOSED IMPROVEMENTS DO NOT AFFECT THE PARKING COUNT.
 - THE PROPOSED IMPROVEMENTS DO NOT INTERFERE OR MODIFY THE CURRENT DRAINAGE PATTERNS.
 - AS PART OF THESE IMPROVEMENTS, MODIFICATIONS WILL BE MADE TO THE PARKING LOT AND/OR SIDEWALKS AS NECESSARY TO CONFORM TO MINIMUM ADA REQUIREMENTS.

- DEMOLITION NOTES:**
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS SHOWN FOR DESIGN AND ESTIMATING PURPOSES ONLY. ACTUAL LOCATIONS OF UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES OR APPARENT CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION. ANY/ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS & UTILITIES. A WRITTEN NOTICE SHALL BE FORWARDED TO THE OWNER SETTING FORTH THE DATE OF CONTACT. CONTRACTORS ARE ADVISED TO CALL 1-800-272-4000 BEFORE COMMENCING FOR A MARKOUT OF EXISTING UTILITIES.
 - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
 - CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)
 - CONTRACTOR TO COORDINATE WITH ALL APPLICABLE AGENCIES DURING THE DEMOLITION OF EXISTING BUILDINGS.
 - TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES.
 - ANY REQUIRED UTILITY POLE RELOCATIONS FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
 - THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
 - EXISTING UTILITIES INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC., SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
 - SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO IBC 2009.
 - ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
 - NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
 - CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION, CONTRACTOR TO RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
 - THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND

- EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
- EXISTING TOPSOIL, ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL, UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
 - PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
 - REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
 - DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY APPLICABLE UTILITY COMPANIES TO ENSURE CONTINUATION OF SERVICE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHOWN TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL MUNICIPAL & MUA SPECIFICATIONS.
 - EXISTING BUILDING SHALL BE DEMOLISHED INCLUDING ALL BASEMENT FOOTINGS AND FOUNDATION WALLS & MATERIALS. (BASEMENT MATERIAL SHALL BE REMOVED FROM SITE AND NOT USED FOR FILL).

- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
 - THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
 - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
 - ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI OR AS REQUIRED BY THE APPROVAL AUTHORITY.
 - ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
 - WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
 - ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008, AS AMENDED.
 - SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

- GRADING & UTILITY NOTES:**
- ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
 - THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 0.75%.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
 - ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
 - THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
 - ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAILED.
 - WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.I.D.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.I.D.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING.
 - REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
 - CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
 - ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.
 - ALL HANDICAPPED ACCESSIBLE AREAS SHALL BE GRADED WITH A 2% MAXIMUM SLOPE.

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel. 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 246A28131400

REVISIONS		
NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	07/12/17

FOR CONSTRUCTION

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC AND INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT, THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (ASIAL) AND BUREAU PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXTENDED) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY:	MPL	JOB NO:	1061-98
DRAWN BY:	JG	DATE:	05/16/17
CHECKED BY:	JMP	SCALE:	1" = 30'

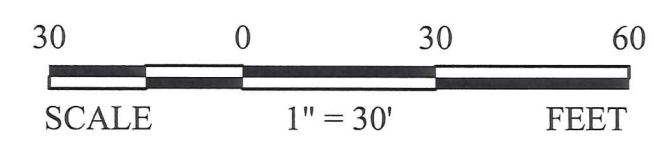
TACO BELL

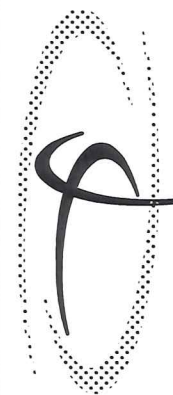
IMPROVEMENT PLAN
6861 LOCH RAVEN BOULEVARD
TOWSON
BALTIMORE COUNTY
STATE OF MARYLAND

FOR
BLT CANTINA, LLC
14 BALLGOMINGO ROAD
CONSHOHOCKEN, PA

JOHN M. PETTIT, PE, PP, CME
Professional Engineer
State of New Jersey • License # GE 37906
State of Pennsylvania • License # 052885-E
State of Delaware • License # 15980
State of Maryland • License # 44560

IMPROVEMENT PLAN





THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GJA28131400

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DESIGNED BY: MPL	JOB NO.: 1061-98
DRAWN BY: JG	DATE: 05/16/17
CHECKED BY: JMP	SCALE: 1" = 30'



IMPROVEMENT PLAN
6861 LOCH RAVEN BOULEVARD
TOWSON
BALTIMORE COUNTY
STATE OF MARYLAND

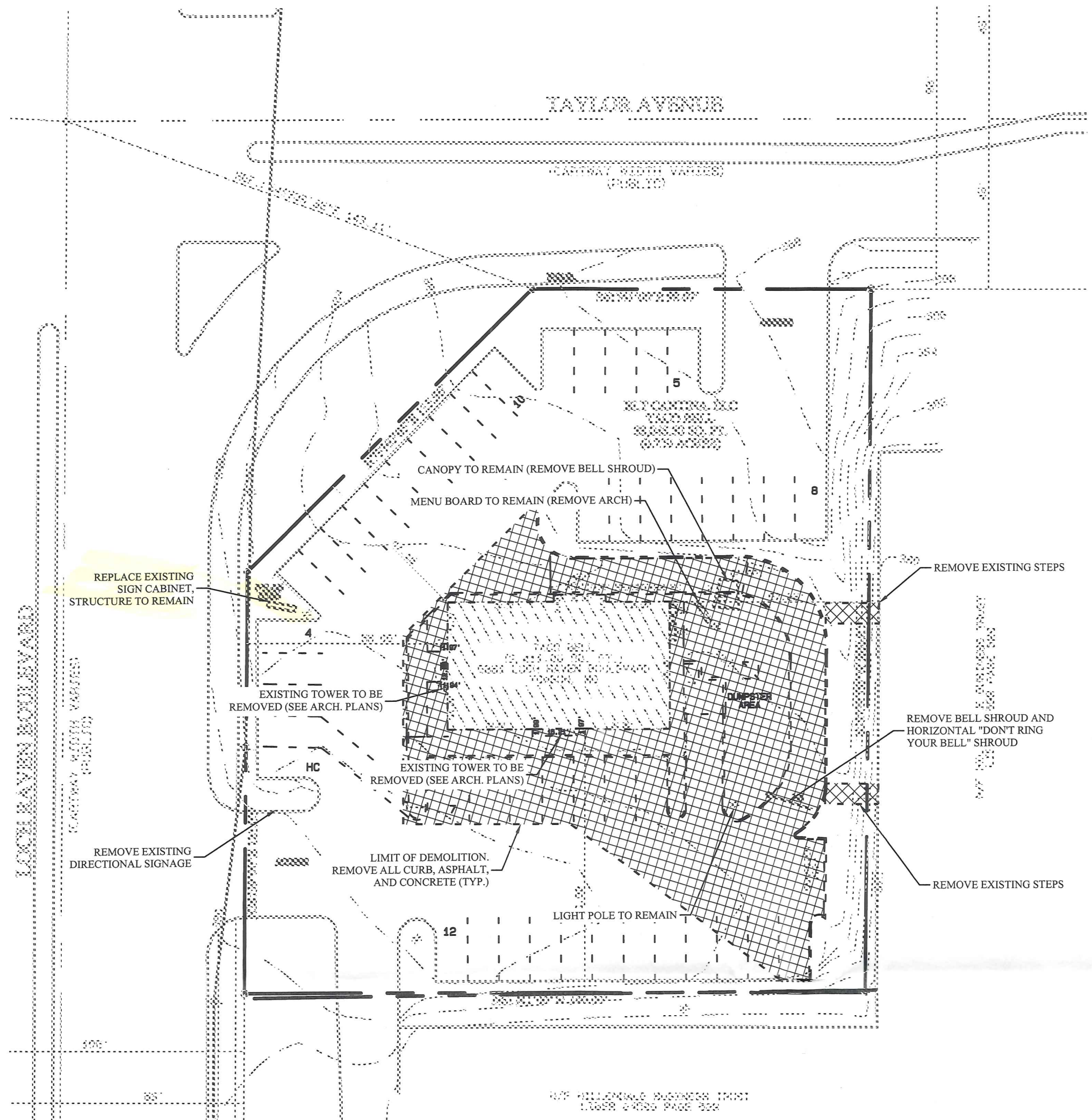
FOR

BLT CANTINA, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA

JOHN M. PETTIT, PE, PP, CME
Professional Engineer
State of New Jersey • License # GE 37906
State of Pennsylvania • License # 052685-E
State of Delaware • License # 15980
State of Maryland • License # 44560

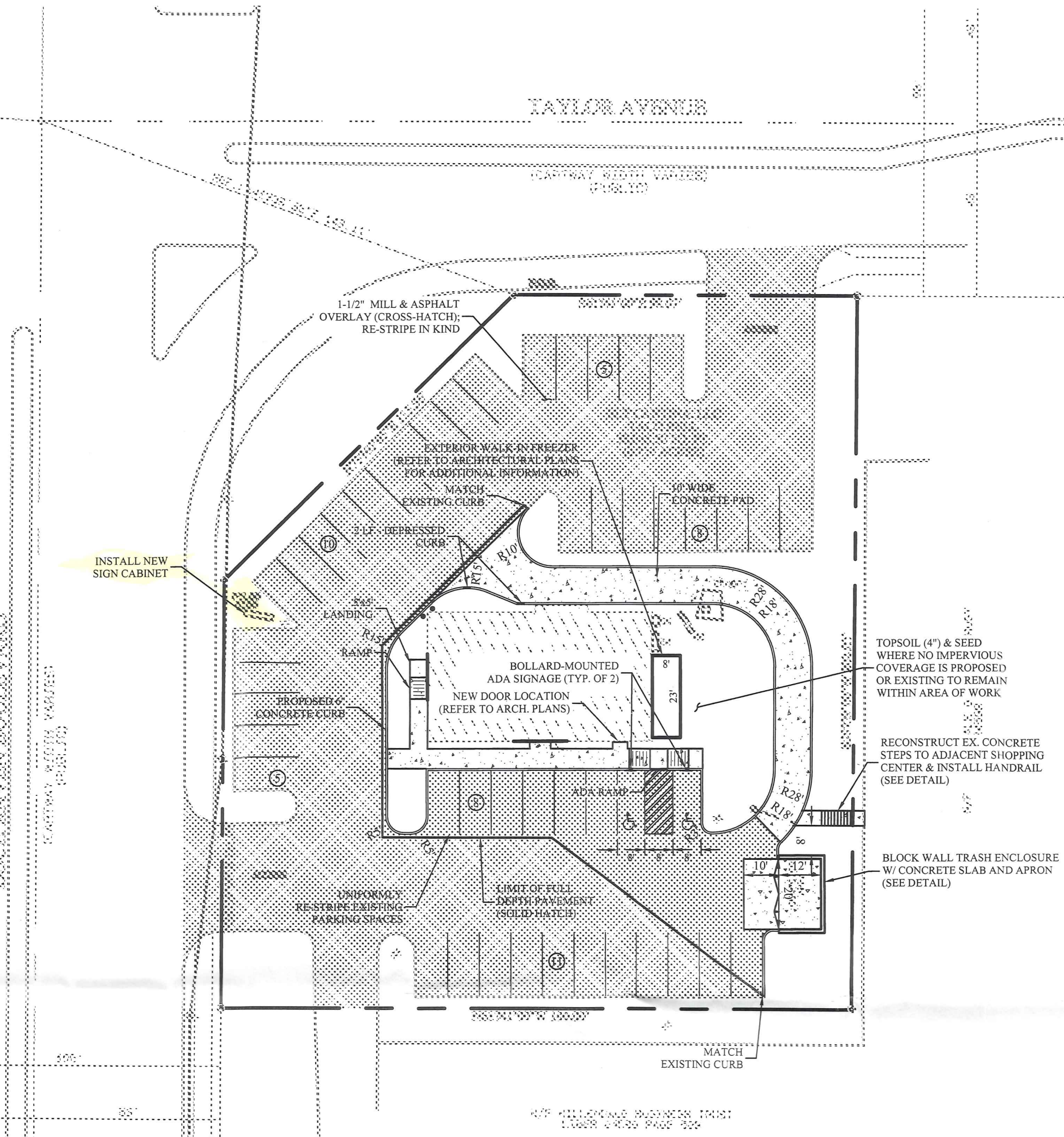
**IMPROVEMENT
PLAN**

SHEET NUMBER:
1 of 2



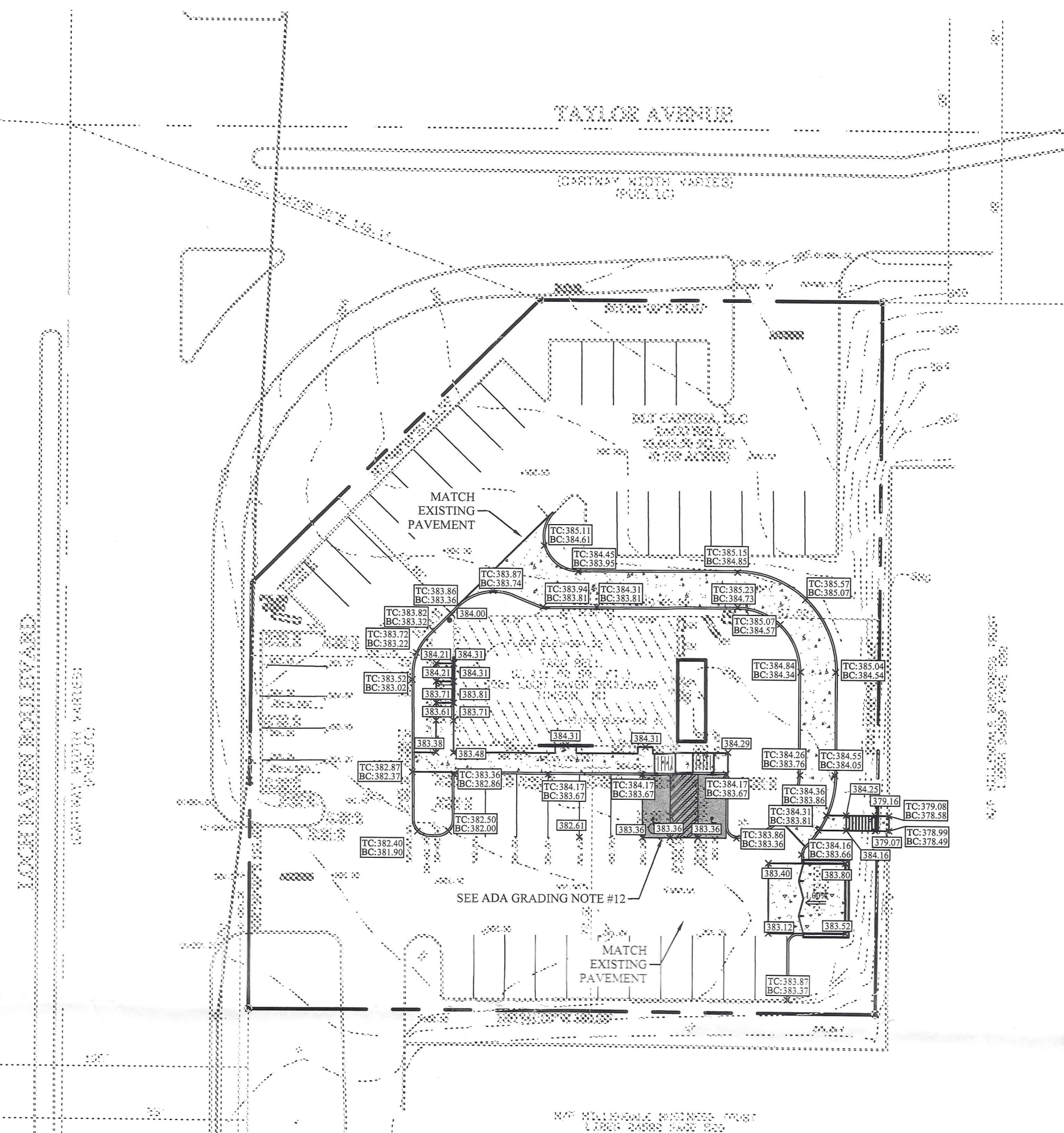
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 30'



IMPROVEMENTS PLAN

SCALE: 1" = 30'



GRADING PLAN

SCALE: 1" = 30'

GENERAL NOTES

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BLT CANTINA, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA 19428
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- CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION, CONTRACTOR TO RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND

- EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
- EXISTING TOPSOIL ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
 - PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
 - REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
 - DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION, CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY APPLICABLE UTILITY COMPANIES TO ENSURE CONTINUATION OF SERVICE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL MUNICIPAL & MUA SPECIFICATIONS.
 - EXISTING BUILDING SHALL BE DEMOLISHED INCLUDING ALL BASEMENT FOOTINGS AND FOUNDATION WALLS & MATERIALS. (BASEMENT MATERIAL SHALL BE REMOVED FROM SITE AND NOT USED FOR FILL).

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
- THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
- ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI, OR AS REQUIRED BY THE APPROVAL AUTHORITY.
- ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
- WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.

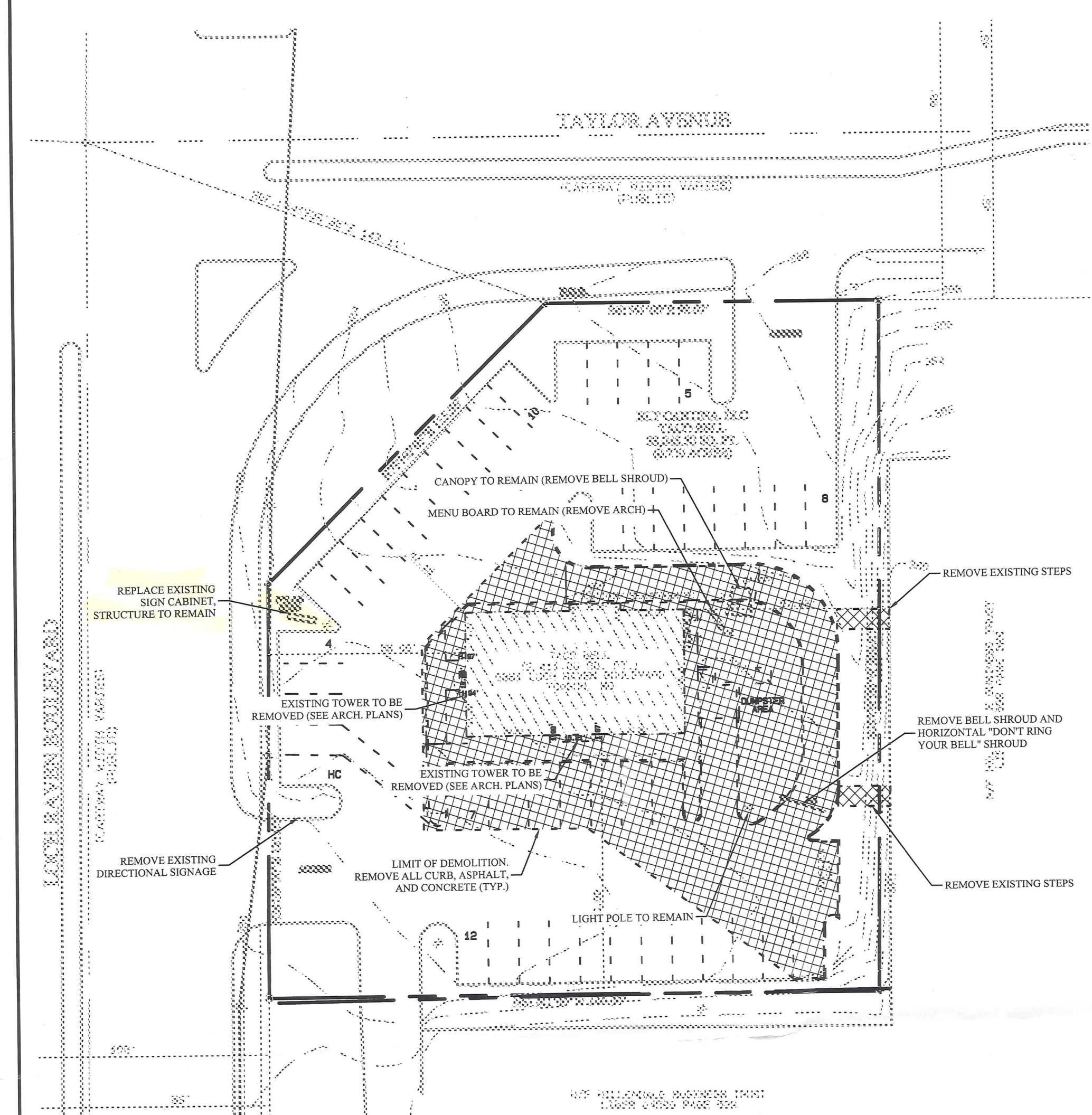
- ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, JULY 2008, AS AMENDED.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

GRADING & UTILITY NOTES:

- ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
- THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 0.75%.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3) FEET.
- THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
- ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAILED.

- WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.L.D.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.L.D.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING.
- REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONSTRUCTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
- ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.
- ALL HANDICAPPED ACCESSIBLE AREAS SHALL BE GRADED WITH A 2% MAXIMUM SLOPE.

30 0 30 60
SCALE 1" = 30' FEET



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 30'

GENERAL NOTES

- OWNER & PURCHASER/DEVELOPER:
BLT CANTINA, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA 19428
- THE APPLICANT IS SEEKING CONSTRUCTION PERMITS FOR THE INSTALLATION OF A NEW 8'x2' EXTERIOR WALK-IN FREEZER ADJACENT TO THE EXISTING TACO BELL. THE CONSTRUCTION OF A NEW TRASH ENCLOSURE, AND THE MODIFICATION OF THE PARKING AREAS AFFECTED BY THESE CHANGES.
- EXISTING CONDITIONS ARE TAKEN FROM A SURVEY PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. DATED JULY 11, 2016 AND MOST RECENTLY REVISED ON JUNE 26, 2017.
- THE PROPOSED IMPROVEMENTS DO NOT RESULT IN AN INCREASE OF IMPERVIOUS COVERAGE.
- THE PROPOSED IMPROVEMENTS DO NOT AFFECT THE PARKING COUNT.
- THE PROPOSED IMPROVEMENTS DO NOT INTERFERE OR MODIFY THE CURRENT DRAINAGE PATTERNS.
- AS PART OF THESE IMPROVEMENTS, MODIFICATIONS WILL BE MADE TO THE PARKING LOT AND/OR SIDEWALKS AS NECESSARY TO CONFORM TO MINIMUM ADA REQUIREMENTS.

DEMOLITION NOTES:

- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS SHOWN FOR DESIGN AND ESTIMATING PURPOSES ONLY. ACTUAL LOCATIONS OF UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES OR APPARENT CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION. ANYALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS & UTILITIES. A WRITTEN NOTICE SHALL BE FORWARDED TO THE OWNER SETTING FORTH THE DATE OF CONTACT. CONTRACTORS ARE ADVISED TO CALL 1-800-272-1000 BEFORE COMMENCING FOR A MARKOUT OF EXISTING UTILITIES.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
- CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S) (TYPICAL).
- CONTRACTOR TO COORDINATE WITH ALL APPLICABLE AGENCIES DURING THE DEMOLITION OF EXISTING BUILDINGS.
- TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES.
- ANY REQUIRED UTILITY POLE RELOCATIONS FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
- THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
- EXISTING UTILITIES INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC., SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
- SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO IBC 2009.
- ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
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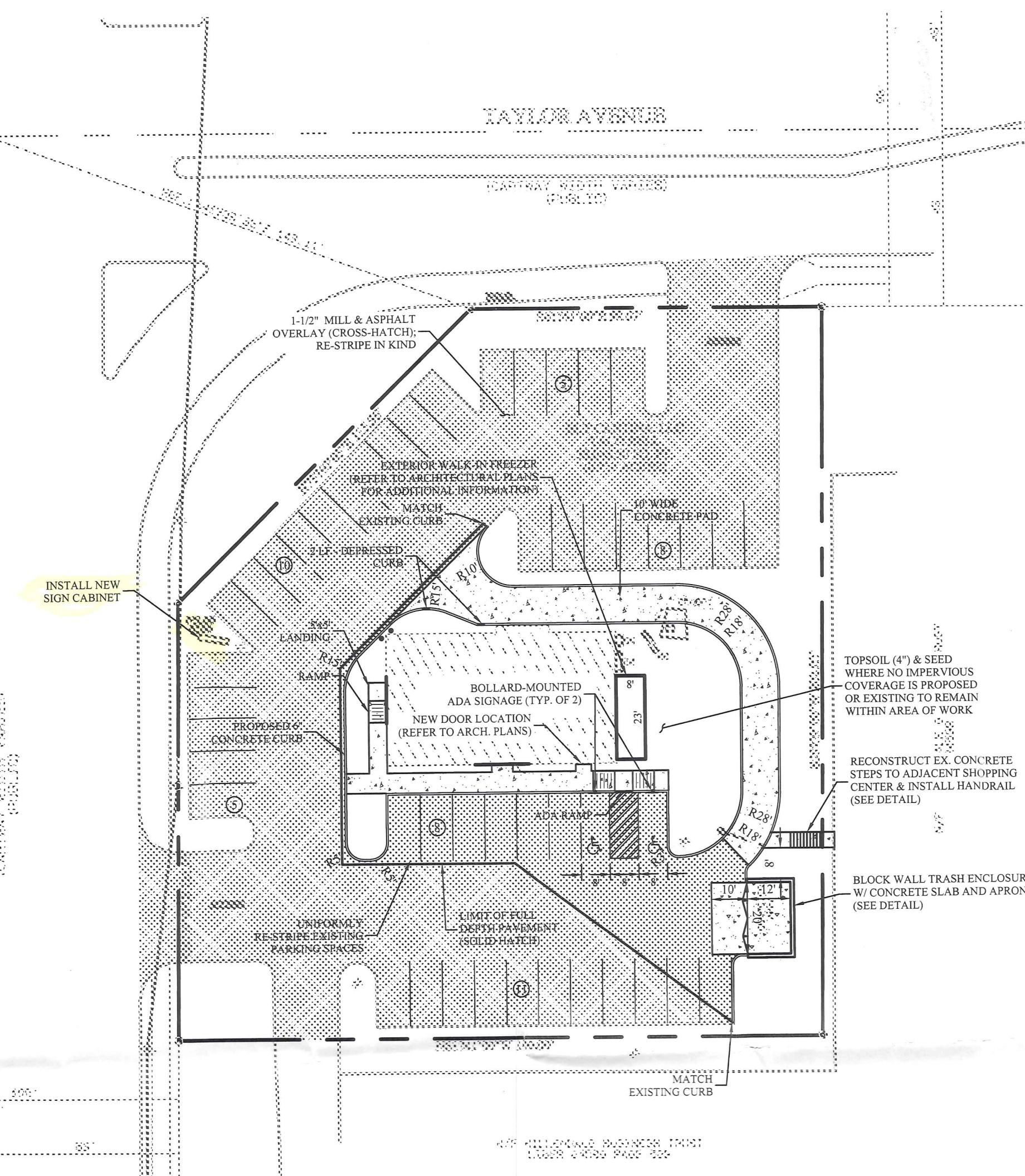
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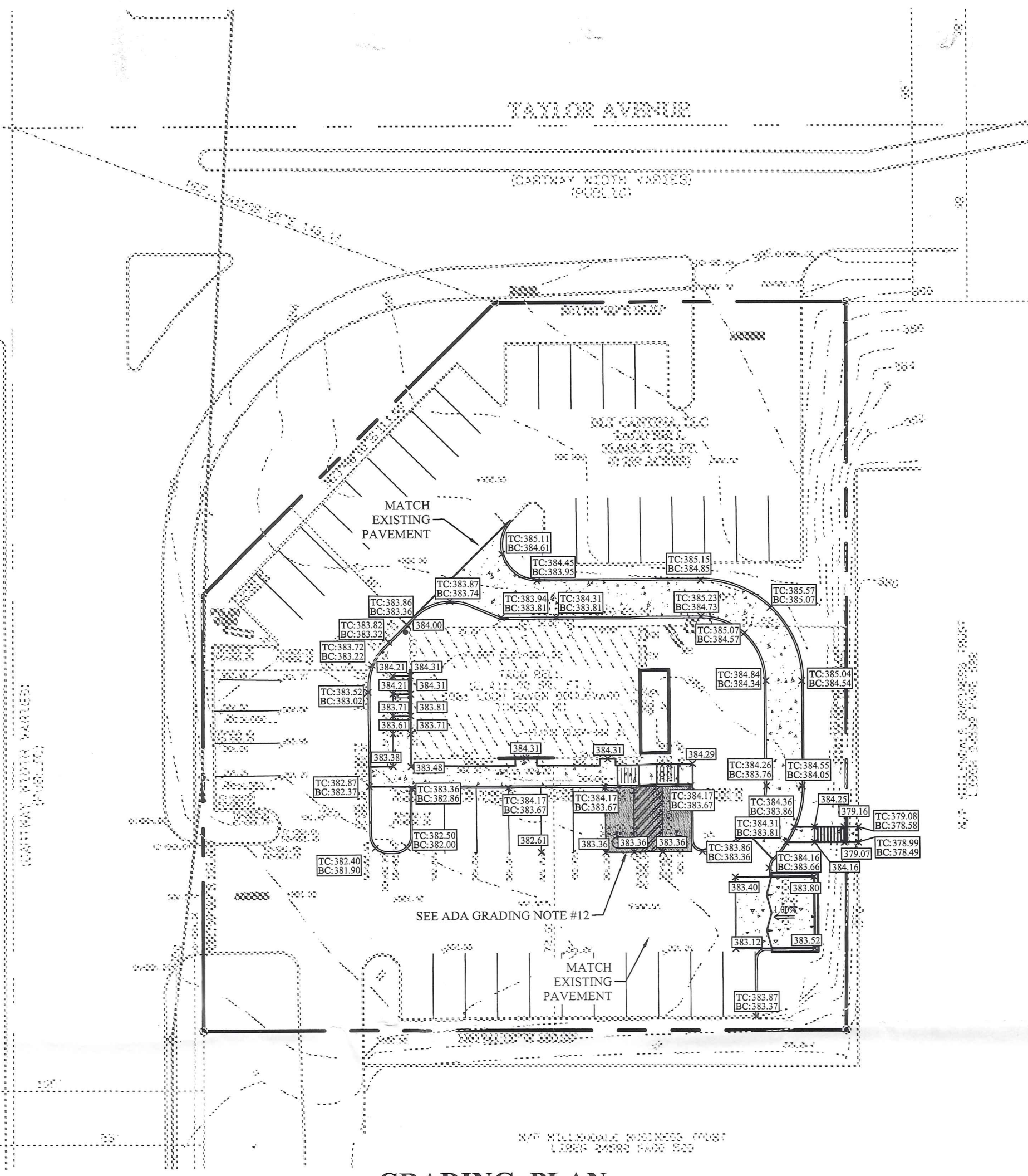
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IMPROVEMENTS PLAN

SCALE: 1" = 30'



GRADING PLAN

SCALE: 1" = 30'



THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 24GA28131400

REVISIONS

NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	07/12/17

FOR CONSTRUCTION

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (ASBIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: MPL	JOB NO.: 1061-98
DRAWN BY: JG	DATE: 05/16/17
CHECKED BY: JMP	SCALE: 1" = 30'

PROJECT:



TACO BELL

IMPROVEMENT PLAN
6861 LOCH RAVEN BOULEVARD
TOWSON
BALTIMORE COUNTY
STATE OF MARYLAND

FOR

BLT CANTINA, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA

JOHN M. PETTIT, PE, PP, CME
Professional Engineer
State of New Jersey • License # GE 37906
State of Pennsylvania • License # 052685-E
State of Delaware • License # 15980
State of Maryland • License # 44560

SHEET TITLE:

IMPROVEMENT PLAN

SHEET NUMBER:

1 of 2

