

1. PZC Agenda 2020-06-11

Documents:

[PZC AGENDA 2020-06-11.PDF](#)

2. PZC Meeting Summary 05 14 2020

Documents:

[PZC MEETING SUMMARY 05 14 2020.PDF](#)

3. Item A - Proposed Site Development Plan For Westminster Mission BBQ

Documents:

[ITEM A - PROPOSED SITE DEVELOPMENT PLAN FOR MISSION BBQ..PDF](#)

4. Item B - Proposed Signage For Big Lots (Case No. 1765)

Documents:

[ITEM B - PROPOSED SIGNAGE FOR BIG LOTS \(CASE NO. 1765\).PDF](#)

5. Item C - Proposed Site Development Plan For 7-Eleven

Documents:

[ITEM C - PROPOSED SITE DEVELOPMENT PLAN FOR 7-ELEVEN.PDF](#)

5.I. 7-Eleven Westminster - Right Out Entrance Exhibit - May 26, 2020

Documents:

[7-ELEVEN WESTMINSTER - RIGHT OUT ENTRANCE EXHIBIT - MAY 26, 2020.PDF](#)

5.II. 7-Eleven Westminster Cross Section Exhibit

Documents:

[7-ELEVEN WESTMINSTER CROSS SECTION EXHIBIT.PDF](#)



## PLANNING AND ZONING COMMISSION AGENDA

Thursday, June 11, 2020, at 7:00 PM

Virtual Meeting:

<https://www.facebook.com/westminstermd/>  
[www.WestminsterMD.gov](http://www.WestminsterMD.gov)

### I. Call to Order

### II. Approval of Minutes

May 14, 2020

### III. New Business

Item A – Proposed Site Development Plan for Westminister Mission BBQ (*Mr. Gray*)

**Applicant:** Mission BBQ, LLC  
7750 Ritchie Highway, Glen Burnie, Maryland 21061

**Owner:** 140 Village Limited Liability Partnership  
10096 Red Run Boulevard, Suite 300, Owings Mills, Maryland 21117

**Designer:** Alan Hamm Architects P.C.  
10531 Metropolitan Avenue, Kensington, Maryland 20895

McIlvried, Didiano, & Mox, LLC  
8851 Kind Drive, Pittsburgh, Pennsylvania 15237

**Request:** Applicant requests approval of the Site Development Plan for Westminister Mission BBQ located at lot number four in the One Forty Village Shopping Center.

Item B – Proposed Signage for Big Lots, Case No. 1765 for Property at 551 Jermor Lane with SDAT No. 07-063261 (*Mr. Gray*)

**Applicant:** Michelle Shannon  
Sign Vision Co., Inc.  
987 Claycraft Road  
Columbus, OH 43230

**Owner:** 140 Village Limited Liability Partnership  
10096 Red Run Blvd Ste 300  
Owings Mills MD 21117-0000

**Request:** Applicant requests approval of one wall mounted sign.

Item C – Proposed Site Development Plan for 7-Eleven Store #24347 (*Ms. Gerhard*)

**Applicant:** 7- Eleven Inc.  
3200 Hackberry Road  
Irving, TX 75063

**Owner:** Aero Realty Inc.  
C/O Getty Properties Corp.  
Two Jericho Plaza, Suite 110  
Jericho, NY 11753

**Request:** Applicant is requesting Site Development Plan approval for the redevelopment of an existing 7-Eleven Convenience Store structure and site and the addition of fuel pumps.

Item D – Carroll County Liaison Report – Mr. Spaid

**IV. Old Business**

**V. Information Item**

**VI. Planning Commission and Public Comments**

**VII. Adjournment**

*Request for decorum and order*

The Chair and Commissioners would like to thank you in advance for your respectful behavior and for your thoughtful consideration of the views of your neighbors, applicants, and the Commission.

Members of the public attending meetings of the Planning and Zoning Commission are asked to maintain propriety, decorum, and good conduct. Any person making personal, impertinent, or slanderous remarks, or who may become boisterous while addressing the Commission, or who may become boisterous in the room while attending the Commission meeting, will be asked to leave the room by direction of the presiding officer. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and other similar demonstrations will not be permitted by the presiding officer. Offending parties will be asked to remove themselves from the meeting room.



## **PLANNING AND ZONING COMMISSION MEETING SUMMARY**

**Thursday, May 14, 2020, at 7 PM**

Virtual Meeting via Zoom and broadcasted live on the City Facebook Page  
Westminster, Maryland 21157

A meeting of the Westminster Planning and Zoning Commission was held virtually via Zoom and broadcasted live on the City Facebook Page, on May 14, 2020, at 7 PM.

Chair Kevin Beaver, Vice-Chair Ross Albers, Commissioner Tom Herb, Commissioner Lyndi McNulty, and Councilmember Ben Yingling were present. City staff members Mark Depo, Andrea Gerhard, Andrew Gray, and Samantha Schlitzer were also present.

The following members of the public were present: Kevin Anderson, FT Burden, Brandon Schultz, Shannon Snow, and Mark Tsitlik.

Chair Beaver opened the meeting at 7:00 PM.

Chair Beaver requested a motion to approve the meeting summary from May 7, 2020. Councilmember Yingling motioned to approve the meeting summary. Vice-Chair Albers seconded. The motion passed 5-0.

Chair Beaver opened New Business Item A – Proposed Site Development Plan for West End Place Family Support Center. Ms. Gerhard provided background information and a brief overview of the staff report with a recommendation that the Commission consider approval pending approval of the requested modifications and the applicant addressing all comments from City staff.

Commissioner McNulty commented that while the property improvements will upgrade the area, there are still parking concerns to be addressed.

Councilmember Yingling added that the landscape modification requests are to accommodate parking and are reasonable.

Chair Beaver recognized Mr. FT Burden to comment on the work of Family and Children's Services (FCS). Mr. Burden stated that he reached out to neighbors and FCS set up a formal agreement with the Union Street United Methodist Church to share its parking lot. With staggered shifts in its 24-hour operations, FCS does not anticipate needing all parking spaces at once.

Commissioner Herb moved to approve the proposed site development plan with the following conditions: address all outstanding comments; and, obtain all required approvals for the three requested modifications to the Landscape Manual and the requested Administrative Adjustment to parking, as outlined in the May 14, 2020 Planning and Zoning Commission Site Development Plan S-19-0034 Staff Report. Commissioner McNulty seconded. The motion passed 5-0.

Chair Beaver opened New Business Item B – Carroll County Liaison Report. Mr. Cody Spaid, County Comprehensive Planner, stated that due to the COVID-19 pandemic, most County employees are still working regular hours from home.

Chair Beaver opened New Business Item C – Planning and Zoning Commission Elections. Mr. Gray provided background information and a brief overview of the staff report with a request that the Planning and Zoning Commission elect from its members a Chair and Vice-Chair to serve a term of one year.

Councilmember Yingling nominated Vice-Chair Albers to the position of Chair. Commissioner McNulty seconded. The motion passed 4-0 with 1 abstention from Vice-Chair Albers.

Commissioner McNulty nominated Commissioner Herb to the position of Vice-Chair. Councilmember Yingling seconded. The motion passed 4-0 with 1 abstention from Commissioner Herb.

Chair Beaver opened Planning Commission and Public Comments.

Mr. Gray reported from the Carroll County Complete Count Committee, that the self-response phase deadline of the US Census has been extended from July 31, 2020 to October 31, 2020 due to COVID-19. The Census data submission deadline to the President of the United States has also been extended from December 31, 2020 to April 30, 2021.

Councilmember Yingling asked why Mission BBQ had been removed from the meeting's agenda. Mr. Depo stated that staff had met with the applicant and is working with the Carroll County Health Department for the water allocation request. The request is awaiting approval from the Maryland Department of the Environment and Carroll County Health Department. The applicant asked to be on the June meeting for final approval.

Vice-Chair Albers thanked Chair Beaver for his leadership to the Commission.

Councilmember Yingling moved to adjourn. Vice-Chair Albers seconded. The Commission adjourned at 7:31 PM.



## PLANNING AND ZONING COMMISSION

June 11, 2020

**TITLE:** Westminster Mission BBQ

**REQUEST:** Site Development Plan S-19-0015 Approval

The Applicant is requesting Site Development Plan approval for a new restaurant building and site work.

**PROJECT INFORMATION:**

**LOCATION:** One Forty Village Shopping Center, Lot 4 (Acct. ID 07-063318), northwest of the Malcolm Drive and Baltimore Boulevard (Route 97 and Route 140) intersection

**ZONE:** B Business Zone

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Mission BBQ, LLC

**OWNER:** 140 Village Limited Liability Partnership

**ENGINEER:** McIlvried, DiDiano, & Mox, LLC

**ARCHITECT:** Alan Hamm Architects, P.C.

**ATTORNEY:** Shaffer & Shaffer, LLP

**STAFF:** Andrew R. Gray, Comprehensive Planner  
Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

1. Proposed Site Development Plan for Westminster Mission BBQ
2. Proposed Modification Request to the Development Design Preferences Manual
3. Westminster Mission BBQ Color Building Elevations
4. Landscape Cost Estimate
5. Amended Plat of Drainage and Utilities Easements on One Forty Village Shopping Center

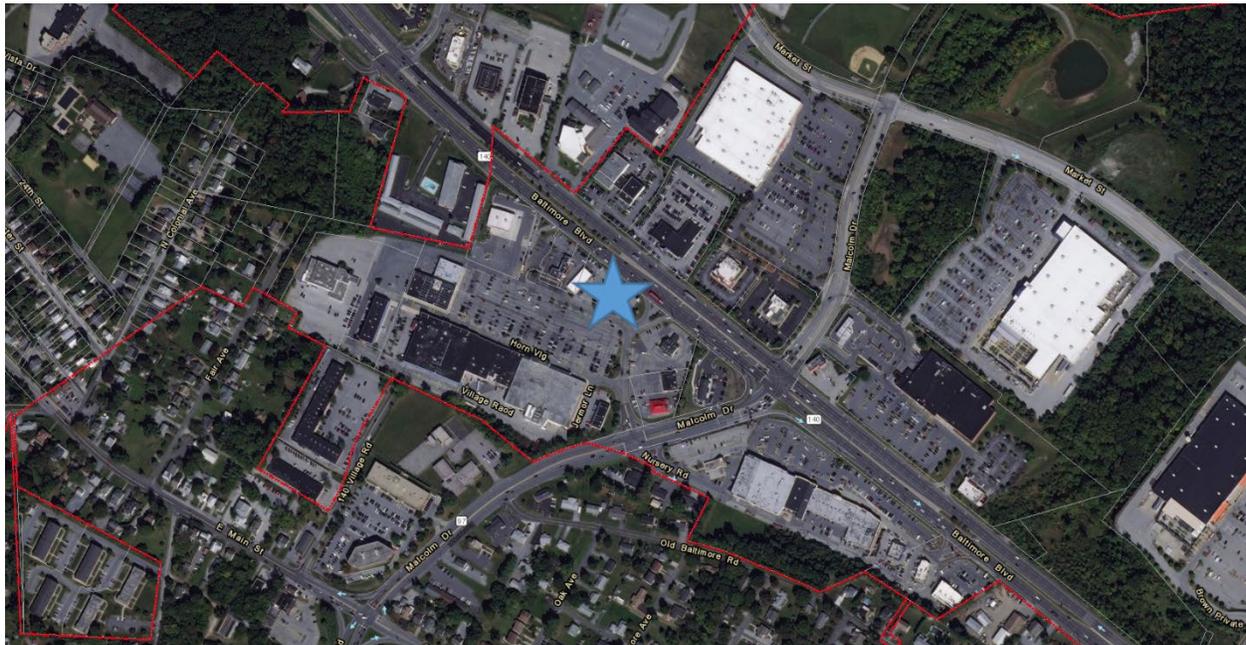
## STAFF REPORT

Article XXV of the City Code requires the City of Westminster Planning and Zoning Commission (Commission) to review and approve proposed site plans for the City.

### DEVELOPMENT INFORMATION:

Mission BBQ, LLC, represented by Shaffer & Shaffer, LLP, Alan Hamm Architects, P.C., and McIlvried, DiDiano, & Mox, LLC. has applied for review of a proposed Site Development Plan (S-19-0015) for the Westminster Mission BBQ restaurant. The Applicant is requesting Site Development Plan approval for a new restaurant building and site work including new landscaping. The subject site, located on Lot 4 at the One Forty Village Shopping Center, is zoned B Business governed under the City of Westminster Zoning Ordinance (Zoning Ordinance).

### VICINITY MAP:



★ = Site

### SITE DEVELOPMENT PLAN REVIEW COMMENTS:

Pursuant to Zoning Ordinance Section 164-41. A. (42), “Restaurants and lunchrooms” is a permitted use in the B zoning district. The total area of the site is indicated as 0.689 acres on S-19-0015 plan sheet 1 of 14. However, according to the Maryland State Department of Assessments and Taxation Online records, the property is indicated as 0.690 acres.

## Signs

No signage is proposed with this project at this time. Pursuant to a December 10, 2019, letter from Mr. Jeff Berneburg to Mr. Andrew Gray, "As discussed with Andrew Gray, when application is made for the applicable Sign Permits, the City can discuss any conflicts with the Sign Contractor and/or Mission BBQ concerning the permitted site signage and associated requirements". Following this response by the engineer, Mr. Andrew Gray, in an email dated Thursday, December 19, 2019, requested that all information about signage be removed. Subsequently, applicable notes concerning the signage were removed from the Site Development Plan. Before Mission BBQ can erect signage on the property, an Application for Sign or Awning which does not exceed 64 square feet in total area and which does not exceed 12.5 feet in height shall be approved by the Zoning Administrator. Applications for signs up to and including 125 square feet and/or up to and including 20 feet in height shall be approved by the Commission.

## Parking

There are 35 parking spaces provided that are 9 feet by 18 feet and two handicapped accessible parking spaces for a total of 37 parking spaces. The restaurant proposes 94 seats inside, 36 seats in the patio area, and 8 employees. Pursuant to Zoning Ordinance Section 164-112 E. "*...the number of employees for a use shall be computed on the basis of the maximum number of persons to be employed at any one time, other than at changes of shifts.*" The number of parking spaces required by Zoning Ordinance Section 164-111.C. is "one per four seats, plus one per two employees". This would correspond to 33 parking spaces for customers and 4 parking spaces for employees, totaling 37 required parking spaces.

## Water

Pursuant to a May 31, 2019 email from the former Director of Community Planning and Development, William Mackey, to Mr. Alan Hamm and Mr. Jeff Berneburg, "MDE is requiring 33 GPD per seat, based on the data", for the proposed Mission BBQ Restaurant. On May 13, 2019, Mr. Mackey emailed Mr. Leigh Broderick and Mr. Richard Brace at the Carroll County Health Department, that the former Friendly's Restaurant used 1,476 GPD. According to the site plan, the proposal includes 94 seats inside and 36 seats in the outdoor patio, for 130 seats. 130 seats multiplied by 33 GPD per seat would equal 4,290 GPD. Subtracting the existing Friendly's water envelope of 1,476 GPD, the total net new water used would be 2,814 GPD. Mission BBQ obtained a tentative Water and Sewer Allocation (WSA-19-23) for 1,692 GPD, on June 25, 2019, which would allow water for only 96 seats.

After discussion with the applicant regarding the water allocation related to the outdoor patio and restaurant seating, Department of Community Planning and Development (CP&D) Staff has researched the amount of water currently available for calendar year 2020. The City of Westminster Water and Sewer Allocations Policy 2018-2024 Master Distribution Chart allocates 950 GPD for the "Commercial and Industrial Food and Beverage Related Inside City Only" category every calendar year. Out of the 950 GPD, allocated for calendar year 2020, 395 GPD

have been allocated, leaving 555 GPD available for restaurant uses within the City and allowing for up to 16 restaurant seats (33 GPD/Restaurant Seat).

CP&D staff met with the Mission BBQ Development Team on April 14, 2020 to discuss actual water usage of other existing Mission BBQ locations as compared to the current 33 GPD per seat requirement, as outlined above. CP&D Staff subsequently met with the Carroll County Health Department, Bureau of Environmental Health (CCHD) to discuss Mission BBQ water allocations and to determine whether 1) both the proposed indoor seating and proposed outdoor patio area seating may be allowed under the tentatively allocated water of WSA-19-23 or 2) the proposed outdoor patio area seating may be provided with the available water for 2020. CP&D staff requested that Mission BBQ provide one year of water usage data for several of their existing restaurants. On May 26, 2020, CP&D staff received the remaining requested water usage data and determined, along with the Health Department, that Mission BBQ uses on average 25 GPD, per seat. This would bring the total water usage for Mission BBQ to 3,250 GPD. Subtracting the existing Friendly’s water usage, discussed above, the total water allocation required would be 1,774 GPD an increase of 82 GPD than what was previously requested and tentatively approved by WSA-19-23. WSA-19-23 and the Master Distribution Chart have been updated to reflect this increased net water usage of 82 GPD allowing for the proposed total of 130 seats for Mission BBQ.

**Landscape Manual**

CP&D staff reviewed for applicable requirements in the Landscape Manual. All comments have been addressed and no modifications are being requested for this project. The project meets the landscape manual requirements for the area inside the area of disturbance.

**Development Design Preferences Manual**

The applicant has requested Modification of the Adopted Preferences contained in the 2016 Development Design Preferences Manual. The applicant’s justification for this modification is contained in the attached January 3, 2020 letter, from Mr. Berneburg. The Planning and Zoning Commission must decide whether to grant the following modifications:

<b>Modification of Adopted Preferences (2016 Development Design Preferences Manual)</b>	
<b>Standard</b>	<b>Staff Comment</b>
Pursuant to page number 20, regarding security, the City encourages exterior lighting of buildings and property for security surveillance purposes, if security lighting levels are less than one foot-candle in brightness.	Lighting levels exceed 1.0 foot-candle in brightness across all four-property lines.

Staff concurs with the Modification request as the proposed Mission BBQ restaurant project is part of a larger shopping center and no lighting levels above 1.0 foot-candles extend into the road

surface of Baltimore Boulevard and the lighting essentially extends into adjoining parking of the shopping center.

Pursuant to Section XXII Site Plans G. of the Planning and Zoning Commission (PZC) Rules and Regulations, *“the PZC will utilize the current version of the Development Design Preferences (DDP) in its review of plans. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.”*

Pursuant to Section 164-211 K. *“no site plan shall be approved by the Planning Director and the Planning and Zoning Commission that does not adequately address the preferences and guidelines set forth in the most recently adopted Development Design Preferences Manual in compliance with the requirements of § [164-131.2](#).”*

Pursuant to Section I. Overview in the DDP, *“when subdivisions and site plans are reviewed by the Planning and Zoning Commission, the Commission will utilize the adopted manual in coordination with other provisions and Code requirements. The Commission may modify the adopted preferences on a per project basis at any time, in order to meet requirements in the City Code.”*

**PROCESS:**

Pursuant to the City’s review process, the site plan was provided to the appropriate City and County agencies to determine readiness to present to the Commission. Plans were reviewed for compliance with City and County requirements. Carroll County reviewed the plans for grading, utilities, stormwater management, site traffic, and drainage. The City reviewed this project for compliance with applicable, zoning, landscaping, and items contained in the Development Design Preference Manual. The Commission shall approve, approve subject to conditions, or disapprove Site Development Plan S-19-0015.

Additionally, planning staff communicated to Mr. Berneburg and Mr. Hamm on February 21, 2020, and subsequent times afterward that elevation drawings that are typically part of a site plan package for new construction will be required. Mr. Berneburg has provided building elevations that are not included as part of the S-19-0015 plan set for Westminster Mission BBQ.

**AMENDED UTILITY PLAT:**

Pursuant to an emailed dated January 15, 2020, from Mr. Jeff Glass, Director of Public Works, the City will not need the portion of the sewer easement that extends beyond the property line. The City has requested an Amended Plat to be approved (attached). City and County Staff must approve the plat before the Site Development Plan for Westminster Mission BBQ (S-19-0015) can be officially signed.

Please note that the time for an interested party to file an action for judicial review, as permitted by law, pursuant to Title 7 of the Maryland Rules of Procedure, shall run from the date on which the Commission conducts a vote constituting an action upon a matter pending before it. Upon

Commission approval, the Commission Chair may sign an approved plat after the thirty-day appeal period.

**RECOMMENDATION:**

Staff recommends that the Commission consider approval of the proposed site development plan S-19-0015, subject to the following Conditions of Approval:

1. Obtain final Stormwater Management approval from Carroll County Government.
2. Obtain Commission approval for the one requested modification to the 2016 Development Design Preferences Manual to allow lighting levels to exceed 1.0 foot-candle in brightness across all four-property lines, as depicted on Site Development Plan S-19-0015 presented to the Planning and Zoning Commission.
3. Include the color building elevations, as presented and approved by the Planning and Zoning Commission, as part of the Site Development Plan S-19-0015 plan set.
4. Revise Site Development Plan S-19-0015 to reflect 3,250 GPD of estimated water usage.

**DRAFT MOTIONS FOR SITE DEVELOPMENT PLAN S-19-0015:**

1. I move that the Planning and Zoning Commission approve Site Development Plan S-19-0015 based on the Staff Report and subject to the Conditions of Approval provided at the June 11, 2020, Planning and Zoning Commission Meeting.

OR

2. I move that the Planning and Zoning Commission deny Site Development Plan S-19-0015.

OR

3. I move an alternate motion.

**LAND OWNER:**  
140 VILLAGE LIMITED LIABILITY PARTNERSHIP  
1008 RED RUN BOULEVARD, SUITE 300  
OWINGS MILLS, MARYLAND 21117-0000  
(410) 581-1400

**APPLICANT:**  
MISSION BBQ, LLC  
7750 RITCHIE HIGHWAY  
GLEBE BURNIE, MD 21061  
(410) 302-8111  
STEPHEN NEWTON, MEMBER

**SURVEYOR:**  
McLURED, DIDIANO, & MOX, LLC  
8851 KIND DRIVE  
PITTSBURGH, PA 15237  
(724) 834-2810  
HOWARD McLURED, R.L.S., MD LICENSE No. 21131

**ENGINEER:**  
McLURED, DIDIANO, & MOX, LLC  
8851 KIND DRIVE  
PITTSBURGH, PA 15237  
(724) 834-2810  
EUGENE S. DUBOCHAK, P.E.  
MD LICENSE No. 31092

**ARCHITECT:**  
ALAN HAHM ARCHITECTS P.C.  
10531 METROPOLITAN AVENUE  
KENSINGTON, MD 20895  
(202) 869-9230  
KEVIN LOREL, AA  
KLORE@ALANHAHM.COM

# SITE DEVELOPMENT PLAN

## FOR

# WESTMINSTER MISSION BBQ

## AT

# 584 JERMOR LANE / 140 VILLAGE SHOPPING CENTER

## CITY OF WESTMINSTER, ELECTION DISTRICT 7

## COUNTY OF CARROLL, STATE OF MARYLAND

**ZONING INFORMATION**

ZONING DISTRICT: B (BUSINESS DISTRICT)  
A RESTAURANT IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	NO REQ.	30,016.19 (0.689 ACRES)
MINIMUM LOT WIDTH	NO REQ.	219'
MAXIMUM FLOOR AREA RATIO	2.0	0.13
MINIMUM FRONT YARD SETBACK (BALTIMORE BOULEVARD)	30'	77'-3"
MINIMUM SIDE YARD SETBACK (WEST)	10'	42'-2"
MINIMUM SIDE YARD SETBACK (EAST)	10'	81'-1"
MINIMUM REAR YARD SETBACK	NO REQ.	10'-0"
MAXIMUM BUILDING HEIGHT	3 STORES	27'-8"

ZONING INFORMATION WAS OBTAINED FROM:  
CITY OF WESTMINSTER  
56 WEST MAIN STREET, SUITE 1  
WESTMINSTER, MD 21157  
(410) 751-5505  
ANDREW GRAY - COMPREHENSIVE PLANNER

EXISTING USE: RESTAURANT  
PROPOSED USE: RESTAURANT  
TOTAL SITE AREA: 30,016.19 SF (0.689 ACRES)  
TAX MAP/BLOCK/PARCEL: No.: 108/15/939  
TAX L.D. No.: 07-083318

**WATER DEMAND & METER INFORMATION**  
1. ESTIMATED WATER USAGE: 2,560 GPD  
2. SIZE INTERNAL WATER METER: 2"  
3. SIZE OF SPRINKLER CONNECTION: 4"  
4. NUMBER OF PRIVATE FIRE HYDRANTS: 1  
NOTE: WATER METER WILL BE INSTALLED INTERNALLY, WITH EXTERIOR READER.

- GENERAL NOTES**
- EXISTING ZONING: BUSINESS.
  - TOTAL AREA OF SITE: 30,016.19 SF (0.689 ACRES).
  - TOTAL DEVELOPED AREA: 30,016.19 SF (0.689 ACRES).
  - THE PROPERTY SHOWN HEREON IS CONVEYED TO 140 VILLAGE LIMITED LIABILITY PARTNERSHIP, BY DEED RECORDED JANUARY 13, 2014, RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN BOOK 7979, PAGE 48, AND IS TO BE LEASED BY MISSION BBQ.
  - TAX MAP/BLOCK/PARCEL: 108/15/939; ACCOUNT NUMBER: 07-063318 - PART OF LOT 4 - PLAT OF SUBDIVISION ONE FORTY VILLAGE SHOPPING CENTER - PLAT BOOK 14, FOLD 24.
  - TOPOGRAPHY SHOWN HEREON IS FIELD RUN, DATED 02-19-19, AND PREPARED BY HOWARD G. McLURED, R.L.S. No. 21131.
  - LOCATION OF THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION: 10" WATER LINE ON WEST SIDE OF SITE.
  - THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
  - THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
  - ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
  - LAPSE OF APPROVAL: A SITE PLAN SHALL BECOME NULL AND VOID AFTER ONE YEAR FROM THE DATE OF APPROVAL, UNLESS A BUILDING PERMIT HAS BEEN ISSUED AND SUBSTANTIAL WORK HAS BEGUN ON THE PROJECT.
  - TRIP GENERATION DATA (BASED ON ITE TRIP GENERATION MANUAL, LATEST EDITION):  
LAND USE: 930 - RESTAURANT (4,000 SF) = 1,282 ADT  
631 ENTERING  
631 EXITING
  - NO FLOOR DRAINS ARE TO BE CONSTRUCTED WITHIN THE BUILDING, REGULATED AND HAZARDOUS SUBSTANCES TO BE STORED AND HANDLED IN ACCORDANCE WITH STATE, COUNTY AND LOCAL ORDINANCES.
  - CITY OF WESTMINSTER WATER No. A058, SENIOR No. S-14-01.
  - THE EXISTING NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 295' SOUTHWEST FROM FROM THE PROPOSED MISSION BBQ RESTAURANT. AS NOTED ON ON THE SITE UTILITY PLAN SHEET, THE NEW FIRE HYDRANT IS TO BE INSTALLED JUST TO THE NORTH OF THE TRASH CORRAL, AS REQUIRED BY THE FIRE PROTECTION ENGINEERS REVIEW - "A FIRE HYDRANT IS TO BE LOCATED WITHIN 100' OF THE FIRE DEPARTMENT CONNECTION."



**UTILITY CONTACT INFORMATION**

WATER SERVICE	GAS SERVICE
CITY OF WESTMINSTER PUBLIC WORKS 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 JEFF GLASS	BALTIMORE GAS & ELECTRIC (BGE) CUSTOMER PLANNING 1008 NORTH FRONT STREET BALTIMORE, MD 21202 (410) 470-8415 RICHARD CRUE RICHARD.CRUE@BGE.COM
STORM SEWER CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2211 MYRON FROCK	ELECTRIC SERVICE BALTIMORE GAS & ELECTRIC (BGE) CUSTOMER PLANNING 1008 NORTH FRONT STREET BALTIMORE, MD 21202 (410) 470-8415 RICHARD CRUE RICHARD.CRUE@BGE.COM
SANITARY SEWER CITY OF WESTMINSTER PUBLIC WORKS 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 JEFF GLASS	TELEPHONE SERVICE VERIZON 70 EAST MAIN STREET WESTMINSTER, MD 21157 (410) 857-2364 ROB MARRING ROBERT.A.MARRING@VERIZON.COM

- CITY OF WESTMINSTER STANDARD GENERAL NOTES**
- THE CONSTRUCTION SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER. THIS WORK IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE CITY OF WESTMINSTER.
  - THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINS" AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER "DEPARTMENT OF PUBLIC WORKS" AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT"
  - THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE INSTALLATIONS SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ALL FIELD CHANGES.
  - THE CONTRACTOR SHALL PROVIDE A CERTIFIED SOILS COMPACTION TECHNICIAN ON SITE AT ALL TIMES DURING FILLING AND BACK FILLING OPERATIONS TO CONTINUOUSLY MONITOR SOIL COMPACTION. TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
  - THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS CONSTRUCTION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS MARKING EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.
  - THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.
  - THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:  
HORIZONTAL - MARYLAND STATE GRID SYSTEM (MD 83)  
VERTICAL - U.S.G.S. DATUM
  - FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

- SITE DEVELOPMENT PLAN  
INSPECTION SEQUENCE NOTES**
- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
  - SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:  
 (a) PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.  
 (b) PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.  
 (c) SUB-GRANDES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.  
 (d) COMPLETION OF ALL DRIVES, PARKING LOTS AND SURROUNDING GRADING.  
 (e) COMPLETION OF ALL WORK SHOWN ON PLANS.  
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
  - CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
  - FINAL LANDSCAPING INSPECTION SHALL BE ARRANGED BY NOTIFYING THE CITY OF WESTMINSTER AT (410) 848-9000 BY THE CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE APPROVAL PLAN OR MODIFICATIONS IN PLANT MATERIAL.
  - THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

**CIVIL ENGINEER**

**MDM**

**McLURED, DIDIANO, & MOX, LLC**

Site Planners • Engineers • Surveyors  
5851 Kind Drive  
Pittsburgh, PA 15237  
Ph: 724-834-2810 Fax: 724-834-2811  
www.mdmllc.com

**OWNER/DEVELOPER CERTIFICATION**

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED PLAN TO BE REVIEWED AND APPROVED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

NAME(S) (PRINTED) \_\_\_\_\_ DATE \_\_\_\_\_

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER

**ENGINEERS CERTIFICATION**

I HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS AND ASSOCIATED COMPUTATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS OF THE CITY OF WESTMINSTER. I HAVE REVIEWED THESE DOCUMENTS WITH THE OWNER/DEVELOPER.

EUGENE S. DUBOCHAK, NAME(S) (PRINTED) \_\_\_\_\_ DATE \_\_\_\_\_

MARYLAND REGISTRATION No.: 31092 \_\_\_\_\_

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

MSA-19-23 WAS TENTATIVELY APPROVED FOR 1,682 GPD ON JUNE 25, 2019.

SIGNS ARE NOT BEING APPROVED WITH THIS PLAN, ALL EXTERIOR SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

**PARKING REQUIREMENTS**

EXISTING USE: RESTAURANT  
EXISTING PARKING STALLS = 37

PROPOSED USE: RESTAURANT

PARKING REQUIREMENTS:  
ONE (1) SPACE PER FOUR (4) SEATS, PLUS ONE (1) SPACE PER TWO (2) EMPLOYEES.

BUILDING SEATING: 94 SEATS INSIDE  
PATIO AREA: 36 SEATS  
EMPLOYEES: 8 EMPLOYEES

TOTAL STALLS REQUIRED: 37 STALLS

37 STALLS PROVIDED (INCLUDING 2 ACCESSIBLE STALLS)

PARKING STALL SIZES: 9'x18' REQUIRED  
9'x18' PROPOSED

CARROLL COUNTY FILE # S-19-0015

**INDEX OF DRAWINGS**

No.	TITLE PAGE	DESCRIPTION
1	CS	COVER SHEET
2	2 OF 14	ALTA/NSPS LAND TITLE SURVEY
3	C-0	DEMOLITION PLAN
4	SP-1	SITE PLAN
5	SP-2	SITE DETAILS
6	SP-2A	SITE DETAILS
7	SP-3	FINAL LANDSCAPE PLAN
8	SP-3A	LANDSCAPE DETAILS
9	C-1	GRADING PLAN
10	C-2	SITE UTILITY PLAN
11	ES-1	EROSION & SEDIMENTATION CONTROL PLAN
12	ES-2	EROSION & SEDIMENTATION CONTROL DETAILS
13	PH-1	PHOTOMETRIC LIGHTING PLAN
14		CITY OF WESTMINSTER STANDARD WATER CONSTRUCTION DETAILS

**ISSUE DATE: 05/13/2019**

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 31092  
EXP. DATE 11-21-20

**MDM**

**McLURED, DIDIANO, & MOX, LLC**

Site Planners • Engineers • Surveyors  
5851 Kind Drive  
Pittsburgh, PA 15237  
Ph: 724-834-2810 Fax: 724-834-2811  
www.mdmllc.com

**COVER SHEET**

**WESTMINSTER MISSION BBQ**  
WESTMINSTER, MD  
584 JERMOR LANE, CITY OF WESTMINSTER  
COUNTY OF CARROLL, STATE OF MARYLAND

**MISSION BBQ**

DATE: \_\_\_\_\_

05/08/2019	PRELIM
05/24/2019	COUNTY SUBMITTAL
09/03/2019	REVIEW COMMENTS
11/07/2019	REVIEW COMMENTS
01/10/2020	REVIEW COMMENTS
01/03/2020	REVIEW COMMENTS
02/13/2020	STORMWATER COMMENTS

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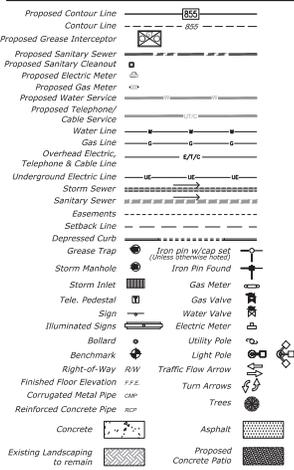
PROJECT NO. \_\_\_\_\_  
DRAWN BY: eos  
CHECKED BY: chd  
SCALE: AS NOTED

**CS**

1 OF 14

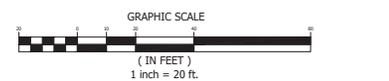


**LEGEND OF SYMBOLS**



**PLANT LIST**

QTY.	ABB.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT TYPE	COMMENTS
1	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2-1/2" CALIPER MIN.	B&B	MAJOR DECIDUOUS INTERIOR STREET
19	VA	'VIBURNUM ACERIFOLIUM'	MAPLE-LEAVED VIBURNUM	24" MIN.	#5 CONT.	DECIDUOUS SHRUB INTERIOR STREET
14	IG	ILEX GLABRA	INKBERRY HOLLY	24" MIN.	#3 CONT.	EVERGREEN SHRUB INTERIOR STREET
12	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	24" MIN.	#5 CONT.	DECIDUOUS SHRUB INTERIOR STREET
12	TO	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	6" MIN. HGT.	B&B	EVERGREEN TREE DUMPSTER SCREEN
3	GB	GINKGO BILOBA	MAIDENHAIR TREE	2-1/2" CALIPER MIN.	B&B	DECIDUOUS TREE INTERIOR ACCESS
7	EX	EXISTING TREE		8"-18" DIAMETER		



I CERTIFY THAT THIS LANDSCAPE PLAN IS CONSISTENT WITH THE GOAL AND INTENT OF AND COMPLES WITH THE CITY OF WESTMINSTER LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICES, GUIDELINES AND ORDINANCES.

SIGNATURE OF LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS LANDSCAPE PLAN IS CONSISTENT WITH THE GOAL AND INTENT OF AND COMPLES WITH THE CITY OF WESTMINSTER LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICES, GUIDELINES AND ORDINANCES AND AGREE TO IMPLEMENT THE FINAL LANDSCAPE PLAN SHOWN HEREIN WITHIN ONE YEAR OF OCCUPANCY.

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_ STREET \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**LANDSCAPE REQUIREMENTS**

IF AN INCREASE OF LESS THAN 40% OF AN EXISTING RESIDENTIAL, COMMERCIAL, BUSINESS, OR INDUSTRIAL FLOOR AREA OR PARKING AREA IS PROPOSED, ONLY THAT PORTION OF THE SITE AFFECTED SHALL BE REQUIRED TO CONFORM TO THE STANDARDS CONTAINED IN THE LANDSCAPE MANUAL.

EXISTING BUILDING: 3,678 SF  
PROPOSED BUILDING: 3,700 SF  
3% INCREASE IN FLOOR AREA

APPLICABLE STANDARDS - COMMERCIAL DEVELOPMENT

V.C.L.1.1 ONE PLANTING UNIT REQUIRED FOR EVERY 40 LF ALONG ADJACENT STREETS AND ONE PLANTING UNIT REQUIRED FOR EVERY 20 LF ALONG INTERIOR STREETS. DIRECTOR MAY APPROVE CREDIT FOR UP TO 50% OF THE MIN. REQUIREMENTS FOR MAINTAINING EXISTING TREES ON THE SITE.

210 LF (JEOMOR LANE) + 20 LF = 10.5 PU REQUIRED (INTERIOR STREET) = 11 PROVIDED

(1) AR @ 1 PU EA. = 1 PU  
(1) EXISTING 8" TREE = 1 PU

(14) IG SHRUBS  
(19) VA SHRUBS  
(12) MP SHRUBS  
(45) TOTAL SHRUBS @ 1 PU PER 5 = 9 PU

220 LF BALTIMORE BOULEVARD + 40 LF = 5.5 PU REQUIRED (ADJACENT STREET)  
= 4' PLUS IN HEIGHT EXISTING MATURE HEDGE ROW WHICH ADDRESSES THIS REQUIREMENT.

111.2 LF PLAZA ENTRANCE DRIVE = 5.6 PU REQUIRED (INTERIOR ACCESS STREET) = 6 PU PROVIDED

3 GB @ 1 PU EA. = 3  
3 EX @ 1 PU EA. = 3  
TOTAL = 6

V.C.L.1.3 IN ADDITION, A 10' WIDE PLANTING AREA LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND ANY OFF-STREET PARKING AREA SHALL BE PROVIDED WITH CLASS B SCREENING.

= 4' PLUS IN HEIGHT EXISTING MATURE HEDGE ROW WHICH ADDRESSES THIS REQUIREMENT.

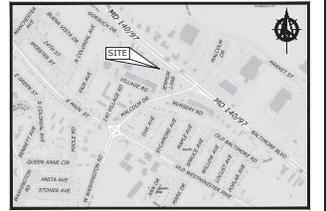
V.C.L.1.4 INTERIOR LANDSCAPING AT LEAST 10% OF PARKING LOT AREA MUST BE LANDSCAPED.

PARKING LOT AREA = 1,409 SF (141 SF REQUIRED) (WITHIN THE L.O.D.) = 388 SF (ONE ISLAND @ 118 SF AND ONE ISLAND @ 270 SF = 388 SF PROVIDED) = 27.5% OF INTERIOR LANDSCAPING PROVIDED

V.C.L.1.5 ALL LOADING, SERVICE, OUTSIDE STORAGE, AND DUMPSTER AREAS SHALL BE SCREENED WITH CLASS A SCREENING.

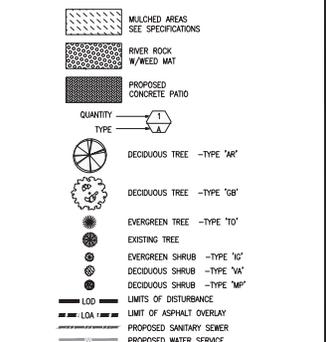
CLASS A = 1 PU PER 15 LF OF AREA TO BE SCREENED.

119 LF + 15 = 7.8 (8) PU REQUIRED  
12 (TO) @ 1 PU PER 2 (TO) = 6 PU  
2 EXISTING TREES @ 1 PU = 2 PU  
TOTAL PROVIDED = 8 PU



**SITE LOCATION MAP**  
SCALE: 1" = 1,200'  
MAP: 0188 GRID: 0015 PARCEL: 0939  
SURVEY PLAT: 14-024 ELECTION DISTRICT: 7

**LANDSCAPE LEGEND**



**LANDSCAPE NOTES**

ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L.H. BAILEY, 1976 OR ITS LATEST EDITION. ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC., STANDARDS, AS DESCRIBED IN 'AMERICAN STANDARDS FOR NURSERY STOCK', PUBLICATION ANSI Z60.1-1990 OR ITS LATEST EDITION.

ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, @ LATEST EDITION.

LANDSCAPE SPECIFICATIONS SHALL CONFORM TO THE CURRENT LANDSCAPE SPECIFICATIONS GUIDELINES BY LANDSCAPE CONTRACTORS ASSOCIATION, MD-DC-VA. ALL NURSERY STOCK SHALL BE PLANTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GUIDELINES WITH THE FOLLOWING EXCEPTIONS:

- a. IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOTBALL IS ABOVE THE EXISTING GRADE. THIS DEPARTURE IN THE ESTABLISHED PROCEDURES HAS BEEN DOCUMENTED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
- b. WIRE AND NON-DEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.

THREE INCHES OF TOPSOIL IS REQUIRED ON ALL DISTURBED AREAS TO BE LANDSCAPED, SEEDED, OR SOODED.

**INSTALLATION:**  
(1) STANDARDS TO CONFORM TO THE MOST RECENT VERSION OF THE ANSI A330 STANDARDS PART 6 - TRANSPLANTING AND LANDSCAPE SPECIFICATIONS GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION, MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA.

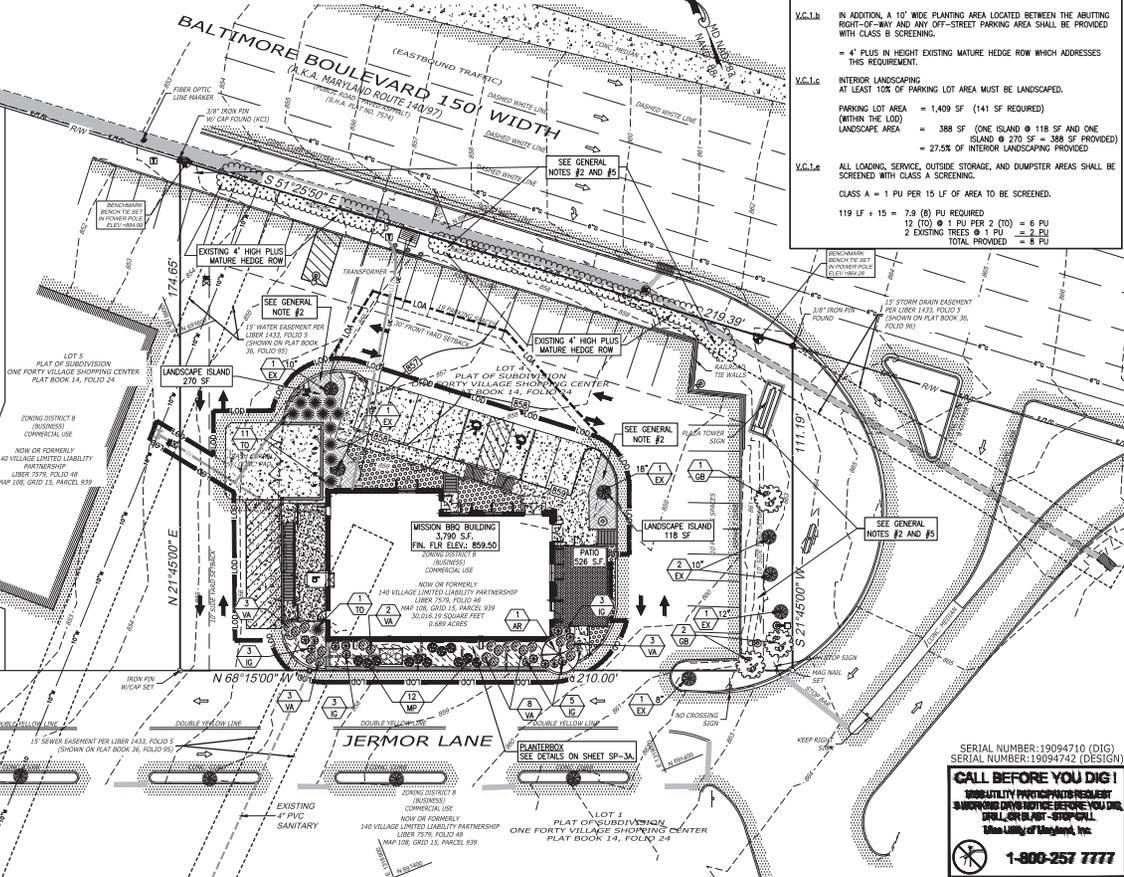
(2) PLANTING ON INDIVIDUAL LOTS SHALL BE INSTALLED UPON FINAL GRADING INSPECTION. NO FINAL GRADING APPROVAL SHALL BE GIVEN ON THE BUILDING PERMIT UNTIL LANDSCAPING IS COMPLETE.

**MAINTENANCE:**  
THE OWNER OF ANY PROPERTY ON WHICH LANDSCAPING HAS BEEN INSTALLED PURSUANT TO THIS CHAPTER SHALL MAINTAIN THE LANDSCAPING IN GOOD CONDITION IN PERPETUITY. A LANDSCAPE MAINTENANCE AGREEMENT SHALL BE REQUIRED. FAILURE TO REPLACE DEAD OR DYING PUS OR THE REMOVAL OF ANY INSTALLED PUS IS A VIOLATION OF THIS CHAPTER.

**INSPECTIONS:**  
A MINIMUM OF 2 INSPECTIONS WILL BE REQUIRED. NO INSPECTIONS SHALL BE FINALIZED FROM NOVEMBER 1st TO MARCH 1st. TO BE CONSIDERED ACCEPTABLE, NO MORE THAN 1/3 OF A PLANT MAY BE DEAD.

- (1) INITIAL INSPECTION: THIS INSPECTION SHALL BE PERFORMED BY THE CITY WHEN PLANTING IS COMPLETED TO VERIFY COMPLIANCE WITH THE APPROVED PLANTING PLAN.
- (2) FINAL INSPECTION: THIS INSPECTION SHALL BE PERFORMED BY THE CITY 12 MONTHS AFTER THE INITIAL PLANTING.

**PROTECTIONS:**  
CONTRACTOR TO PROTECT EXISTING TREES/SHRUBS THAT ARE TO REMAIN. SEE DETAIL ON SHEET SP-3A FOR TREE PROTECTION.



**LAND OWNER:**

140 VILLAGE LIMITED LIABILITY PARTNERSHIP  
10096 RED RUN BOULEVARD, SUITE 300  
OWINGS MILLS, MARYLAND 21117-0000  
(410) 581-1400

**APPLICANT:**

MISSION BBQ, LLC  
7750 RITCHIE HIGHWAY  
GLEN BURNIE, MD 21061  
(410) 302-8111  
STEPHEN NEWTON, MEMBER

**SURVEYOR/ENGINEER:**

McLURE, DEWANE, & MOX, LLC  
8651 BRIDGE DRIVE  
PITTSBURGH, PA 15237  
(724) 934-2810  
NORMAN McLURE, P.L.S., MD LICENSE NO. 21131  
EUGENE S. DVORCHAK, P.E., MD LICENSE NO. 31092

**LANDSCAPE ARCHITECT:**

MARK FICKLEY, LANDSCAPE ARCHITECT  
1300 CEDIL STREET  
CAMDEN, PA 15317  
(412) 956-1493  
MD LIC. NO. 1054

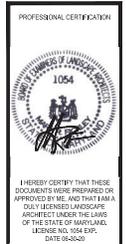
**GENERAL NOTES**

- ALL LANDSCAPE AREAS TO BE GRASS COMPOST TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
- LANDSCAPE CONTRACTOR TO PRUNE, REMOVE DEAD BRANCHES, REPLACE DEAD SHRUBS, ETC. AT EXISTING LANDSCAPE AREAS. INSTALL NEW WEED MAT AND MULCH. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
- GRASS TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- FOR ANY TREE LOCATED NEAR A DRIVEWAY, PRUNE LOWER BRANCHES TO PROVIDE A MINIMUM 4'-0" HIGH CLEAR SIGHT LINE FROM GRADE.
- FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SOAK AREA, RESEED, AND FERTILIZE. R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
- FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
- ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
- ADJUST PLANTING LOCATIONS WITHIN PLANTERBOX SO AS TO AVOID CONFLICTS WITH UNDERGROUND RISERS.

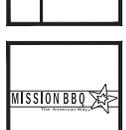
SERIAL NUMBER:19094710 (DIG)  
SERIAL NUMBER:19094742 (DESIGN)

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UTILITY PARTICIPANTS REQUEST SURVEYORS TO VERIFY BEFORE YOU DIG.  
CALL 800-4-A-DIG OR VISIT [www.4adig.com](http://www.4adig.com)  
The Utility of Maryland, Inc.

**1-800-257-7777**



**FINAL LANDSCAPE PLAN**  
**WESTMINSTER MISSION BBQ**  
WESTMINSTER, MD  
584 JERMOR LANE, CITY OF WESTMINSTER  
COUNTY OF CARROLL, STATE OF MARYLAND



**LANDSCAPE ARCHITECT:**

DATE: \_\_\_\_\_  
03/08/2019: PRELIM  
02/04/2019: COUNTY SUBMITTAL  
09/03/2019: REBEN COMMENTS  
11/07/2019: REBEN COMMENTS  
03/10/2020: REBEN COMMENTS  
01/30/2020: REBEN COMMENTS  
03/13/2020: STORMWATER COMMENTS  
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**PROJECT NO.**

DRAWN BY: eos  
CHECKED BY: chd  
SCALE: 1" = 20'

**SP-3**  
7 OF 14



Category # TYPE MRM-LED-18-4L-SUN-3M-40-7000-FINISH  
 Project: MISSION BARBEQUE WESTMINSTER  
 Prepared By: DATE: DECEMBER-2019



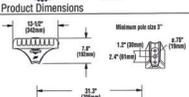
**Mirada Medium - MRM  
Outdoor LED Area Light**

The Mirada sleek design makes it perfectly suited for architectural or commercial applications with its compact design. The aluminum housing makes the acquisition cost very competitive. The Mirada offers high performance factory-installed silicon optics, 9 standard color, 2,000+ delivered lumens, and is available with integrated Alexa™ Wireless control.

**Features & Specifications**

**Optical System**

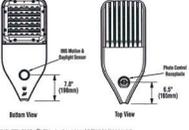
- State-of-the-art one-piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Type 2, 3, 5L, FT and FFL.
- Siemens optical sensor does not yellow or crack with age and provides a typical light transmission of 82%.
- Zero glare.



**Product Dimensions**

**Electrical**

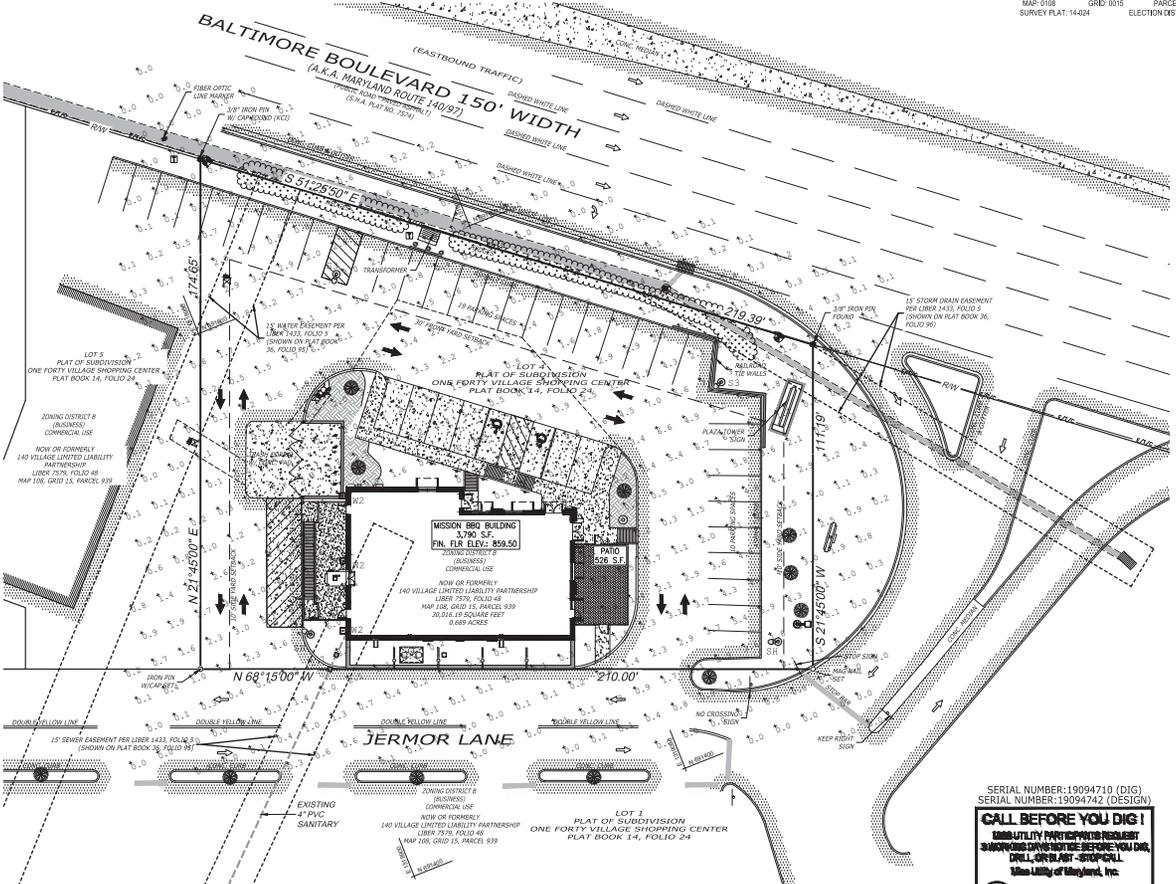
- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard universal battery (120-277 VAC) Input 50/60 Hz or optional high voltage (240-480 VAC).
- UL8 Classified (UL - 1000 Hours) (See Lumens Maintenance on Page 2)
- Total harmonic distortion < 25%
- Operating temperature: -40°C to +50°C (-40°F to +122°F), 40L lumen output rated to 40°C.
- Power factor > 0.9
- Input power stays constant over life.
- Full replaceable surge protection device meets a minimum Category C Low operator surge (ANSI C82.42).
- High efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accounts up to 10ga wire.
- Components are fully enclosed in polycarbonate for maximum resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



**NOTE:**  
PHOTOMETRICS PROVIDED BY THOMAS HARRIS & CO., INC. CHANGES TO POLE LOCATION, FIXTURE, AND WATTAGE WILL AFFECT FINAL RESULTS.



**SITE LOCATION MAP**  
 SCALE: 1" = 1,200'  
 MAP: 0188 GRID: 0015 PARCEL: 0939  
 SURVEY PLAT: 14-024 ELECTION DISTRICT: 7



**MIRADA WALL SCENE (XWM)**



**SMARTTEC™ 4-LSI**

4-LSI drives feature integral sensor which reduces driver current, when ambient temperature exceed rated temperature.

**ENERGY SAVING CONTROL OPTIONS**

- DM - 0-10 Vdc dimming enabled with LSI wireless control.
- OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passively enter target zone and increased to full output in 1-2 seconds. Low light level (25% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually raised over 10 seconds to low level. Sensor detection range 11' horizontal x 10' vertical x 10 meters maximum distance.

**LED'S**

Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

**OPTICS/DISTRIBUTIONS**

Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type 5L.

**HOUSING**

Three-piece die-cast aluminum housing is smoothly contoured to provide shape. Mounting hardware is stainless steel or electro-steel plated steel. Housing and optical unit are sealed with extruded silicone gasket, easily removed for mounting.

**OPTICAL UNIT**

Proprietary silicone refractor optics provide exceptional coverage and uniformity. Precision-machined bracket allows easy light projection while preventing cycling from building up internal pressures and accounts that can stress optical unit seals.

**WALL MOUNTING**

Galvanized steel universal wall mounting plate easily mounts directly to 4" x 4" or 4" x 6" or 6" x 6" square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in wall, ceiling, interior only or developing position. Optional pole-mounting bracket permits mounting to standard poles (SPAL).

**ELECTRICAL**

Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2 Section 3. Location Category C. Available with universal voltage power supply 120-277VAC (standard) or 240-480VAC.

**DRIVER**

Drives an dimming, standard. Components are fully enclosed in polycarbonate for IP66 moisture resistance. Driver complies with FCC and CE standards. Driver can be easily accessed.

**EMERGENCY OPTIONS**

Optional integral emergency battery-back-up options are available. 8H battery operates in 70°C ambient temperature and 0°C ambient temperature. 12H battery operates in 70°C ambient temperature and 0°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs to maintain 60 minutes.

**OPERATING TEMPERATURE**

-40°C to +50°C (-40°F to +122°F)

**RISKS**

Fixtures are treated with LSI's Duragrip™ powder-coat finish process. The Duragrip finish withstands extreme weather changes without coating or peeling.

**WARRANTY**

LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS**

Please visit our web site at [www.tsharrisc.com](http://www.tsharrisc.com) for detailed photometric data.

**SHIPPING WEIGHT**

(in cartons) - 30 lbs./13.6kg

**LETTERS**

LETTERS - 1/8" letter A REVISIONS SHALL LISTED AND DATE U.S. AND INTERNATIONAL safety standards. Suitable for wet locations in daylight position.



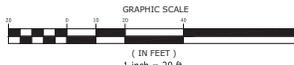
THOMAS HARRIS & CO., INC.  
 8505 BELL CREEK RD., SUITE B  
 MECHANICSVILLE, VA 23116  
 804-730-3003

Project Name: MISSION BBO WESTMINSTER  
 Category #: XWM-2-LED-04-40-UE-FINISH  
 Fixture Type: TYPE W2  
 10/10/19  
 LSI INDUSTRIES, INC.

LUMINAIRE SCHEDULE				
SYMBOL	QTY.	LABEL	ARRANGEMENT	DESCRIPTION
⊙	2	S3	SINGLE	MRM-LED-18L-SL-3-UNV-DM-40-700RI-FINISH
⊠	3	W2	SINGLE	XWM-2-LED-04-40-UE-FINISH
⊙	2	SH	SINGLE	MRM-LED-18L-SL-FT-UNV-DM-40-700RI-FINISH-IL

CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AVG./MIN.
OVERALL CALCULATIONS	ILLUMINANCE	Fc	1.44	9.6	0.0	N.A.
PARKING LOT	ILLUMINANCE	Fc	2.44	9.6	0.1	24.40

SERIAL NUMBER: 19094710 (DIG)  
 SERIAL NUMBER: 19094742 (DESIGN)  
**CALL BEFORE YOU DIG!**  
 LIABILITY PARTNERSHIP REQUEST  
 SURVEYORS DO NOT BE BEFORE YOU DIG!  
 DRILL, OR PLANT, OR STOP CALL  
 Missa Utility of Maryland, Inc.  
**1-800-257-7777**



POLES TO BE LSI# 45083-5110-18'-5-FINISH-48" (18'-0" POLE HEIGHT)

CARROLL COUNTY FILE # S-19-0015

**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. 33392. EXP. DATE 11-21-20



**PHOTOMETRIC LIGHTING PLAN**  
 WESTMINSTER MISSION BBQ  
 WESTMINSTER, MD  
 584 JERROM LANE, CITY OF WESTMINSTER  
 COUNTY OF CARROLL, STATE OF MARYLAND



DATE:

03/08/2019	PRELIM
05/24/2019	COUNTY SUBMITTAL
09/03/2019	REVIEW COMMENTS
11/07/2019	REVIEW COMMENTS
03/08/2020	REVIEW COMMENTS
01/30/2020	REVIEW COMMENTS
02/13/2020	STORMWATER COMMENTS

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PROJECT NO.  
 DRAWN BY: EDS  
 CHECKED BY: CHD  
 SCALE: 1" = 20'  
**PH-1**  
 13 OF 14



MCILVRIED, DIDIANO, & MOX, LLC

"... That which does not kill us makes us stronger..."  
(Conan The Barbarian)

Site Planners • Engineers • Surveyors  
8851 Kind Drive  
Pittsburgh, PA 15237  
PHONE: (724) 934-2810  
FAX: (724) 934-2811  
www.mdmlc.com

January 3, 2020

Andrew Gray, Comprehensive Planner  
City of Westminster  
Winchester West Building  
56 West Main Street  
Westminster, MD 21157  
410-751-5505

Re: Mission BBQ  
584 Jermor Lane / 140 Village Shopping Center  
Carroll County File # S-19-0015  
Modification Request

Dear Mr. Gray:

For the proposed Mission BBQ Westminster project, we request a modification from the Planning and Zoning Commission from the Lighting Standards per the Adopted 2016 Development Design Preferences Manual, per §164.131.2 Compliance with Development Design Preferences Manual. The request is for modification for the requirement that lighting should be directed toward buildings and not trespass beyond property boundaries.

The lot light at the southwestern corner of the building is facing the loading area for security purposes and to facilitate safe loading/unloading of deliveries. The site is located entirely in a commercial area, surrounded on three (3) sides by street access (Baltimore Boulevard and Jermor Lane). As the site is adjacent to other commercial properties in 140 Village Shopping Center, the proposed lighting should not have any impact on the adjoiners.

Please contact me at 724-934-2810 ext. 13 if you have any questions or need additional information to process this modification request.

Sincerely,

Eugene S. Dvorchak, PE  
Senior Engineer

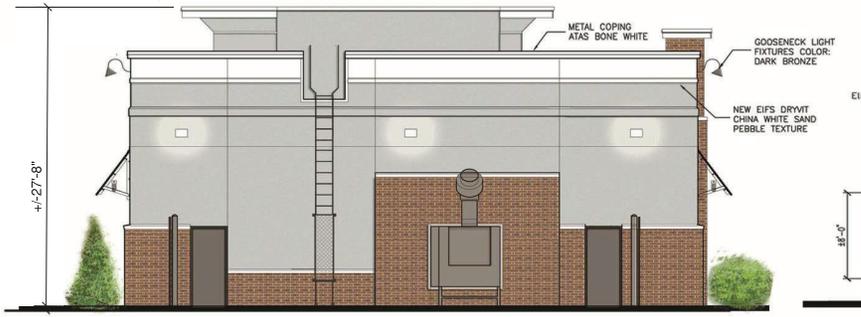
Cc: Alan Hamm, Alan Hamm Architects P.C.  
MDM, LLC files



East Elevation



North Elevation



West Elevation



South Elevation



West Elevation

MISSION BBQ  
 584 Jermor Lane  
 Westminster, Maryland  
 16 March, 2020

**MISSION BBQ. RESTAURANT, CITY OF WESTMINSTER, MD.  
LANDSCAPE COST ESTIMATE**

Code	Description	Unit	Unit Cost	Quantity	Total Cost
	TOP SOIL FURNISHED & PLACED 4 IN. DEPTH	CY	\$ 12.00	20	\$240.00
	SEEDING	LB	\$ 32.00	1.75	\$56.00
	RIVER ROCK W/WEED MAT	CY	\$ 40.00	6	\$240.00
	MULCHING	CY	\$ 32.00	20	\$640.00
	CLEARING AND GRUBBING	AC	\$ 4,000.00	0.24	\$952.00
	TREE PROTECTION FENCE	LUMP	\$ 500.00	1	\$500.00
	TREES:				
	DECIDUOUS TREE 2-2 1/2 IN CALIPER	EA	\$ 800.00	5	\$4,000.00
	EVERGREEN 6' MIN. HEIGHT	EA	\$ 250.00	17	\$4,250.00
	SHRUBS:				
	DECIDUOUS SHRUB 18" 3 GALLON	EA	\$ 65.00	14	\$910.00
	DECIDUOUS SHRUB 24" 5 GALLON	EA	\$ 85.00	26	\$2,210.00
	EVERGREEN SHRUB 18" 3 GALLON	EA	\$ 65.00		\$0.00
	EVERGREEN SHRUB 24" 5 GALLON	EA	\$ 85.00	0	\$0.00

SUBTOTAL	\$13,998.00
CONTINGENCY (20%)	\$2,799.60
TOTAL LANDSCAPE COST ESTIMATE	\$16,797.60



## Proposed Sediment & Erosion Control Measures Cost Estimate

**Project:** Mission BBQ

**Location:** 584 Jermor Lane/140 Village Shopping Center, Westminster, MD

**Date:** September 4, 2019

Sediment and erosion control material & installation cost estimate;

Clearing and Grubbing	\$4,750.00	ACRE	0.69	\$3,272.75
Silt Fence	\$3.00	LF	25	\$75.00
Compost Filter Sock (SiltSoxx)	\$10.00	LF	0	\$0.00
Inlet Protection	\$175.00	EA	0	\$0.00
Rock Inlet Protection	\$10.00	LF	0	\$0.00
Stabilized Construction Entrance	\$750.00	EA	0	\$0.00
Erosion Control Matting (\$75)	\$1.00	SF	0	\$0.00
Temporary Seed, Straw & Tack	\$0.75	SY	705	\$528.75
Permanent Seed, Straw & Tack	\$1.00	SY	705	\$705.00
Sod w/topsoil	\$5.00	SY	0	\$0.00
<b>TOTAL - SEC (materials &amp; installation)</b>				<b>\$4,581.50</b>

Maintenance for the above listed sediment and erosion control measures is estimated to be approximately 10% of the material and installation cost.

*Maintenance of Sediment & Erosion Control Measures - \$458.00*

Removal of the installed sediment and erosion control measures is estimated to be approximately 15% of the material and installation cost.

*Removal of Sediment & Erosion Control Measures - \$687.00*

Site stabilization will be accomplished via the construction of the paved surfaces, building construction, and installation of grass, vegetation, and landscaping for the remaining areas.

**Material & Installation Cost Estimate: \$ 4,581.50**  
**Maintenance Cost Estimate: \$ 458.00**  
**Removal Cost Estimate: \$ 687.00**  
**Total Estimate: \$ 5,726.50**

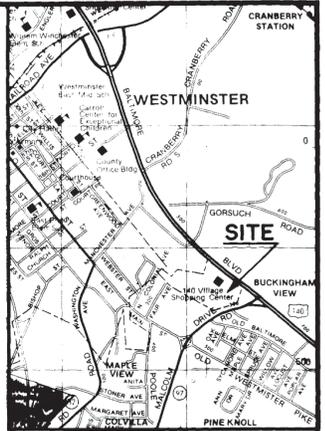
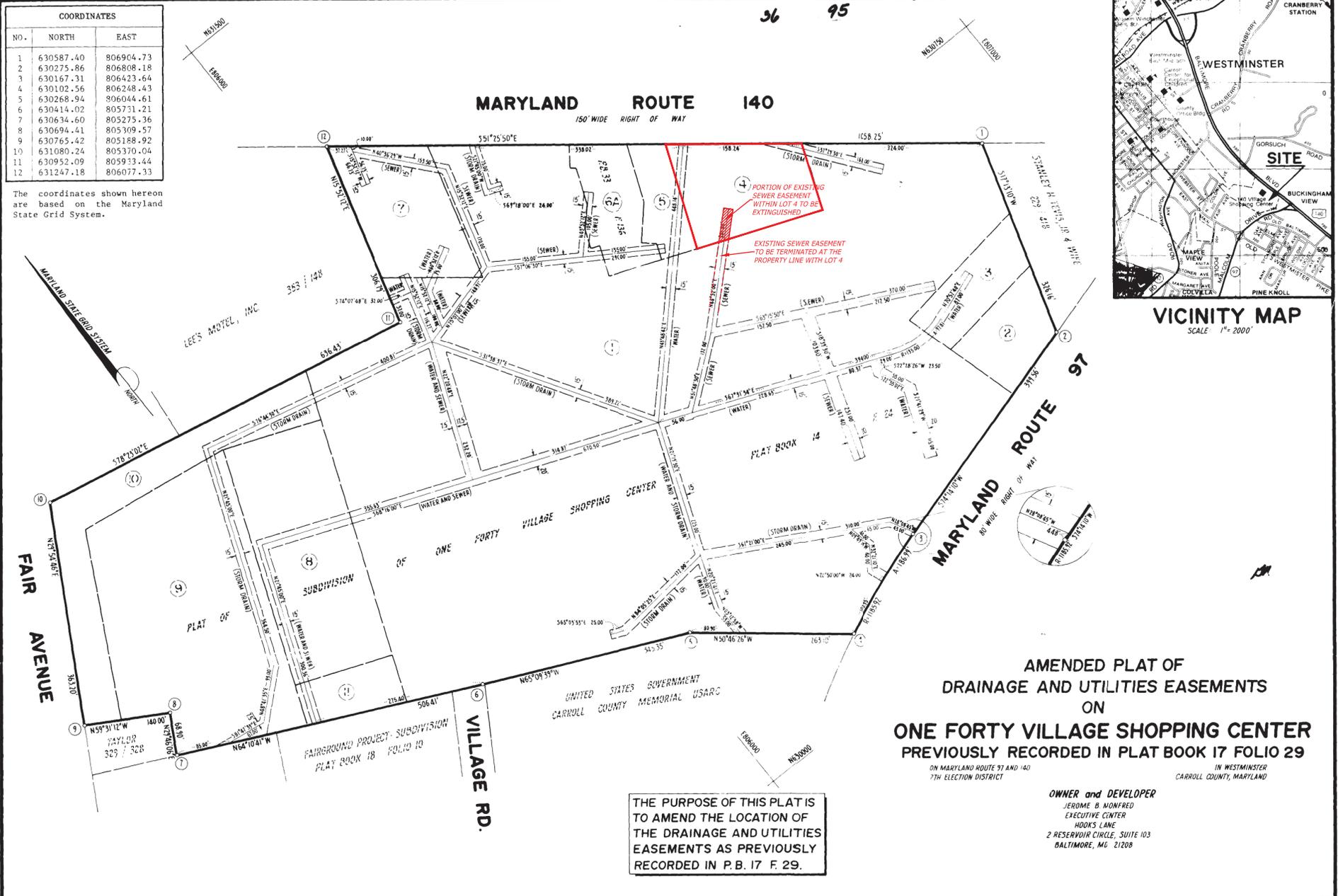
Engineer:  
 Eugene S. Dvorchak, P.E.  
 MD P.E. #: 31092  
 Expiration: 11/21/20





COORDINATES		
NO.	NORTH	EAST
1	630587.40	806904.73
2	630275.86	806808.18
3	630167.31	806423.64
4	630102.56	806248.43
5	630268.94	806044.61
6	630414.02	805731.21
7	630634.60	805275.36
8	630694.41	805309.57
9	630765.42	805188.92
10	631080.24	805370.04
11	630952.09	805933.44
12	631247.18	806077.33

The coordinates shown hereon are based on the Maryland State Grid System.



VICINITY MAP  
SCALE 1" = 200'

**AMENDED PLAT OF  
DRAINAGE AND UTILITIES EASEMENTS  
ON  
ONE FORTY VILLAGE SHOPPING CENTER  
PREVIOUSLY RECORDED IN PLAT BOOK 17 FOLIO 29**

ON MARYLAND ROUTE 97 AND 140  
7TH ELECTION DISTRICT  
IN WESTMINSTER  
CARROLL COUNTY, MARYLAND

**OWNER and DEVELOPER**  
JEROME B. MONFRED  
EXECUTIVE CENTER  
HOOKS LANE  
2 RESERVOIR CIRCLE, SUITE 103  
BALTIMORE, MD 21208

THE PURPOSE OF THIS PLAT IS  
TO AMEND THE LOCATION OF  
THE DRAINAGE AND UTILITIES  
EASEMENTS AS PREVIOUSLY  
RECORDED IN P.B. 17 F. 29.

<p><b>OWNERS CERTIFICATE</b></p> <p>I (We), Owner(s) of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the building lines as shown and certify that the requirements of section 3-108 of the real property article of the Annotated Code of Maryland (1974), as amended, pertaining to the preparation of record plats, and subsequent acts, if and amendatory thereto as far as they relate to the preparation of this plat and the setting of markers, have been complied with. New streets, roads, open spaces and the mention thereof in deeds are for the purpose of descriptions only, and the land so shown is expressly reserved in the present owner(s) shown on this plat, their successors, heirs and assigns. No more than one(1) principal building shall be permitted on any residential lot, and no such lot may ever be subdivided so as to produce a building site of less area or width than the minimum required by applicable health zoning or other regulations.</p> <p>Signature: <i>Jerome B. Monfred</i> Date: 11-13-11</p>		<p>CARROLL COUNTY HEALTH DEPARTMENT</p> <p>By: _____ Date: _____</p> <p>Community water and sewerage systems are in conformance with the Carroll County Master Plan for water and sewer 1989-1990.</p> <p>MARYLAND DEPARTMENT OF THE ENVIRONMENT</p> <p>Water Permit No. _____ EXISTING _____ Issued _____</p> <p>Sewer Permit No. _____ EXISTING _____ Issued _____</p> <p>ACKNOWLEDGED BY ZONING ADMINISTRATOR</p> <p>By: <i>John D. Huddleston</i> Date: 12/21/11</p>	<p>ACKNOWLEDGED BY MAYOR</p> <p>By: <i>W. Bryan</i> Date: 12-21-11</p> <p>SURVEYOR'S CERTIFICATE</p> <p>I, Jeffrey V. Jaras, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat prepared in compliance with Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1974), as amended, pertaining to the preparation of record plats.</p> <p>Surveyor: <i>Jeffrey Jaras</i> Date: 11-19-11 REG. NO. 138-B</p>	<p>APPROVED BY PLANNING AND ZONING COMMISSION</p> <p>By: <i>Robert E. Hayes</i> Date: 12-21-11</p> <p>ACKNOWLEDGED BY DIRECTOR OF PLANNING</p> <p>By: <i>Tom</i> Date: 12-21-11</p>	<p><b>LEON A. PODOLAK AND ASSOCIATES</b></p> <p><b>SURVEYING AND CIVIL ENGINEERING</b></p> <p>63 EAST MAIN ST WESTMINSTER MD 21157 848-2229 (P.O. BOX 266) 876-1226</p> <p>Date: DECEMBER 10, 1991 Scale: 1" = 100'</p> <p>Drawing No. 3162</p>
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## PLANNING AND ZONING COMMISSION

June 11, 2020

**TITLE:** Big Lots Signage

**REQUEST:** **Application for Sign or Awning - Case No. 1765 Approval**  
The Applicant is requesting Application for Sign or Awning approval for one new wall mounted sign exceeding 64 square feet in area.

**PROJECT INFORMATION:**

**LOCATION:** 551 Jermor Lane (07-063261), approximately 1,335 feet west of the Malcolm Drive and Baltimore Boulevard (Route 97 and Route 140) intersection.

**ZONE:** B Business Zone

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Michelle Shannon  
Sign Vision Co., Inc.  
987 Claycraft Road

**OWNER:** 140 Village Limited Liability Partnership  
10096 Red Run Blvd Ste 300  
Owings Mills MD 21117-0000

**ENGINEER:** N/A

**ARCHITECT:** N/A

**ATTORNEY:** N/A

**STAFF:** Andrew R. Gray, Comprehensive Planner  
Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. Application for Sign or Awning No. 1765

## STAFF REPORT

### RELEVANT ZONING ORDINANCE SECTIONS:

- City of Westminster Zoning Ordinance (Zoning Ordinance) Section 164-118.: “No sign may be erected in any zone, nor a permit issued therefor, unless such sign is specifically permitted by this article and complies with all of the requirements of this chapter.”
- Zoning Ordinance Section 164-123 A.: “except as provided in § 164-120 [Signs not requiring permits], no sign shall be erected, altered or relocated without a sign permit issued by the Zoning Administrator.”
- Zoning Ordinance Section 164-121 A.(5): “Any sign or signs [in the B Business Zone] for property adjacent to any divided street or highway shall be permitted as follows. Applications for signs which do not exceed 64 square feet in total area and which do not exceed 12.5 feet in height shall be approved by the Zoning Administrator. Applications for signs up to and including 125 square feet and/or up to and including 20 feet in height shall be approved by the Commission [Planning and Zoning Commission].”

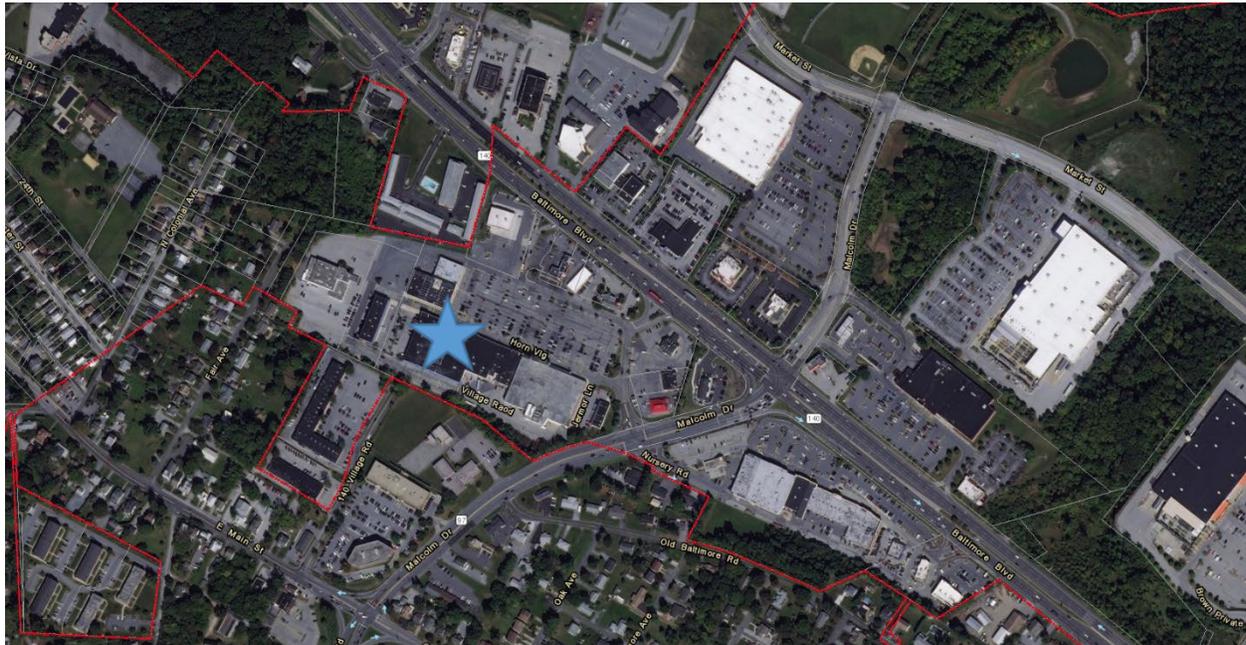
### BACKGROUND INFORMATION:

Pursuant to Zoning Ordinance Section 164-41 A. (20), “Department stores.” is listed as a permitted use in the B Business Zone. Additionally, pursuant to Zoning Ordinance Section 164-121 A., “business signs pertaining to a use on the premises are permitted as an accessory use in the Business Zone”.

On February 10, 2020, Big Lots, represented by Sign Vision Co., Inc, applied for review of an Application for Sign or Awning for a wall mounted sign for the Big Lots Department Store use located at the subject property 551 Jermor Lane (Account Identifier Number 07-063261). This proposed wall mounted sign exceeds 64 square feet in area but is under 125 square feet in area, requiring Commission review and approval. [ZO Section 164-121.A.]

The first Application for Sign or Awning submission depicted the new sign on a new façade. Such façade was approved by the City as part of Simplified Site Plan No. SS-20-06 on May 8, 2020. Subsequent to this approval, Big Lots decided not to pursue the approved façade change. On May 26, 2020, Mr. Darrin Gray submitted a new design and inquired about moving forward with this new design.

**VICINITY MAP:**



★ = Site

**SIGN PERMIT REVIEW COMMENTS:**

The Application for Sign or Awning Case No. 1765 proposes a 119.8 square foot wall mounted sign. Pursuant to Section 164-121 A. (3) ...”The area of all signs on the premises shall not exceed three square feet for each linear foot of the front building wall”. Pursuant to the Application for Sign or Awning, the linear feet of front wall is 185 feet 3 inches. Therefore, according to the Zoning Ordinance, 555.9 square feet of signage is allowed at the subject suite.

The proposed 119.8 square foot wall mounted sign and the one existing sign located on the existing shared freestanding sign (17.6 square feet, pursuant to a May 28, 2020 email from Mr. Darrin Gray to Mr. Andrew Gray) for the shopping center would bring the total signage area for Big Lots to 137.4 square feet.

**Commission Review**

Pursuant to Section 164-121 A. (5) (a) ...”In determining whether or not to approve an application, the Zoning Administrator or the Commission shall take into consideration the following factors: traffic and pedestrian safety; the size, configuration, elevation and location of the property; existing signs on the property and neighboring properties; aesthetics; and any other factors relating to the location, size, design, composition and specific character of the proposed sign deemed appropriate by the Zoning Administrator or the Commission. No sign shall be approved

if the Zoning Administrator or the Commission finds that it would not achieve a maximum of compatibility, safety, efficiency and attractiveness.”

**Development Design Preferences Manual**

CP&D staff reviewed for applicable requirements in the Development Design Preferences Manual (DDP) and has no concerns with the proposed signage. Pursuant to Section XXIV, Signage review required per the provisions of Article XVII, B. of the Planning and Zoning Commission (“Commission”) Rules and Regulations, the Commission will utilize the current version of the DDP in its review of proposed signage. Except as explicitly stated in a motion, the Commission recognizes implicitly that a motion for approval affirms the required compliance.

**RECOMMENDATION:**

Staff recommends that the Commission consider approval of the proposed 119.8 square foot wall mounted sign for Big Lots.

**DRAFT MOTIONS:**

1. I move that the Planning and Zoning Commission approve Application for Sign or Awning Case No. 1765 based on the Staff Report provided at the June 11, 2020, Planning and Zoning Commission meeting.

OR

2. I move that the Planning and Zoning Commission deny Application for Sign or Awning Case No. 1765.

OR

3. I move an alternate motion.

**Application Fees per sign**  
 \$50 for up to 64 square feet  
 \$150 for up to 125 square feet  
 Payable to City of Westminster



**CITY OF WESTMINSTER**  
 56 WEST MAIN STREET  
 WESTMINSTER, MD 21157

**For Office Use Only**  
 Case No.: 1765  
 Form Received: 2-10  
 Fee Paid: 2-10-2020  
 DCPD Reviewed: 6-5  
 Appeal Received: \_\_\_\_\_  
 Appeal Decision: \_\_\_\_\_

**APPLICATION FOR SIGN OR AWNING**

Please check one:  Sign not to exceed 64 square feet  Awnings (graphics are also signage)  
 Sign not to exceed 125 square feet (Planning & Zoning Commission review)

Property Owner: 140 VILLAGE LLP Daytime Phone: \_\_\_\_\_  
 Mailing Address: 10096 RED RUN BLVD, STE 300, OWINGS MILLS, MD 21117  
 Location of Property: 140 VILLAGE SHOPPING CENTER, WESTMINSTER, MD  
 Applicant Name: MICHELLE SHANNON - SIGN VISION CO INC. Daytime Phone: 414-620-8196  
 SDAT Map#: 0108 Parcel#: 939 Linear feet of Front Wall: 185' 3"

All proposed signs must comply with Article XVII of the City Code. Please attach documentation to indicate:

- Locations of all signs (existing and proposed) on the development site and on all of the buildings
- Dimensions of all signs (existing and proposed) on the development site and on all of the buildings
- Height from the ground of any freestanding sign (existing or proposed) on the development site
- Methods of attaching all of the proposed signs (construction drawings and electrical, if needed)

Michelle Shannon \_\_\_\_\_ // [Signature] \_\_\_\_\_  
 Applicant Signature Date Property Owner Signature Date  
 Date: 2/25/20

MICHELLE SHANNON // Cartney Wenda  
 Printed Name Printed Name

AREA BELOW IS FOR USE BY CITY OF WESTMINSTER

Case No. \_\_\_\_\_ **RESULTS OF APPLICATION REVIEW**

Application Approved  Application Rejected

\_\_\_\_\_  
 Comprehensive Planner Date Zoning Administrator Date



Corporate Address:  
987 Claycraft Road  
Columbus, OH  
43230

Email: [Sales@SignVisionCo.com](mailto:Sales@SignVisionCo.com)  
Phone: (614) 475-5161  
Fax: (614) 864-0302

*When You're Ready... We're Here!*

---

March 9, 2020

Mr. Andrew Gray,

This letter is to confirm that I am the applicant on the sign application for Big Lots located at 140 Village Shopping Center, Westminster, MD. Please proceed with processing the sign application.

Feel free to contact me with any questions at 614-620-8196.

Thank you!

Michelle Shannon

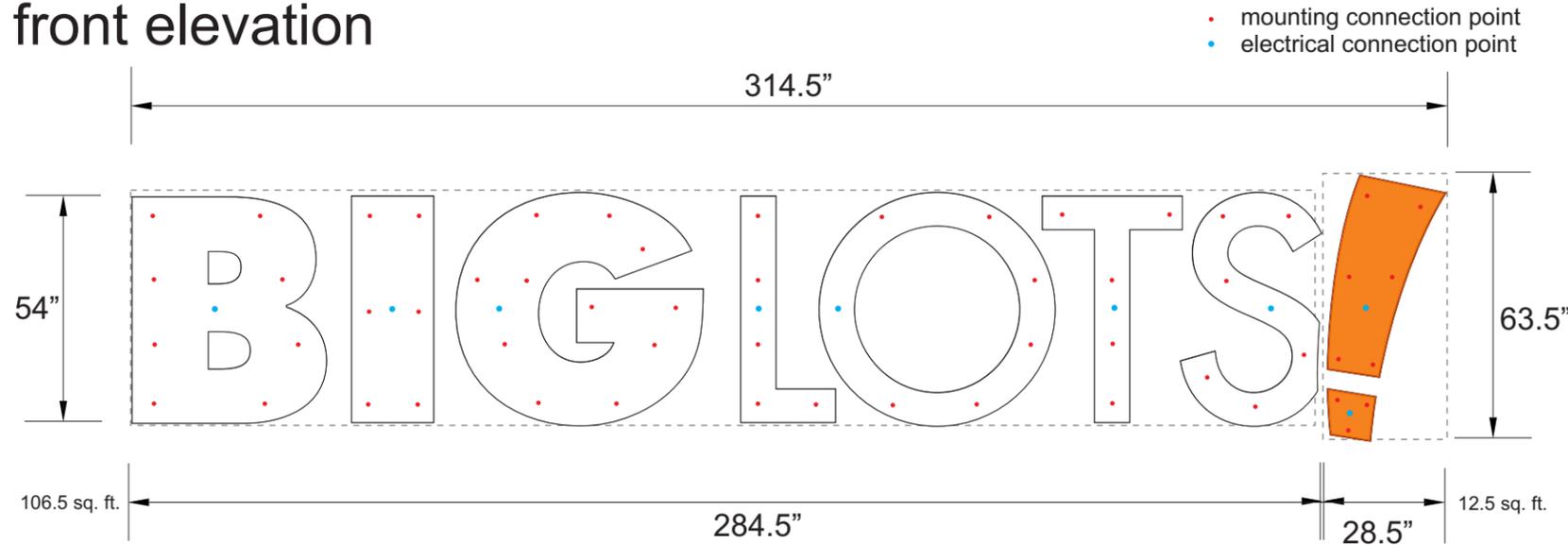
Sign Vision Co., Inc.

987 Claycraft Road

Columbus, OH 43230

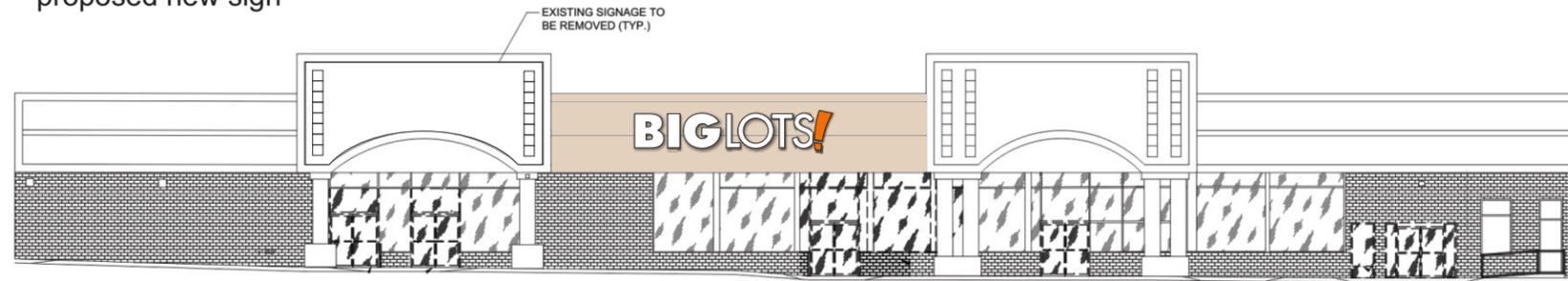
This project is an original design concept created for your personal use in connection with a project planned for you by Sign Vision Co. This design is not to be used, copied, reproduced or exhibited outside of your organization unless written permission has been given by a member of Sign Vision Co.

# front elevation

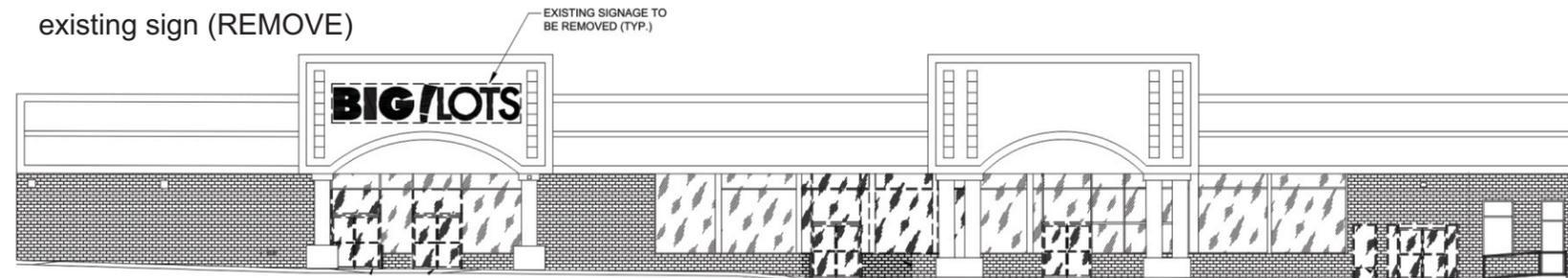


- mounting connection point
- electrical connection point

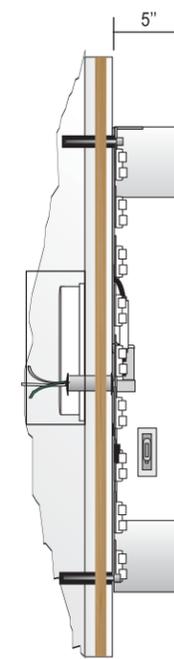
proposed new sign



existing sign (REMOVE)



## LETTER SPECIFICATIONS



**Fascia:** Drivet over 1/2" plywood

### LETTERS

- .040 x 5" Black/White Channeled Returns
- 3mm .020 White ACM Letter Backs
- FINISHED BLACK OUTSIDE
- FINISHED WHITE INSIDE

### FACES

- 3/16" #7328 White Acrylite Letters
- 3/16" #2119 Orange Acrylite Exclamation
- 1" Black Jewelite Trim Cap Retainers

### ILLUMINATION

- PRISM WHITE LED MODULES
- PHILIPS ADVANCE LED DRIVER INSTALLED REMOTE BEHIND WALL IN WATERPROOF BOX
- WIRING and FIXTURES: UL LISTED/RECOGNIZE HARDWARE
- 12 FOOT ELECTRICAL WHIP

### NOTE:

- FABRICATION AND INSTALLATION PER UL SPECIFICATIONS.
- INSTALL IN ACCORDANCE WITH THE NEC.
- ALL SIGN EQUIPT WITH DISCONNECT SWITCHES.

### INSTALLATION

- ALL SIGNAGE TO BE FLUSH MOUNTED
- 1/4" x 4" TAPCON FASTENERS

PHOTO CELL INSTALLED REMOTE BY ELECTRICIAN.

### EXCLAMATION

- .040 x 5" Black/White Channeled Returns
- 3mm .020 White ACM Letter Backs
- FINISHED BLACK OUTSIDE
- FINISHED WHITE INSIDE

### FACE

- 3/16" #2119 ORANGE ACRYLITE 2RK20 ACRYLIC
- 1" BLACK JEWELITE TRIM CAP RETAINERS

### ILLUMINATION

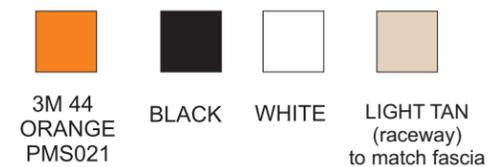
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- WIRING and FIXTURES: UL LISTED/RECOGNIZE HARDWARE
- 12 FOOT ELECTRICAL WHIP

### ELECTRICAL CHARACTERISTICS

120 VOLT PER SET  
7 AMPS  
( ) 20 AMP CIRCUITS

ELECTRICAL ACCESS  
MUST BE BROUGHT WITH IN  
3 FEET BY LICENSED  
ELECTRICIAN

## COLOR SPECIFICATIONS



## JOB SPECIFICATIONS

- Manufacture (1) set of 4'-6" raceway mounted LED channel letters reading "BIG LOTS!"
- Labor and travel to remove (1) set of individual neon channel letters on front elevation. Fill holes in fascia and cap electric.
- Transport and dispose of old wall sign.
- Install (1) new 4'-6" raceway mounted channel letter set on corrugated fascia above entrance and connect to existing electric.



CORPORATE OFFICES:  
987 CLAYCRAFT ROAD  
COLUMBUS, OHIO 43230  
PHONE: (614) 475-5161

JOB TITLE:  
Big Lots #481  
140 Village Shopping Center  
Westmister, MD 21157

DATE: 06.22.20  
SALESMAN: Darrin Gray  
DESIGNER: Scott Kelley  
DRAWING #04

FILE:  
REVISION:  
REVISION:  
REVISION:

APPROVED WITH CORRECTIONS  
NOT APPROVED RESUBMIT  
SIGNATURE: \_\_\_\_\_

YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL.



## PLANNING AND ZONING COMMISSION

June 11, 2020

**TITLE:** 7-Eleven Store #24347

**REQUEST:** Site Development Plan S-19-0007 Approval

The Applicant is requesting Site Development Plan approval for the redevelopment of an existing 7-Eleven Convenience Store structure and site and the addition of fuel pumps.

**PROJECT INFORMATION:**

**LOCATION:** 353 Baltimore Boulevard (SDAT# 07-027508)

**ZONE:** B-Business Zone

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** 7-Eleven Inc.

**OWNER:** Aero Realty Inc. C/O Getty Properties Corp.

**DEVELOPER:** 7-Eleven Inc.

**ENGINEER:** Andrew Stine, Bohler Engineering

**STAFF:** Andrea Gerhard, Comprehensive Planner  
Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. Proposed Site Development Plan for 7-Eleven Store #24347
2. Proposed Modification Request to the Development Design Preferences Manual

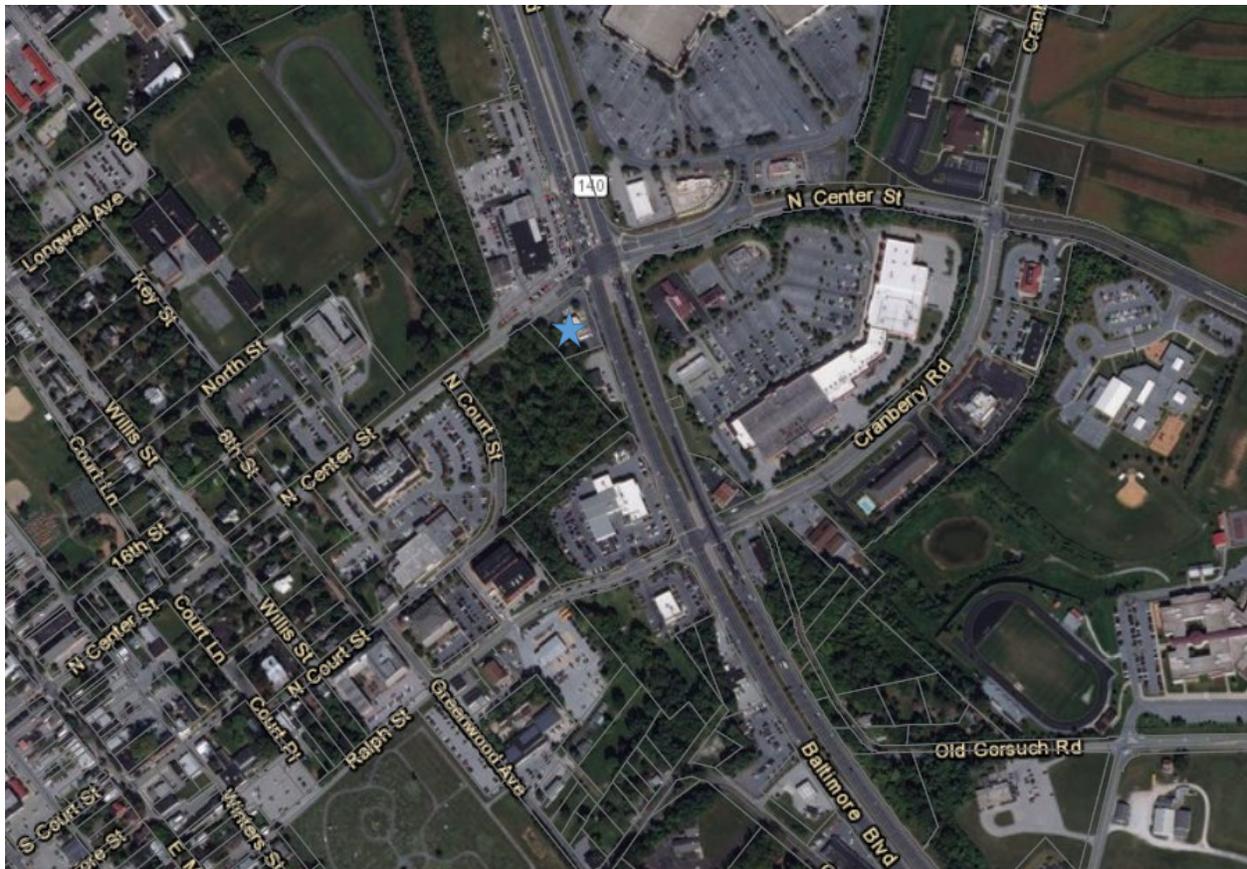
## STAFF REPORT

Article XXV of the City of Westminster Zoning Ordinance (“Zoning Ordinance”) requires the Planning and Zoning Commission (“Commission”) to review and approve proposed site plans for the City.

### DEVELOPMENT INFORMATION:

7-Eleven Inc., represented by Bohler Engineering, has applied for review of a proposed Site Development Plan (S-19-0007) for the 7-Eleven Store #24347. Currently, The Applicant is requesting Site Development Plan approval for the redevelopment of an existing 7-Eleven convenience store, including site work, new convenience store, required parking, stormwater management, and the addition of fuel pumps. The subject property located at 353 Baltimore Boulevard (SDAT# 07-027508), hereinafter referred to as the “Property”, in the southwest quadrant of the N. Center Street and Baltimore Boulevard intersection and is zoned “B”- Business.

### VICINITY MAP:



★ = Property

## **SITE DEVELOPMENT PLAN REVIEW COMMENTS:**

The redevelopment of the Property and the addition of fuel pumps was the subject of BZA case #19-03 and was granted approval at the May 7, 2019 Board of Zoning Appeals Meeting. The decision also included that the applicant shall establish screening of a similar characteristic with other screening on the property and consistent with the neighborhood, to be placed on the southern border of the property of sufficient length as to screen from view of the back of the building from the adjacent property south of the property.

### **Landscape Manual**

The applicant has requested the Director of Community Planning & Development approve two modifications to the Landscape Manual.

The first modification requested is to Landscape Standards and Criteria V.C.1.b. 7-Eleven is proposing a 6' wide landscaped planting area in lieu of the 10' wide landscaped planting area located between the abutting right of way of MD Route 140 and the proposed gasoline canopy. 7-Eleven is not proposing a reduction in the required number of planting units within the proposed 6' wide planting area. The Applicant's justification for this modification is because 7-Eleven has been a fixture at the corner of N. Center Street and Baltimore Boulevard for many years. The proposed site development plan will continue to provide a presence for many more years. This lot is unique in a few ways. It is small in size when compared to modern convenience store locations. There is also an extreme topographical change of approximately 13' in elevation from the existing entrance on N. Center Street to the entrance on Baltimore Boulevard. This change in elevation created a need for a driveway ramp which consumed additional property. The proposed entrance configuration will create a safer traffic pattern by closing one of the two entrances onto Baltimore Boulevard and realigning the approach onto N. Center Street. The Director of Community Planning & Development is amendable to the requested modification conditioned upon additional planting along Baltimore Boulevard and the western property line to screen the proposed adjacent SWM facilities.

The second modification requested is to Landscape Standards and Criteria Section V.C.1.d which requires landscaped islands to include a major deciduous tree. However, Landscape Standards and Criteria Section V.D.2 states *"trees may not be planted within an area which would adversely affect streetlights or underground utilities. No major deciduous trees or coniferous trees may be planted under overhead power lines or within 15 feet horizontally of overhead lines. If this condition conflicts with other requirements the Director will consider and rule on alternatives which best meet the intent of the manual."* The Applicant's justification for this modification is that existing overhead power lines run parallel to both N. Center Street and Baltimore Boulevard right of way lines. Due to the location of the overhead power lines, one landscape island at the northeast corner of the Property cannot meet the major deciduous tree requirement of Section V.C.1.d. 7-Eleven is proposing an Armstrong upright maple. With a mature width of only 15' (7.5' from center), this tree will not interfere with the overhead wires causing maintenance issues and will interfere less than a typical shade tree planted at the permitted 15' distance permitted within

the manual. The mature height will still be up to 40' which will provide cool shade for the pavement surface. The Director of Community Planning & Development is amenable to the requested modification.

Pursuant to Zoning Ordinance Section 164-131.1., Compliance with Landscape Manual, CP&D staff has reviewed S-19-0007 for compliance with the Landscape Manual, as well as, the above referenced modification requests and other applicable Zoning Ordinance landscaping regulations. With the exception of the two modification requests and some minor revisions needed to the landscape plan, S-19-0007 meets all other landscaping requirements of the Zoning Ordinance.

### **Development Design Preferences Manual**

Pursuant to Zoning Ordinance Section 164-131.2., Compliance with Development Design Preferences Manual (DDP), and the Commission's Rules and Regulations, CP&D staff has reviewed S-19-0007 for compliance with the Development Design Preferences Manual.

Low-profile monument signs are the City's preferred type of freestanding sign. Integration of the monument sign with the architecture of the buildings (similar materials, colors, etc.) creates attractive and architecturally integrated signage. The Applicant has proposed a 20' brick free standing monument style sign that is inconsistent with the preferences and expectation of the DDP.

### **Signs**

Staff has not had enough time to analyze the signage that is proposed with this plan. Staff recommends that any approval of this site plan should not include approval of the signage with the exception of the proposed 20 feet brick style monument free standing. If necessary, any other signage requiring Commission approval would be brought back to the Commission for action.

As stated above, the Applicant has proposed a 20 feet brick monument style sign which is inconsistent with the preferences and expectation of the DDP. The Applicant has submitted a modification request to the DDP to allow for the proposed 20 feet brick monument style sign. The sign structure material is compatible with and of similar design as the architecture of the 7-Eleven building. However, the height of the monument sign, particularly the monument base height of the sign, is inconsistent with the preferences and expectation of the DDP and does not create attractive signage along a principal thoroughfare of Baltimore Boulevard. Furthermore, a lower profile monument style sign would decrease signage along Baltimore Boulevard from becoming an eyesore or a driver distraction. Staff does not support the requested modification and has recommended that the Applicant reduce the height of the sign to 12.5 feet making the sign consistent with the preferences and expectation of the DDP and eligible to be processed administratively and not requiring Commission approval or a modification to the DDP.

### **Parking**

The required parking is 1 space per 200 square foot of gross floor area plus one space per employee. The site development plan is required and to provide 19 parking space (3,062 sq.ft gfa/200 sq.ft) + 3 employees) and is proposing 19 parking spaces on site.

### **Water**

Pursuant to the City of Westminster Water and Sewer Allocation Policy 2018-2024, for allocations related to any site plan, the necessary allocations will be noted on the site plan; however, allocations are only granted at the building permit stage. Site plans for property within the City are complete following the approval of the Planning and Zoning Commission. Upon such approval, tentative allocations are recognized for an additional six months to allow for the building permit review process. A tentative water and sewer allocation for an additional 500 gpd above what the 7-Eleven is currently using has been tentatively approved for this project (WSA-20-08). This number was determined through coordination with the Carroll County Health Department.

### **Process**

Pursuant to the City's review process, the site plan was provided to the appropriate City and County agencies to determine readiness to present to the Westminster Planning and Zoning Commission. Plans were reviewed for compliance with City and County requirements. Carroll County reviewed the plans for grading, utilities, stormwater management, site traffic, and drainage. The City reviewed this project for compliance with applicable, zoning, landscaping, and items contained in the Development Design Preference Manual. The Planning and Zoning Commission shall approve, approve subject to conditions, or disapprove Site Development Plan S-19-0007.

### **RECOMMENDATION:**

Staff recommends that the Commission consider Conditional Approval of the proposed site development plan with the following conditions:

1. Address all outstanding comments.
2. Obtain approval for all signs proposed for this project.
3. Obtain all required approvals for the two requested modifications to the Landscape Manual as outlined in the June 11, 2020 Planning and Zoning Commission Site Development Plan S-19-0007 Staff Report.

### **DRAFT MOTIONS FOR SITE DEVELOPMENT PLAN S-19-0007:**

1. I move that the Planning and Zoning Commission approve Site Development Plan S-19-0007 based on the Staff Report and subject to the Conditions of Approval provided at the June 11, 2020, Planning and Zoning Commission Meeting.

OR

2. I move that the Planning and Zoning Commission deny Site Development Plan S-19-0007.

OR

3. I move an alternate motion.

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET		
LIMIT OF WORK		—LOW—LOW—
LIMIT OF DISTURBANCE		—LOD—LOD—
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONCRETE CURB & GUTTER	---
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	GRATE INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

**CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

**CARROLL COUNTY HEALTH DEPARTMENT**

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

# FINAL SITE DEVELOPMENT PLANS

FOR



**STORE #24347**  
LOCATION OF SITE

**353 BALTIMORE BOULEVARD**  
**CITY OF WESTMINSTER**  
**CARROLL COUNTY, MD 21157**  
**TAX MAP 105, GRID 20, PARCEL 2765**

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101 (1 OF 29)
GENERAL NOTES	C-102 (2 OF 29)
EXISTING CONDITIONS & DEMOLITION PLAN	C-201 (3 OF 29)
SITE PLAN	C-301 (4 OF 29)
GRADING PLAN	C-401 (5 OF 29)
STORMWATER MANAGEMENT PLAN	C-402 (6 OF 29)
PRE-DEVELOPMENT COVERAGE MAP	C-403 (7 OF 29)
POST-DEVELOPMENT COVERAGE MAP	C-404 (8 OF 29)
BMP QUALITY COVERAGE MAP	C-405 (9 OF 29)
PRE-DEVELOPMENT DRAINAGE AREA MAP	C-406 (10 OF 29)
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STORM DRAIN DRAINAGE AREA MAP	C-408 (12 OF 29)
SWM NOTES & DETAILS	C-409 - C-410 (13-14 OF 29)
ENTRANCE GRADING DETAILS	C-411 (15 OF 29)
UTILITY PLAN	C-501 (16 OF 29)
EROSION & SEDIMENT CONTROL PLAN	C-601 (17 OF 29)
EROSION & SEDIMENT CONTROL DRAINAGE AREA MAPS	C-602 (18 OF 29)
EROSION & SEDIMENT CONTROL NOTES AND DETAILS	C-603 - C-604 (19-20 OF 29)
FINAL LANDSCAPE PLAN	C-701 (21 OF 29)
LANDSCAPE NOTES AND DETAILS	C-702 (22 OF 29)
LIGHTING PLAN	C-703 (23 OF 29)
STORM DRAIN PROFILES	C-801 - C-802 (24-25 OF 29)
CONSTRUCTION DETAILS	C-901 - C-902 (26-27 OF 29)
BUILDING ELEVATIONS (BY OTHERS)	28 - 29 OF 29
MDOT SHA ACCESS PERMIT PLANS	
COVER SHEET	C-101
GENERAL NOTES	C-102
EXISTING CONDITIONS & DEMOLITION PLAN	C-201
ROAD PLAN	C-301
SIGNING & MARKING PLAN	C-302
GRADING & UTILITY PLAN	C-401
COVERAGE MAPS	C-402
POST-DEVELOPMENT DRAINAGE AREA MAP	C-403
LANDSCAPE PLAN	C-701
STORM DRAIN PROFILE	C-801
FOREST CONSERVATION PLAN	
FOREST CONSERVATION PLAN	1

**SITE**



**LOCATION MAP**  
COPYRIGHT 2003  
DELORME STREET ATLAS 2004 PLUS USA  
SCALE: 1"=2000'

PREPARED BY



**BOHLER ENGINEERING**

**901 DULANEY VALLEY ROAD, SUITE 801**  
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Fax: (410) 821-7987  
**MD@BohlerEng.com**  
CONTACT: ERIC McWILLIAMS, RLA

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS OF THE CITY OF WESTMINSTER, MD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WESTMINSTER, MD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WESTMINSTER, MD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WESTMINSTER, MD.

**ISSUED FOR CONSTRUCTION**

\_\_\_\_\_  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT # \_\_\_\_\_  
REVISION DATE: \_\_\_\_\_

**SITE DEVELOPMENT INSPECTION SEQUENCE NOTE**

- CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTION AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
- SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
  - PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
  - PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
  - SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
  - COMPLETION OF ALL DRIVES PARKING, LOTS, AND SURROUNDING GRADING.
  - COMPLETION OF ALL WORK SHOWN ON PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FUEL CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
- FINAL LANDSCAPE INSPECTION SHALL BE ARRANGED THROUGH CITY OF WESTMINSTER DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT LANDSCAPE REVIEW BY CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST, CITY OF WESTMINSTER DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
- CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

**ENGINEERING CERTIFICATION**

I HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS AND ASSOCIATED COMPUTATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS OF THE CITY OF WESTMINSTER. I HAVE REVIEWED THESE DOCUMENTS WITH THE OWNER/DEVELOPER.

\_\_\_\_\_  
ENGINEER SIGNATURE MARYLAND REGISTRATION NO. \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME DATE \_\_\_\_\_

**OWNER / DEVELOPER CERTIFICATION**

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE PLANS WILL REQUIRE AN AMENDED SITE PLAN TO BE REVIEWED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

\_\_\_\_\_  
OWNER/DEVELOPER SIGNATURE

\_\_\_\_\_  
PRINTED NAME DATE \_\_\_\_\_

**PLAN REFERENCES AND CONTACTS**

**REFERENCES**

- BOUNDARY & TOPOGRAPHIC SURVEY:**  
PREPARED BY: BOHLER ENGINEERING  
ENTITLED: "ALTANSPS LAND TITLE SURVEY; 7-ELEVEN, INC.; 353 BALTIMORE BOULEVARD; CITY OF WESTMINSTER, 7TH ELECTION DISTRICT; CARROLL COUNTY, MARYLAND"  
DATED: 12/14/15  
JOB #: SB172160  
ELEVATIONS: NAVD 88
- ENVIRONMENTAL SITE DELINEATION REPORT:**  
PREPARED BY: ECO-SCIENCE PROFESSIONALS, INC.  
ENTITLED: "7-ELEVEN WESTMINSTER, ENVIRONMENTAL SITE DELINEATION"  
DATED: JANUARY 29, 2019
- STORMWATER MANAGEMENT REPORT:**  
PREPARED BY: BOHLER ENGINEERING  
ENTITLED: "STORMWATER MANAGEMENT REPORT, 7-ELEVEN WESTMINSTER STORE #24347, 353 BALTIMORE BOULEVARD, WESTMINSTER, CARROLL COUNTY, MARYLAND 21157"  
DATED: JANUARY, 2020, LAST REVISED APRIL, 2020
- MDOT SHA ACCESS PERMIT PLANS:**  
PREPARED BY: BOHLER ENGINEERING  
ENTITLED: "MDOT SHA ACCESS PERMIT PLANS FOR 7-ELEVEN STORE #24347"  
PROJECT NO.: MD182155  
DATED: 1/17/20, LAST REVISED 4/22/20
- GEOTECHNICAL REPORT:**  
PREPARED BY: ECI MID-ATLANTIC, LLC.  
ENTITLED: "REPORT OF SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES; 7-ELEVEN WESTMINSTER #24347, 353 BALTIMORE BOULEVARD, WESTMINSTER, CARROLL COUNTY, MARYLAND"  
PROJECT NO.: 02-8920  
DATED: JANUARY 15, 2019

**GOVERNING AGENCIES**

- CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - GRADING AND SEDIMENT CONTROL**  
225 NORTH CENTER STREET  
WESTMINSTER, MD 21157  
CONTACT: SCOTT R. CAMPBELL
- CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - STORMWATER MANAGEMENT**  
225 NORTH CENTER STREET  
WESTMINSTER, MD 21157  
CONTACT: MARTIN B. COVINGTON, III, P.E., CFM, D.WRE
- CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - WATER RESOURCE MANAGEMENT**  
225 NORTH CENTER STREET  
WESTMINSTER, MD 21157  
CONTACT: TRACY EBERHARD
- CARROLL COUNTY BUREAU OF DEVELOPMENT REVIEW - ENGINEERING REVIEW**  
225 NORTH CENTER STREET  
WESTMINSTER, MD 21157  
CONTACT: DEBORAH A. BUTLER, P.E.
- CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS**  
225 NORTH CENTER STREET  
WESTMINSTER, MD 21157  
CONTACT: LIONEL STICKLES
- CITY OF WESTMINSTER DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT**  
56 WEST MAIN STREET  
WESTMINSTER, MD 21157  
CONTACT: ANDREA GERHARD
- CITY OF WESTMINSTER DEVELOPMENT REVIEW**  
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(888) 266-2278 (P)
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- CARROLL COUNTY DEPT. OF PUBLIC WORKS - BUREAU OF UTILITIES**  
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- CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - LANDSCAPE/FOREST CONSERVATION**  
225 NORTH CENTER STREET  
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- CITY OF WESTMINSTER PUBLIC WORKS**  
225 NORTH CENTER STREET  
WESTMINSTER, MD 21157  
CONTACT: ANDREW C. WATCHER
- CARROLL COUNTY BUREAU OF UTILITIES**  
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- MDOT SHA - DISTRICT 7**  
5111 BUCKEYSTOWN PIKE  
FREDERICK, MD 21704  
(301) 624-8225 (P)  
CONTACT: JOHN M. CONCANNON
- VERIZON**  
99 SHAWAN ROAD  
BALTIMORE, MD 21203  
(410) 393-5793 (P)
- GAS & ELECTRIC**  
BALTIMORE GAS & ELECTRIC  
7317 PARKWAY DRIVE SOUTH  
HANOVER, MD 21076  
(410) 293-3147 (P)
- COMCAST**  
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CONTACT: JOHN M. CONCANNON
-

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING VA, LLC (HEREIN "BOHLER ENGINEERING") PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST COMPLY WITH THESE PLANS AND SPECIFICATIONS. IN NO EVENT SHALL THE ENGINEER BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR...

- 25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING...

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ.)...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES...

CITY OF WESTMINSTER GENERAL NOTES

- 1. THE CONSTRUCTION SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER...

BOHLER ENGINEERING logo and contact information: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284. Phone: (410) 821-7900.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY, DATE. Includes revision 1 dated 4/22/20.

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION logo and text: PROJECT NO.: MD182155-001, DRAWN BY: MCO, CHECKED BY: RMS, DATE: 01/11/20, CAD ID.: MD182155-00P-1.

NOT APPROVED FOR CONSTRUCTION

FINAL SITE DEVELOPMENT PLANS FOR STORE #21347. LOCATION OF SITE: 353 BALTIMORE BOULEVARD, CITY OF WESTMINSTER, CARROLL COUNTY, MD 21157.

BOHLER ENGINEERING logo and contact information: 901 DULANEY VALLEY ROAD, SUITE 801, TOWSON, MARYLAND 21284.

ANDREW G. STINE logo and contact information: AERO REPLY INC., C/O GETTY PROPERTIES CORP., CONTACT: GARY BENZIN.

DEVELOPER information: 7 ELEVEN, INC., 3200 HACKBERRY ROAD, IRVING, TX 75063. PHONE: 443-924-5958.

OWNER information: AERO REPLY INC., C/O GETTY PROPERTIES CORP., CONTACT: GARY BENZIN. SHEET TITLE: GENERAL NOTES. SHEET NUMBER: C-102. COUNTY FILE NO. S-19-0007. REVISION 1 - 4/22/20.

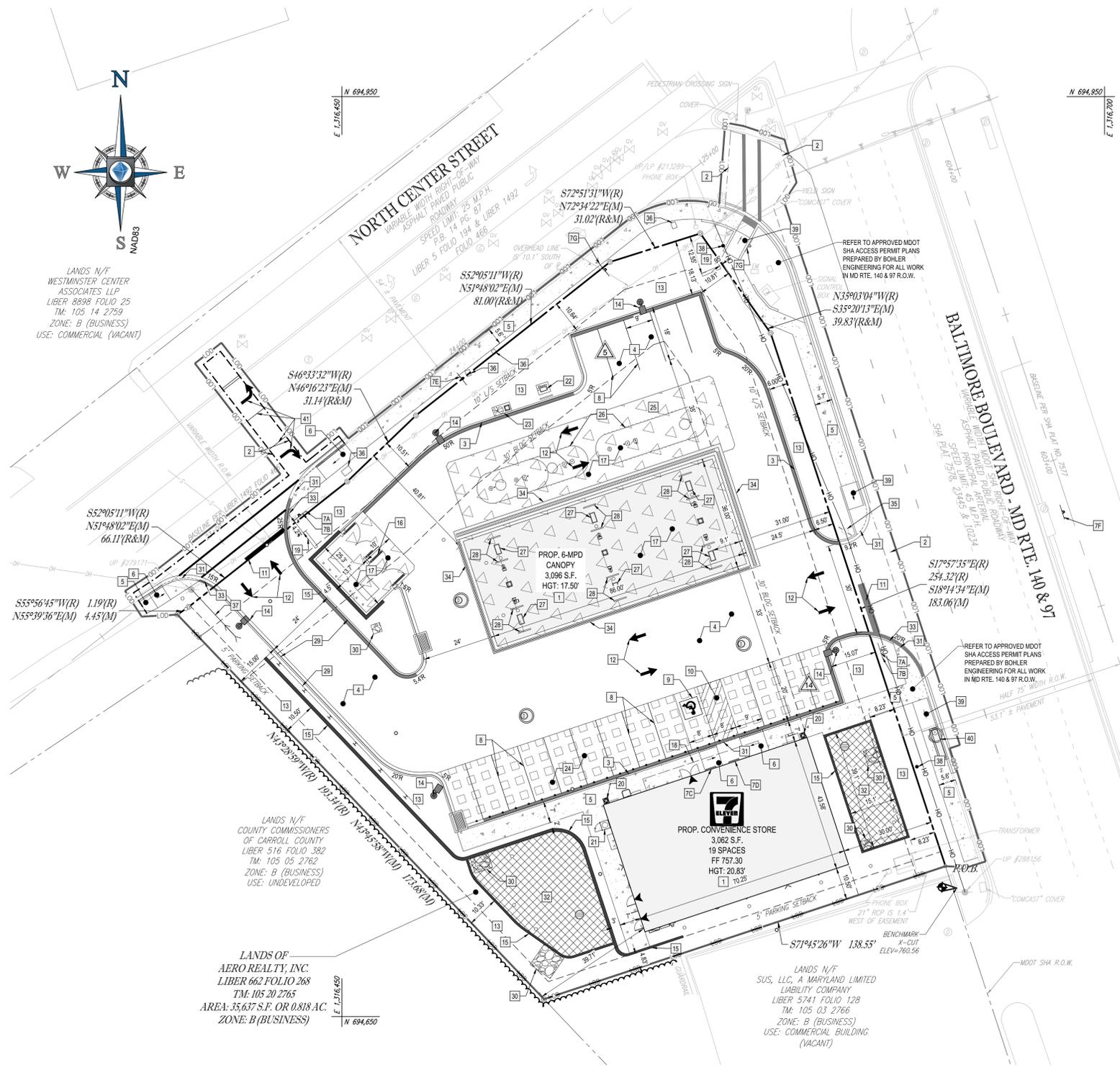


LANDS N/F  
WESTMINSTER CENTER  
ASSOCIATES, LLP  
LIBER 8828 FOLIO 25  
TM: 105 14 2759  
ZONE: B (BUSINESS)  
USE: COMMERCIAL (VACANT)

LANDS N/F  
COUNTY COMMISSIONERS  
OF CARROLL COUNTY  
LIBER 516 FOLIO 382  
TM: 105 05 2762  
ZONE: B (BUSINESS)  
USE: UNDEVELOPED

LANDS OF  
AERO REALTY, INC.  
LIBER 662 FOLIO 268  
TM: 105 20 2765  
AREA: 35,637 S.F. OR 0.818 AC.  
ZONE: B (BUSINESS)

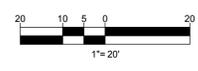
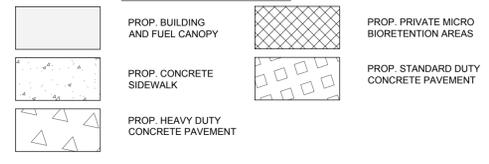
LANDS N/F  
SUS, LLC, A MARYLAND LIMITED  
LIABILITY COMPANY  
LIBER 574 FOLIO 128  
TM: 105 03 2766  
ZONE: B (BUSINESS)  
USE: COMMERCIAL BUILDING  
(VACANT)



**SITE KEYNOTES**

- 1 SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF ALL DOORWAYS, UTILITIES, ETC.
  - 2 SAWCUT LINE
  - 3 6" CURB W/ 1" GUTTER
  - 4 HEAVY DUTY ASPHALT PAVEMENT
  - 5 CONC. SIDEWALK (WIDTH VARIES)
  - 6 ADA COMPLIANT SIDEWALK RAMP
  - 7 TRAFFIC SIGNAGE
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 7A "STOP" SIGN (R1-1)
  - 7B "RIGHT TURN ONLY" SIGN (R3-7)
  - 7C ADA ACCESSIBLE PARKING SIGN (WITH VAN ACCESSIBLE SIGN) - BUILDING MOUNTED 84" ABOVE FINISHED GRADE
  - 7D "NO PARKING IN ACCESS AISLE" SIGN - BUILDING MOUNTED 84" ABOVE FINISHED GRADE
  - 7E RELOCATED "RIGHT LANE MUST TURN" SIGN
  - 7F "ONE-WAY" SIGN (R6-1R)
  - 7G RELOCATED RTE. 140 EAST SIGN
- 8 4" STANDARD WHITE PARKING STALL STRIPING
  - 9 PAINTED ADA PARKING SYMBOL
  - 10 4" WHITE STRIPING, 45° ANGLE, 4" O.C. PAVEMENT MARKING
  - 11 WHITE PAINTED STOP BAR
  - 12 WHITE PAINTED DIRECTIONAL ARROW
  - 13 LANDSCAPED AREA
  - 14 SITE LIGHT, POLE AND BASE (REFER TO LIGHTING PLAN FOR SPECIFIC TYPE)
  - 15 RETAINING WALL (REFER TO RETAINING WALL PLANS) W/ 4" TALL BLACK COATED VINYL CHAIN LINK FENCE, SEPARATE BUILDING PERMIT REQUIRED.
  - 16 TRASH ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
  - 17 HEAVY DUTY CONCRETE
  - 18 BUILDING CANOPY (REFER TO ARCHITECTURAL PLANS)
  - 19 20" HIGH I.D. SIGN (REFER TO ARCHITECTURAL PLANS)
  - 20 TRASH CAN (REFER TO ARCHITECTURAL PLANS)
  - 21 CO2 CABINET (REFER TO ARCHITECTURAL PLANS)
  - 22 VENT STACK PAD (REFER TO ARCHITECTURAL PLANS)
  - 23 AIR/VAC PAD (REFER TO ARCHITECTURAL PLANS)
  - 24 STANDARD DUTY CONCRETE
  - 25 FUEL TANK PAD (REFER TO ARCHITECTURAL PLANS)
  - 26 UNDERGROUND FUEL TANK (REFER TO ARCHITECTURAL PLANS)
  - 27 FUEL DISPENSER (REFER TO ARCHITECTURAL PLANS)
  - 28 U-BOLLARD (REFER TO ARCHITECTURAL PLANS)
  - 29 GUARD RAIL
  - 30 RIP-RAP / GABION MATTRESS (REFER TO GRADING PLAN FOR SIZING)
  - 31 DEPRESSED CURB
  - 32 PRIVATE STORMWATER MANAGEMENT FACILITY (REFER TO SHEET C-402)
  - 33 3" CURB TAPER
  - 34 TRENCH DRAIN (REFER TO SHEET C-501)
  - 35 RELOCATED UTILITY POLE (UP #545363)
  - 36 RELOCATED UTILITY COVER (REFER TO APPROVED PLANS PREPARED BY LENHART TRAFFIC AND UTILITY PROVIDERS FOR EXACT LOCATION)
  - 37 RELOCATED GUY WIRE (ADJUST TO PROPOSED GRADE) CONTRACTOR TO SUPPORT POLE AS NECESSARY DURING GRADING
  - 38 RELOCATED FIBER OPTIC MARKER (CONTRACTOR TO COORDINATE W/ UTILITY COMPANY)
  - 39 ADA SIDEWALK RAMP (REFER TO SHA PLANS FOR TYPE)
  - 40 CURB INLET (REFER TO GRADING AND SHA PLANS)
  - 41 REPLACE EX. PAVEMENT MARKINGS IN KIND

**HATCH LEGEND**



**LOCATION MAP**  
COPYRIGHT 2013  
DELOMRE STREET ATLAS USA 2013  
SCALE: 1"=2000'

**SITE SPECIFIC NOTES:**

1. EXISTING USE: 7-ELEVEN CONVENIENCE STORE
  2. PROPOSED USE: 7-ELEVEN CONVENIENCE STORE WITH FUELING STATION
  3. THE SITE DOES NOT CONTAIN ANY JURISDICTIONAL WETLANDS.
  4. THE SITE IS LOCATED WITHIN AN AQUIFER PROTECTION AREA AND SURFACE WATER PROTECTION AREA.
  5. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CARROLL COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 203 OF 450", MAP NUMBER 24013C02030, WITH A MAP EFFECTIVE DATE OF OCTOBER 2, 2015.
  6. THERE ARE NO HISTORIC STRUCTURES ON-SITE.
  7. THERE ARE NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMAL SPECIES ON-SITE.
  8. THE SITE IS LOCATED IN THE NORTH BRANCH OF THE PATAPSCO RIVER WATERSHED.
  9. PARKING:  
9.1. REQUIRED: 1 SPACE PER 250 S.F. OF GROSS FLOOR AREA USED FOR RETAIL SALES (3,092 S.F. G.F.A. / 250 S.F.) X 1 SPACE = 13 SPACES REQUIRED  
9.2. PROVIDED: 19 SPACES INCLUDING 1 ACCESSIBLE SPACE.
  10. THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS A WATER MAIN LOCATED ADJACENT TO THE SITE IN NORTH CENTER STREET. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED WITHIN THE TOWN MALL OF WESTMINSTER RING ROAD AT THE NATIONAL TIRE & BATTERY ENTRANCE. A FUTURE FIRE HYDRANT IS PROPOSED IN THE PLANS FOR THE DEVELOPMENT ACROSS N. CENTER STREET FROM THE SITE (S-18-0006).
  11. THERE ARE NO KNOWN STREAMS OR WATER COURSES ON-SITE; HOWEVER, THERE IS A STREAM AND POND ADJACENT TO THE PROPERTY.
  12. THERE ARE NO KNOWN WATER IMPOUNDMENTS LOCATED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY.
  13. THERE ARE NO KNOWN SENSITIVE AREAS LOCATED ON-SITE THAT REQUIRE PROTECTION.
  14. CITY OF WESTMINSTER BOARD OF ZONING APPEALS CASE NUMBER #19-03 SPECIAL EXCEPTION WAS GRANTED ON MAY 7, 2019 TO ALLOW THE USE OF THE PROPERTY FOR AN AUTOMOBILE SERVICE STATION, SUBJECT TO THE CONDITION THAT THE APPLICANT SHALL ESTABLISH SCREENING OF A SIMILAR CHARACTERISTIC WITH OTHER SCREENING ON THE PROPERTY AND CONSISTENT WITH THE NEIGHBORHOOD. TO BE PLACED ON THE SOUTHERN BORDER OF THE PROPERTY OF SUFFICIENT LENGTH AS TO SCREEN FROM VIEW THE BACK OF THE BUILDING FROM THE ADJACENT PROPERTY SOUTH OF THE PROPERTY.
  15. AN APPLICATION FOR AN ADDITIONAL 500 GALLONS PER DAY OF WATER WAS APPROVED BY THE CITY OF WESTMINSTER ON 2/10/20 AND EXPIRES ON 12/31/21.
  16. FOREST CONSERVATION HAS BEEN ADDRESSED VIA PURCHASE OF CREDIT IN A FOREST BANK.
- | SETBACKS:      | REQUIRED | PROVIDED |
|----------------|----------|----------|
| BUILDINGS:     |          |          |
| BALTIMORE BLVD | 30'      | 30.00'   |
| N. CENTER ST   | 30'      | 40.81'   |
| WEST           | 0'       | 39.71'   |
| SOUTH          | 0'       | 10.50'   |
| PARKING:       |          |          |
| BALTIMORE BLVD | 10'      | 6.00'    |
| N. CENTER ST   | 10'      | 10.84'   |
| WEST           | 5'       | 15.00'   |
| SOUTH          | 5'       | 5.00'    |
- \*AN ADMINISTRATIVE VARIANCE WILL BE REQUESTED AT THE PLANNING COMMISSION HEARING.

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DESIGNED BY
1	4/22/20	REVISED PER COUNTY COMMENTS	RMS

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.:	MD182155
DRAWN BY:	MCO
CHECKED BY:	RMS
DATE:	01/10/20
CAD I.D.:	MD182155-SDC-1

**FINAL SITE DEVELOPMENT PLANS**  
FOR

STORE #24347

LOCATION OF SITE  
353 BALTIMORE BOULEVARD  
CITY OF WESTMINSTER  
CARROLL COUNTY, MD 21157  
7TH ELECTION DISTRICT  
TAX MAP 105, GRID 20, PARCEL 2765

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**ANDREW G. STINE**

PROFESSIONAL ENGINEER  
4/27/20

ANDREW G. STINE CERTIFIES 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. 37691. EXPIRATION DATE: 7/31/21

**SITE PLAN**

4 OF 29

SHEET NUMBER:  
**C-301**

REVISION 1 - 4/22/20

**DEVELOPER**

7-ELEVEN, INC.  
CONTACT: BRIANNE WILSON  
3200 HACKBERRY ROAD  
IRVING, TX 75063  
PHONE: 413-924-6456

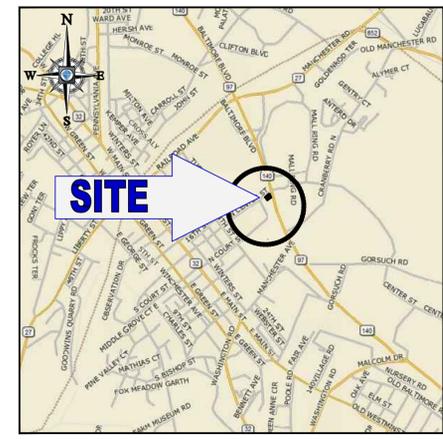
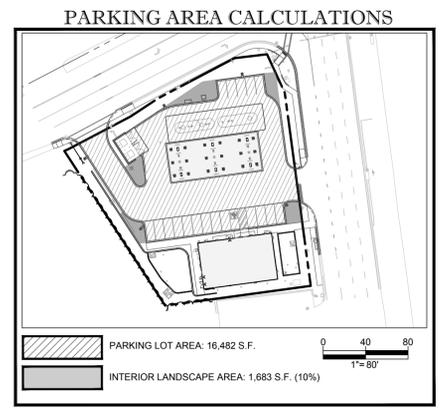
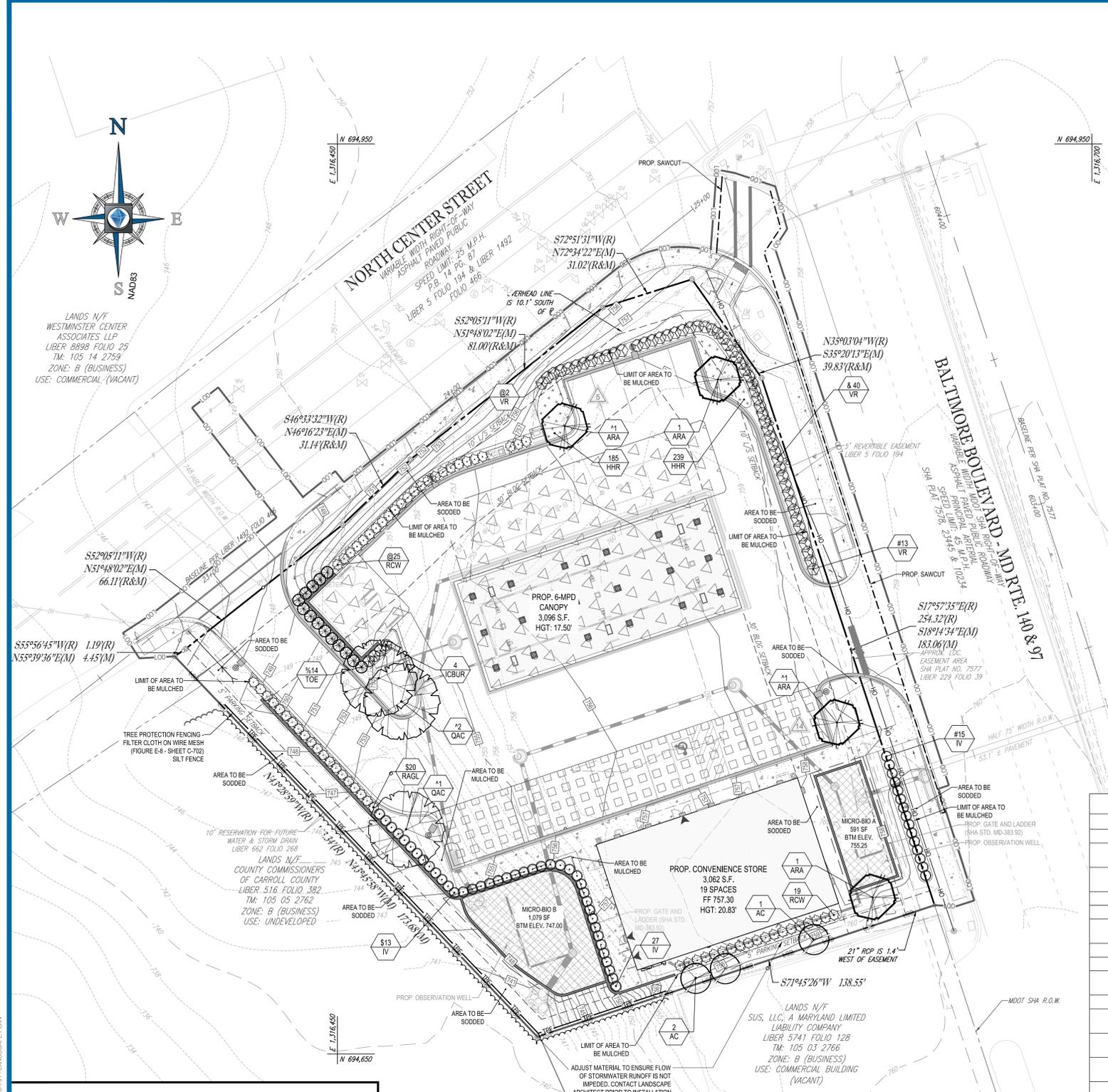
**OWNER**

AERO REALTY INC.  
C/O GETTY PROPERTIES CORP.  
CONTACT: GARY BENZIN  
TWO JERICHO PLAZA, SUITE 110  
JERICHO, NY 11753  
PHONE: 516-478-5400

**SITE INFORMATION**

CITY OF WESTMINSTER  
CARROLL COUNTY, MD 21157  
7TH ELECTION DISTRICT  
EX. USE: CONVENIENCE STORE  
ZONE: B (BUSINESS)  
PROP. USE: CONVENIENCE STORE & FUEL SERVICE STATION  
TAX MAP 105, GRID 20, PARCEL 2765

COUNTY FILE NO. S-19-0007



**BOARD OF ZONING APPEALS (BZA) CASE HISTORY:**

- CASE NO. 19-03  
DECISION: THE APPLICANT SHALL ESTABLISH SCREENING OF A SIMILAR CHARACTERISTIC WITH OTHER SCREENING IN ON THE PROPERTY AND CONSISTENT WITH THE NEIGHBORHOOD, TO BE PLACED ON THE SOUTHERN BORDER OF THE PROPERTY OF SUFFICIENT LENGTH AS TO SCREEN FROM VIEW OF THE BACK OF THE BUILDING FROM THE ADJACENT PROPERTY SOUTH OF THE PROPERTY.

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
CITY OF WESTMINSTER LANDSCAPE MANUAL - V. LANDSCAPE STANDARDS AND CRITERIA C. COMMERCIAL, OFFICE, INDUSTRIAL, AND PUBLIC DEVELOPMENT	1. A) ONE PLANTING UNIT SHALL BE REQUIRED FOR EVERY 40 LINEAR FEET ALONG ADJACENT STREETS AND ONE PLANTING UNIT FOR EVERY 20 LINEAR FEET ALONG INTERIOR STREETS. THE DIRECTOR MAY GRANT CREDIT FOR UP TO 50% OF THE MINIMUM REQUIREMENTS FOR MAINTAINING EXISTING TREES ON THE SITE.	NORTH CENTER STREET: 214 L.F. REQUIRED: 214/40 = 5.4 PU PROVIDED: 5.4 PU  BALTIMORE BOULEVARD - MD RTE. 140 & 97: 223 L.F. REQUIRED: 223/40 = 5.6 PU PROVIDED: 5.6 PU  THE SYMBOL "Q" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT.
	1. B) IN ADDITION, A 10' WIDE PLANTING AREA LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND ANY OFF-STREET PARKING AREA SHALL BE PROVIDED WITH CLASS B SCREENING.	ADJACENT TO RIGHT-OF-WAY: 118.9 LF REQUIRED: 118.9/15 = 7.9 PU PROVIDED: 8.0 PU  NORTH CENTER STREET: 214 L.F. REQUIRED: 214/15 = 14.3 PU PROVIDED: 14.3 PU  BALTIMORE BOULEVARD - MD RTE. 140 & 97: 223 L.F. REQUIRED: 223/15 = 14.9 PU PROVIDED: 14.9 PU  THE SYMBOL "S" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT.
CITY OF WESTMINSTER ZONING CODE: 164-113 LOCATION AND LANDSCAPING	1. E) ALL LOADING, SERVICE, OUTSIDE STORAGE, AND DUMPSTER AREAS SHALL BE SCREENED WITH A TYPE A SCREENING.	TRASH ENCLOSURE: 42 L.F. REQUIRED: 42/15 = 2.8 PU PROVIDED: 7.0 PU  THE SYMBOL "X" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT.
	WHERE A PARKING AREA ADJAINS A STREET, SUCH LANDSCAPING SHALL CONSIST OF GRASS AND LOW SHRUBS OR ORNAMENTAL TREES	TOTAL AREA OF PARKING: 16,482 S.F. REQUIRED LANDSCAPE AREA: 16,482 x 0.10 = 1,648 S.F. (10%) PROPOSED LANDSCAPE AREA: 1,683 S.F. (10%) PROPOSED LANDSCAPE AREA: 1,683 S.F. TREES REQUIRED: 1,683/350 = 5 SHADE TREES PROVIDED: 5 MAJOR SHADE TREES  SAID LANDSCAPED ISLANDS SHALL BE PLANTED WITH A MINIMUM OF ONE 2 1/2" CALIPER SHADE TREES FOR EACH 350 SQUARE FEET OF SUCH ISLAND.  THE SYMBOL "M" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT. ALL PARKING ISLANDS ARE 100 S.F. MIN. PER PROPOSED TREE

**CITY OF WESTMINSTER PLANTING UNIT**

1 PLANTING UNIT	1 MAJOR DECIDUOUS TREE 2" CALIPER (MIN.)
1 PLANTING UNIT	2 MINOR DECIDUOUS TREES 1" CALIPER (MIN.)
1 PLANTING UNIT	2 EVERGREEN TREES 5' IN HEIGHT (MIN.)
1 PLANTING UNIT	5 SHRUBS 24" IN HEIGHT (MIN.)
1 PLANTING UNIT	250 S.F. OF GROUNDCOVER, PERENNIAL FLOWERS AND/OR ORNAMENTAL GRASSES

**CITY OF WESTMINSTER CLASS SCREENING**

CLASS "A"	ONE P.U. PER 15 LINEAR FEET OF THE AREA TO BE SCREENED. PLANTS SHALL PROVIDE A MIN. FIVE FOOT HIGH YEAR ROUND VISUAL SCREEN AT MATURITY. MIN. HEIGHT OF SCREEN AT INSTALLATION SHALL BE 30 INCHES.
CLASS "B"	ONE P.U. PER 15 LINEAR FEET OF THE AREA TO BE SCREENED. PLANTS SHALL PROVIDE A MIN. THREE FOOT HIGH YEAR ROUND VISUAL SCREEN AT MATURITY.

**LANDSCAPE SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
<b>SHADE TREES</b>					
ARA	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2" CAL. / 12'-14'	B+B
QAC	3	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2 1/2" CAL.	B+B
SUBTOTAL: 7					
<b>ORNAMENTAL TREES</b>					
AC	3	AMELANCHIER CANADENSIS	MULTI STEM SHADBLow SERVICEBERRY	1-1 1/2" CAL. / 8'-10'	B+B
SUBTOTAL: 3					
<b>EVERGREEN TREES</b>					
TOE	14	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT.	B+B
<b>DECIDUOUS SHRUBS</b>					
IV	55	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30" HT. & SPREAD	#5 CAN
RAGL	20	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	12-18" HT. & SPREAD	#1 CAN
RCW	44	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	24" HT. & SPREAD	3 GAL.
SUBTOTAL: 119					
<b>EVERGREEN SHRUBS</b>					
ICBUR	4	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	24-30" HT. & SPREAD	#5 CAN
VR	55	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4' HT. & SPREAD	B+B
SUBTOTAL: 59					
<b>PERENNIALS</b>					
HHR	424	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.					

**CITY OF WESTMINSTER STANDARD LANDSCAPE NOTES:**

- ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS
- ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS @ LATEST EDITION.
- ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
- ALL NURSERY STOCK SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY STOCK, PUBLICATION ANSI Z60.1-1980 OR ITS LATEST EDITION
- LANDSCAPE SPECIFICATIONS SHALL CONFORM TO THE CURRENT LANDSCAPE SPECIFICATIONS GUIDELINES BY LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND (LCA) AND LANDSCAPE CONTRACTORS ASSOCIATION OF VIRGINIA (LCAVA). ALL NURSERY STOCK SHALL BE PLANTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GUIDELINES WITH THE FOLLOWING EXCEPTIONS:
  - IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOTBALL IS ABOVE THE EXISTING GRADE. THIS DEPARTURE IN THE ESTABLISHED PROCEDURES HAS BEEN DOCUMENTED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
  - WIRE AND NONDEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.
- ALL APPLICABLE TREE PRESERVATION NOTES TO INCREASE THE SURVIVABILITY OF EXISTING TREES.
- IF THESE "CITY OF WESTMINSTER STANDARD LANDSCAPE NOTES" CONFLICT WITH THE "LANDSCAPE SPECIFICATIONS" ON SHEET C-702 OF THIS SET, THE CITY OF WESTMINSTER NOTES WILL TAKE PRECEDENCE.

**VII. PLAN PREPARATION AND CERTIFICATION**

"I CERTIFY THAT THIS LANDSCAPE PLAN IS CONSISTENT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE CITY OF WESTMINSTER LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES AND ORDINANCES."

SIGNATURE OF LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

"I CERTIFY THAT THIS LANDSCAPE PLAN IS CONSISTENT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE CITY OF WESTMINSTER LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES AND ORDINANCES AND AGREE TO IMPLEMENT THE FINAL LANDSCAPE PLAN SHOWN HEREIN WITHIN ONE YEAR OF OCCUPANCY."

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_

**BIORETENTION AREAS PLANTING SCHEDULE**

SPECIES		TYPE	SPACING	SIZE	MICRO BIO A (591 S.F.)	MICRO BIO B (1079 S.F.)	TOTAL
BOTANICAL NAME	COMMON NAME						
RUBRICKIA LACINIATA	CUT LEAF CONEFLOWER	PERENNIAL	12" O.C.	PLUG	85	155	240
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	PERENNIAL	12" O.C.	PLUG	85	155	240
IRIS VERSICOLOR	BLUE FLAG IRIS	PERENNIAL	12" O.C.	PLUG	85	155	240
JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	12" O.C.	PLUG	169	309	478
SCIRPUS ACUTUS	HARDSTEMMED BULLRUSH	PERENNIAL	12" O.C.	PLUG	169	309	478

**BOHLER ENGINEERING**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DESIGNED BY
1	4/22/20	REVISED PER COUNTY COMMENTS	RMS/ACS

**811**  
 Know what's below. Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.:	MD182155
DRAWN BY:	MCO
CHECKED BY:	RMS
DATE:	01/10/20
CAD I.D.:	MD182155-LSP-1

**FINAL SITE DEVELOPMENT PLANS**  
 FOR  
  
 STORE #24347  
 LOCATION OF SITE  
 353 BALTIMORE BOULEVARD  
 CITY OF WESTMINSTER  
 CARROLL COUNTY, MD 21157  
 7TH ELECTION DISTRICT  
 TAX MAP 105, GRID 20, PARCEL 2765

**BOHLER ENGINEERING**  
 901 DULANEY VALLEY ROAD, SUITE 801  
 TOWSON, MARYLAND 21284  
 Phone: (410) 821-7987  
 Fax: (410) 821-7987  
 MD@BohlerEng.com

**E.R. McWILLIAMS**  
 REGISTERED LANDSCAPE ARCHITECT  
 MARYLAND LICENSE NO. 3897  
 PROFESSIONAL CERTIFICATION  
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697 EXPIRATION DATE: 9/30/20

**FINAL LANDSCAPE PLAN**  
 21 OF 29  
 SHEET NUMBER:  
**C-701**  
 REVISION 1 - 4/22/20

**DEVELOPER**

T-ELEVEN, INC.  
 CONTACT: BRIANNE WILSON  
 3200 HACKBERRY ROAD  
 IRVING, TX 75063  
 PHONE: 443-924-9456

**OWNER**

AERO REALTY INC  
 C/O GETTY PROPERTIES CORP.  
 CONTACT: GARY BENDZIN  
 TWO JERCHO PLAZA, SUITE 110  
 JERICO, NY 11753  
 PHONE: 516-478-5400

**SITE INFORMATION**

CITY OF WESTMINSTER  
 CARROLL COUNTY, MD 21157  
 7TH ELECTION DISTRICT  
 EX. USE: CONVENIENCE STORE  
 ZONE: B (BUSINESS)  
 PROP. USE: CONVENIENCE STORE & FUEL SERVICE STATION  
 TAX MAP 105, GRID 20, PARCEL 2765

COUNTY FILE NO. S-19-0007

# LANDSCAPE SPECIFICATIONS

**1. SCOPE OF WORK:**  
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

**2. MATERIALS**  
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.  
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5 TO 7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.  
C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.  
1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.  
2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS.  
3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.  
E. FERTILIZER  
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.  
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL  
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.  
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.  
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.  
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.  
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.  
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.  
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.  
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

**3. GENERAL WORK PROCEDURES**  
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.  
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

**4. SITE PREPARATIONS**  
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.  
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ANY BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.  
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

**5. TREE PROTECTION**  
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.  
B. A FORTY EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE" OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.  
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.  
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

**6. SOIL MODIFICATIONS**  
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.  
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.  
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.  
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" OF SOIL. COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.  
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY BE USED TO INCREASE DRAINAGE.  
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

**7. FINISHED GRADING**  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.  
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").  
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.  
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

**8. TOPSOILING**  
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.  
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.  
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.  
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):  
1.1. 20 POUNDS "GROW POWER" OR APPROVED EQUAL  
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP  
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

**9. PLANTING**  
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.  
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.  
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHES SHALL BE REMOVED.  
D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.  
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.  
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:  
1.1. PLANTS: MARCH 15 TO DECEMBER 15  
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1  
G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.  
H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:  
ACER RUBRUM PLATANUS X ACERIFOLIA  
BETULA VARIETIES POPULUS VARIETIES  
CORYLUS VARIETIES PRUNUS VARIETIES  
CRATAEGUS VARIETIES PYRUS VARIETIES  
KOELREUTERIA QUERCUS VARIETIES  
LIQUIDAMBER SYTRACIFLUA TILIA TOMENTOSA  
LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

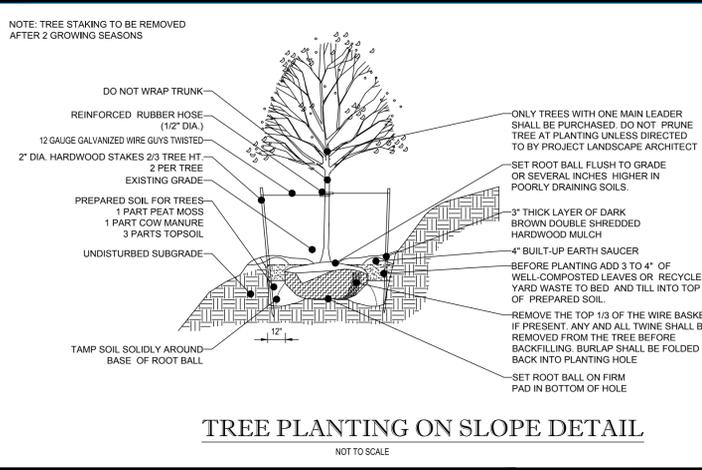
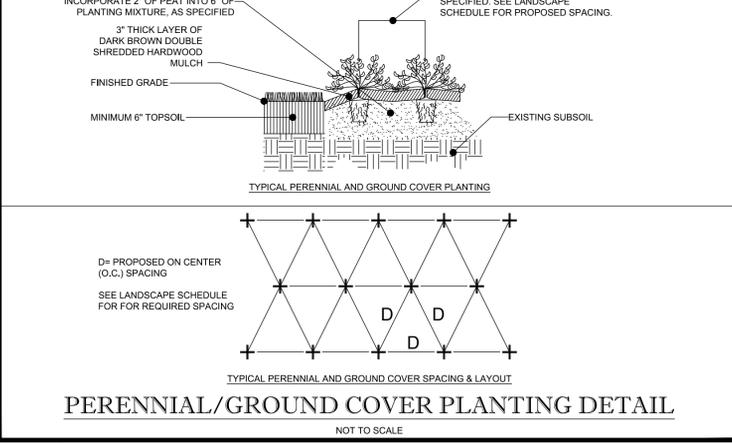
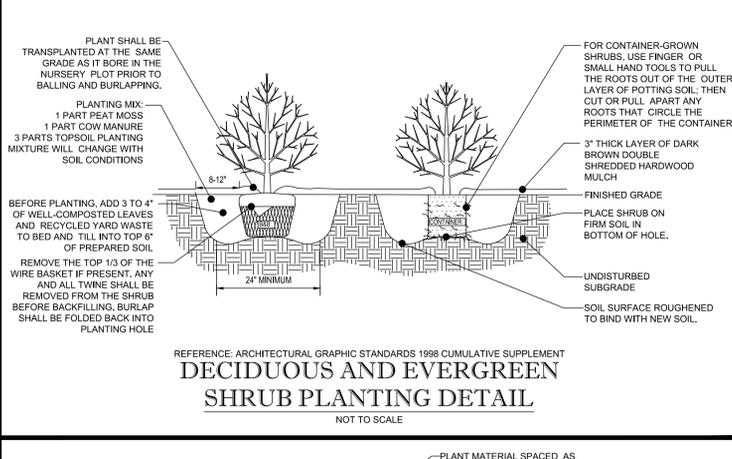
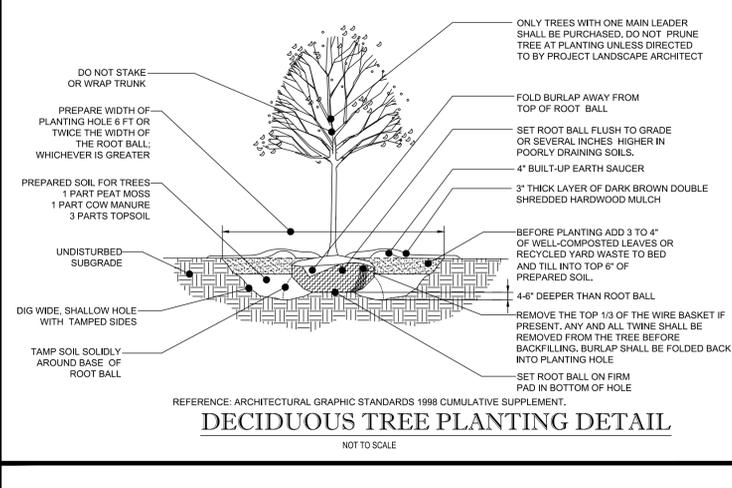
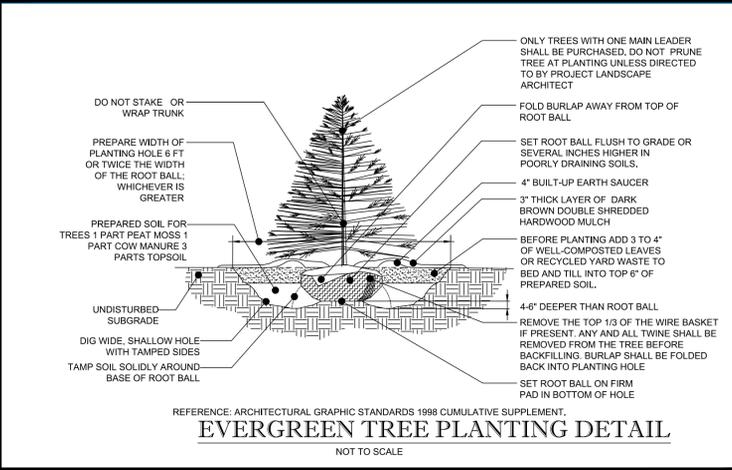
I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
• 1 PART PEAT MOSS  
• 1 PART COMPOSTED COW MANURE BY VOLUME  
• 3 PARTS TOPSOIL BY VOLUME  
• 21 GRAMS "AGRIFORM" PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:  
A) 2 TABLETS PER 1 GALLON PLANT  
B) 3 TABLETS PER 5 GALLON PLANT  
C) 4 TABLETS PER 15 GALLON PLANT  
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK  
J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.  
K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.  
L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.  
M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.  
N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.  
O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.  
P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

**10. TRANSPLANTING (WHEN REQUIRED)**  
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.  
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.  
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.  
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.  
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.  
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

**11. WATERING**  
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.  
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT THE TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.  
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

**12. GUARANTEE**  
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.  
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.  
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.  
D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

**13. CLEANUP**  
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.  
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



**SEEDING SPECIFICATIONS**

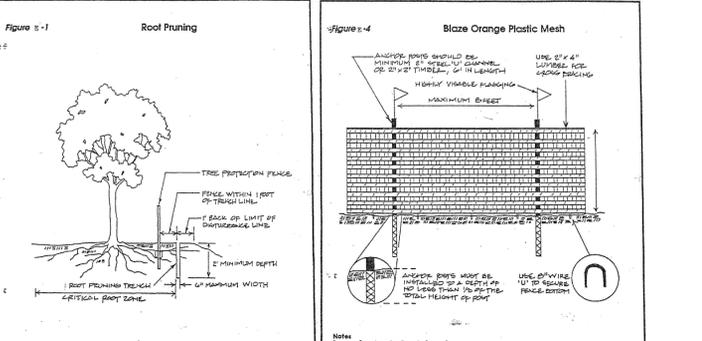
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:  
PERENNIAL RYEGRASS 1/2 LB/1,000 SQ FT  
KENTUCKY BLUEGRASS 1 LB/1,000 SQ FT  
RED FESCUE 1 1/2 LBS/1,000 SQ FT  
SPREADING FESCUE 1 1/2 LBS/1,000 SQ FT  
FERTILIZER (20:10:10) 14 LBS/1,000 SQ FT  
MULCH 90 LBS/1,000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7' FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITH VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7' FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.



**DEVELOPER**  
7-ELEVEN, INC.  
CONTACT: BRIANNE WILSON  
3200 HACKBERRY ROAD  
IRVING, TX 75063  
PHONE: 445-924-8456

**OWNER**  
AERO REALTY INC  
C/O GETTY PROPERTIES CORP.  
CONTACT: GARY BENDZIN  
TWO JERICO PLAZA, SUITE 110  
JERICHO, NY 11753  
PHONE: 516-478-5400

**SITE INFORMATION**  
CITY OF WESTMINSTER  
CARROLL COUNTY, MD 21157  
7TH ELECTION DISTRICT  
EX. USE: CONVENIENCE STORE  
ZONE: B (BUSINESS)  
PROP. USE: CONVENIENCE STORE & FUEL SERVICE STATION  
TAX MAP 105, GRID 20, PARCEL 2765

**COUNTY FILE NO. S-19-0007**

**BOHLER ENGINEERING**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

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REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	4/22/20	REVISED PER COUNTY COMMENTS	RMS

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.:	MD182155
DRAWN BY:	MCO
CHECKED BY:	RMS
DATE:	01/02/20
CAD I.D.:	MD182155-LSP-1

**FINAL SITE DEVELOPMENT PLANS**  
FOR  
**7-ELEVEN**  
STORE #24347

LOCATION OF SITE  
353 BALTIMORE BOULEVARD  
CITY OF WESTMINSTER  
CARROLL COUNTY, MD 21157  
7TH ELECTION DISTRICT  
TAX MAP 105, GRID 20, PARCEL 2765

**BOHLER ENGINEERING**  
901 DUNLAVY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**E.R. McWILLIAMS**  
REGISTERED LANDSCAPE ARCHITECT  
MEMBER SINCE 1997  
PROFESSIONAL CERTIFICATION  
ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697 EXPIRATION DATE: 9/30/20

**LANDSCAPE NOTES AND DETAILS**  
22 OF 29  
SHEET NUMBER:  
**C-702**

REVISION 1 - 4/22/20

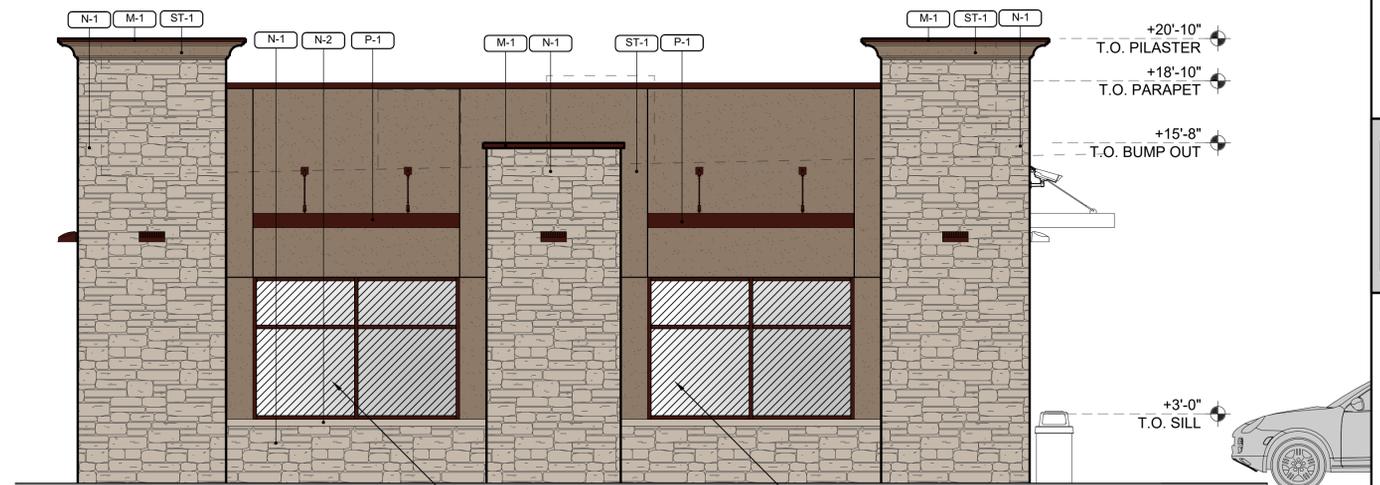
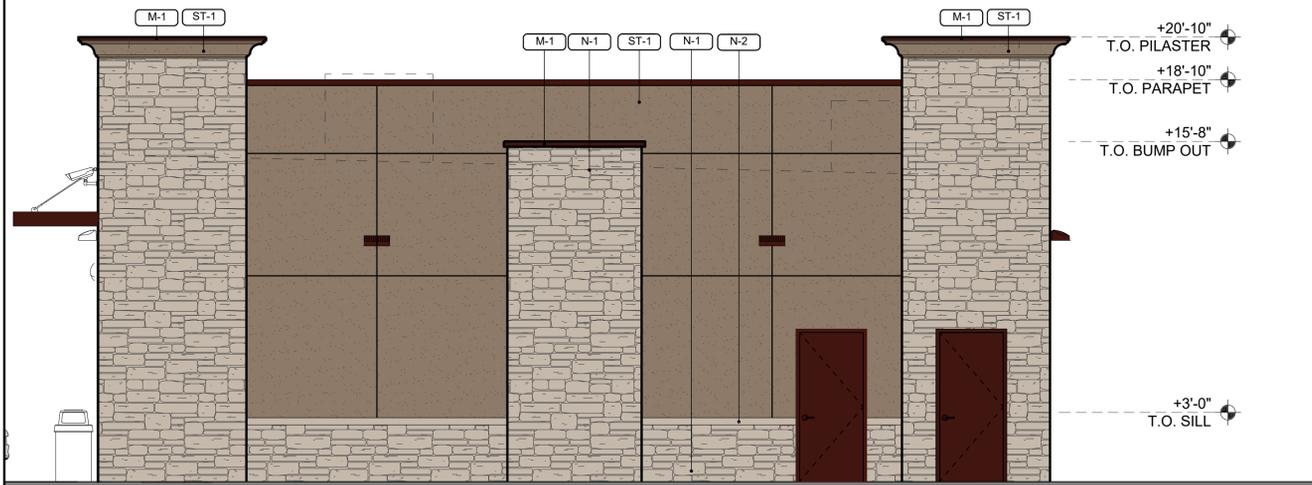
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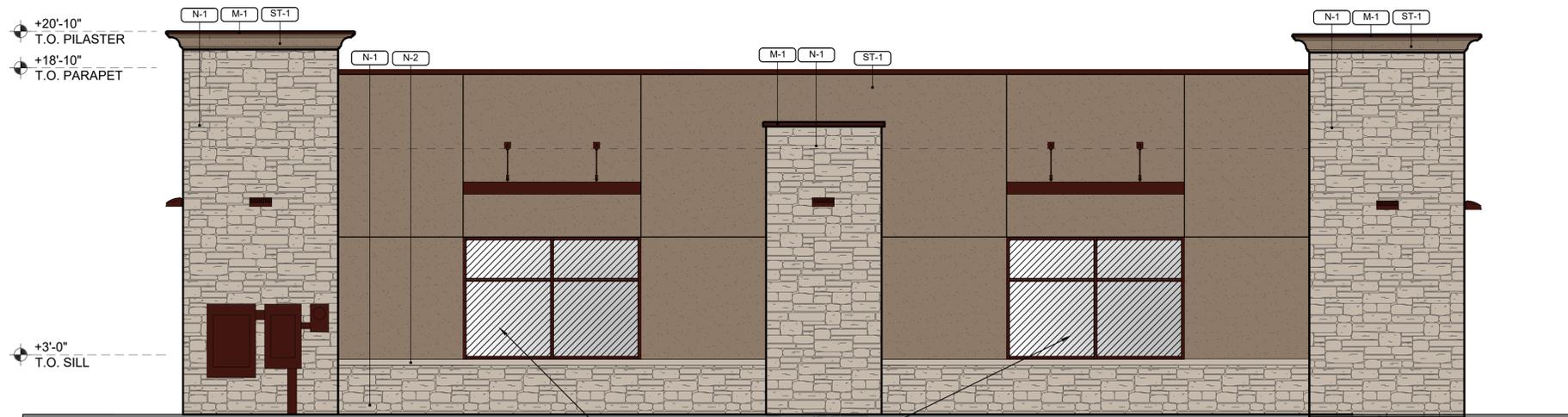
EXTERIOR FINISH SCHEDULE		
NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.		
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2\"/>	
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	
N-1	NICHIHA LEDGESTONE BLUFF	
N-2	PRE-CAST CONCRETE SILL	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" - OR SIMILAR	
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1\"/>	

**01 FRONT (NORTH) ELEVATION**  
1/4" = 1'-0"



**02 SIDE (WEST) ELEVATION**  
1/4" = 1'-0"

**03 SIDE (EAST) ELEVATION**  
1/4" = 1'-0"



**04 REAR (SOUTH) ELEVATION**  
1/4" = 1'-0"

**7-ELEVEN, INC.**  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
**7-ELEVEN #1043181**  
 353 BALTIMORE BLVD.  
 WESTMINSTER, MD 21157

**STAYTON WOOD, AIA**  
 10765 SANDHILL ROAD, DALLAS, TEXAS 75238  
 TEL: 752-558-1190 FAX: 214-341-9060

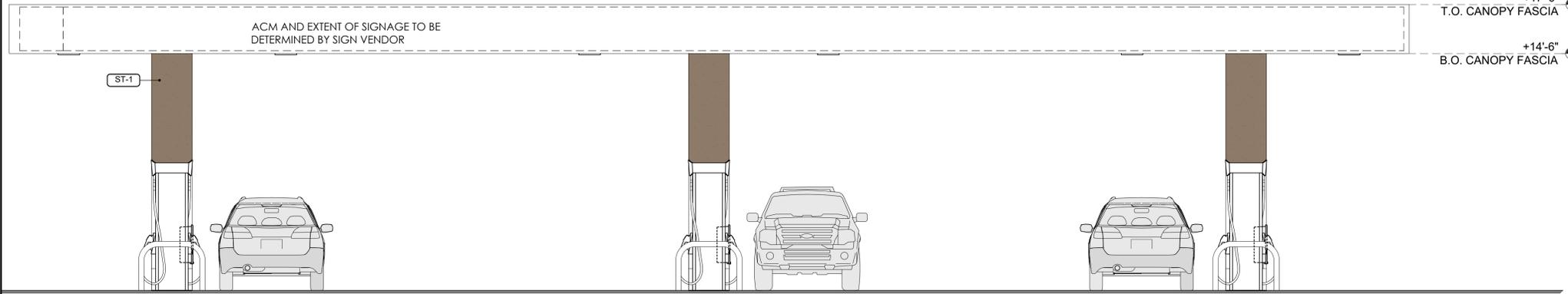
Job#: SEI-1043181  
 Scale: AS NOTED  
 Date: 01.29.2020  
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 Checked By:

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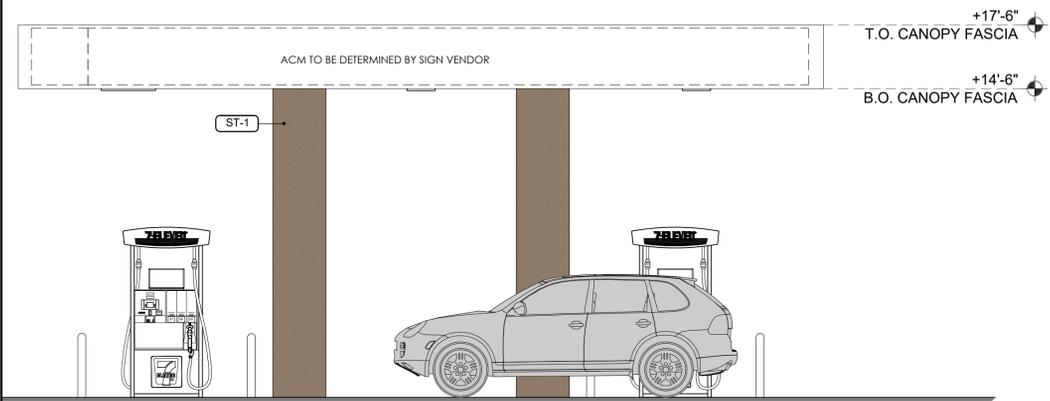
STATE OF MARYLAND  
 ARCHITECT  
 SEAL OF STAYTON WOOD ARCHITECT

SHEET:  
**28 OF 29**

"PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19758, EXPIRATION DATE: 2021-01-08."

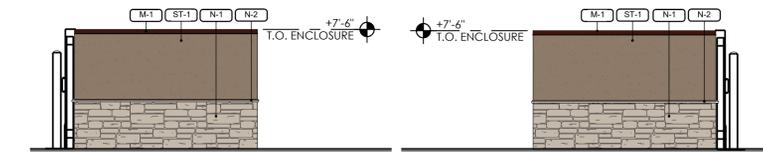


**01** MPD CANOPY FRONT/REAR (NORTH/SOUTH) ELEVATION  
1/4" = 1'-0"

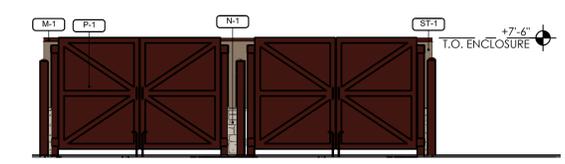


**02** MPD CANOPY SIDE (EAST/WEST) ELEVATION  
1/4" = 1'-0"

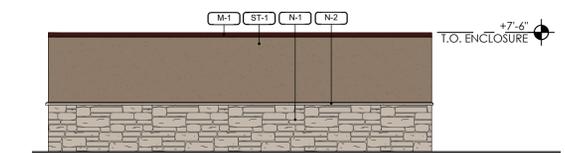
EXTERIOR FINISH SCHEDULE		
NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.		
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/2" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	[Solid Dark Brown]
P-1	PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE") - OR SIMILAR	[Solid Dark Brown]
N-1	NICHHA LEDGESTONE BLUFF	[Stone Pattern]
N-2	PRE-CAST CONCRETE SILL	[Solid Light Brown]
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" - OR SIMILAR	[Solid Medium Brown]
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	[Solid Blue]



**03** TRASH ENCLOSURE SIDE ELEVATIONS  
3/16" = 1'-0"



**04** TRASH ENCLOSURE FRONT ELEVATION  
3/16" = 1'-0"



**05** TRASH ENCLOSURE REAR ELEVATION  
3/16" = 1'-0"

Rev. #	Date	Description

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
7-ELEVEN #1043181  
353 BALTIMORE BLVD.  
WESTMINSTER, MD 21157



STAYTON WOOD, AIA  
10765 SANDHILL ROAD, DALLAS, TEXAS 75238  
TEL: 720-536-2150 FAX: 214-341-9060

Job#: SEI-1043181  
Scale: AS NOTED  
Date: 01.29.2020  
Drawn By:  
Checked By:

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June 5, 2020

City of Westminster  
Department of Community Planning and Development  
50 West Main Street  
Westminster, MD 21157

Attn: Mark Depo

Re: 7-Eleven Westminster  
353 Baltimore Boulevard  
City of Westminster, MD 21157  
Carroll County File No. S-19-0007  
BEMD #: MD182155

Dear Mr. Depo:

Bohler Engineering on behalf of its Client, 7-Eleven, is requesting a modification to the 2016 Design Preference Manual as adopted by the City of Westminster and Common Council.

The specific item for consideration is approval of a 20' monument sign at the corner of Baltimore Boulevard and North Center Street. This request is in response to language that can be found on page 18 of the manual under "signage". Per the manual, it is stated that monument signs are the preferred freestanding sign option of the City of Westminster. In addition, a low-profile monument sign style is preferred to decrease the chances of the signage becoming an eyesore or driver distraction.

The design of the proposed monument sign is integrated with the architecture of the proposed building (coordinating materials and colors) and creates an attractive sign for display along this major frontage. The proposed monument sign design is more attractive and assumedly more favorable to the City of Westminster than the existing pole sign currently located on site.

The existing lot itself is unique in a few ways. It is small in size when compared to modern convenience store locations. There is also an extreme topographical change, which consists of almost 13' of elevation difference from the entrance of North Center Street to the entrance on Baltimore Boulevard. As a result of these conditions, the site fronts on North Center Street. Being permitted a monument sign at the height of 20' allows for visibility for the convenience store. Additional visibility of signage for the use, allows for safer vehicular travels on the roadway. Baltimore Pike is a principal arterial travel way with a wide right-of-way and a speed limit of 45 MPH. Greater height and visibility allow for drivers to recognize the location and properly prepare for entrance to the site in a safe manner.

It is understood that the Director and Planning Commission have the authority to approve a monument sign up to 20' in height and this is respectively being requested by 7-Eleven for the subject site.

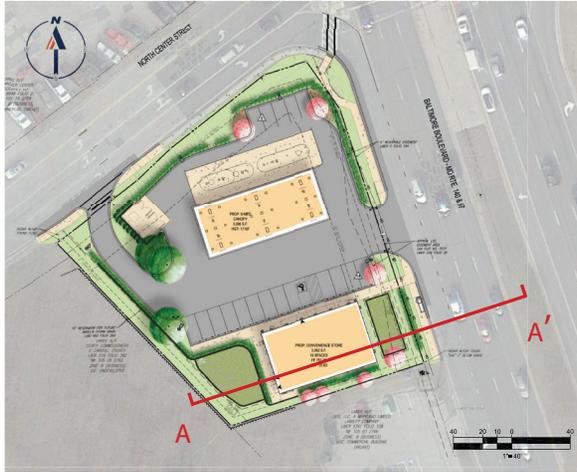
Should you have any questions or require additional information, please do not hesitate to contact this office at (410) 821-7900. Thank you.

Sincerely,  
**Bohler Engineering VA, LLC**

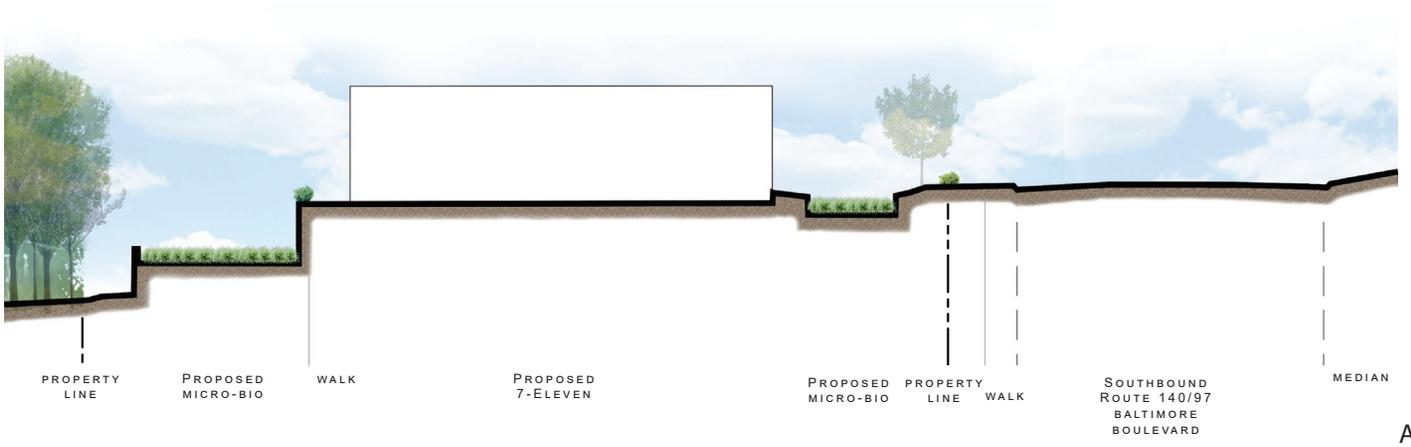
Jennifer C. Bass  
Program Manager

H:\18\MD182155\Administrative\Letters\2020-06-05 Mark Depo Letter.doc





KEY PLAN



A

ILLUSTRATIVE CROSS SECTION

A'

MD182155

06.08/2020



7- ELEVEN 353 BALTIMORE BOULEVARD  
CITY OF WESTMINSTER, CARROLL COUNTY, MARYLAND

