



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

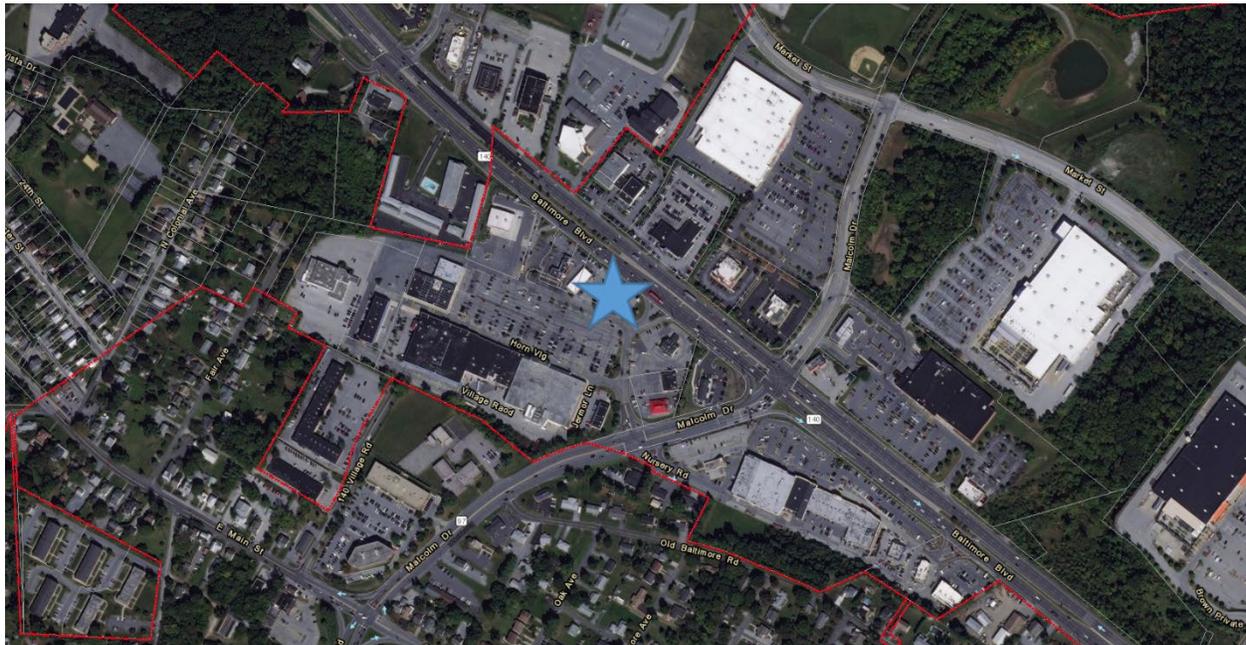
STAFF REPORT

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:

Modification of Adopted Preferences (2016 Development Design Preferences Manual)	
Standard	Staff Comment
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 RFD RUN SRALEEMOR, SUITE 300
OWINGS MILLS, MARYLAND 21117-0000
(410) 581-1400

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

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

ENGINEER:
McLVRED, DIDANO, & 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

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 BBO.
- 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. McLVRED, 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.
- LARGE 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 ADP
631 ENTERING
631 EXITING
- AM. PEAK HOUR TRIPS: 8 TRIPS
P.M. PEAK HOUR TRIPS: 57 TRIPS
- 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, SEWER No. S-14-01.
- THE EXISTING NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 295' SOUTHWEST FROM FROM THE PROPOSED MISSION BBO 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."



SITE LOCATION MAP
SCALE: 1"=1,200'
MAP: 0108 GRID: 0015 PARCEL: 0939
SURVEY PLAT: 14-024 ELECTION DISTRICT: 7

UTILITY CONTACT INFORMATION

WATER SERVICE CITY OF WESTMINSTER PUBLIC WORKS 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 JEFF GLASS	GAS SERVICE 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 410-848-2922 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



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.

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.: 07-063318

WATER DEMAND & METER INFORMATION

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

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 CONSTRUCTION DRAWINGS AND ASSOCIATED COMPUTATIONS WERE PREPARED 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



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

MISSION BBO

DATE:	REVISION:
03/08/2019	PRELIM
05/24/2019	COUNTY SUBMITTAL
09/03/2019	REBEA COMMENTS
11/07/2019	REBEA COMMENTS
01/10/2020	REBEA COMMENTS
01/03/2020	REBEA COMMENTS
02/13/2020	REBEA COMMENTS
03/13/2020	STORMWATER COMMENTS

© 2015. ALL RIGHTS RESERVED

PROJECT NO. _____
DRAWN BY: EDS
CHECKED BY: CHD
SCALE AS NOTED
CS
1 OF 14

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

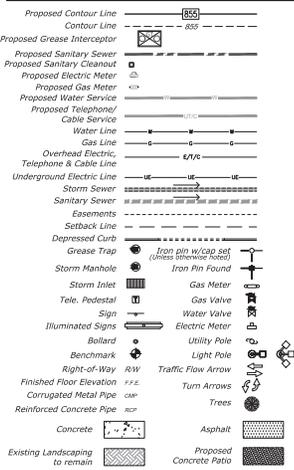
TOTAL STALLS REQUIRED: 37 STALLS

37 STALLS PROVIDED (INCLUDING 2 ACCESSIBLE STALLS)

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

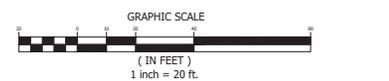
CARROLL COUNTY FILE # S-19-0015

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	INCKBERRY 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.1.0 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.1.0 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.

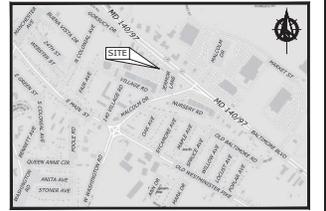
= 4' PLUS IN HEIGHT EXISTING MATURE HEDGE ROW WHICH ADDRESSES THIS REQUIREMENT.

V.C.L.1.0 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

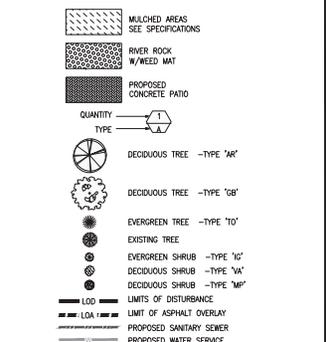
V.C.L.1.0 ALL LOADING, SERVICE, OUTSIDE STORAGE, AND DUMPSTER AREAS SHALL BE SCREENED WITH CLASS A SCREENING.

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:

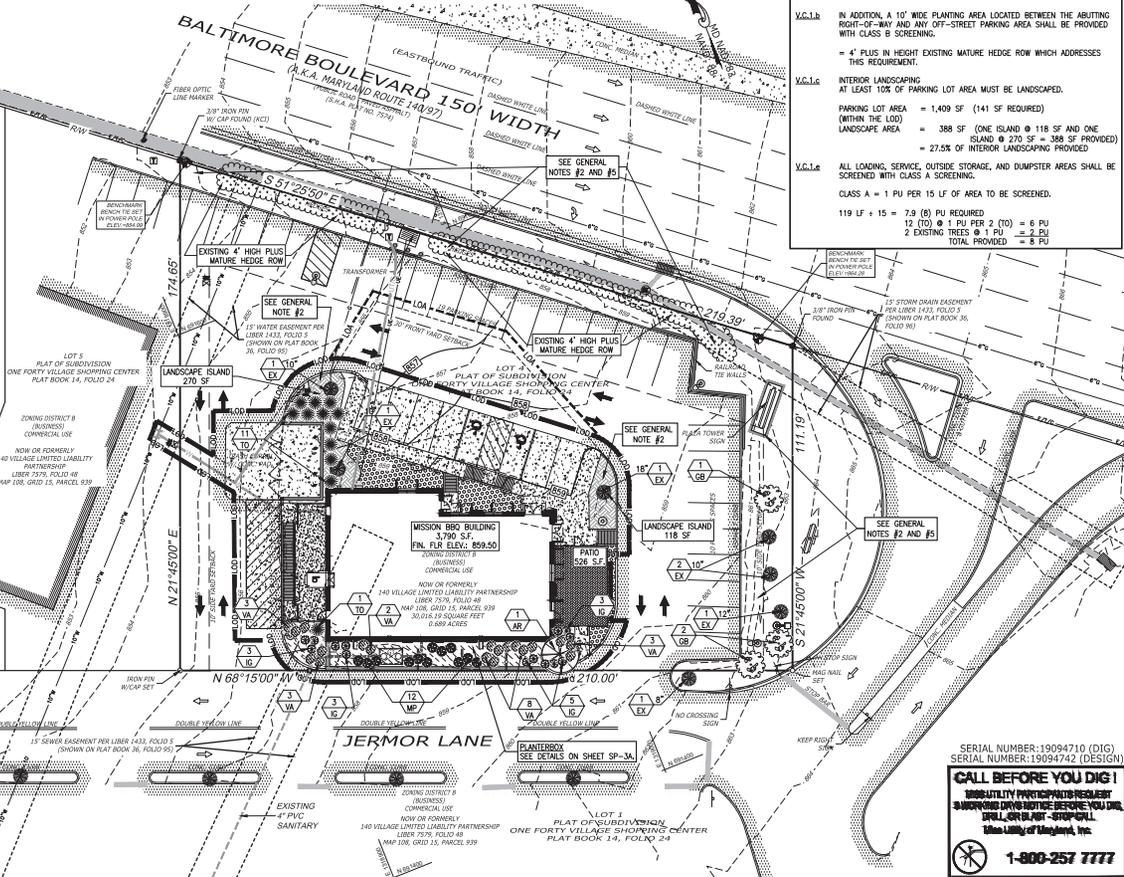
A MINIMUM OF 2 INSPECTIONS WILL BE REQUIRED. NO INSPECTIONS SHALL BE FINALIZED FROM NOVEMBER 1st TO MARCH 1st. TO BE CONSIDERED ACCEPTABLE, NO MORE THAN 1/3 OF A PLANT MAY BE DEAD.

(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

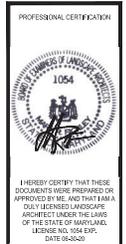
GENERAL NOTES

- 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 SCARIFY, 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.

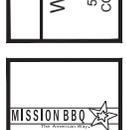
SERIAL NUMBER:19094710 (DIG)
SERIAL NUMBER:19094742 (DESIGN)

CALL BEFORE YOU DIG!
UTILITY PARTICIPANTS REQUEST SURVEYORS TO VERIFY BEFORE YOU DIG.
CALL 800-4-A-DIG OR VISIT www.1-800-4-a-dig.com

1-800-257-7777



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



DATE: 03/08/2019 (PRLB)

02/04/2019 COUNTY SUBMITTAL

09/03/2019 RE-BEAM COMMENTS

11/07/2019 RE-BEAM COMMENTS

03/07/2019 RE-BEAM COMMENTS

01/03/2020 RE-BEAM COMMENTS

03/13/2020 RE-BEAM COMMENTS

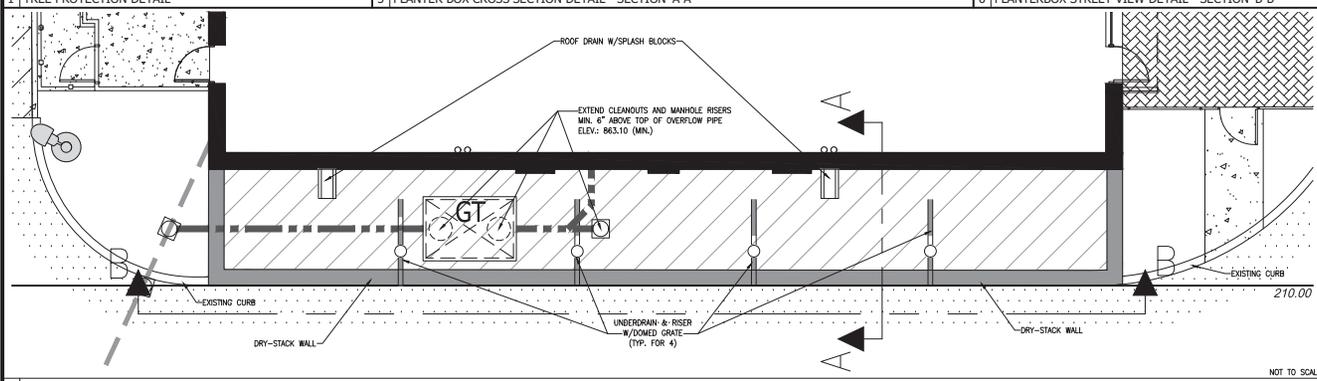
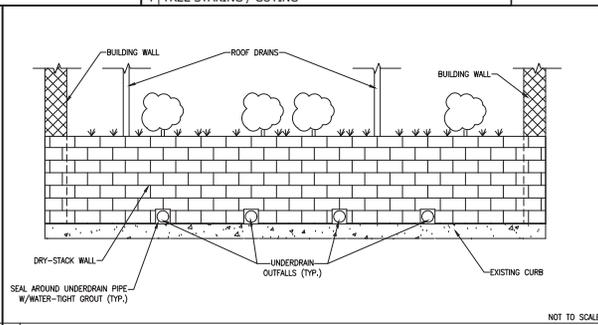
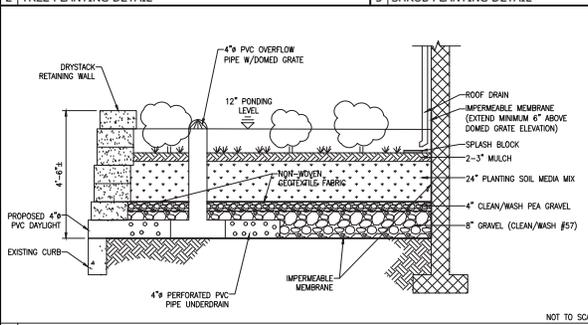
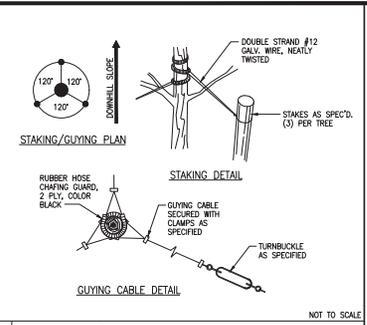
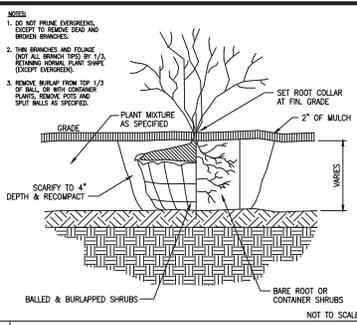
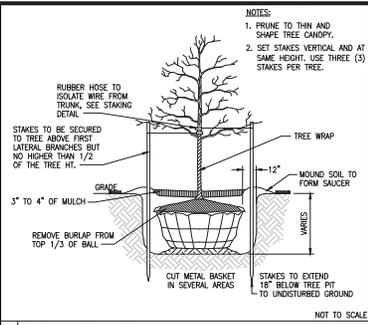
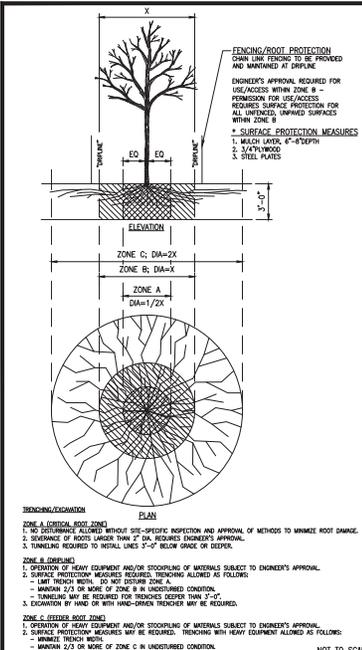
03/13/2020 STORMWATER COMMENTS

© 2015. ALL RIGHTS RESERVED

PROJECT NO. 19094710

DRAWN BY: EDS
CHECKED BY: CHD
SCALE: 1" = 20'

SP-3
7 OF 14



PROFESSIONAL CERTIFICATION

1054

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1054 EXP. DATE 05-31-2025

MDM
LANDSCAPE ARCHITECTURE & DESIGN, LLC

1000 WESTMINSTER MISSION BBQ
WESTMINSTER, MD 21157
584 JERMON LANE, CITY OF WESTMINSTER
COUNTY OF CARROLL, STATE OF MARYLAND

LANDSCAPE DETAILS
WESTMINSTER MISSION BBQ
WESTMINSTER, MD
584 JERMON LANE, CITY OF WESTMINSTER
COUNTY OF CARROLL, STATE OF MARYLAND

MISSION BBQ

DATE:

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

© 2015 ALL RIGHTS RESERVED

PROJECT NO.
DRAWN BY: scs
CHECKED BY: chd

SCALE: AS NOTED

SP-3A
8 OF 14

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



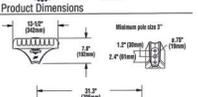
**Mirada Medium - MRM
Outdoor LED Area Light**

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 optics, 9000+ delivered lumens, and is available with integrated Arma® Wireless control.

Features & Specifications

Optical System

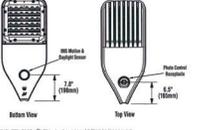
- State-of-the-art one-piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Type 2, 3, 5L, FT and FFL.
- Blended optical control 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 500W for 6 or optional high voltage (241-480 VAC).
- UL8 Calculated Life - 100,000 Hours (Mean Lumen Maintenance on Page 2)
- Total harmonic distortion <math>< 25\%</math>
- Operating temperature: -40°C to $+50^{\circ}\text{C}$ ($+10^{\circ}\text{F}$ to $+122^{\circ}\text{F}$), 40L lumen output rated to $+40^{\circ}\text{C}$.
- Power factor > 0.9
- Input power stays constant over life.
- Full replaceable surge protection device meets a minimum Category C Low operator surge (ANSI/IEEE C62.41.2).
- 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 potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



© 2019 Thomas Harris & Co., Inc. All rights reserved. This document is the property of Thomas Harris & Co., Inc. and is not to be distributed, copied, or reproduced in any form without the prior written permission of Thomas Harris & Co., Inc.

MIRADA WALL SCENE (XWM)



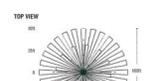
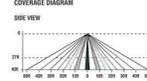
SEE LIGHTING FACTS
 Detailed view of fixture for vertical illuminance product but also see results in connection with 16 Lighting Facts Program.
 Visit www.lightingfacts.com for specific testing details.

LIGHT OUTPUT - XWM - 3 BRINK CUT

Beam	Beam Cut	Beam Type	Beam Size
0-10	0-10	0-10	10"
10-20	10-20	10-20	20"
20-30	20-30	20-30	30"
30-40	30-40	30-40	40"
40-50	40-50	40-50	50"
50-60	50-60	50-60	60"
60-70	60-70	60-70	70"
70-80	70-80	70-80	80"
80-90	80-90	80-90	90"
90-100	90-100	90-100	100"

LED Chips are hermetically packaged within each lens.

COVERAGE DIAGRAM



LED & WET WEATHER PROTECTION
SMARTTEC™ - 4-LED drivers feature integral sensor which reduces driver current, when ambient temperature exceed rated temperature.
ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with LSI wireless control.
OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High light level is activated when passively enter target zone and increased to full output in 1-2 seconds. Low light level (20% 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.
OPTIC DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type 5.
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 model EPDM backwashing.
OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Precision-machined bracket allows easy-right production 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 1/4" x 1/2" channel or 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 downlight 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 120-480VAC.
DRIVER - Drivers are dimming, standard. Components are fully enclosed in potting material 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 6000H operates in 0°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LED's to maintain 60 minutes.
WARRANTY - LSI LED fixtures carry a limited 5-year warranty.
PHOTOMETRICS - Please visit our web site at www.lightingfacts.com for detailed photometric data.
SHIPPING WEIGHT (in cartons) - 30 lbs./13.6kg.
LEADERS - 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005, 4010, 4015, 4020, 4025, 4030, 4035, 4040, 4045, 4050, 4055, 4060, 4065, 4070, 4075, 4080, 4085, 4090, 4095, 4100, 4105, 4110, 4115, 4120, 4125, 4130, 4135, 4140, 4145, 4150, 4155, 4160, 4165, 4170, 4175, 4180, 4185, 4190, 4195, 4200, 4205, 4210, 4215, 4220, 4225, 4230, 4235, 4240, 4245, 4250, 4255, 4260, 4265, 4270, 4275, 4280, 4285, 4290, 4295, 4300, 4305, 4310, 4315, 4320, 4325, 4330, 4335, 4340, 4345, 4350, 4355, 4360, 4365, 4370, 4375, 4380, 4385, 4390, 4395, 4400, 4405, 4410, 4415, 4420, 4425, 4430, 4435, 4440, 4445, 4450, 4455, 4460, 4465, 4470, 4475, 4480, 4485, 4490, 4495, 4500, 4505, 4510, 4515, 4520, 4525, 4530, 4535, 4540, 4545, 4550, 4555, 4560, 4565, 4570, 4575, 4580, 4585, 4590, 4595, 4600, 4605, 4610, 4615, 4620, 4625, 4630, 4635, 4640, 4645, 4650, 4655, 4660, 4665, 4670, 4675, 4680, 4685, 4690, 4695, 4700, 4705, 4710, 4715, 4720, 4725, 4730, 4735, 4740, 4745, 4750, 4755, 4760, 4765, 4770, 4775, 4780, 4785, 4790, 4795, 4800, 4805, 4810, 4815, 4820, 4825, 4830, 4835, 4840, 4845, 4850, 4855, 4860, 4865, 4870, 4875, 4880, 4885, 4890, 4895, 4900, 4905, 4910, 4915, 4920, 4925, 4930, 4935, 4940, 4945, 4950, 4955, 4960, 4965, 4970, 4975, 4980, 4985, 4990, 4995, 5000, 5005, 5010, 5015, 5020, 5025, 5030, 5035, 5040, 5045, 5050, 5055, 5060, 5065, 5070, 5075, 5080, 5085, 5090, 5095, 5100, 5105, 5110, 5115, 5120, 5125, 5130, 5135, 5140, 5145, 5150, 5155, 5160, 5165, 5170, 5175, 5180, 5185, 5190, 5195, 5200, 5205, 5210, 5215, 5220, 5225, 5230, 5235, 5240, 5245, 5250, 5255, 5260, 5265, 5270, 5275, 5280, 5285, 5290, 5295, 5300, 5305, 5310, 5315, 5320, 5325, 5330, 5335, 5340, 5345, 5350, 5355, 5360, 5365, 5370, 5375, 5380, 5385, 5390, 5395, 5400, 5405, 5410, 5415, 5420, 5425, 5430, 5435, 5440, 5445, 5450, 5455, 5460, 5465, 5470, 5475, 5480, 5485, 5490, 5495, 5500, 5505, 5510, 5515, 5520, 5525, 5530, 5535, 5540, 5545, 5550, 5555, 5560, 5565, 5570, 5575, 5580, 5585, 5590, 5595, 5600, 5605, 5610, 5615, 5620, 5625, 5630, 5635, 5640, 5645, 5650, 5655, 5660, 5665, 5670, 5675, 5680, 5685, 5690, 5695, 5700, 5705, 5710, 5715, 5720, 5725, 5730, 5735, 5740, 5745, 5750, 5755, 5760, 5765, 5770, 5775, 5780, 5785, 5790, 5795, 5800, 5805, 5810, 5815, 5820, 5825, 5830, 5835, 5840, 5845, 5850, 5855, 5860, 5865, 5870, 5875, 5880, 5885, 5890, 5895, 5900, 5905, 5910, 5915, 5920, 5925, 5930, 5935, 5940, 5945, 5950, 5955, 5960, 5965, 5970, 5975, 5980, 5985, 5990, 5995, 6000, 6005, 6010, 6015, 6020, 6025, 6030, 6035, 6040, 6045, 6050, 6055, 6060, 6065, 6070, 6075, 6080, 6085, 6090, 6095, 6100, 6105, 6110, 6115, 6120, 6125, 6130, 6135, 6140, 6145, 6150, 6155, 6160, 6165, 6170, 6175, 6180, 6185, 6190, 6195, 6200, 6205, 6210, 6215, 6220, 6225, 6230, 6235, 6240, 6245, 6250, 6255, 6260, 6265, 6270, 6275, 6280, 6285, 6290, 6295, 6300, 6305, 6310, 6315, 6320, 6325, 6330, 6335, 6340, 6345, 6350, 6355, 6360, 6365, 6370, 6375, 6380, 6385, 6390, 6395, 6400, 6405, 6410, 6415, 6420, 6425, 6430, 6435, 6440, 6445, 6450, 6455, 6460, 6465, 6470, 6475, 6480, 6485, 6490, 6495, 6500, 6505, 6510, 6515, 6520, 6525, 6530, 6535, 6540, 6545, 6550, 6555, 6560, 6565, 6570, 6575, 6580, 6585, 6590, 6595, 6600, 6605, 6610, 6615, 6620, 6625, 6630, 6635, 6640, 6645, 6650, 6655, 6660, 6665, 6670, 6675, 6680, 6685, 6690, 6695, 6700, 6705, 6710, 6715, 6720, 6725, 6730, 6735, 6740, 6745, 6750, 6755, 6760, 6765, 6770, 6775, 6780, 6785, 6790, 6795, 6800, 6805, 6810, 6815, 6820, 6825, 6830, 6835, 6840, 6845, 6850, 6855, 6860, 6865, 6870, 6875, 6880, 6885, 6890, 6895, 6900, 6905, 6910, 6915, 6920, 6925, 6930, 6935, 6940, 6945, 6950, 6955, 6960, 6965, 6970, 6975, 6980, 6985, 6990, 6995, 7000, 7005, 7010, 7015, 7020, 7025, 7030, 7035, 7040, 7045, 7050, 7055, 7060, 7065, 7070, 7075, 7080, 7085, 7090, 7095, 7100, 7105, 7110, 7115, 7120, 7125, 7130, 7135, 7140, 7145, 7150, 7155, 7160, 7165, 7170, 7175, 7180, 7185, 7190, 7195, 7200, 7205, 7210, 7215, 7220, 7225, 7230, 7235, 7240, 7245, 7250, 7255, 7260, 7265, 7270, 7275, 7280, 7285, 7290, 7295, 7300, 7305, 7310, 7315, 7320, 7325, 7330, 7335, 7340, 7345, 7350, 7355, 7360, 7365, 7370, 7375, 7380, 7385, 7390, 7395, 7400, 7405, 7410, 7415, 7420, 7425, 7430, 7435, 7440, 7445, 7450, 7455, 7460, 7465, 7470, 7475, 7480, 7485, 7490, 7495, 7500, 7505, 7510, 7515, 7520, 7525, 7530, 7535, 7540, 7545, 7550, 7555, 7560, 7565, 7570, 7575, 7580, 7585, 7590, 7595, 7600, 7605, 7610, 7615, 7620, 7625, 7630, 7635, 7640, 7645, 7650, 7655, 7660, 7665, 7670, 7675, 7680, 7685, 7690, 7695, 7700, 7705, 7710, 7715, 7720, 7725, 7730, 7735, 7740, 7745, 7750, 7755, 7760, 7765, 7770, 7775, 7780, 7785, 7790, 7795, 7800, 7805, 7810, 7815, 7820, 7825, 7830, 7835, 7840, 7845, 7850, 7855, 7860, 7865, 7870, 7875, 7880, 7885, 7890, 7895, 7900, 7905, 7910, 7915, 792



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

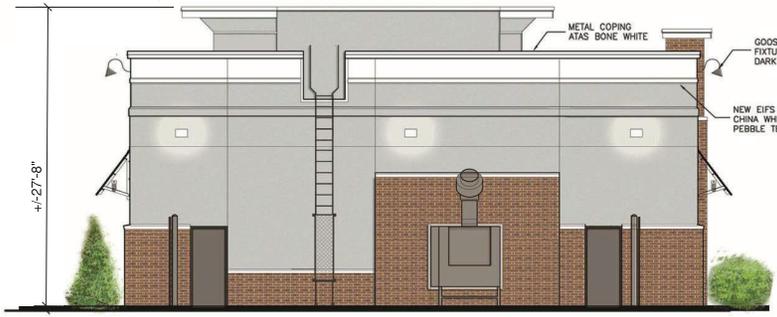
Cc: Alan Hamm, Alan Hamm Architects P.C.
MDM, LLC files



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
TOTAL - SEC (materials & installation)				\$4,581.50

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

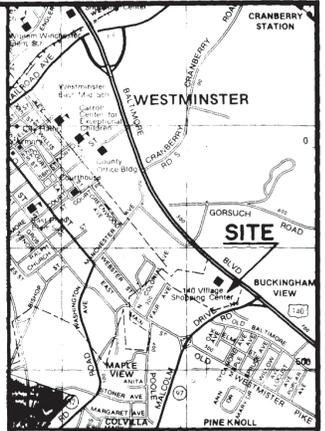
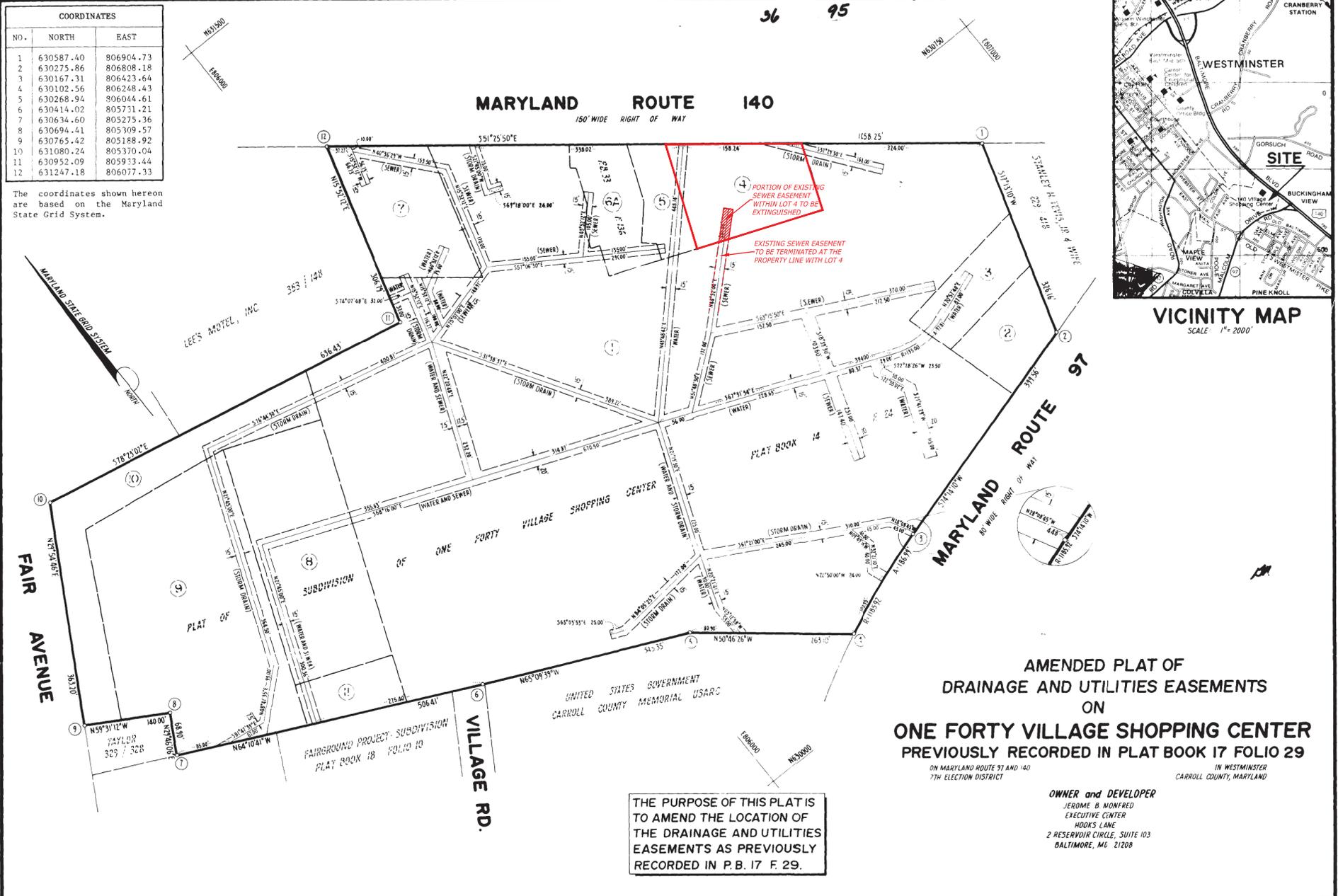
Engineer:
 Eugene S. Dvorchak, P.E.
 MD P.E. #: 31092
 Expiration: 11/21/20





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>OWNERS CERTIFICATE</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 (1976), 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 (1976), 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 S. Myers</i> Date: 12-21-11</p> <p>ACKNOWLEDGED BY DIRECTOR OF PLANNING</p> <p>By: <i>Tom</i> Date: 12-21-11</p>	<p>LEON A. PODOLAK AND ASSOCIATES</p> <p>SURVEYING AND CIVIL ENGINEERING</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>
--	--	--	---	---	---