1. Planning And Zoning Commission - January 9, 2020 Agenda

Documents:

PZC AGENDA 2020-1-9.PDF

1.I. Planning And Zoning Commission - January 9, 2020 Packet

Documents:

PLANNING COMMISSION JANUARY 2020 PACKET.PDF

CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
AGENDA

Thursday, January 9, 2020, at 7 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157

I. Call to Order

II. Approval of Minutes

December 3, 2019

III. New Business

Item A – Carroll County Liaison Report – Mr. Spaid

IV. Old Business

V. Information Item

VI. Planning Commission and Public Comments

- Informal review of proposed Site Plan for 7 Corporate Center Ct, Royal Farms #323

VII. Adjournment

Posted January 3, 2020

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.

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CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
MEETING SUMMARY

Tuesday, December 3, 2019, at 7 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157

A meeting of the Westminster Planning and Zoning Commission was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland 21157, on December 3, 2019, at 7 PM.

Chair Kevin Beaver, Vice-Chair Ross Albers, Commissioner Lyndi McNulty, and Councilmember Ben Yingling were present. City staff members Andrea Gerhard and Samantha Schlitzer were also present. Bobbi Moser and Cody Spaid from the Carroll County Department of Planning were also in attendance.

The following members of the public signed in: Joe Heisler and John Randolph.

Chair Beaver opened the meeting at 7:00 PM.

Councilmember Yingling made a motion to approve the meeting summary from November 14, 2019. Vice-Chair Albers seconded. The motion passed.

Chair Beaver opened New Business Item A – Emergency Ordinance No. 918 to amend Chapter 164, "Zoning", of the Code of the City of Westminster. Ms. Gerhard provided the Commission with background information and a brief overview of the staff report.

Commissioner Albers motioned to approve the proposed emergency ordinance as presented. Commissioner McNulty seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 3-0 with one abstention.

Chair Beaver opened New Business Item B – Annexation No. 70 for 1117 Old New Windsor Road "The Westminster Livestock Auction Property". Ms. Gerhard provided the Commission with background information and a brief overview of the staff report.

Commissioner Albers motioned to approve the proposed annexation as presented. Commissioner McNulty seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 3-0 with one abstention.

Chair Beaver opened New Business Item C – Annexation No. 71 for EOB, LLC and DASY Corporation. Ms. Gerhard provided the Commission with background information and a brief overview of the staff report.

Commissioner Albers motioned to approve the proposed annexation as presented. Commissioner McNulty seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 3-0 with one abstention.

Chair Beaver opened New Business Item D – Proposed Alteration to Building Signage for Heritage Honda. Ms. Gerhard provided the Commission with background information and a brief overview of the staff report, recommending that the Planning and Zoning Commission consider approval of the proposed building signage not to exceed 125 square feet.

Vice-Chair Albers asked if the proposal pertained only to the business logo. Ms. Gerhard confirmed the same. Vice-Chair Albers found no safety issues and stated that the signage matched the existing exterior.

Vice-Chair Albers moved to approve the Proposed Alteration to Building Signage for Heritage Honda. Commissioner McNulty seconded. The motion passed 4-0.

Chair Beaver opened New Business Item E – Proposed Amended Exterior Site Improvements for the Westminster Library. Ms. Gerhard provided the Commission with background information and a brief overview of the staff report, recommending that the Commission consider approval of the removal of two street trees located along the public right-of-way, to the northwest of the library, with the following conditions: A permit must be obtained from the Maryland Department of Natural Resources to remove the existing two street trees along the public right-of-way per § 148-11 A of the City Code and Two 2.5" caliper Eastern Redbud trees be planted in their place.

Emily Ratzlaff, project architect, stated that removal of the existing trees would eliminate gutter drainage issues and prevent flooding inside the building. When designing the building renovations, another entrance will be installed, and removing the trees will allow for better access. The Library will replace the trees with a smaller variety.

Vice-Chair Albers moved to approve the Proposed Amended Exterior Site Improvements for the Westminster Library. Councilmember Yingling seconded. The motion passed 4-0.

Chair Beaver opened New Business Item F – County Liaison Report. Ms. Bobbi Moser provided the Commission with an update on the Bicycle-Pedestrian Master Plan, County Zoning Code revision, and Amended County Master Plan.

Chair Beaver opened Commission Comments.

Councilmember Yingling noted that the City finalized its purchase of the Stocksdale Property, located at 17-25 West Main Street. The City will likely retain a consulting firm to assist it with marketing the site for redevelopment.

Chair Beaver requested a motion to approve the Report and Recommendation for New Business Item A – Public Hearing for Emergency Ordinance No. 918 to amend Chapter 164, "Zoning", of the Code of the City of Westminster.

Vice-Chair Albers motioned to approve the Report and Recommendation for New Business Item A – Public Hearing for Emergency Ordinance No. 918 to amend Chapter 164, "Zoning", of the Code of the City of Westminster. Commissioner McNulty seconded. Councilmember Yingling abstained from voting due to the matter coming before the Mayor and Common Council. The motion passed 3-0 with one abstention.

Chair Beaver requested a motion to approve the Report and Recommendation for New Business Item B – Public Hearing on Annexation No. 70 for 1117 Old New Windsor Road "The Westminster Livestock Auction Property."

Vice-Chair Albers motioned to approve the Report and Recommendation for New Business Item B – Public Hearing on Annexation No. 70 for 1117 Old New Windsor Road "The Westminster Livestock Auction Property." Commissioner McNulty seconded. Councilmember Yingling abstained from voting due to the matter coming before the Mayor and Common Council. The motion passed 3-0 with one abstention.

Chair Beaver requested a motion to approve the Report and Recommendation for New Business Item C – Public Hearing on Annexation No. 71 for EOB, LLC and DASY Corporation.

Vice-Chair Albers motioned to approve the Report and Recommendation for New Business Item C – Public Hearing on Annexation No. 71 for EOB, LLC and DASY Corporation. Commissioner McNulty seconded. Councilmember Yingling abstained from voting due to the matter coming before the Mayor and Common Council. The motion passed 3-0 with one abstention.

Vice-Chair Albers moved to adjourn. Commissioner McNulty seconded. The Commission adjourned at 7:36 PM.

Informal Discussion for Proposed Site Plan for 7 Corporate Center Court, Royal Farms #323

Meeting attendees will include:

1. Kelly Miller, Shaffer & Shaffer, LLP
2. Jennifer Leonard, Kimley-Horn

ATTACHMENTS

Concept Site Plan for 7 Corporate Center Court (Royal Farms)

CONCEPT SITE PLAN
7 CORPORATE CENTER CT
ROYAL FARMS # 323

CITY OF WESTMINSTER STANDARD GENERAL NOTES:

1. 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 WEST MINSTER.
2. 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.
3. 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."
4. 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.
5. 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.
6. 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 HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.
7. 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.
8. THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:
   HORIZONTAL: - MARYLAND STATE GRID SYSTEM (NAD 83)
   VERTICAL: - U.S.G.S. DATUM (NAVD 88)
9. 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.

GENERAL NOTE

1. THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER LETTER FROM THE CARROLL COUNTY DIVISION OF LANDSCAPE AND FOREST CONSERVATION DATED FEBRUARY 1, 1995.
2. FIRE PROTECTION NOTE:
   2.1. THE BUILDING IS DESIGNED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING IBC AND NFPA 101. BUILDING IS EVALUATED FOR OCCUPANT LOAD AND EGRESS CAPACITY, AND IS CONSTRUCTED USING MATERIALS PERMISSIBLE FOR TYPE V-B CONSTRUCTION.
   2.2. FIRE EXTINGUISHERS WILL BE PROVIDED INSIDE THE BUILDING (INCLUDING A TYPE K EXTINGUISHER NEAR THE EXHAUST HOOD), AND WILL ALSO BE MOUNTED ON THE COLUMNS AS THE FUEL CANOPY.
   2.3. EXHAUST HOOD WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 96.

CITY STANDARD SIGNATURE BLOCKS:

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.

JEFF SMITH — 12-19-19
NAME(S) PRINTED — DATE

MARYLAND REGISTRATION NUMBER No. 31373

SIGNED — 12-19-19
SIGNED — DATE

OWNER/DEVELOPER CERTIFICATION

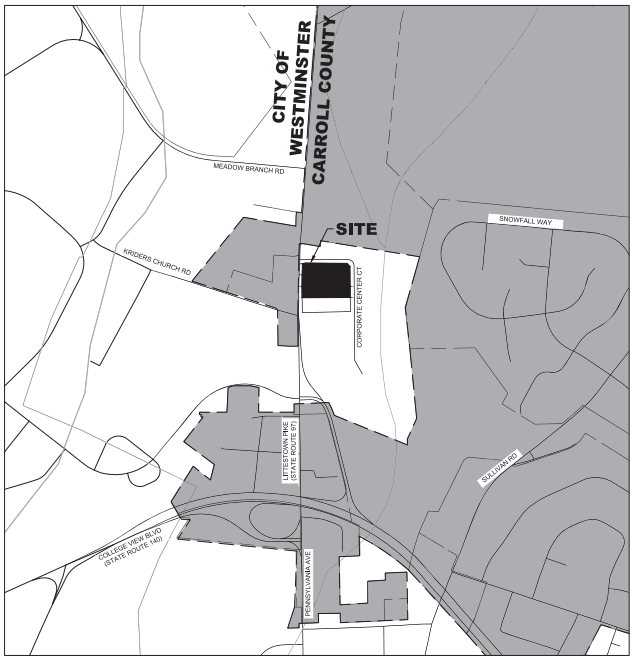
I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) HAS BEEN REVIEWED BY ME/US AND THAT I/WE FULLY UNDERSTAND WHAT IS NECESSARY TO ACCOMPLISH THIS WORK AND THAT THE WORK WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I/WE ALSO UNDERSTAND THAT ANY CHANGES TO THESE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

Tre Farms Inc - Jack Whisted - Sr. Corp. Engineer
NAME(S) (PRINTED) — DATE

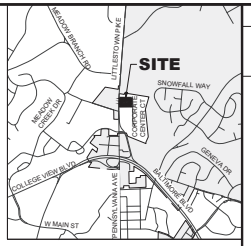
SIGNED — 12/19/19
SIGNED — DATE

WATER INFORMATION

WATER METER SIZE	2"
SIZE OF SPRINKLER CONNECTION	NONE
NUMBER OF NEW FIRE HYDRANTS	0



LOCATION PLAN
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2,000'

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION PLAN
4	CONCEPT SITE PLAN
5	SITE DETAILS
6	SITE DETAILS
7	SIGN DETAILS
8	FINAL LANDSCAPE PLAN
9	CONCEPT STORMWATER PLANTING DETIALS
10	LANDSCAPE NOTES
11	LIGHTING PLAN
12	LIGHTING DETAILS
13	ARCHITECTURAL DETAILS
14	ARCHITECTURAL DETAILS
15	ARCHITECTURAL DETAILS
16	ARCHITECTURAL DETAILS

SITE INFORMATION:

1. AREA TABULATIONS
   1.1. TOTAL PARCEL AREA: 169,798 S.F. / 3.898 AC
   1.2. PROPOSED LEASE AREA: 118,866 S.F. / 2.729 AC
   1.3. EXISTING IMPERVIOUS AREA: 904 S.F. / 0.021 AC
   1.4. PROPOSED IMPERVIOUS AREA: 83,504 S.F. / 1.917 AC
   1.5. TOTAL DISTURBANCE AREA: 128,834 S.F. / 2.958 AC
2. PARKING REQUIREMENTS
   2.1. REQUIRED: 1 SPACE PER 250 S.F. 1/250 * 5,154 S.F. = 21 SPACES
   2.2. PROVIDED: 56 SPACES
3. EXISTING ZONING: P-I PLANNED INDUSTRIAL ZONE
4. EXISTING LAND USE: VACANT.
   PROPOSED LAND USE: CONVENIENCE STORE WITH FUEL PUMPS
5. PROPERTY INFORMATION:
   5.1. TAX ACCOUNT NUMBER: 0707157274
   5.2. DEED REFERENCE: 02425/0101
   5.3. MAP: 0114
   5.4. GRID: 0024
   5.5. PARCEL: 4966
   5.6. ELECTION DISTRICT: 07
   5.7. MUNICIPALITY: CITY OF WESTMINSTER
   5.8. COUNTY: CARROLL COUNTY
   5.9. STATE: MARYLAND
   5.10. PLAT: 51-046
6. BUILDING AREA: 5,154 S.F.
7. NEAREST FIRE PROTECTION: NE CORNER OF CORPORATE CENTER COURT AND CARROLL COUNTY COMMERCE CENTER NORTH DRIVE (EXISTING FIRE HYDRANT)
8. CARROLL COMMERCE CENTER IS WITHIN THE WESTMINSTER CITY LIMITS WHILE THE PROPERTIES ACROSS LITTLESTOWN ROAD PIKE ARE NOT
9. THE SURVEY WAS COMPLETED BY DEWBERRY (FEBRUARY 2018) AND VERIFIED IN THE FIELD BY KARRINS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call below. before you dig.

BENCHMARKS

"COMMERCE" ELEV: 770.827 NORTH: 702886.36 EAST: 1313057.16

"COMMERCE AZI" ELEV: 740.49 NORTH: 702211.40 EAST: 1313006.58

SURVEYOR
KARINS AND ASSOCIATES
ATTN: JOHN METTEE, PLS
2113 EMMORTON PARK ROAD
SUITE 100
EDGEWOOD, MD 21040
TEL: (410) 612-9900
EMAIL: JMETTEE@KARINSENGINEERING.COM

DEVELOPER
ROYAL FARMS
ATTN: JACK WHISTED
3611 ROLAND AVE.
BALTIMORE, MD 21211
TEL: (410) 889-0200
EMAIL: JWHISTED@ROYALFARMS.COM

PROPERTY OWNER
CORPORATE CENTER LEASING, LLC
C/O LEE CHESAPEAKE PROPERTY MANAGEMENT
8601 LASALLE RD
SUITE 204
TOWSON, MD 21286
TEL: (410) 823-0282
EMAIL: MKIMOS@LEE-ASSOCIATES.COM

LANDSCAPE ARCHITECT/ CIVIL ENGINEER
KIMLEY-HORN
ATTN: JENNIFER LEONARD, PLA / MELANIE DEFAZIO, PE
1801 PORTER ST
SUITE 401
BALTIMORE, MD 21230
TEL: (443) 743- 3470
EMAIL: JENNIFER.LEONARD@KIMLEY-HORN.COM

ARCHITECT
RATCLIFFE ARCHITECTS
10404 STEVENSON ROAD
STEVENSON, MD 21153
TEL: (410) 484-7010
EMAIL: INFO@RATCLIFFEARCHITECTS.COM

BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

Kimley»Horn
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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — JEFFREY S. SMITH — No. 31373 — PROFESSIONAL ENGINEER
12-19-19

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.: 31373 EXPIRATION DATE: 9/27/2020

KHA PROJECT	114068006
DATE	12/19/2019
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL

COVER SHEET

ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER
1 OF 16

Plotted By: Neff, John Sheet Set: Royal Farms #323 – Carroll Commerce Layout: 1 COVER SHEET December 19, 2019 06:18:51pm K:\BAL_CIV\114068-Royal Farms\03\b-RFS_323 – Carroll Commerce\CAD\PrintSheet\C-000_COVER.dwg
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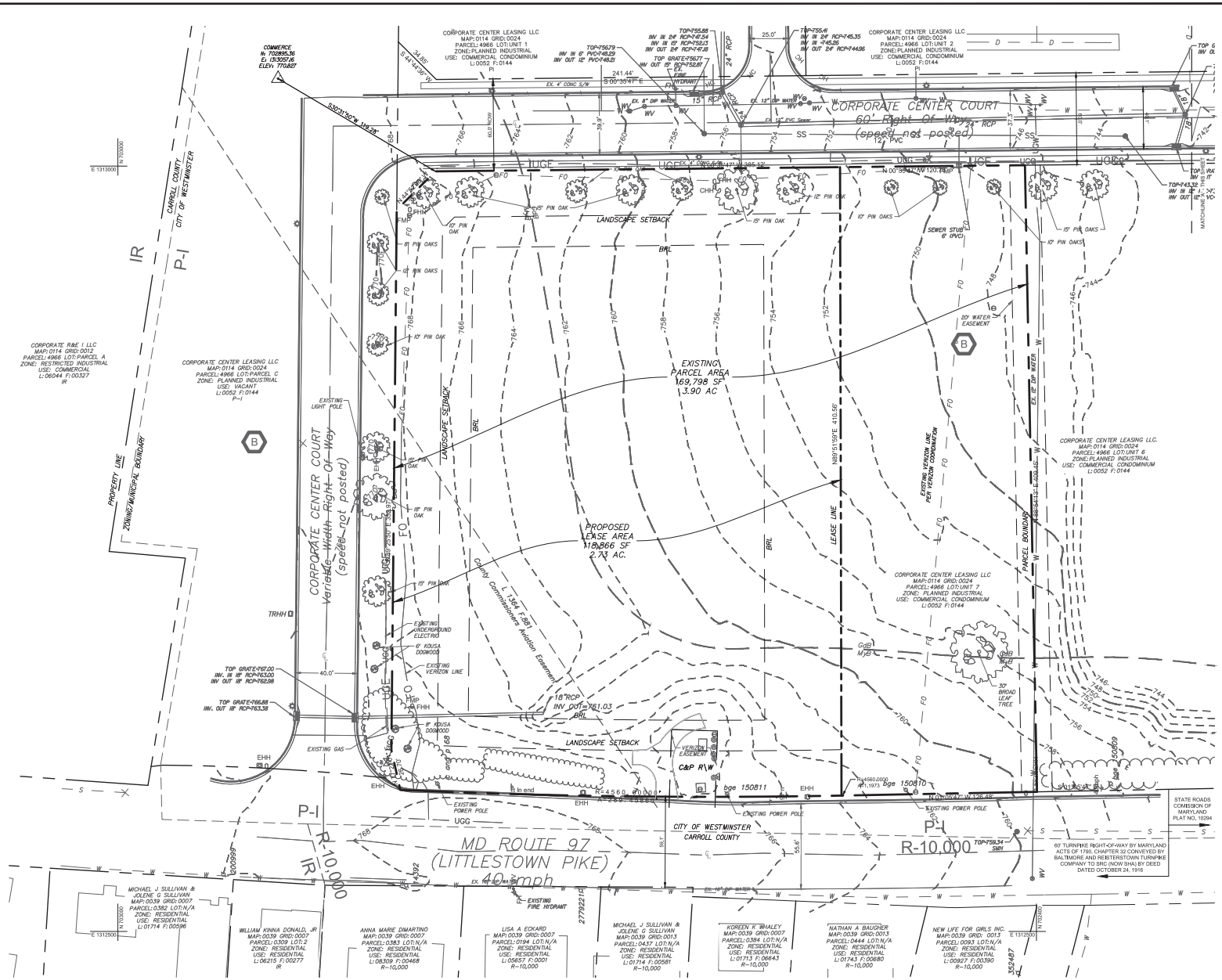


EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH (NAD83)

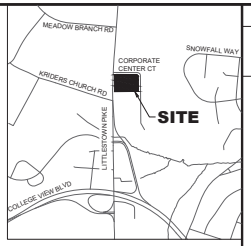
EXISTING UTILITY NOTE

1. PER COORDINATION WITH CITY OF WESTMINSTSER DEPARTMENT OF PUBLIC WORKS ON 11/18/2019: THE WATER AND SEWER SHOWN IN CORPORATE CENTER COURT WERE BUILT AS PART OF THE CARROLL COUNTY COMMERCE CENTER (CARROLL COUNTY FILE # T-19-0145) DATED 10/31/1995, SPECIFICALLY SHEETS 59 THROUGH 61.

BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88



VICINITY MAP

SCALE: 1" = 1,000'

ZONING ABBREVIATIONS

P-I	PLANNED INDUSTRIAL ZONE
IR	RESTRICTED INDUSTRIAL DISTRICT
R-10,000	RESIDENCE DISTRICT

SURVEY LEGEND

- PROPERTY LINE
- EX SETBACK (BUILDING/LANDSCAPE)
- EX EASEMENT
- 700 EX MAJOR CONTOUR
- 702 EX MINOR CONTOUR
- ST EX STORM
- SS EX SANITARY SEWER
- W EX WATER
- UGE EX UNDERGROUND ELECTRIC
- OHE EX OVERHEAD ELECTRIC
- FO EX FIBER OPTICS
- UGG EX GAS
- EX STORM MANHOLE
- EX INLET
- EX SANITARY MANHOLE
- EX WATER VALVE
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX ELECTRIC POLE
- EX ELECTRIC MANHOLE
- EX LIGHT POLE
- EX TELECOMM MANHOLE
- EX GAS VALVE
- EX SIGN
- EX TREE
- EX VEGETATION LINE
- B HYDROLOGIC SOIL GROUP "B"

EX CONDITIONS LEGEND

- LEASE LINE
- SOIL BOUNDARY
- S EX SEWER (PER GIS)
- W EX WATER (PER GIS)
- D EX STORM DRAIN (PER GIS)
- FO EX FIBER (PER VERIZON COORDIANTION)
- CARROLL COUNTY SURVEY MONUMENT (PER CARROLL COUNTY SURVEY CONTROL)

No.	REVISIONS	DATE	BY

Kimley»Horn
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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — No. 31323 — PROFESSIONAL ENGINEER

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.: 31323 EXPIRATION DATE: 9/17/2021

KHA PROJECT	114068006
DATE	12/19/2019
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JBS

EXISTING CONDITIONS PLAN

ROYAL FARMS #323

PREPARED FOR

7 CORPORATE CENTER CT

MAP: 0114 GRID: 0024 PARCEL: 4966

WESTMINSTER MARYLAND

SHEET NUMBER
2 OF 16

Plotted By: Neff, John Sheet Set: Royal Farms #323 — Carroll Commerce Layout: 2 EXISTING CONDITIONS PLAN December 19, 2019 06:19:01pm K:\BAL_CIV\114068-Royal Farms\300-BFS_323 — Carroll Commerce\CAD\PlanSheets\C-100 EXISTING CONDITIONS PLAN.dwg
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DEMOLITION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET
0 15 30 60

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

VICINITY MAP

SCALE: 1" = 1,000'

ZONING ABBREVIATIONS

P-I	PLANNED INDUSTRIAL ZONE
IR	RESTRICTED INDUSTRIAL DISTRICT
R-10,000	RESIDENCE DISTRICT

SURVEY LEGEND

- PROPERTY LINE
- EX SETBACK (BUILDING/LANDSCAPE)
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- EX LIGHT POLE
- EX TELECOMM MANHOLE
- EX GAS VALVE
- EX SIGN
- EX TREE
- EX VEGETATION LINE
- HYDROLOGIC SOIL GROUP "B"

EX CONDITIONS LEGEND

- LEASE LINE
- SOIL BOUNDARY
- EX SEWER (PER GIS)
- EX WATER (PER GIS)
- EX STORM DRAIN (PER GIS)
- EX FIBER (PER VERIZON COORDIANTION)

DEMOLITION LEGEND

- PROPERTY LINE
- UTILITY TO BE DEMOLISHED
- SITE FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No. | REVISIONS | DATE | BY

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KHA PROJECT	114068006
DATE	12/19/2019
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL

DEMOLITION PLAN

ROYAL FARMS #323

PREPARED FOR

7 CORPORATE CENTER CT

MAP: 0114 GRID: 0024 PARCEL: 4966

WESTMINSTER MARYLAND

SHEET NUMBER

3 OF 16

CONCEPT SITE PLAN

SCALE: 1" = 30'

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET: 0 15 30 60

DEVELOPMENT SUMMARY

PREMISES ADDRESS: CORPORATE CENTER COURT, WESTMINSTER, MD 21157

MAP: 0114 GRID: 0024 PARCEL: 4966

EXISTING SITE AREA: ±169,798 SQ.FT. (±3.9 AC)
EXISTING USE: UNDEVELOPED
PROPOSED SITE AREA: ±118,866 SQ. FT. (±2.7 AC)
PROPOSED USE: CONVENIENCE STORE WITH FUEL PUMPS

ZONING DATA:
EXISTING: P-I PLANNED INDUSTRIAL ZONE
PROPOSED: P-I PLANNED INDUSTRIAL ZONE

PARKING REQUIRED:
BUSINESS / COMMERCIAL USE: 1 SPACE PER 250 SQ. FT. 5,154 SQ. FT. PROPOSED = 21 SPACES REQUIRED

LOADING: 0 LOADING SPACE AS BUILDING IS SMALLER THAN 10,000 SF

HANDICAPPED: 3 SPACES PER 51-75 SPACES

PARKING PROPOSED: 56 SURFACE PARKING SPACES INCLUDING 3 HANDICAP SPACES

LOADING: 0 SPACE

SETBACK REQUIREMENTS:
FRONT: 50'
SIDES: 50'
REAR: 30'

PROPOSED STORE MODEL: RECON 'A' (LEFT); 5,154 SF

VICINITY MAP

SCALE: 1" = 1,000'

SITE PLAN LEGEND

- PROPERTY LINE
- LEASE LINE
- LIMITS OF DISTURBANCE
- PROPOSED CURB
- EX SETBACK (BUILDING/LANDSCAPE)
- EX EASEMENT
- PROPOSED WALL
- PROPOSED BLACK IRON FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT LOCATION
- PROPOSED DUMPSTER
- PROPOSED MONUMENT SIGN
- DIRECTIONAL ARROW (FOR REFERENCE ONLY)

SURVEY LEGEND

- PROPERTY LINE
- EX SETBACK (BUILDING/LANDSCAPE)
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX STORM
- EX SANITARY SEWER
- EX WATER
- EX UNDERGROUND ELECTRIC
- EX OVERHEAD ELECTRIC
- EX FIBER OPTICS
- EX GAS
- EX STORM MANHOLE
- EX INLET
- EX SANITARY MANHOLE
- EX WATER VALVE
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX ELECTRIC POLE
- EX ELECTRIC MANHOLE
- EX LIGHT POLE
- EX TELECOMM MANHOLE
- EX GAS VALVE
- EX SIGN
- EX TREE
- EX VEGETATION LINE
- HYDROLOGIC SOIL GROUP "B"

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED DUCT BANK
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN PIPE
- CURB
- PROPOSED PIPE BENDS
- PROPOSED TEE
- PROPOSED VALVE
- PROPOSED ENDCAP
- PROPOSED CLEANOUT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE

GRADING PLAN LEGEND

- PROPERTY LINE/ROW
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TOP OF WALL SPOT ELEVATION
- PROPOSED BOTTOM OF WALL SPOT ELEVATION
- TC: TOP OF CURB
- BC: BOTTOM OF CURB
- HP: HIGH POINT
- LP: LOW POINT
- TW: TOP OF WALL
- BW: BOTTOM OF WALL
- BOT: BOTTOM OF SWM FACILITY
- RIM: RIM/TOP OF GRATE

EX CONDITIONS LEGEND

- LEASE LINE
- SOIL BOUNDARY
- EX SEWER (PER GIS)
- EX WATER (PER GIS)
- EX STORM DRAIN (PER GIS)
- EX FIBER (PER VERIZON COORDIANTION)
- CARROLL COUNTY SURVEY MONUMENT (PER CARROLL COUNTY SURVEY CONTROL)

CITY OF WESTMINSTER STANDARD GENERAL NOTES FOR PUBLIC WATER & SEWER SERVICE CONNECTIONS

1. THE INSTALLATION OF SERVICE CONNECTIONS WITHIN THE LIMITS OF PUBLICLY OWNED RIGHTS-OF-WAY OR EASEMENTS 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.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER "DEPARTMENT OF PUBLIC WORKS" AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING SERVICE CONNECTION INSTALLATIONS(S), AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT."
4. THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE SERVICE CONNECTION(S) SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ANY FIELD CHANGES INVOLVING PUBLIC SERVICE CONNECTIONS.
5. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS INSTALLATION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES TIN THE AREA ARE PROPERLY NOTIFIED.
6. 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.

BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 31373
EXPIRATION DATE 01/21/21

KHA PROJECT 114068006
DATE 12/19/2019
SCALE AS SHOWN
DESIGNED BY JHN
DRAWN BY JHN
CHECKED BY JBS

CONCEPT SITE PLAN

ROYAL FARMS #323

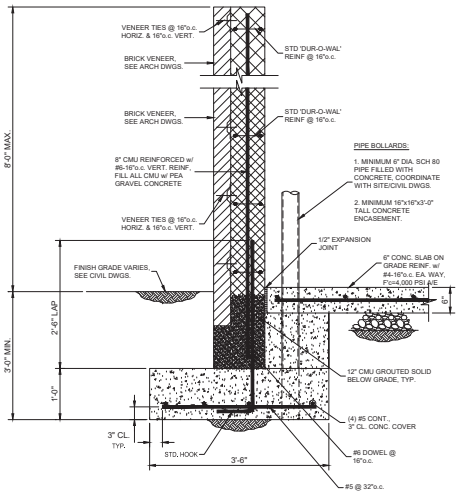
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER
4 OF 16

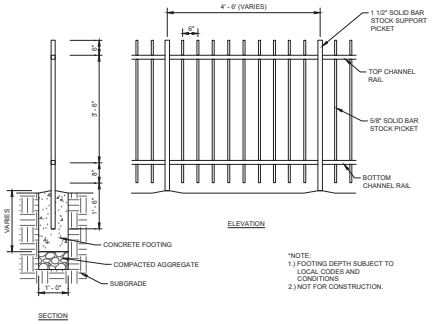
ROYAL FARMS
RECON Prototype Rendered Perspective

RATCLIFFE ARCHITECTS

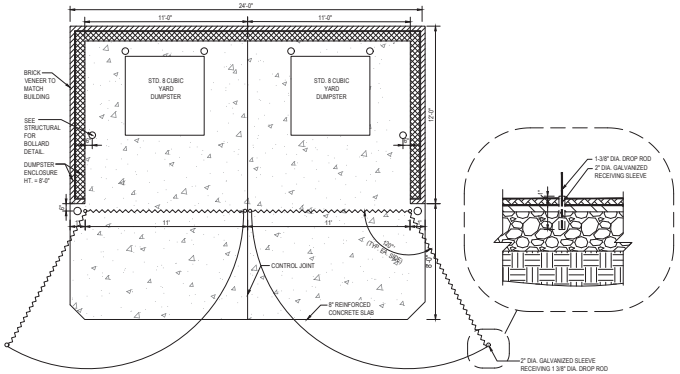
01 RECON PROTOTYPE RENDERING
N.T.S.



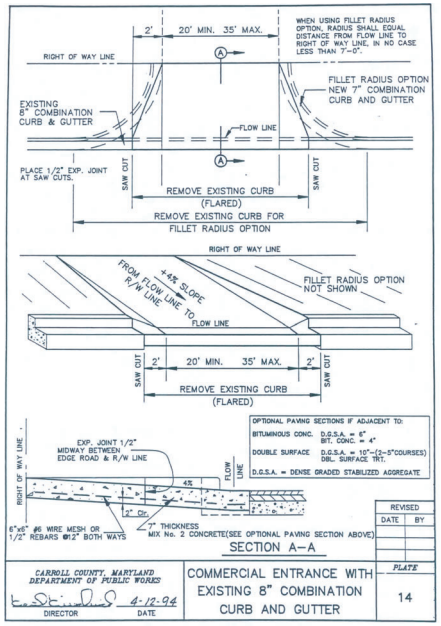
DUMPSTER ENCLOSURE WALL & SLAB DETAIL
NOT TO SCALE

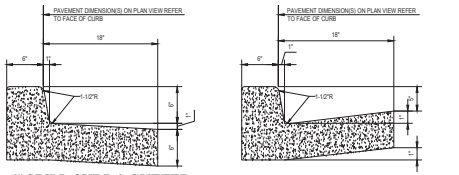


METAL PICKET FENCE
N.T.S.



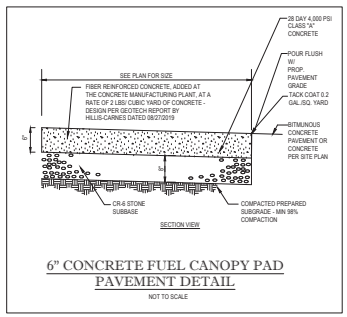
TRASH ENCLOSURE DETAIL
NOT TO SCALE



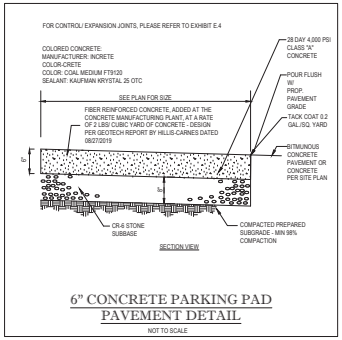


NOTES:
1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED OUT OR FILL TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.

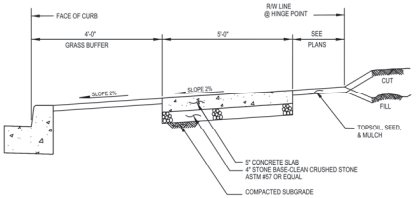
6" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



6" CONCRETE FUEL CANOPY PAD PAVEMENT DETAIL
NOT TO SCALE

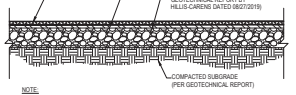


6" CONCRETE PARKING PAD PAVEMENT DETAIL
NOT TO SCALE



NOTES
1. CONTRACTOR SHALL STRIKE CONTROL JOINTS EVERY 5'-0" AND PLACE EXPANSION JOINTS EVERY 20'-0".
2. CONTRACTOR TO INSTALL 1/2" PREFORMED EXPANSION JOINT MATERIAL AT EXPANSION JOINTS AND WHERE SIDEWALK ABUTS CONCRETE FOUNDATIONS, APRONS, OR OTHER CONCRETE STRUCTURES.

5' CONCRETE SIDEWALK
Not to Scale



NOTE:
1. REVISE TO MEET JOB AND LOCAL JURISDICTION REQUIREMENTS AND GEOTECHNICAL REPORT REQUIREMENTS. THE MINIMUM REQUIRED THICKNESS ARE SHOWN IN THE DETAIL. USE LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDING COURSES.

2. PROOF ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND AREAS REQUIRING ADDITIONAL COMPACTION. NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

STANDARD ASPHALT PAVEMENT DETAIL
NOT TO SCALE

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CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

Kimley»Horn
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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND — JOHN H. NEWMAN — 21323 — PROFESSIONAL ENGINEER

12-19-19

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.: 21323 EXPIRATION DATE: 04/09/2020

KHA PROJECT	114068006
DATE	12/19/2019
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL

SITE DETAILS

ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER
5 OF 16

Plotted By: Neff, John Sheet Set: Royal Farms #323 — Carroll Commerce Logic: 5 SITE DETAILS December 19, 2019 06:19:32pm K:\BAL_CIV\114068-Royal Farms\X09-RFS 323 — Carroll Commerce\CAD\PlanSheets\C-250 SITE DETAILS.dwg
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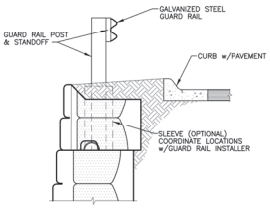

WALL w/GUARD RAIL
NOT TO SCALE

DISCLAIMER:
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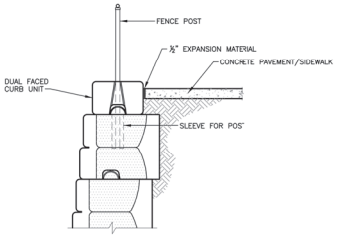
PROJECT
TYPICAL DETAILS
STONE STRONG SYSTEMS

DATE:6/29/18 FILE:36_Guard Rail



DUAL FACE CURB w/SIDEWALK
NOT TO SCALE

CHECK ON AVAILABILITY OF ALL UNITS w/ LOCAL PRODUCER/ DEALER. SOME UNITS MAY HAVE LIMITED AVAILABILITY.

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PROJECT
TYPICAL DETAILS
STONE STRONG SYSTEMS

DATE:6/29/18 FILE:42_DF.Sidewalk

STONE STRONG SYSTEMS®

CHISELED GRANITE
Derived from blocks hand-chiseled by artisans, the pattern is intended to match the classic look of natural, chiseled stone.

FRACTURED LEDGE
Created from actual fractured edge stone, the highly defined pattern offers the most natural look to match most any application.

SPLIT LIMESTONE
Classically simple and elegant, the pattern has been designed to match the organic look of split, natural limestone.

TENNESSEE FOOTHILLS
Sharp and well defined, the pattern was developed by laser-mapping actual retaining walls in the Smoky Mountains.

NOTE:
1. FINAL MATERIAL TO BE SELECTED PER FINAL CONCEPT PLAN

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.

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CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

Kimley»Horn
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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
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LICENSE NO. 21323
EXPIRATION DATE: 9/9/2020

12-19-19

KHA PROJECT 114068006
DATE 12/19/2019
SCALE AS SHOWN
DESIGNED BY JHN
DRAWN BY JHN
CHECKED BY JCL

SITE DETAILS

ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER
6 OF 16

Plotted By:hieff, John Sheet Set:Royal Farms #323 – Carroll Commerce Layout:6 SITE DETAILS December 19, 2019 06:19:39pm K:\BAL_CIV\114068-Royal Farms\X10-RFS 323 – Carroll Commerce\CAD\PlanSheets\C-250 SITE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

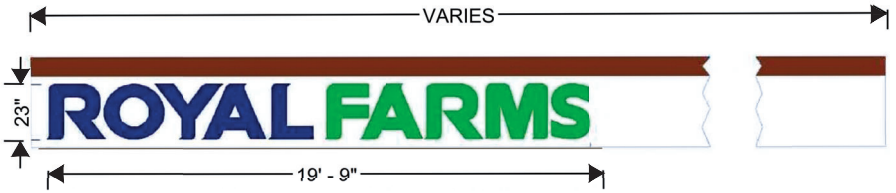
GENERAL NOTES:

DETAILS SHOWN HERON WERE PREPARED BY RATCLIFF ARCHITECTS AND ARE FOR ILLUSTRATION/ENTITLEMENT PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.

1. SHOP DRAWINGS SHALL BE SUPPLIED AT TIME OF PERMIT APPLICATION AND PRIOR TO PERMIT ISSUANCE TO THE REVIEWING AND APPROVING AGENCY.
2. ALL DETAILS SHOWN HERON THESE PLANS SHALL BE BUILT TO MANUFACTURERS/ARCHITECTS SPECIFICATIONS.
3. EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED IN THESE PLANS SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/OWNERS REPRESENTATIVE, KIMLEY-HORN, ARCHITECT, AND THE CITY OF WESTMINSTER.
4. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.

TOTAL SIGN SQUARE FOOTAGE: 19.6

5A PROPOSED DIESEL FUEL SIGN - SITE
SCALE: NOT TO SCALE



PROPOSED SQUARE FOOTAGE: 37.85 SQ. FT. EACH
ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

5 PROPOSED FUEL CANOPY SIGN
SCALE: NOT TO SCALE

NOTES: 1. INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS
2. TOTAL SIGN SQUARE FOOTAGE: 37.85' S.F.
3. ONE SIGN TO BE BUILDING MOUNTED

2 BUILDING SIGN-CHANNEL LETTERS
SCALE: NOT TO SCALE

@ FRONT TRELLIS

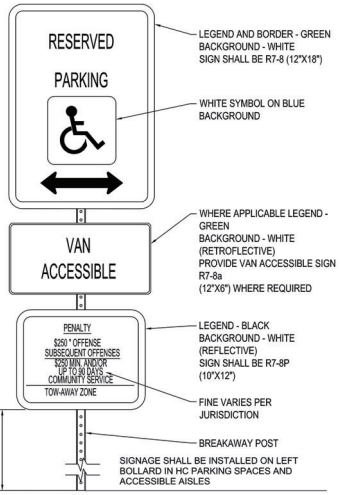
FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYCROFT COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE, ALL OTHER LETTERS ARE LOWERCASE.
TOTAL SIGN SQUARE FOOTAGE: 11.75

2A BUILDING SIGN-FRESH KITCHEN LETTERS @ FRONT TRELLIS
SCALE: NOT TO SCALE

@ REAR ENTRY CANOPY

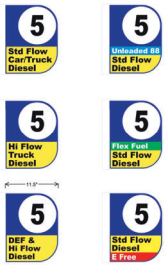
FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYCROFT COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE, ALL OTHER LETTERS ARE LOWERCASE.
TOTAL SIGN SQUARE FOOTAGE: 4.41

2A* BUILDING SIGN-FRESH KITCHEN LETTERS @ REAR ENTRY CANOPY
SCALE: NOT TO SCALE



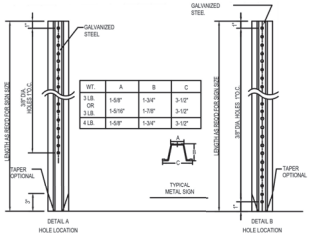
NOTE:
1. SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS ATTACHED WITH ACORN NUT TYPE FASTENERS.

6 ACCESSIBLE PARKING SIGN
SCALE: NOT TO SCALE



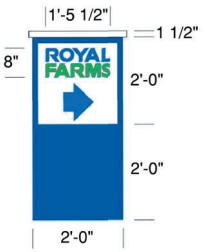
7 PUMP DESIGNATOR BLADE DESIGN
SCALE: NOT TO SCALE

1 PROPOSED MONUMENT SIGN - SITE
SCALE: NOT TO SCALE



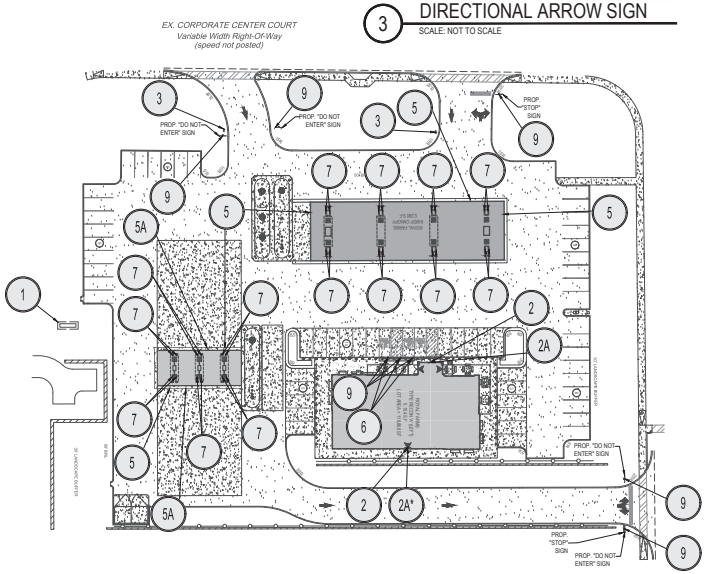
NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 65 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 3 LB. OR GREATER PER LINEAR FOOT.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 80 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

9 TYPICAL METAL SIGN POST DETAIL
SCALE: NOT TO SCALE



TOTAL SIGN SQUARE FOOTAGE: 1

3 DIRECTIONAL ARROW SIGN
SCALE: NOT TO SCALE



KEY MAP
SCALE: 1"=40'

BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

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PHONE: 443-743-3470
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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. 21323 EXPIRATION DATE: 04/07/20

12-19-19

No.	REVISIONS	DATE	BY

KHA PROJECT 114068006
DATE 12/19/2019
SCALE AS SHOWN
DESIGNED BY JHN
DRAWN BY JHN
CHECKED BY JCL

SIGN DETAILS

ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER
7 OF 16

Plotted By: Neff, John Sheet Set: Royal Farms #323 — Carroll Commerce Login: 7 SIGN DETAILS, December 19, 2019, 06:19:49pm K:\BAL_CIV\114068-Royal Farms\03b-RFS_323 – Carroll Commerce\CAD\ProjSheets\C-260_SIGN DETAILS.dwg
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FINAL LANDSCAPE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET 0 15 30 60

NORTH (NAD83)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL / SIZE	CAL / SIZE	REMARKS
Br	3	Betula nigra	River Birch	B & B	2.5"Cal	
Gb	21	Ginkgo biloba	Maidenhair Tree	B & B	2.5"Cal	
Qr	12	Quercus rubra	Red Oak	B & B	2.5"Cal	
Gt	21	Gleditsia triacanthos	Honey Locust	B & B	2.5"Cal	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
Ch	9	Clethra alnifolia \`Hummingbird\`	Summersweet	5 gal	24"-36"	
Ck	29	Cornus sericea \`Kelseyi\`	Kelseyi Dogwood	5 gal	24"-36"	
Hc	34	Hypericum densiflorum \`Creel\`s Gold\`	Bushy St. John\`s Wort	5 gal	24"-36"	
Is	49	Ilex glabra \`Shamrock\`	Inkberry	5 gal	24"-36"	
Mm	90	Myrica pensylvanica \`Morton\`	Silver Sprite Bayberry	5 gal	30"(min.)-36"	
Pf	20	Prunus laurocerasus \`Rotundifolia\`	Cherry Laurel	5 gal		
R3	14	Rosa x \`Radtko\`	Double Knock Out Red Rose	5 gal	24"-36"	
Vm	20	Viburnum dentatum \`Blue Muffin\`	Southern Arrowwood	5 gal	24"-36"	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
Hm	2,606 sf	Hibiscus moscheutos	Rose Mallow	flat		Bioretention Plant
Lm	957 sf	Liriope muscari	Lily Turf	flat		
No	2,784 sf	Nasturtium officinale	Watercress	flat		Bioretention Plant
Sc	1,435 sf	Saururus cernuus	Lizard\`s Tail	flat		Bioretention Plant
Sa	974 sf	Scirpus americanus	Three-square Bulrush	flat		Bioretention Plant

VICINITY MAP

SCALE: 1" = 1,000'

SURVEY LEGEND

- PROPERTY LINE
- EX SETBACK (BUILDING/LANDSCAPE)
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX STORM
- SS — EX SANITARY SEWER
- W — EX WATER
- UGE — EX UNDERGROUND ELECTRIC
- OHE — EX OVERHEAD ELECTRIC
- FO — EX FIBER OPTICS
- UGG — EX GAS
- EX STORM MANHOLE
- EX INLET
- EX SANITARY MANHOLE
- EX WATER VALVE
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX ELECTRIC POLE
- EX ELECTRIC MANHOLE
- EX LIGHT POLE
- EX TELECOMM MANHOLE
- EX GAS VALVE
- EX SIGN
- EX TREE
- EX VEGETATION LINE
- HYDROLOGIC SOIL GROUP "B"

SITE PLAN LEGEND

- PROPERTY LINE
- LEASE LINE
- LOD — LIMITS OF DISTURBANCE
- PROPOSED CURB
- EX SETBACK (BUILDING/LANDSCAPE)
- EX EASEMENT
- PROPOSED WALL
- PROPSOED BLACK IRON FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT LOCATION
- PROPOSED DUMPSTER
- PROPOSED MONUMENT SIGN
- DIRECTIONAL ARROW (FOR REFERENCE ONLY)

GRADING PLAN LEGEND

- PROPERTY LINE/ROW
- XX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XX.X — PROPOSED MAJOR CONTOUR
- XX.X — PROPOSED MINOR CONTOUR
- XXX XX TW — PROPOSED TOP OF WALL SPOT ELEVATION
- XXX XX BW — PROPOSED BOTTOM OF WALL SPOT ELEVATION
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- HP — HIGH POINT
- LP — LOW POINT
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- BOT — BOTTOM OF SWM FACILITY
- RIM — RIM/TOP OF GRATE

UTILITY LEGEND

- PROPERTY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- UGE — PROPOSED DUCT BANK
- GAS — PROPOSED GAS LINE
- PROPOSED STORM DRAIN PIPE
- CURB
- PROPOSED PIPE BENDS
- PROPOSED TEE
- PROPOSED VALVE
- PROPOSED ENDCAP
- PROPOSED CLEANOUT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE

EX CONDITIONS LEGEND

- LEASE LINE
- GdB MyB — SOIL BOUNDARY
- S — EX SEWER (PER GIS)
- W — EX WATER (PER GIS)
- D — EX STORM DRAIN (PER GIS)
- FO — EX FIBER (PER VERIZON COORDIANTION)

LANDSCAPE LEGEND

- PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EX. CURB
- PROPOSED CURB
- PROPOSED LIGHT
- PROPOSED MAJOR DECIDUOUS TREE (100 SQUARE FEET AREA PER TREE)
- PROPOSED LARGE SHRUB
- PROPOSED SMALL SHRUB
- Sa (THREE-SQUARE BULLRUSH)
- Hm (ROSE MALLOW)
- No (WATERCRESS)
- Sc (LIZARD'S TAIL)
- Lm (LILY TURF)

MODIFICATION REQUEST

1. §164-113: ALTERNATIVE COMPLIANCE TO ALLOW FOR SHRUBS AND GROUND COVER IN LIEU OF ONE 2½" CALIPER SHADE TREE PER 350 SF OF ISLAND. ISLANDS NEAREST TO THE PROPOSED BUILDING CONTAIN FULL CUT OFF LED LIGHTS AND THE BUILDING HAS WALL MOUNTED CAMERAS FOR SAFETY. IT IS NOT POSSIBLE TO PROVIDE TREES IN THESE ISLANDS.
2. §164-71 & §164-114A: ACCESS AND LOADING ALTERNATIVE COMPLIANCE REQUESTED TO NOT PROVIDE A LOADING BERM. THE PROPOSED BUILDING IS 5,154 SF AND DOES NOT REQUIRE A LOADING AREA FOR DELIVERIES. DELIVERIES ARE RECEIVED DURING OFF PEAK HOURS BY PANEL TRUCKS THROUGH THE FRONT DOORS.
3. §164-69 B. (3): A MODIFICATION/ALTERNATIVE COMPLIANCE IS REQUESTED FOR §164-69 B. (3). THE REQUEST IS TO ALLOW NO BERM ALONG THE MD ROUTE 97 (LITTLESTOWN PIKE) ROAD FRONTAGE. THE BERM IS NOTABLE TO BE PROVIDED DUE TO THE EXISTING VERIZON EASEMENT AND EQUIPMENT AS WELL AS THE NECESSARY STORMWATER MANAGEMENT BIORETENTION FACILITIES. THE PROPOSED BIO RETENTION FACILITIES WILL BE PLANTED TO THE EXTENT PRACTICAL BUT DO NOT MEET THE PRESCRIBED REQUIREMENTS OF ONE 2½" CALIPER TREE PER 30 FEET.
4. V.C.1.D: REQUEST FOR ALTERNATIVE COMPLIANCE TO ALLOW SHRUBS AND GROUND COVER IN LIEU OF THE REQUIRED 75% OF PLANTING UNITS MUST BE TREES. PLAN PROVIDES:
   - 4.1. REQUIRED: 75% * 97 PU = 73 PU MAJOR DECIDUOUS TREES
   - 4.2. PROVIDED: 67 PU / 155 PU = 43% OF TOTAL PLANTINGS ARE MAJOR DECIDUOUS TREES
     67 PU / 73 PU = 92% OF REQUIRED
   - 4.3. NOTE: UNABLE TO MEET THE REQUIREMENT DUE TO EXISTING VERIZON FACILITY ON LITTLESTOWN PIKE AND STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER MANAGEMENT FACILITIES PROVIDED ALONG ALONG LITTLESTOWN PIKE

LANDSCAPE 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 10/22/2019

"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 10/22/19

Two Farms Inc
3611 Roland Ave.
ADDRESS
Baltimore, Md. 21211

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, AT LATEST EDITION.
3. ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
4. ALL NURSERY STOCK SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY

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PROPERTY OWNER

CORPORATE CENTER LEASING, LLC
C/O LEE CHESAPEAKE PROPERTY MANAGEMENT
8601 LASALLE RD
SUITE 204
TOWSON, MD 21286
TEL: (410) 823-0282
EMAIL: MKIMOS@LEE-ASSOCIATES.COM

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN
ATTN: JENNIFER LEONARD, PLA / MELANIE DEFAZIO, PE
1801 PORTER ST
SUITE 401
BALTIMORE, MD 21230
TEL: (443) 743- 3470
EMAIL: JENNIFER.LEONARD@KIMLEY-HORN.COM

ARCHITECT

RATCLIFFE ARCHITECTS
10404 STEVENSON ROAD
STEVENSON, MD 21153
TEL: (410) 484-7010
EMAIL: INFO@RATCLIFFEARCHITECTS.COM

DEVELOPER

ROYAL FARMS
ATTN: JACK WHISTED
3611 ROLAND AVE
BALTIMORE, MD 21211
TEL: (410) 889-0200
EMAIL: JWHISTED@ROYALFARMS.COM

SURVEYOR

KARINS AND ASSOCIATES
ATTN: JOHN METTEE, PLS
2113 EMMORTON PARK ROAD
SUITE 100
EDGEWOOD, MD 21040
TEL: (410) 612-9900
EMAIL: JMETTEE@KARINSENGINEERING.COM

BZA CASE NUMBER: 20-01

CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

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STATE OF MARYLAND — JENNIFER C. LEONARD — 3415 — LANDSCAPE ARCHITECT — 12/19/2019

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
114068006	12/19/2019	AS SHOWN	JHN	JHN	JCL

FINAL LANDSCAPE PLAN

ROYAL FARMS #323

PREPARED FOR

7 CORPORATE CENTER CT

MAP: 0114 GRID: 0024 PARCEL: 4966

WESTMINSTER MARYLAND

SHEET NUMBER

8 OF 16

Plotted By: Neff, John Sheet Set: Royal Farms #323 – Carroll Commerce Layout: 8 FINAL LANDSCAPE PLAN December 19, 2019 06:20:16pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 – Carroll Commerce\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
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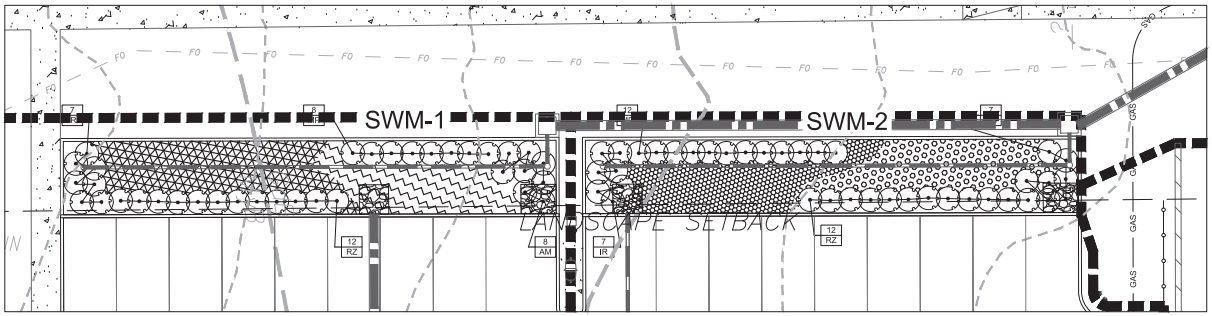

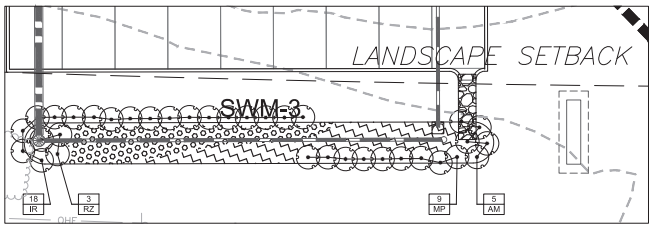

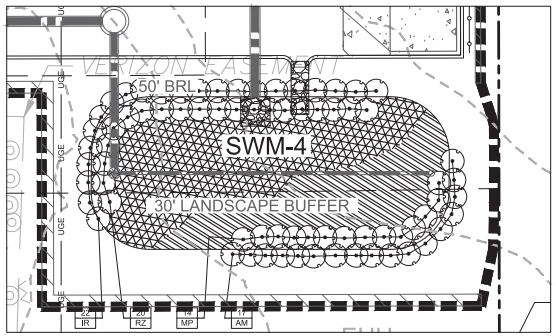

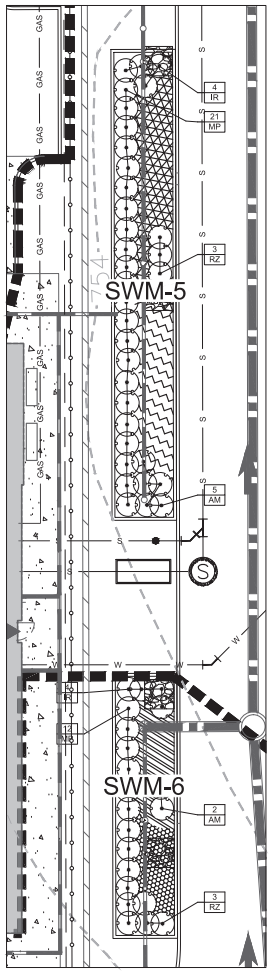

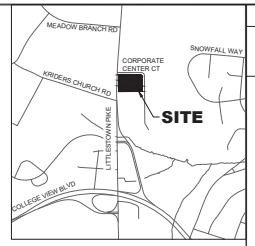

VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

SHRUBS	
EC	
IVE	
PA	
PV	
PD	

PLANT SCHEDULE

SHRUBS	QTY (EA)	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
AM	44	ARONIA MELANOCARPA	CHOKEBERRY	18 HT. MIN.		
MP	76	MYRICA PENSYLVANICA	BAYBERRY	18 HT. MIN.		
IR	62	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	5 GAL		
RZ	53	ROSA RADRAZZ	KNOCKOUT ROSE			
GROUND COVERS	QTY (SF)	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
EC	1209	EUPATORIUM COELESTINUM	BLUE MISTFLOWER	2 QT	18" O.C.	
IVE	608	IRIS VERSICOLOR	BLUE FLAG	2 QT	12" O.C.	
PA	442	PACKERA AUREA	GOLD GROUNDSEL	2 QT	18" O.C.	
PV	505	PANICUM VIRGATUM	SWITCH GRASS	2 QT	18" O.C.	
PD	375	PENSTEMON DIGITALIS 'HUSKER RED'	BEARD TONGUE	2 QT	18" O.C.	

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

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BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

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STATE OF MARYLAND JENNIFER CALCONAGO 3415 LANDSCAPE ARCHITECT
12/19/2019

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 12/20/2019

KHA PROJECT 114068006
DATE 12/19/2019
SCALE AS SHOWN
DESIGNED BY JCL
DRAWN BY JCL
CHECKED BY JCL

CONCEPT STORMWATER PLANTING DETIALS

ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

SHEET NUMBER
9 OF 16

Plotted By:Neff, John Sheet Set:Royal Farms #323 – Carroll Commerce Layout:9 CONCEPT STORMWATER PLANTING DETIALS December 19, 2019 06:20:29pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 – Carroll Commerce\CAD\PlanSheets\C-420 CONCEPT STORMWATER PLANTING DETIALS.dwg
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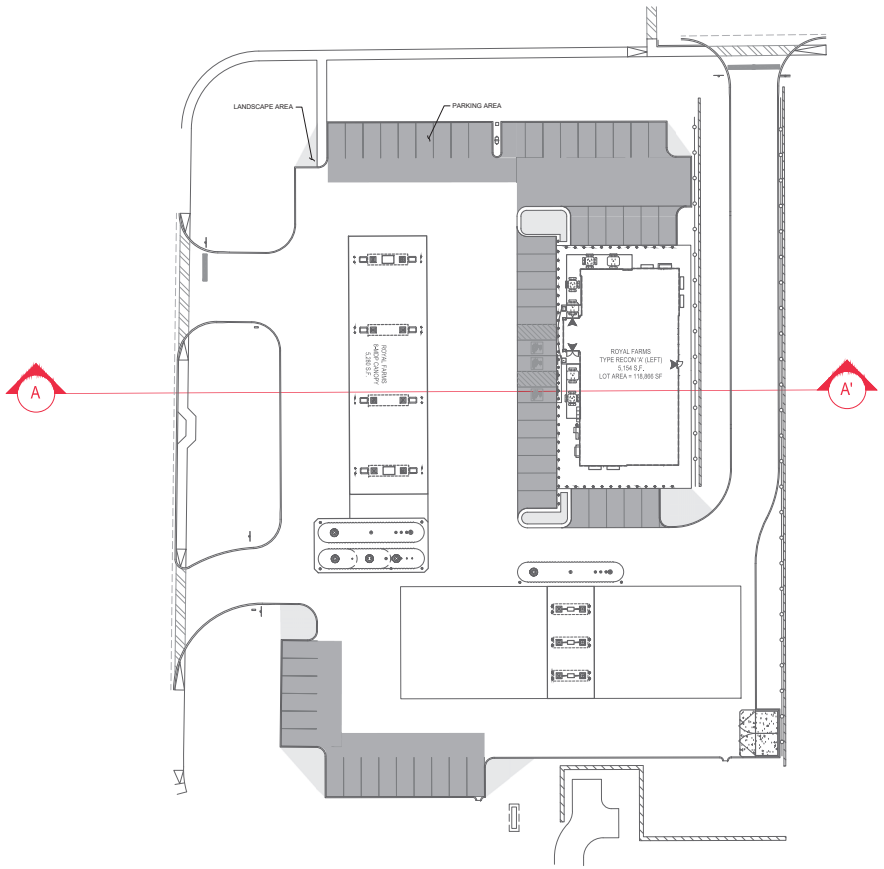

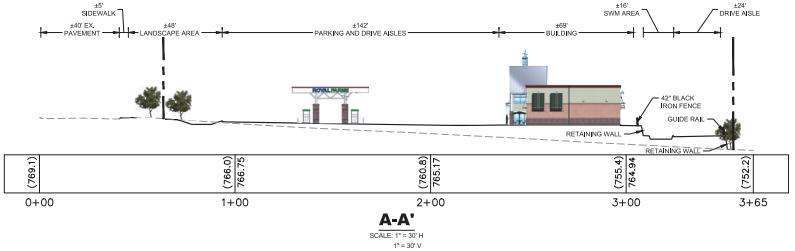

A-A'

SCALE: 1" = 30' H
1" = 30' V

PARKING TABULATION

PARKING AREA	±	15,486	SF
LANDSCAPE ISLAND AREA	±	1,949	SF
PERCENTAGE		12.6	%

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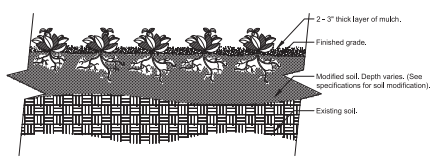
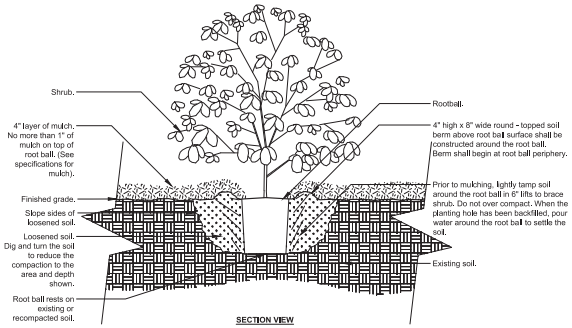


Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (⅛" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

1 GROUNDCOVER

3/4" = 1'-0"

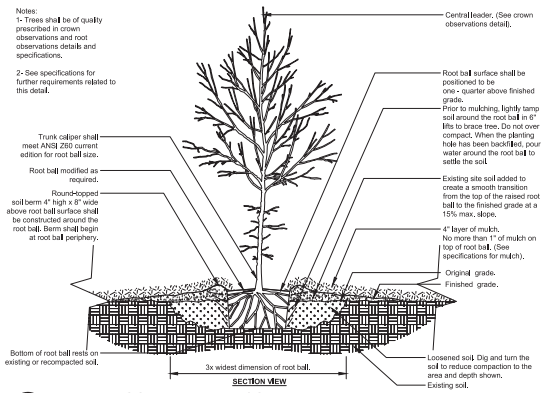


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

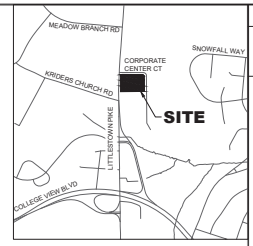
2 SHRUB - UNMODIFIED SOIL

3/4" = 1'-0"



3 TREE IN POORLY DRAINED SOIL

1/2" = 1'-0"



VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, AT LATEST EDITION.
3. ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
4. 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.
5. 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:
   5.1. 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.
   5.2. WIRE AND NONDEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.
6. PRIOR TO ANY CONSTRUCTION START, SUPER SILT FENCE WILL BE INSTALLED AROUND EXISTING TREES, MARKED ON THE LANDSCAPE PLAN AS (1-10), AS WELL AS EXISTING VEGETATION ALONG CORPORATE CENTER COURT, AT THIS TIME, IT IS ASSUMED THE EXISTING TREES LABELED 1-10 ON THIS PLAN, AS WELL AS THE ENTRANCE PLANTING WILL REMAIN.
7. A REQUEST IS BEING MADE TO REDUCE THE TOTAL NUMBER OF REQUIRED TREES FROM 70 MAJOR TREES TO 60 MAJOR TREES. THERE IS NOT SUFFICIENT SPACE FOR THE ADDITIONAL TREES DUE TO LIGHTING, SECURITY, AND LACK OF BIOMASS FOR SUCCESSFUL GROWTH.

2. REQUIREMENT V.C.1.d
One Planting Unit required for every 10 LF along all abutting streets
Required: 967 LF / 10 LF = 97 PU
Provided: 155 PU* - See below
(21)Ginkgo biloba / Maidenhair Tree
(12)Quercus rubra/Red Oak
(23)Gleditsia triacanthos/Locust
(3)Betula Nigra/River Birch
(5-10)Ex. Quercus rubra / Northern Red Oak
(1-2)Ex. Crape Myrtle
(3-4)Ex. Dogwood
(67) Total PU

(9)Clethra alnifolia 'Hummingbird'
(29)Cornus sericea 'Kelseyi'
(34)Hypericum densiflorum 'Creek's Gold'
(46)Ilex glabra 'Shamrock'
(90)Myrica pensylvanica 'Morton'
(14)Rosa x 'Radtko'
(20)Viburnum dentatum 'Blue Muffin'
(20)Prunus Laurocerasus
(265/0.5) PU Shrubs

(2,606)Hibiscus moscheutos
(957)Liriope muscari
(2,784)Nesturtium officinale
(1,435)Saururus cernuus
(974)Scirpus americanus
(8,756/250) 35 PU Groundcover

NOTE:
A waiver at the total planting requirement is requested to allow for the requirement of 75% of Planting Units must be trees.

Required: 75% x 97 PU = 73 PU - Major Trees
Provided: 60 PU / 146 PU = 41% of Provided Total|60 PU / 73 PU = 82% of Required Total*

*The proposed site conditions do not allow for the ability to provide Major Trees PU's in the amount required; an alternative compliance will be requested for this requirement.

3. REQUIREMENT V.C.1.e
All loading, service, outside storage, and dumpster areas shall be screened with Type A screening- 1 Planting Unit per 15 LF, min. 5' high visual screen
Required: 24 LF / 15 LF = 1.6 PU
Provided: 1.6 PU
(8) Myrica pensylvanica 'Morton'

LANDSCAPE CALCULATIONS

1. REQUIREMENT V.C.1.c
Landscape islands equal to 10% minimum of the total parking lot area (based on 55,539 SF).
Required: 10% x 55,539 SF = 2,740 SF
Provided: 6,021 SF / 55,539 = 11%

1 Major Deciduous tree per 10 parking spaces (56 Spaces).
Required: 56 Spaces / 10 = 6 Major Trees
Provided: 6 Major Trees:
(2)Ginkgo biloba
(2)Quercus rubra
(2)Tilia cordata

*Trees to meet requirement are located at alternate locations around perimeter of site.

BZA CASE NUMBER: 20-01
CARROLL COUNTY FILE NO. S-18-0012

CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

No.	REVISIONS	DATE	BY

Kimley»Horn
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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 3415
EXPIRATION DATE: 04/30/2020

KHA PROJECT 114068006
DATE 12/19/2019
SCALE AS SHOWN
DESIGNED BY JHN
DRAWN BY JHN
CHECKED BY JCL

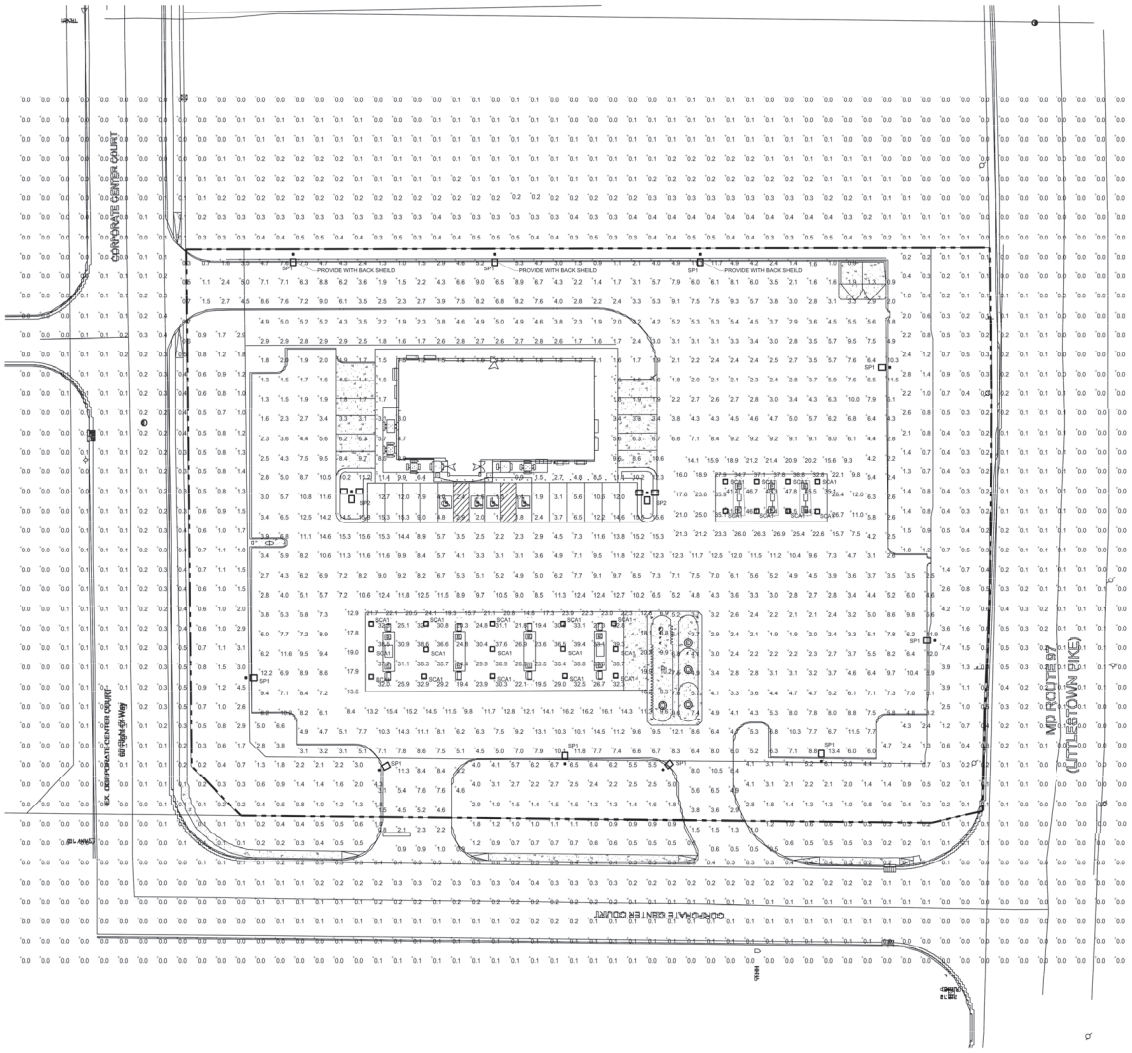
LANDSCAPE NOTES

ROYAL FARMS #323

PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

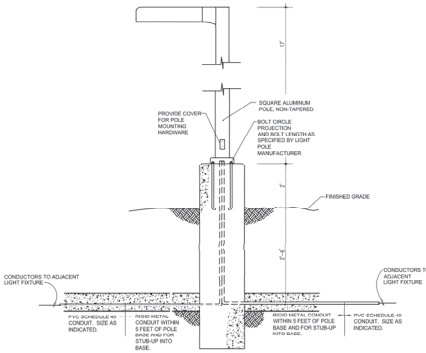
SHEET NUMBER
10 OF 16

Plotted By:Neff, John Sheet Set:Royal Farms #323 -- Carroll Commerce Layout:10 LANDSCAPE NOTES December 19, 2019 06:20:51pm K:\BAL_CIV\114068-Royal Farms\010-BFS 323 -- Carroll Commerce\CAD\PlotSheets\C-740 SWM LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 **SITE PLAN - LIGHTING CALCULATIONS**
SCALE: 1"=30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Diesel Canopy	+	43.4 fc	47.5 fc	35.0 fc	1.4:1	1.2:1
Fuel Canopy	+	30.3 fc	39.8 fc	19.1 fc	2.1:1	1.6:1
Parking Area	+	5.4 fc	15.6 fc	0.8 fc	19.5:1	6.8:1
Spill Lighting	+	0.3 fc	0.9 fc	0.0 fc	N/A	N/A



1 **POLE BASE DETAIL**
NOT TO SCALE

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	SCA1	23	S LITE CO LTD	CLED-HL-7-UNV-S-5-WH	CANOPY	LED 5000K	1	CLED-HL-7-UNV-S-5-WH.IES	14754	1	119.7	18'-0"
□ •	SP1	10	BEACON PRODUCTS	VP-L-96NB-250-SK-T4	LARGE VIPER	C-TO-C/R/ DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-250-SK-T4 (1).ies	25122	1	254.52	18'-0"
□□	SP3	2	BEACON PRODUCTS	VP-L-96NB-250-SK-T4	LARGE VIPER	C-TO-C/R/ DATA SHOWN IS SCALED FROM 1148116	1	VP-L-96NB-250-SK-T4 (1).ies	25122	1	254.52	18'-0"

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER
11 OF 16

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PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

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RATCLIFFE ARCHITECTS
10461 Stevenson Road
Stevenson, Maryland 21153
Phone: 410-484-3355 • ratcliffearchitects.com
Principals: Christopher Ratcliffe, Kevin Ratcliffe
KC1 Engineering, LLC
Mechanical, Electrical, Plumbing, Fire Protection
Engineers
Phone: 410-730-7992
Fax: 410-730-7993
Towson, Maryland

ROYAL FARMS

CARROLL COMMERCE CENTER
WESTMINSTER, MD 21157
STORE #323

TITLE BLOCK KEY	REVISED = ■ NOT REVISED = □

#	REVISED DATE	CONTENT

SCALE: NOTED
DRAWN BY: BET

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LC1.1

VIPER L SERIES

LARGE VIPER LUMINAIRE

Cat.#		
Job	Type	
		Approvals SP1 & SP3

BEACON design . performance . technology

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:
- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598 and CSA C22.2 No. 250.0 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications with SF2 mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

Warranty:
Five year limited warranty for more information visit: www.hubbelllighting.com/resourceswarranty

PRODUCT IMAGE(S)

DIMENSIONS

A	B	C	D	Weight:	EPA
20.12"	24.10"	14.25"	4.13"	25.0 lbs	1.2 ft²
(740 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

MOUNTING OPTIONS

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

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HUBBELL Lighting

ORDERING INFORMATION

ORDERING EXAMPLE: VP-L/96NB-280/4K/T4/UNV/PCR-TL/BLC/RA/BBT

VP-L

SERIES
- VP-L Viper

ENGINE-WATTS
- 64NB-135 135W LED array
- 80NB-180 180W LED array
- 80NB-235 235W LED array
- 96NB-220 220W LED array
- 96NB-280 280W LED array
- 96NB-395 395W LED array

LED COLOR[3]
- 3K 3000K
- 4K 4000K
- 5K 5000K

VOLTAGE
- UNV 120-277V
- 347V 347K
- 480V 480V

ELECTRICAL OPTIONS
- PCR-TL 7 pin twist lock receptacle with photo control
- PRC-SC 7 pin twist lock receptacle with shorting cap
- 2PF[7] dual power feed
- PCRU 7 pin twist lock receptacle

BIRD DETERRENT
- BSP bird spike

OPTIONS
- BLC[3] Backlight Control

MOUNTING OPTIONS
- RA rectangular arm for round or square pole mount. Round Pole Adapter included.
- SF2 2 3/8" OD slip-fitter
- PK2 2 3/8" adjustable knuckle
- WB wall bracket (use with SF2 or PK2), SF2 standard

FINISH
- BBT Basic Black Textured
- BMT Black Matte Textured
- WHT White Textured
- MBT Metallic Bronze Textured
- BZT Bronze Textured
- DBT Dark Bronze Textured
- GYS Gray Smooth
- DPS Dark Platinum Smooth
- GNT Green Textured
- MST Metallic Silver Textured
- MTT Metallic Titanium Textured
- OWI Old World Iron
- RAL ________

OPTICS[4]
- T1 Type I
- T2 Type II
- T3 Type III
- T4 Type IV
- T5R Type V, rectangular
- T5QM Type V, square medium
- T5W Type V, round wide
- FR Front row auto optic

LEFT RIGHT OPTICS[4]
- T1L Type 1 left
- T1R Type 1 right
- T2L Type 2 left
- T2R Type 2 right
- T3L Type 3 left
- T3R Type 3 right
- T4L Type 4 left
- T4R Type 4 right
- FRL Front row left
- FRR Front row right

CONTROL OPTIONS
- GENI-XX[6] Energeni
- SWF[5] SiteSync Field Commission
- SWFM[2,5] SiteSync Field Commission with Motion Sensor
- SWP[1,5] SiteSync Wireless Pre-Commission
- SWPM[1,2,5] SiteSync Wireless Pre-Commission w/ Motion Detection
- SCP/_F[2,5,8] Programmable Occupancy Sensor w/ daylight control (120-277 volts only)

HOUSE SIDE SHIELD ACCESSORIES
- HSS/VP-L/90-FB/XXX 90° shield front or back
- HSS/VP-L/90-LR/XXX 90° shield left or right
- HSS/VP-L/270-FB/XXX 270° shield front or back
- HSS/VP-L/270-LR/XXX 270° shield left or right
- HSS/VP-L/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG+	SiteSync Wireless Bridge Node
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control

*When ordering with SiteSync, one of the interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-S/80NB-235/5K/T3/UNV/SWP/RA/DBT SiteSync only
VP-S/80NB-235/5K/T3/UNV/SWPM-20F/RA/DBT SiteSync with Motion Control

DesignLights Consortium qualified. Consult DLC website for more details: http://www.designlights.org/QPL

[1] Must specify group and zone information at time of order. See www.hubbelllighting.com/sitesync for further details.
[2] Specify mounting height.
[3] T4 optic only
[4] To rotate optics left or right 90 degrees, specify L or R after the optical distribution example T4L.
[5] Not available with other control or sensor options.
[6] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
[7] Not available for 347V or 480V input.
[8] Order at least one SCP-REMOTE per project location to program and control.
[9] This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE™ Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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HUBBELL Lighting

LEFT ROTATED OPTIC RIGHT ROTATED OPTIC

PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	4K (4000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	3K (3000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G
64	625 mA	136W	FR/T1	15922	116	2	0	1	15762	115	2	0	1	13534	99	2	0	1
			T2	14274	104	3	0	3	14131	103	3	0	3	12133	89	3	0	3
			T3	14137	103	3	0	3	13996	102	3	0	3	12017	88	3	0	3
			T4	15511	113	2	0	4	15356	112	2	0	3	13184	96	2	0	3
			T5QM	15511	113	4	0	2	15356	112	4	0	2	13184	96	3	0	2
			T5R	15785	115	4	0	4	15627	114	4	0	4	13417	98	4	0	4
			T5W	15372	112	4	0	2	15217	111	4	0	2	13067	95	4	0	2
80	700 mA	180W	FR/T1	21132	117	2	0	2	20322	113	2	0	2	17447	97	2	0	2
			T2	18888	105	3	0	4	18699	104	3	0	4	16055	89	3	0	3
			T3	18700	104	3	0	3	18513	103	3	0	3	15895	88	3	0	3
			T4	20571	114	3	0	4	20365	113	3	0	4	17485	97	3	0	3
			T5QM	20571	114	4	0	2	20365	113	4	0	2	17485	97	4	0	2
			T5R	20944	116	4	0	4	20733	115	4	0	4	17803	99	4	0	4
			T5W	20290	113	5	0	3	20088	112	5	0	3	17065	95	4	0	2
80	875 mA	235W	FR/T1	24866	106	2	0	2	24615	105	2	0	2	21136	90	2	0	2
			T2	23070	98	3	0	4	22839	97	3	0	4	19609	83	3	0	4
			T3	21947	93	3	0	4	21725	92	3	0	4	18655	79	3	0	3
			T4	24360	103	3	0	4	24028	102	3	0	5	20632	88	3	0	4
			T5QM	23138	98	4	0	2	22905	97	4	0	2	19667	84	4	0	2
			T5R	24779	105	5	0	5	24541	104	5	0	5	21070	90	4	0	4
			T5W	24175	103	5	0	3	23931	102	5	0	3	20548	87	5	0	3
96	700 mA	220W	FR/T1	25358	113	2	0	2	25104	112	2	0	2	21554	96	2	0	2
			T2	22665	101	3	0	4	22438	100	3	0	4	19265	86	3	0	4
			T3	22440	100	3	0	4	22216	99	3	0	4	19134	86	3	0	3
			T4	24685	110	3	0	5	24438	109	3	0	5	20982	94	3	0	4
			T5QM	24685	110	4	0	2	24438	109	4	0	2	20982	94	4	0	2
			T5R	25133	112	5	0	5	24882	111	5	0	5	21363	96	4	0	4
			T5W	24349	109	5	0	3	24106	108	5	0	3	20803	93	5	0	3
96	875 mA	280W	FR/T1	29839	106	3	0	2	29541	105	3	0	2	25363	90	2	0	2
			T2	27369	98	4	0	5	27096	97	4	0	5	23264	83	3	0	4
			T3	26336	93	3	0	4	26073	92	3	0	4	22365	79	3	0	4
			T4	29129	102	3	0	5	28837	103	3	0	5	24759	88	3	0	5
			T5QM	28890	103	5	0	3	28601	102	5	0	3	24556	88	4	0	2
			T5R	29185	105	5	0	5	28893	104	5	0	5	24809	89	5	0	5
			T5W	29011	102	5	0	4	28720	101	5	0	4	24263	86	5	0	3
96	1225mA	395W	FR/T1	39653	101	3	0	2	39260	100	3	0	2	33371	85	3	0	2
			T2	35997	91	4	0	5	35641	90	4	0	5	30295	77	4	0	5
			T3	35840	91	4	0	5	35485	90	4	0	5	30162	77	3	0	4
			T4	35455	90	3	0	5	35104	89	3	0	5	29839	76	3	0	4
			T5QM	38388	97	5	0	3	38008	96	5	0	3	32306	82	5	0	2
			T5R	39117	99	5	0	5	38730	98	5	0	5	32921	83	5	0	5
			T5W	36984	93	5	0	4	36528	93	5	0	4	31049	79	5	0	4

[1] Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

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HUBBELL Lighting

Canopy | CLED Surface Mount Canopy

CAT#:	Job:	Type: SCA1

Features
Built for superior LED performance packed with features

- Stylish vertically finned die-cast heatsink
- Designed for optimal thermal transfer and easy installation
- Made from low-copper marine-grade cast aluminum
- Optical assembly designed to exceed IP66 design standards allowing for light hose-down cleaning
- Thermal frame technology provides state-of-the-art passive cooling in the most demanding environments
- 73 CRI standard

Certifications/Listings

Ordering Information

CLED | HL | 7 | UNV | S | 5 | WH |

SERIES		OUTPUT		DRIVE CURRENT	MOUNTING		CCT		COLOR		OPTIONS/RETROFIT ACCESSORIES	
CLED	LED surface mount fixture	LW	33 Watts	7 700 mA	S	Surface Mount[1]	5	5100K	WH	White	CLRT1	Surface mounted retrofit for Whiteway Vision, Riviera II, Thunderbird, 21" housing[3]
		LL	66 Watts				4	4000K[4]	DB	Dark Bronze	CLRT2	Surface mounted retrofit for LSI Masters/Dakota, 23" housing[3]
		HL	120 Watts				3	3500K[4]	CC	Custom[4]	CLRT3	Surface mounted retrofit for Jet Philips Houstonian SHO/RHO, 22" housing[3]
											CLEDSJK	Stem and Junction Box
											CLED18CP	Retrofit kit for Whiteway Civic, LSI Richmond
											CLEDMP	CLED No Top Access Plate
											CLEDENCP	Cover plate for LSI Encore[2]
											OCC[4]	Occ sensor
											80[4]	80 CRI

VOLTAGE
UNV 120-277

Notes:
[1] 3/4" Conduit hub for pendand mount
[2] 13" x 13"
[3] Measure outside deminsion of existing housing
[4] Contact factory for lead time

Ordering Example

Recessed Single Skin/Open Top Canopy
1. CLED-HL-7-UNV-S-5-WH

Surface Mount Retrofit
1. CLED-HL-7-UNV-S-5-WH
2. CLRT1

Recessed Double Skin/Enclosed Soffit
1. CLED-HL-7-UNV-S-5-WH
2. CLEDMP

WHITEWAY
WHITEWAY LIGHTING, A Division of Hubbell Lighting Inc
1085 Johnson Drive, Buffalo Grove, IL 60089
800-544-4848 | www.whiteway-ltg.com
HUBBELL Lighting

Canopy | CLED Surface Mount Canopy

Specifications

Construction:
- Die cast alluminum heat sink
- Shipping weight - 19lbs

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Automatic thermal self-protection
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection standard
- Expected life: 65,000 hours

Warranty:
- 5 year

Listings:
- UL
- DesignLights Consortium qualified

Performance Summary

Distribution	Engine	Delivered Lumens	No. of LEDs	CCT	Wattage	Lumens per watt	Replaces
Type V	LW-700	3,975	312	5100K	33	115	100-175W
	LL-700	8,713	312	5100K	66	132	175-250W
	HL-700	14,754	312	5100K	120	123	320-400W

All performance data has been acquired by physical test reports conducted to LM-79-08 standards in a controlled testing laboratory.

WHITEWAY
WHITEWAY LIGHTING, A Division of Hubbell Lighting Inc
1085 Johnson Drive, Buffalo Grove, IL 60089
800-544-4848 | www.whiteway-ltg.com
HUBBELL Lighting

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Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland, License Number 49788, Expiration Date: 08/15/20.

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ROYAL FARMS
CARROLL COMMERCE CENTER
WESTMINSTER, MD 21157
STORE #323

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#	REVISED DATE	CONTENT

SCALE: NOTED
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LC1.2

MAP: 0114 GRID: 0024 PARCEL: 4966

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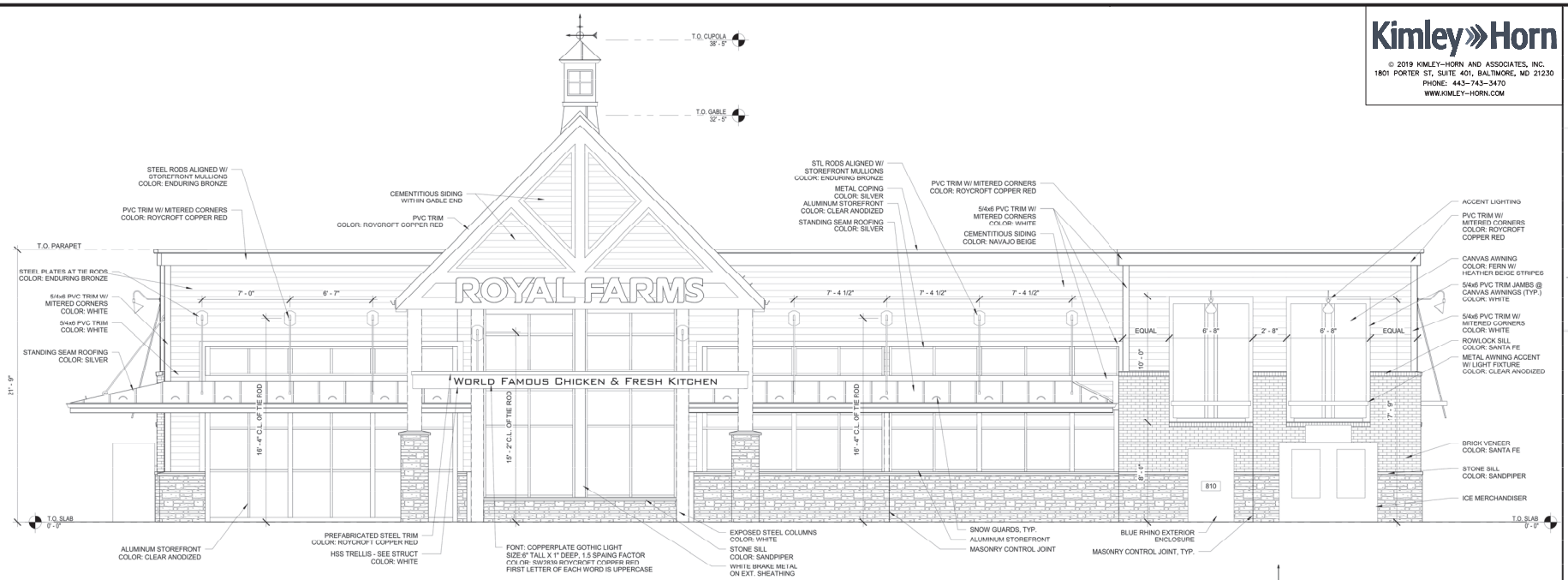
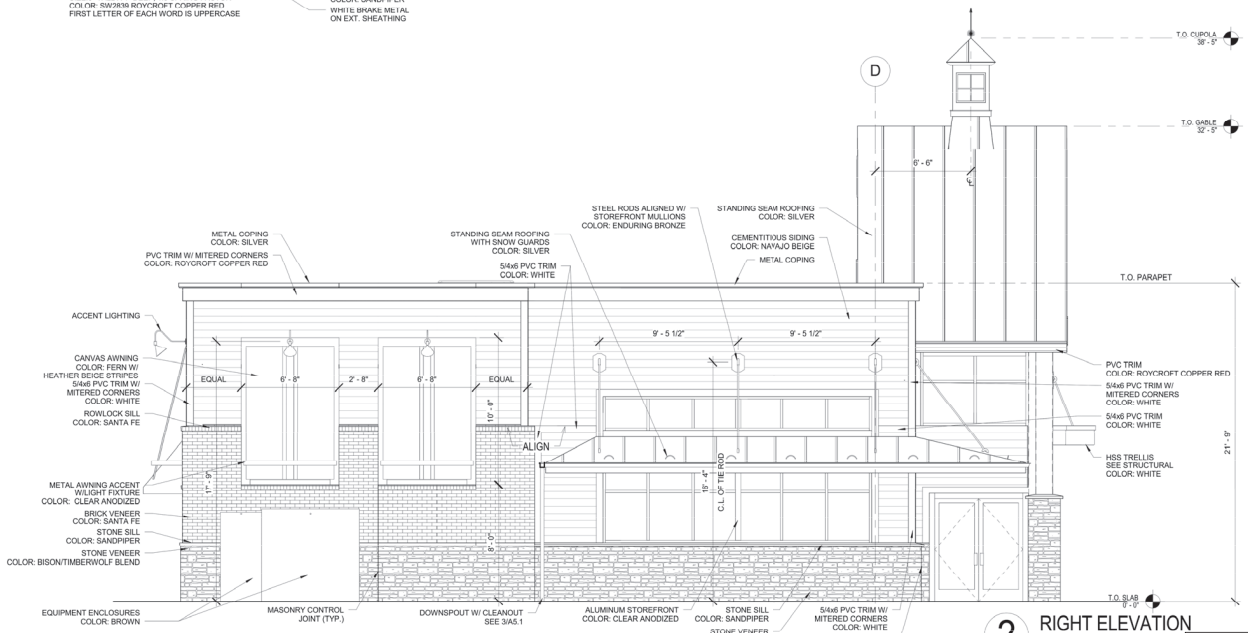


1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE = 1/4" = 1'-0"

NOTE:

1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER 13 OF 16

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ROYAL FARMS
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ELEVATIONS

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

SCALE 1/4" = 1'-0"
DRAWN BY ALD

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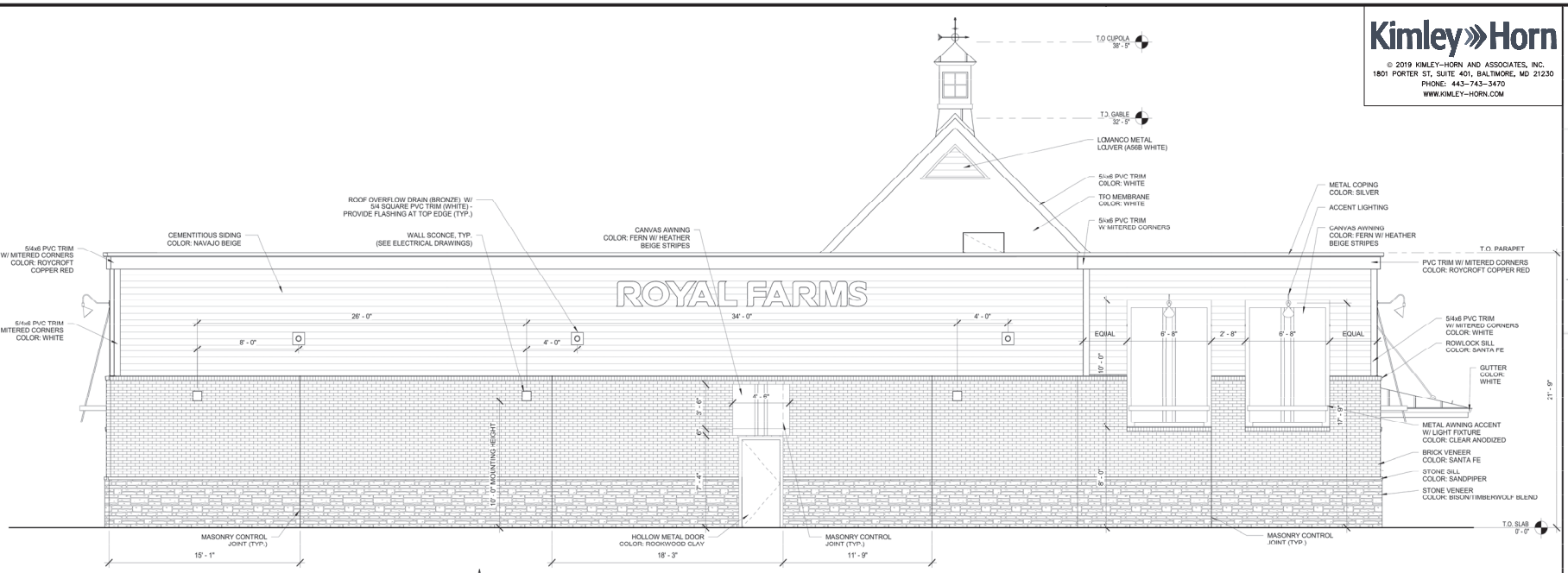
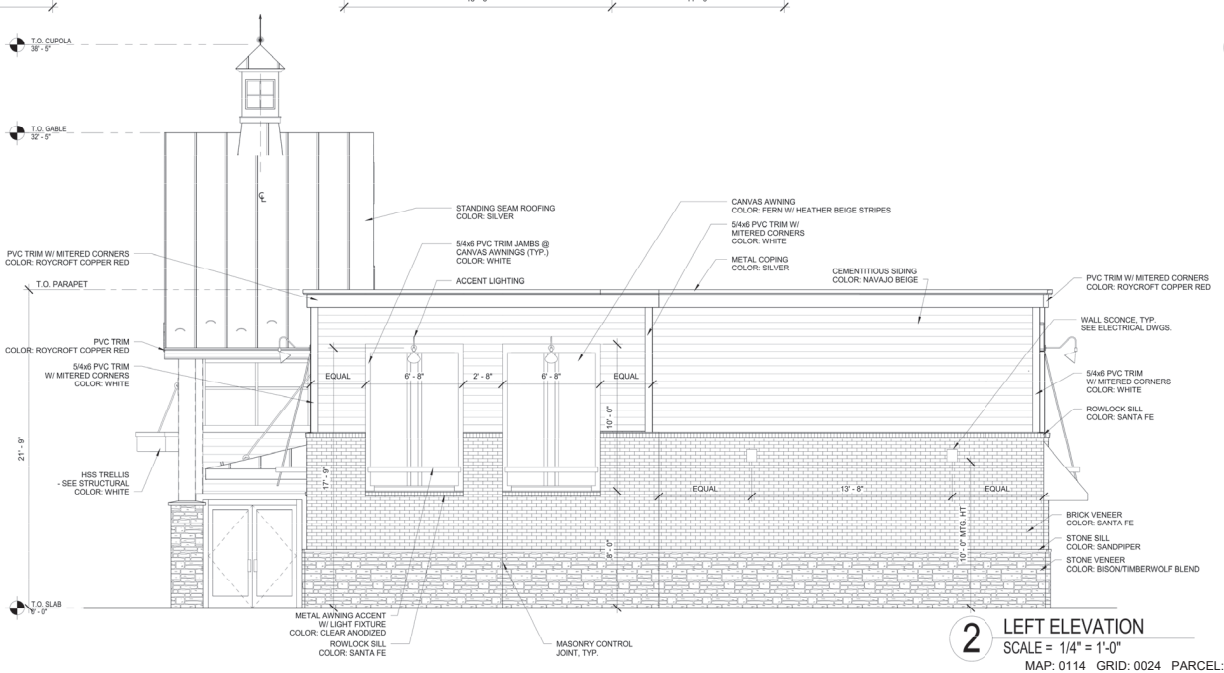
A2.0



1 REAR ELEVATION
SCALE = 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE = 1/4" = 1'-0"

MAP: 0114 GRID: 0024 PARCEL: 4966

NOTE:

1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
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ROYAL FARMS

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ELEVATIONS

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

SCALE 1/4" = 1'-0"
DRAWN BY RW

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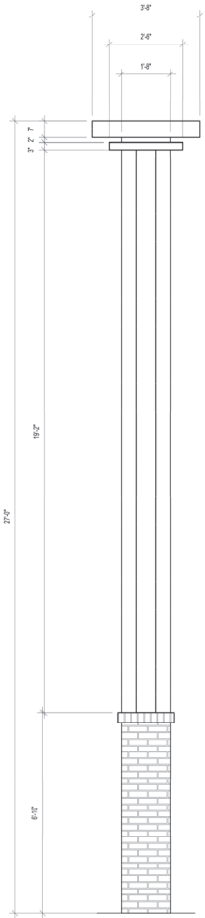
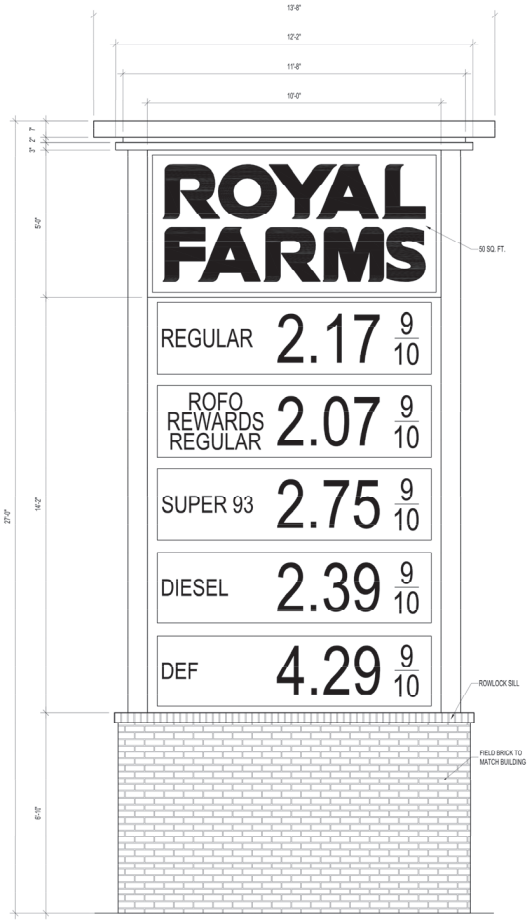
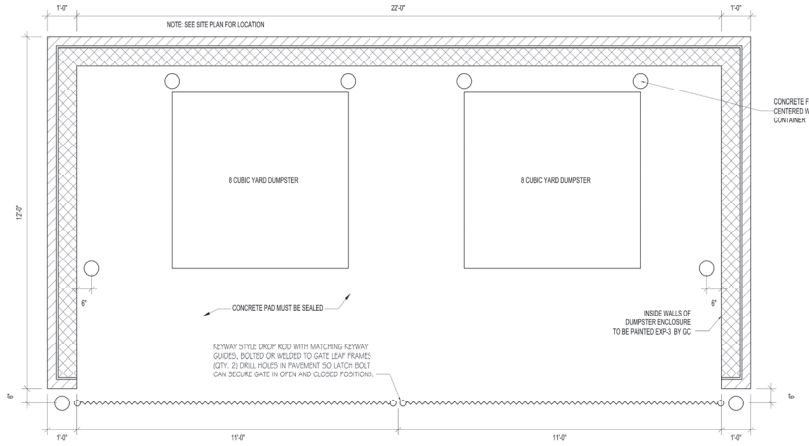
A2.1

1 ENTRY/EXIT SIGN
1/2" = 1'-0"

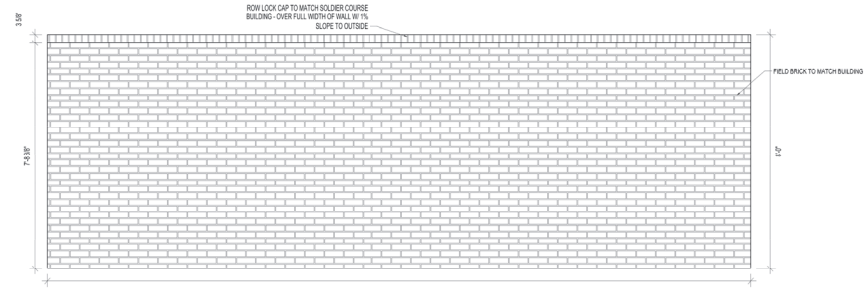




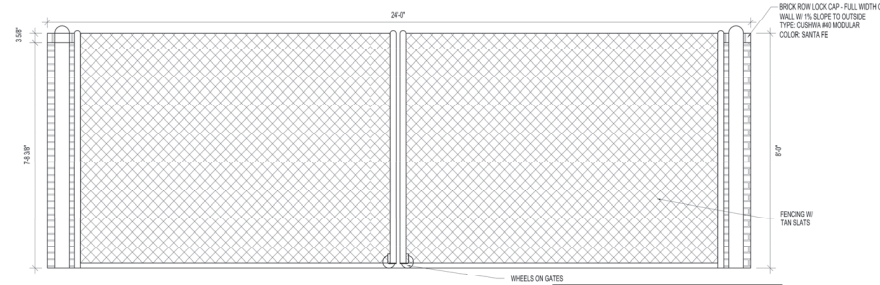
2 PYLON SIGN
1/2" = 1'-0"



3 DUMPSTER ENCLOSURE - PLAN
1/2" = 1'-0"



4 DUMPSTER ENCLOSURE - REAR ELEVATION
1/2" = 1'-0"



5 DUMSPTER ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"

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EXTERIOR SIGNAGE & DUMPSTER ENCLOSURE

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		BID SET
		CONSTRUCTION SET
		☐
		☐

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A7.0

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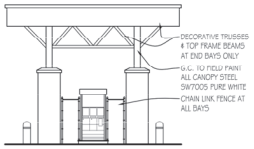
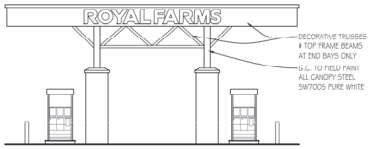
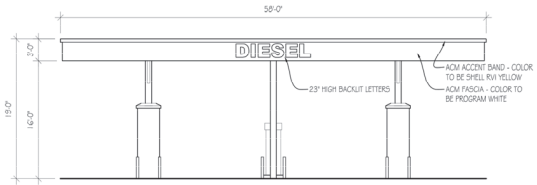


4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"

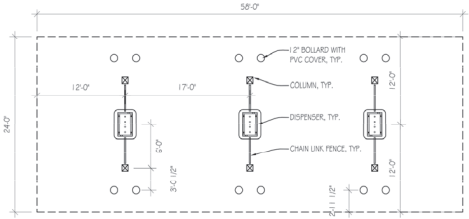


3 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"

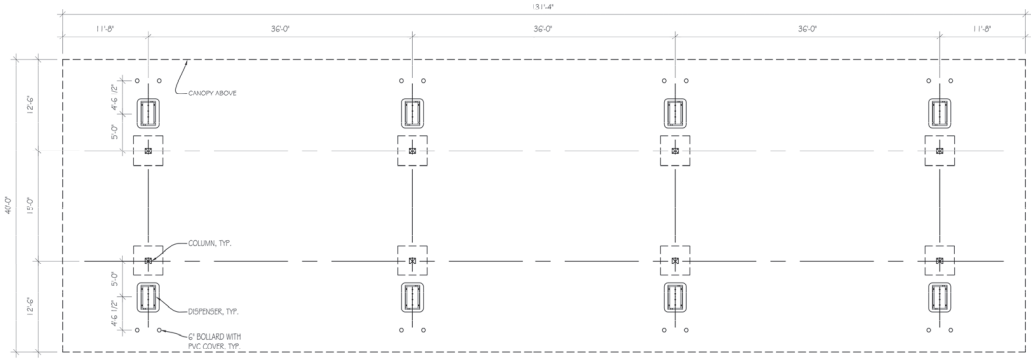


5 DIESEL CANOPY FRONT ELEVATION
1/8" = 1'-0"

2 FUEL CANOPY FRONT ELEVATION
1/8" = 1'-0"



6 DIESEL CANOPY PLAN
1/8" = 1'-0"



1 FUEL CANOPY PLAN
1/8" = 1'-0"

MAP: 0114 GRID: 0024 PARCEL: 4966

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ROYAL FARMS

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FUEL CANOPIES

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Front Elevation
1/4" = 1'-0"

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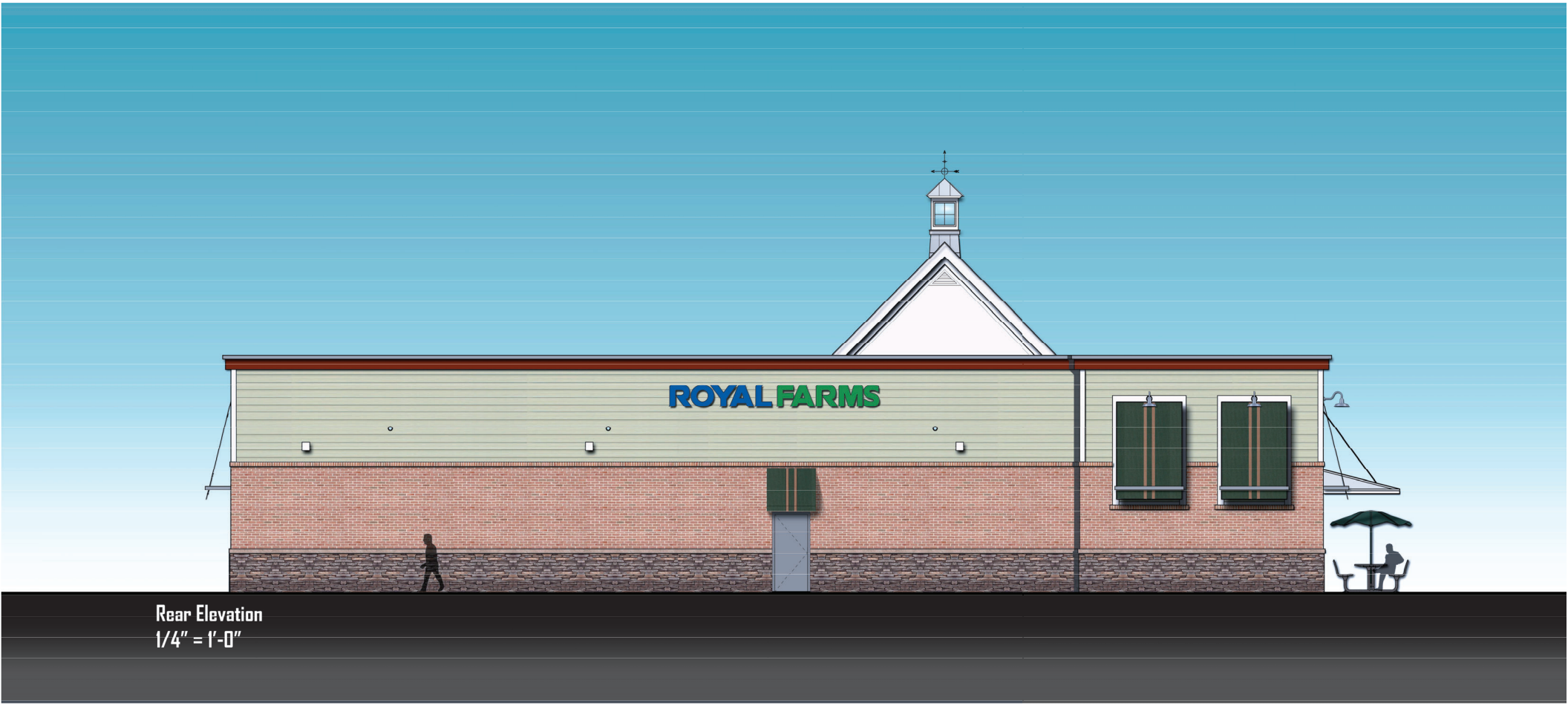

Rear Elevation
1/4" = 1'-0"

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Left Side Elevation
1/4" = 1'-0"

Right Side Elevation
1/4" = 1'-0"

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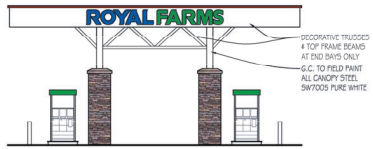
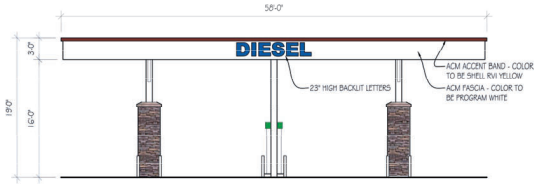
4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



2 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



3 DIESEL CANOPY FRONT ELEVATION
1/8" = 1'-0"

1 FUEL CANOPY FRONT ELEVATION
1/8" = 1'-0"

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PYLON SIGN SQ. FTG.

"ROYAL FARMS" - 50 SQ. FT.

EACH PRICE CABINET = 28 SQ. FT
5 PRICE CABINETS X 28 SQ. FT
TOTAL = 190 SQ. FT.

ROYAL FARMS

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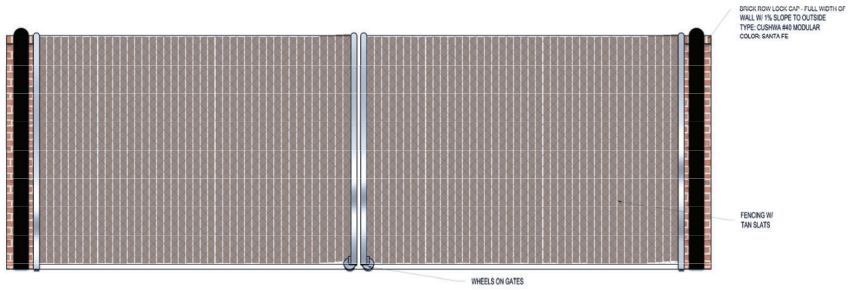
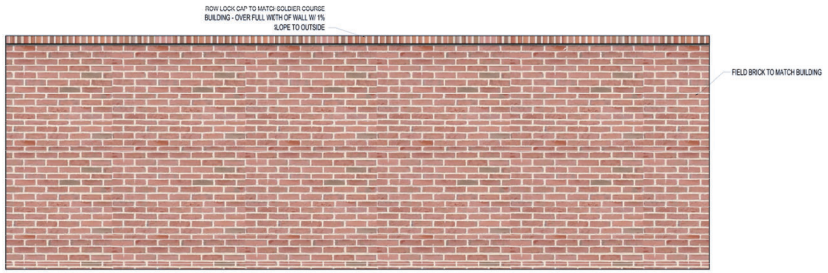


Dumpster Enclosure - Front Elevation
1/2″ = 1′-0″



Dumpster Enclosure - Rear Elevation
1/2″ = 1′-0″

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