



HOWARD COUNTY ZONING SCHEDULE

ZONE B2 - BUSINESS (GENERAL)
RESTAURANT FAST FOOD IS A PERMITTED USE

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS				
MIN. LOT AREA (SF)	NOT SPECIFIED	50,758 (1,165 AC)	50,758 (1,165 AC)	N/A
MIN. LOT FRONTAGE (FT)	NOT SPECIFIED	238.3	238.3	N/A
MIN. LOT DEPTH (FT)	NOT SPECIFIED	191.5	191.5	N/A
BUILDING & USE SETBACKS & HEIGHT:				
MIN. PUBLIC STREET ROW (FT)	30	54.4	55.1	§ 119.0.D.2.a
MIN. RESIDENTIAL DISTRICTS OTHER THAN PUBLIC STREET ROW (FT)	30	123.1	99.6	§ 119.0.D.2.b
MIN. SIDE YARD (FT)	NOT SPECIFIED	27.1	30.4	N/A
MAX. BLDG HEIGHT (FT)	40	<40	<40	§ 119.0.D.1.a
MAX. BUILDING COVERAGE (%)	NOT SPECIFIED	4.3 (2,205 SF)	5.4 (2,753 SF)	N/A
MAX. IMPERVIOUS COVERAGE (%)	NOT SPECIFIED	40.1 (20,357 SF)	63.2 (32,091 SF)	N/A
PARKING REQUIREMENTS				
FROM ANY RIGHT-OF-WAY (FT)	10	46.2	31.9	§ 119.0.D.2.a
FROM SIDE PROPERTY LINE (FT)	NOT SPECIFIED	57.3	16.4	N/A
FROM REAR PROPERTY LINE (FT)	NOT SPECIFIED	31.2	30.9	N/A

PARKING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
MIN. STANDARD SPACE SIZE (FT)	9 x 18	9 x 18	9 x 18	DESIGN MANUAL VOLUME III
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	24	24	DESIGN MANUAL VOLUME III
MIN. NUMBER OF SPACES FOR RESTAURANTS, FAST FOOD	14.0 SPACES PER 1,000 SF	2,205 SF	2,753 SF	§ 133.0.C.4.m
NUMBER OF RESTAURANT SPACES	39	29*	31**	

* DENOTES EXISTING NON-COMFORMANCE
** DENOTES PROPOSED NON-COMFORMANCE

LANDSCAPE SCHEDULE

key	quantity	botanical name	common name	size	caliper	root	comments
AG	4	Abelia x grandiflora	Glossy Abelia	24" to 30"		Cans	Semi-Evergreen Shrub
AR	2	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	13" to 15"	2 1/2" to 3"	B & B	Decid. Tree, No Fall Ptg
CI	3	Catagopus cuspidatus 'nemis'	Thornless Cockspar Hawthorn	8" to 10"		B & B, heavy	Decid. Tree, No Fall Ptg
FPN	27	Nandina domestica	Nandina / Heavenly Bamboo	24" to 30"		Cans	Semi-Evergreen Shrub
IGC	26	Ilex glabra compacta	Compact Inkberry	18" to 24"		Cans	Evergreen Shrub
IV	2	Ilex verticillata	Winterberry Holly	24" to 30"		5 Canes / Cans	Deciduous Shrub
MF	2	Malus sieboldii 'zumi 'Calocarpa'	Zumi Crabapple	8" to 10"	1 3/4" to 2"	B & B, Heavy	Decid. Tree, No Fall Ptg
TC	28	Taxus cuspidata Nana	Dwarf Japanese Yew	15" to 18"		Cans	Evergreen Shrub
VD	23	Viburnum dentatum	Aronwood	24" to 30"		Cans	Deciduous Shrub

GENERAL NOTES

- OWNER: BLT CANTINA, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA 19428
- EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, TACO BELL, 6281 WASHINGTON BOULEVARD, APN 01-178857 / PARCEL 117, TOWNSHIP OF ELK RIDGE, COUNTY OF HOWARD, STATE OF MARYLAND" DATED FEBRUARY 14, 2019.
- APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT DEMOLITION OF AN EXISTING 2,205 SF TACO BELL RESTAURANT AND CONSTRUCTION OF A NEW 2,753 SF TACO BELL RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS.
- PROPOSED BUILDING TO BE SERVICED WITH NEW SEWER AND WATER LINES.
- NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDING. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
- NO FRESHWATER WETLANDS EXIST ON THIS SITE.
- THE PROPERTY FALLS WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD) ACCORDING TO THE MOST RECENT FEMA FIRM MAP 24027C0180D, EFFECTIVE DATE 11/6/2013.
- THE PROPOSED LANDSCAPING SHOWN ON THIS PLAN IS DIAGRAMMATIC ONLY. FINAL LANDSCAPING DESIGN WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL.

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

FOR APPROVAL PURPOSES ONLY

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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 (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-275-0800) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: CBJ	JOB NO: 1061-135
DRAWN BY: CBJ	DATE: 06/13/19
CHECKED BY: BWC	SCALE: 1" = 20'

TACO BELL
6281 WASHINGTON BOULEVARD
MAP 38, GRID 8, PARCEL 117
COUNCIL DISTRICT 1
ELECTION PRECINCT 1-01
COMMUNITY OF ELK RIDGE
HOWARD COUNTY, MD

FOR
BLT CANTINA, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA 19428

BRIAN W. CLEARY, PE
Professional Engineer
State of New Jersey • License # GE 51748
State of Pennsylvania • License # PE081074
State of Maryland • License # S4411

SHEET TITLE:
EXISTING CONDITIONS & SITE PLAN

Elkridge TACO BELL REDEVELOPMENT

6281 Washington Boulevard, Elkridge, Maryland



Building Perspective - East View

Elkridge TACO BELL REDEVELOPMENT

6281 Washington Boulevard, Elkridge, Maryland



Building Perspective - South View

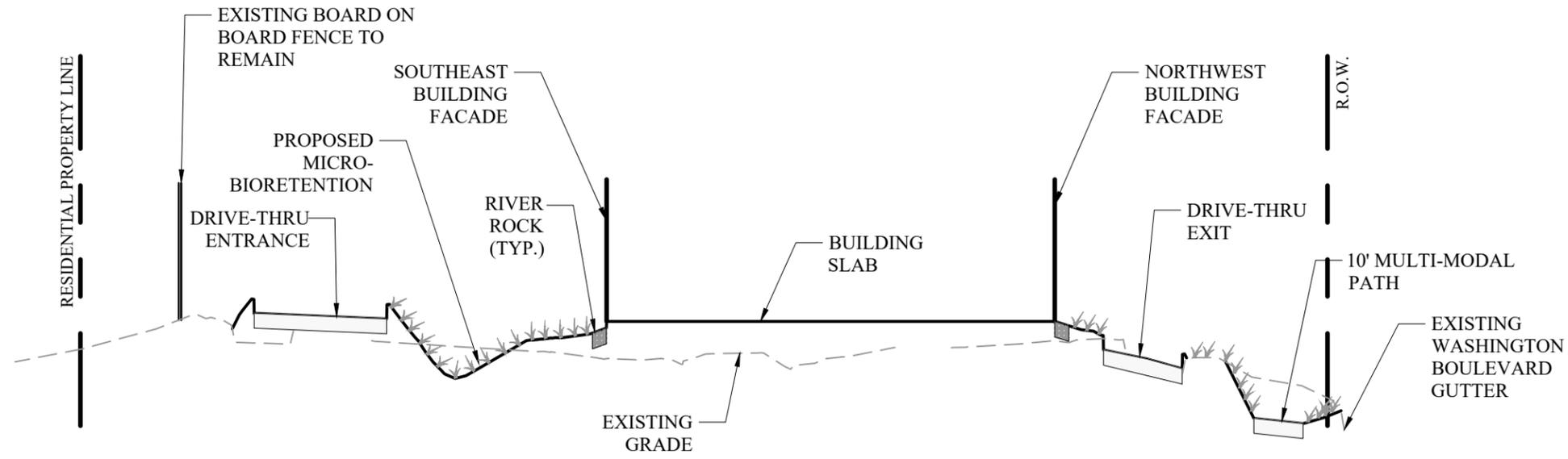
Elkridge TACO BELL REDEVELOPMENT

6281 Washington Boulevard, Elkridge, Maryland

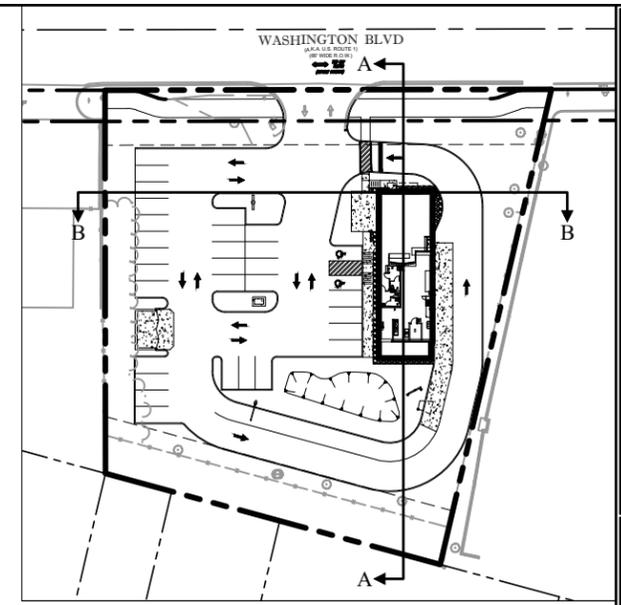


Building Perspective - West View

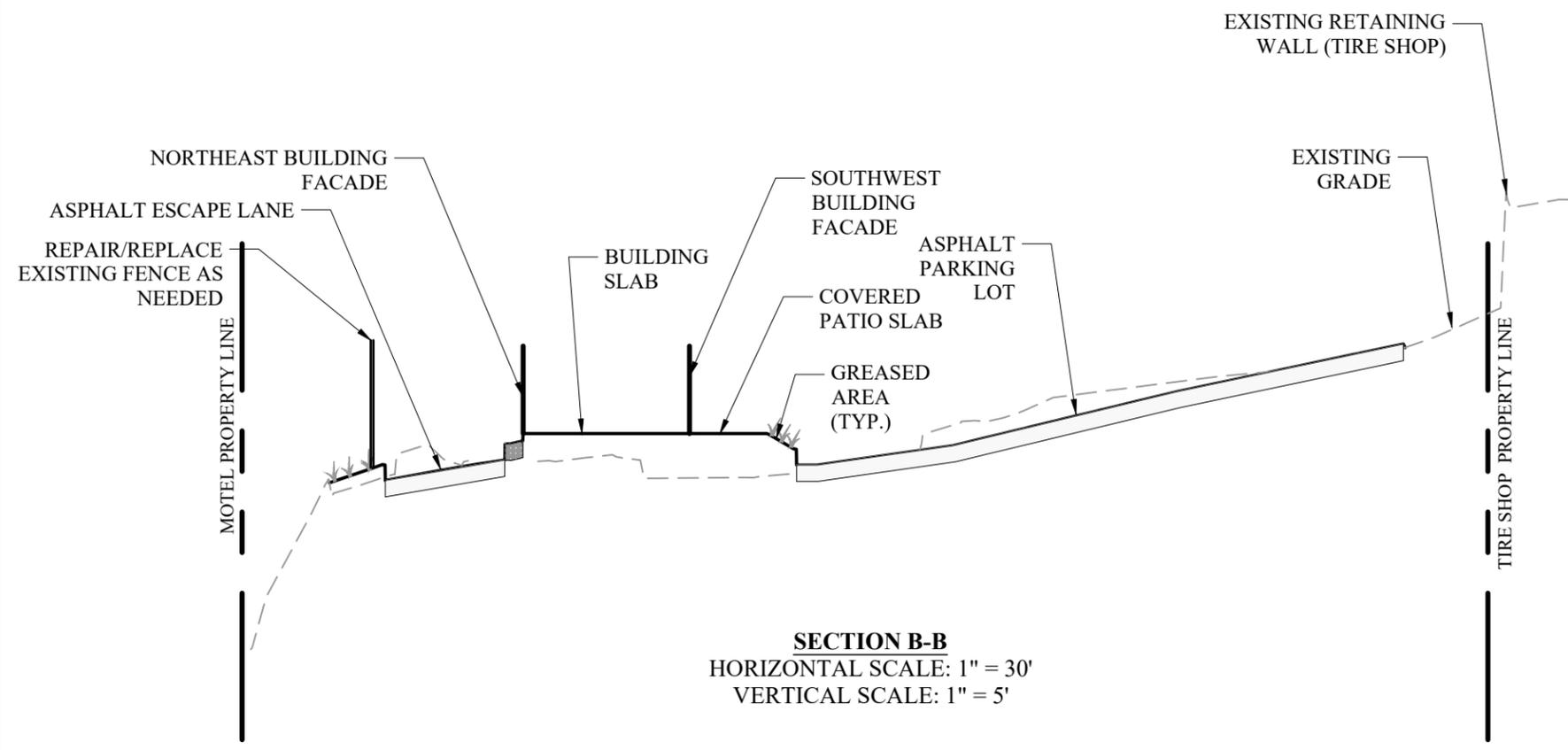
P:\1061 Winterstar Corp\135 Elkridge Taco Bell S&R(Eng)\Construction Dwg\01 DAP\1061-135 Site Section Exhibit.dwg, 6/18/2019 2:24 PM, Michael P. Landi



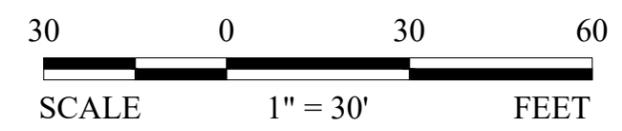
SECTION A - A
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 5'



SITE MAP
 1" = 100'



SECTION B - B
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 5'



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D.A.P. EXHIBIT

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SITE SECTIONS EXHIBIT

SHEET NUMBER:
1 of 1