ITEM C

PLANNING AND ZONING COMMISION

June 11, 2020

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

REQUEST: **Site Development Plan S-19-0007 Approval**
The Applicant is requesting Site Development Plan approval for the redevelopment of an existing 7-Eleven Convenience Store structure and site and the addition of fuel pumps.

PROJECT INFORMATION:
LOCATION: 353 Baltimore Boulevard (SDAT# 07-027508)
ZONE: B-Business Zone

APPLICANT/REPRESENTATIVES:
APPLICANT: 7-Eleven Inc.
OWNER: Aero Realty Inc. C/O Getty Properties Corp.
DEVELOPER: 7-Eleven Inc.
ENGINEER: Andrew Stine, Bohler Engineering

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

RECOMMENDATION: Approval

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

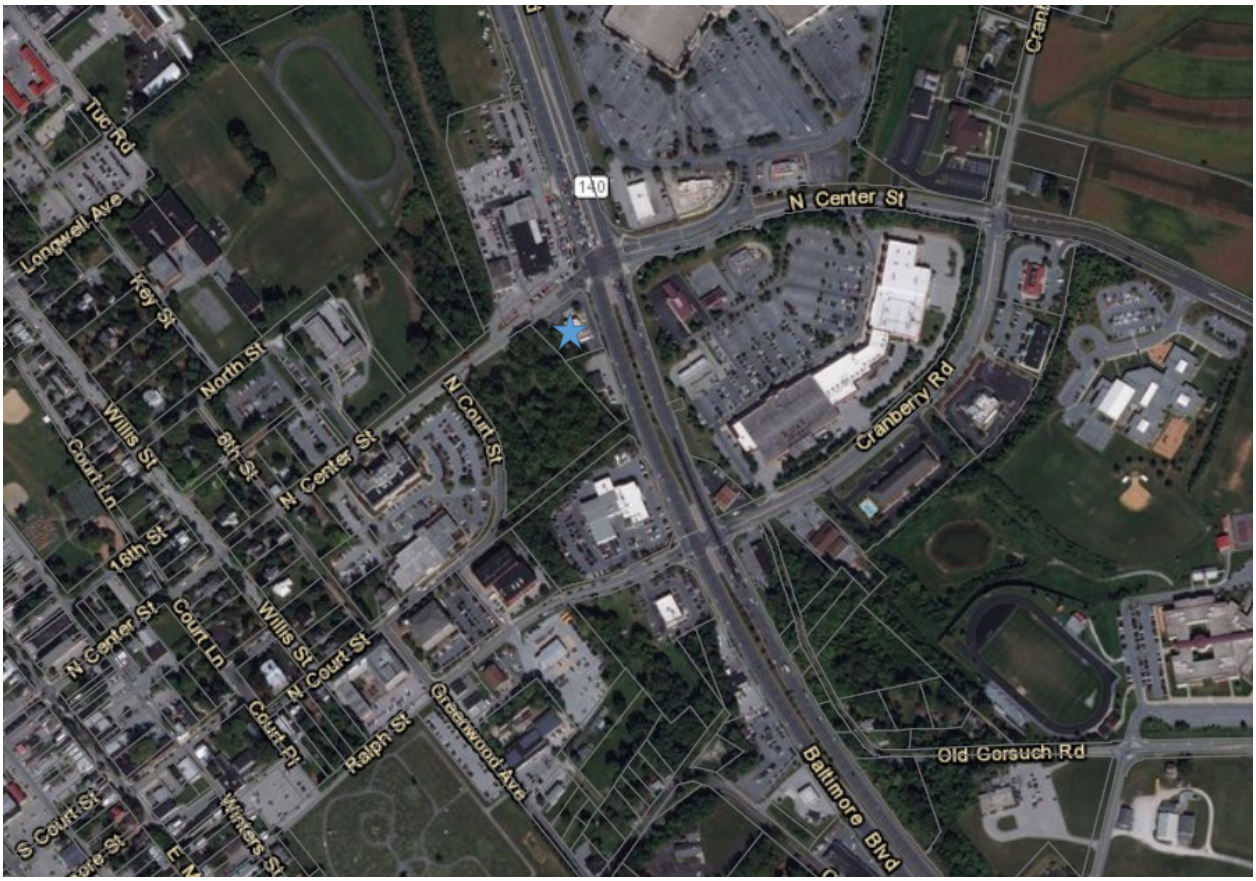
STAFF REPORT

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

DEVELOPMENT INFORMATION:

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

VICINITY MAP:



★ = Property

SITE DEVELOPMENT PLAN REVIEW COMMENTS:

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

Landscape Manual

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

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

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

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

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

Development Design Preferences Manual

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

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

Signs

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

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

Parking

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

Water

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

Process

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

RECOMMENDATION:

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

1. Address all outstanding comments.

2. Obtain approval for all signs proposed for this project.

3. Obtain all required approvals for the two requested modifications to the Landscape Manual as outlined in the June 11, 2020 Planning and Zoning Commission Site Development Plan S-19-0007 Staff Report.

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

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

OR

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

OR

3. I move an alternate motion.

FINAL SITE DEVELOPMENT PLANS

FOR

STORE #24347

LOCATION OF SITE

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

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK —LOW—LOW—
LIMIT OF DISTURBANCE —LOD—LOD—

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL; TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	(PUBLIC)
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

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

CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION
APPROVED: _____ DATE _____

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

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS
APPROVED: _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT
APPROVED: _____ DATE _____
COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER

ISSUED FOR CONSTRUCTION

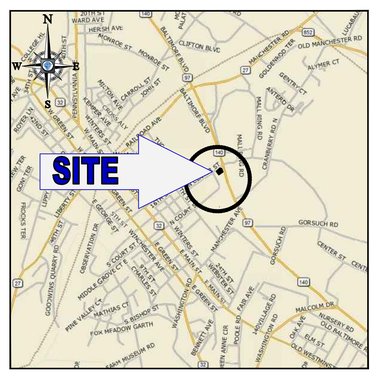
SIGNATURE DATE
SIGNATURE DATE SIGNATURE DATE
THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT (3) SIGNATURES
PROJECT # _____
REVISION DATE: _____

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101 (1 OF 29)
GENERAL NOTES	C-102 (2 OF 29)
EXISTING CONDITIONS & DEMOLITION PLAN	C-201 (3 OF 29)
SITE PLAN	C-301 (4 OF 29)
GRADING PLAN	C-401 (5 OF 29)
STORMWATER MANAGEMENT PLAN	C-402 (6 OF 29)
PRE-DEVELOPMENT COVERAGE MAP	C-403 (7 OF 29)
POST-DEVELOPMENT COVERAGE MAP	C-404 (8 OF 29)
BMP QUALITY COVERAGE MAP	C-405 (9 OF 29)
PRE-DEVELOPMENT DRAINAGE AREA MAP	C-406 (10 OF 29)
POST-DEVELOPMENT DRAINAGE AREA MAP	C-407 (11 OF 29)
STORM DRAIN DRAINAGE AREA MAP	C-408 (12 OF 29)
SWM NOTES & DETAILS	C-409 - C-410 (13-14 OF 29)
ENTRANCE GRADING DETAILS	C-411 (15 OF 29)
UTILITY PLAN	C-501 (16 OF 29)
EROSION & SEDIMENT CONTROL PLAN	C-601 (17 OF 29)
EROSION & SEDIMENT CONTROL DRAINAGE AREA MAPS	C-602 (18 OF 29)
EROSION & SEDIMENT CONTROL NOTES AND DETAILS	C-603 - C-604 (19-20 OF 29)
FINAL LANDSCAPE PLAN	C-701 (21 OF 20)
LANDSCAPE NOTES AND DETAILS	C-702 (22 OF 29)
LIGHTING PLAN	C-703 (23 OF 29)
STORM DRAIN PROFILES	C-801 - C-802 (24-25 OF 29)
CONSTRUCTION DETAILS	C-901 - C-902 (26-27 OF 29)
BUILDING ELEVATIONS (BY OTHERS)	28 - 29 OF 29
MDOT SHA ACCESS PERMIT PLANS	
COVER SHEET	C-101
GENERAL NOTES	C-102
EXISTING CONDITIONS & DEMOLITION PLAN	C-201
ROAD PLAN	C-301
SIGNING & MARKING PLAN	C-302
GRADING & UTILITY PLAN	C-401
C0VERAGE MAPS	C-402
POST-DEVELOPMENT DRAINAGE AREA MAP	C-403
LANDSCAPE PLAN	C-701
STORM DRAIN PROFILE	C-801
FOREST CONSERVATION PLAN	
FOREST CONSERVATION PLAN	1

LAPSE OF APPROVAL

A SITE PLAN WILL 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 PER §164-211 (H) OF THE CITY CODE.



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

SITE DEVELOPMENT INSPECTION SEQUENCE NOTE

1. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTION AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
2. 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-GRADES 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.
3. 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.
4. FINAL LANDSCAPE INSPECTION SHALL BE ARRANGED THROUGH CITY OF WESTMINSTER DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT LANDSCAPE REVIEW BY CONTRACTOR/DEVELOPER OR AGENT. WRITTEN APPROVAL FROM THE LANDSCAPE REVIEW SPECIALIST, CITY OF WESTMINSTER DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT, MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE LANDSCAPING OR FOREST CONSERVATION PLANS OR MODIFICATIONS IN THE PLANT MATERIAL.
5. THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

PLAN REFERENCES AND CONTACTS

REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY:** PREPARED BY: BOHLER ENGINEERING ENTITLED: "ALTANSPS LAND TITLE SURVEY; 7-ELEVEN, INC.; 353 BALTIMORE BOULEVARD; CITY OF WESTMINSTER; 7TH ELECTION DISTRICT; CARROLL COUNTY, MARYLAND" DATED: 12/14/18 JOB #: SB172160 ELEVATIONS: NAVD 88
- **ENVIRONMENTAL SITE DELINEATION REPORT:** PREPARED BY: ECO-SCIENCE PROFESSIONALS, INC. ENTITLED: "7-ELEVEN WESTMINSTER; ENVIRONMENTAL SITE DELINEATION" DATED: JANUARY 29, 2019
- **STORMWATER MANAGEMENT REPORT:** PREPARED BY: BOHLER ENGINEERING ENTITLED: "STORMWATER MANAGEMENT REPORT; 7-ELEVEN WESTMINSTER STORE #24347; 353 BALTIMORE BOULEVARD; WESTMINSTER, CARROLL COUNTY, MARYLAND 21157" DATED: JANUARY, 2020, LAST REVISED APRIL, 2020
- **MDOT SHA ACCESS PERMIT PLANS:** PREPARED BY: BOHLER ENGINEERING ENTITLED: "MDOT SHA ACCESS PERMIT PLANS FOR 7-ELEVEN; STORE #24347" PROJECT NO.: MD182155 DATED: 1/17/20, LAST REVISED 4/22/20
- **GEOTECHNICAL REPORT:** PREPARED BY: ECS MID-ATLANTIC, LLC ENTITLED: "REPORT OF SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES; 7-ELEVEN WESTMINSTER #24347; 353 BALTIMORE BOULEVARD; WESTMINSTER, CARROLL COUNTY, MARYLAND" PROJECT NO.: 02-8920 DATED:JANUARY 15,2019

GOVERNING AGENCIES

- **CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - GRADING AND SEDIMENT CONTROL** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2215 (P) CONTACT: TIMOTHY R. HARE
- **CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - STORMWATER MANAGEMENT** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2211 (P) CONTACT: MARTIN B. COVINGTON, III, P.E., CFM, D.WRE
- **CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - WATER RESOURCE MANAGEMENT** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2210 (P) CONTACT: TRACY EBERHARD
- **CARROLL COUNTY BUREAU OF DEVELOPMENT REVIEW - ENGINEERING REVIEW** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2668 (P) CONTACT: DEBORAH A. BUTLER, P.E.
- **CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2674 (P) CONTACT: LIONEL STICKLES
- **CITY OF WESTMINSTER DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT** 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 (P) CONTACT: ANDREA GERHARD
- **CITY OF WESTMINSTER DEVELOPMENT REVIEW** 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 (P) CONTACT: ANDREA GERHARD
- **MDOT SHA -DISTRICT 7** 5111 BUCKEYSTOWN PIKE FREDERICK, MD 21704 (301) 624-8225 (P) CONTACT: JOHN M. CONCANNON
- **CARROLL COUNTY OFFICE OF PUBLIC SAFETY SUPPORT SERVICES** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2298 (P) CONTACT: SCOTT R. CAMPBELL
- **CARROLL COUNTY DEPT. OF PUBLIC WORKS - BUREAU OF UTILITIES** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2157 (P) CONTACT: ANDREW C. WATCHER
- **CARROLL COUNTY DEPARTMENT OF LAND USE, PLANNING AND DEVELOPMENT - BUREAU OF RESOURCE MANAGEMENT - LANDSCAPE/FOREST CONSERVATION** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2133 (P) CONTACT: THOMAS S. DEVILBISS
- **CARROLL COUNTY BUREAU OF DEVELOPMENT REVIEW** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2145 (P) CONTACT: CLAYTON R. BLACK
- **CARROLL COUNTY BUREAU OF DEVELOPMENT REVIEW - ARCHITECTURAL REVIEW COMMITTEE** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2135 (P) CONTACT: CLAYTON R. BLACK
- **CARROLL SOIL CONSERVATION DISTRICT** 698J CORPORATE CENTER COURT WESTMINSTER, MD 21157 (410) 848-8200 (P) CONTACT: BRYAN H. SNYDER
- **CITY OF WESTMINSTER PLANNING & ZONING COMMISSION** 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 (P) CONTACT: KEVIN W. BEAVER
- **CITY OF WESTMINSTER PUBLIC WORKS** 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 (P) CONTACT: LISA WALLACE

UTILITIES

- **VERIZON** 99 SHAWAN ROAD COCKEYSVILLE, MD 21030 (410) 393-5793 (P)
- **GAS & ELECTRIC** BALTIMORE GAS & ELECTRIC 7317 PARKWAY DRIVE SOUTH HANOVER, MD 21076 (410) 293-3147 (P)
- **COMCAST** 265 CLIFTON BOULEVARD WESTMINSTER, MD 21157 (888) 266-2278 (P)
- **CITY OF WESTMINSTER PUBLIC WORKS** 56 WEST MAIN STREET WESTMINSTER, MD 21157 (410) 848-9000 (P) CONTACT: LISA WALLACE
- **CARROLL COUNTY BUREAU OF UTILITIES** 225 NORTH CENTER STREET WESTMINSTER, MD 21157 (410) 386-2164 (P) CONTACT: ANDREW C. WATCHER

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

ENGINEERING CERTIFICATION

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

ENGINEER SIGNATURE MARYLAND REGISTRATION NO.
PRINTED NAME DATE

OWNER / DEVELOPER CERTIFICATION

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

OWNER/DEVELOPER SIGNATURE
PRINTED NAME DATE

PREPARED BY
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com
CONTACT: ERIC McWILLIAMS, RLA

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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

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REVISIONS

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

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

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

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
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ANDREW G. STINE
4/27/20
PROFESSIONAL ENGINEER
ANDREW G. STINE, 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. 37881, EXPIRATION DATE: 7/12/21

SHEET TITLE:
COVER SHEET
1 OF 29
SHEET NUMBER:
C-101

REVISION 1 - 4/22/20

DEVELOPER

7-ELEVEN, INC.
CONTACT: BRIANNE WILSON
3200 HACKBERRY ROAD
IRVING, TX 75063
PHONE: 443-924-8456

OWNER

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

SITE INFORMATION

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

COUNTY FILE NO. S-19-0007

GENERAL NOTES

(Rev. 1/2019)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING VA, LLC (HEREIN 'BOHLER ENGINEERING') PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER ENGINEERING, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT TO WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND OBLIGATIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING ALL CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR OTHER DOCUMENTS WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD WRITTEN NOTIFICATION OF SUCH DISCREPANCY OF RECORD, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS. ANY DIMENSIONS OR MEASUREMENTS INDICATED ON DRAWINGS AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. ENGINEER OF RECORD IS NEITHER RESPONSIBLE FOR NOR CONSULTED ON SITE SAFETY CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
12. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN IN THEIR PRESENT CONDITION AS PART OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
13. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
15. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST BE COMPLETED TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
16. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SAFETY OVERSIGHT OR ANY OTHER SAFETY MATTERS. THE ENGINEER OF RECORD AND BOHLER ENGINEERING HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER ENGINEERING SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
17. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER ENGINEERING, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITHOUT PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD ANYTHING IN ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER ENGINEERING SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER ENGINEERING INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS COMPENSATION INSURANCE, COMMERCIAL GENERAL LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, BRANCHES, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED UNDER THIS AGREEMENT. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DESCRIBED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER ENGINEERING PARTIES"), RELIEVES OR WILL RELIEVE CONTRACTORS OF AND FROM ALL OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS EMPLOYEES, PERSONNEL, AGENTS, SUBCONTRACTORS AND SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER ENGINEERING FOR AND FROM ANY LIABILITY TO BOHLER ENGINEERING RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER ENGINEERING AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER ENGINEERING'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER ENGINEERING WILL REVIEW OR TAKE APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION EXPRESSED IN THE CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER ENGINEERING WILL PERFORM ITS SHOP DRAWING REVIEW WITHIN A REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER ENGINEERING'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER ENGINEERING'S ATTENTION. BOHLER ENGINEERING IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE WRITTEN AND AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING HAVE NO RESPONSIBILITY FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES HARMLESS FOR ALL DAMAGES AND COSTS THAT ENGINEER OF RECORD AND/OR BOHLER ENGINEERING INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER ENGINEERING HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS, AND ANY APPLICABLE CODES AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND/OR BOHLER ENGINEERING PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES, THAT ENGINEER OF RECORD AND BOHLER ENGINEERING SUFFER OR INCUR AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED, INCLUDING BUT NOT LIMITED TO, NOTIFICATION OF CONSTRUCTION ACTIVITIES (AND THE DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND IMPLICITLY RESPONSIBLE FOR FAILURE TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION THAT IS BASED UPON THE ENGINEER OF RECORD'S KNOWLEDGE, INFORMATION AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

SITE LAYOUT NOTES

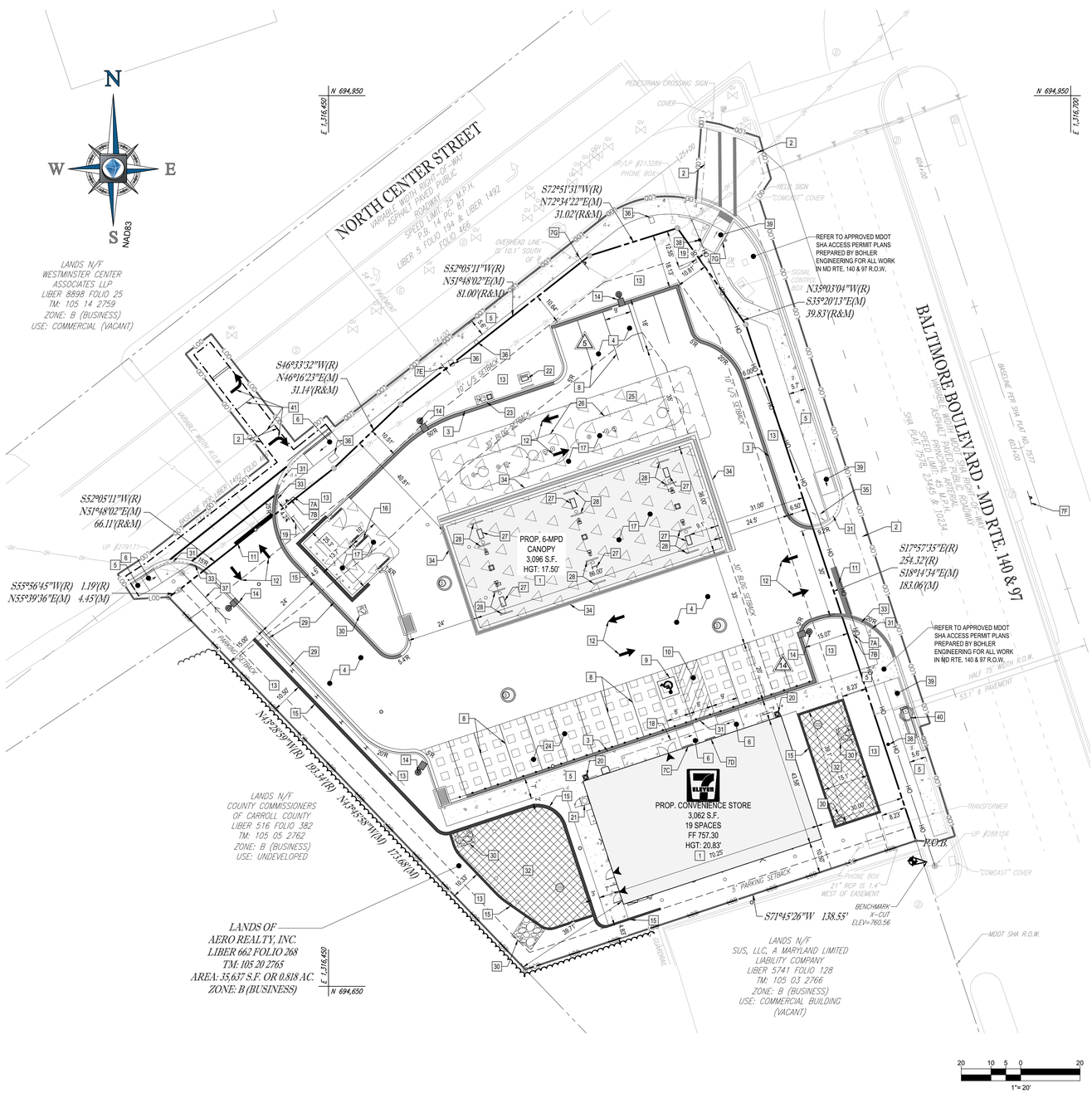
(Rev. 1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE LOCAL PERMITTING GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONSTRUCTION MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, GIVEN OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES

(Rev.1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA HAVE BEEN PROOF-ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANIT



SITE KEYNOTES

1. SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF ALL DOORWAYS, UTILITIES, ETC.
2. SAWCUT LINE
3. 6" CURB W/ 1' GUTTER
4. HEAVY DUTY ASPHALT PAVEMENT
5. CONC. SIDEWALK (WIDTH VARIES)
6. ADA COMPLIANT SIDEWALK RAMP
7. TRAFFIC SIGNAGE

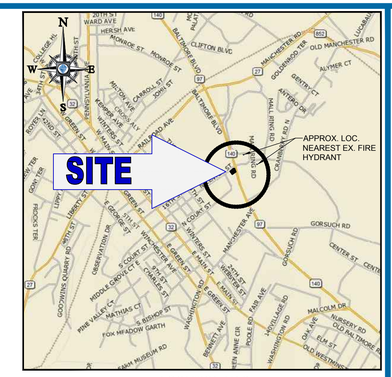
   ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) BY THE U.S. DEPARTMENT OF TRANSPORTATION.

   7A "STOP" SIGN (R1-1)
   7B "RIGHT TURN ONLY" SIGN (R3-7)
   7C ADA ACCESSIBLE PARKING SIGN (WITH VAN ACCESSIBLE SIGN) - BUILDING MOUNTED 84" ABOVE FINISHED GRADE
   7D "NO PARKING IN ACCESS AISLE" SIGN - BUILDING MOUNTED 84" ABOVE FINISHED GRADE
   7E RELOCATED "RIGHT LANE MUST TURN" SIGN
   7F "ONE-WAY" SIGN (R6-1R)
   7G RELOCATED RTE. 140 EAST SIGN

8. 4" STANDARD WHITE PARKING STALL STRIPING
9. PAINTED ADA PARKING SYMBOL
10. 4" WHITE STRIPING; 45° ANGLE, 4' O.C. PAVEMENT MARKING
11. WHITE PAINTED STOP BAR
12. WHITE PAINTED DIRECTIONAL ARROW
13. LANDSCAPED AREA
14. SITE LIGHT, POLE AND BASE (REFER TO LIGHTING PLAN FOR SPECIFIC TYPE)
15. RETAINING WALL (REFER TO RETAINING WALL PLANS) W/ 4' TALL BLACK COATED VINYL CHAINLINK FENCE. SEPARATE BUILDING PERMIT REQUIRED.
16. TRASH ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
17. HEAVY DUTY CONCRETE
18. BUILDING CANOPY (REFER TO ARCHITECTURAL PLANS)
19. 20' HIGH I.D. SIGN (REFER TO ARCHITECTURAL PLANS)
20. TRASH CAN (REFER TO ARCHITECTURAL PLANS)
21. CO2 CABINET (REFER TO ARCHITECTURAL PLANS)
22. VENT STACK PAD (REFER TO ARCHITECTURAL PLANS)
23. AIR/VAC PAD (REFER TO ARCHITECTURAL PLANS)
24. STANDARD DUTY CONCRETE
25. FUEL TANK PAD (REFER TO ARCHITECTURAL PLANS)
26. UNDERGROUND FUEL TANK (REFER TO ARCHITECTURALS)
27. FUEL DISPENSER (REFER TO ARCHITECTURAL PLANS)
28. U-BOLLARD (REFER TO ARCHITECTURAL PLANS)
29. GUARD RAIL
30. RIP-RAP / GABION MATTRESS (REFER TO GRADING PLAN FOR SIZING)
31. DEPRESSED CURB
32. PRIVATE STORMWATER MANAGEMENT FACILITY (REFER TO SHEET C-402)
33. 3' CURB TAPER
34. TRENCH DRAIN (REFER TO SHEET C-501)
35. RELOCATED UTILITY POLE (UP #545363)
36. RELOCATED UTILITY COVER (REFER TO APPROVED PLANS PREPARED BY LENHART TRAFFIC AND UTILITY PROVIDERS FOR EXACT LOCATION)
37. RELOCATED GUY WIRE (ADJUST TO PROPOSED GRADE) CONTRACTOR TO SUPPORT POLE AS NECESSARY DURING GRADING
38. RELOCATED FIBER OPTIC MARKER (CONTRACTOR TO COORDINATE W/ UTILITY COMPANY)
39. ADA SIDEWALK RAMP (REFER TO SHA PLANS FOR TYPE)
40. CURB INLET (REFER TO GRADING AND SHA PLANS)
41. REPLACE EX. PAVEMENT MARKINGS IN KIND

HATCH LEGEND

- PROP. BUILDING AND FUEL CANOPY
- PROP. CONCRETE SIDEWALK
- PROP. HEAVY DUTY CONCRETE PAVEMENT
- PROP. PRIVATE MICRO BIORETENTION AREAS
- PROP. STANDARD DUTY CONCRETE PAVEMENT



LOCATION MAP

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DELORME STREET ATLAS USA 2013
SCALE: 1"=2000'

SITE SPECIFIC NOTES:

1. EXISTING USE: 7-ELEVEN CONVENIENCE STORE
2. PROPOSED USE: 7-ELEVEN CONVENIENCE STORE WITH FUELING STATION
3. THE SITE DOES NOT CONTAIN ANY JURISDICTIONAL WETLANDS.
4. THE SITE IS LOCATED WITHIN AN AQUIFER PROTECTION AREA AND SURFACE WATER PROTECTION AREA.
5. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CARROLL COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 203 OF 450", MAP NUMBER 24013C0203D, WITH A MAP EFFECTIVE DATE OF OCTOBER 2, 2015.
6. THERE ARE NO HISTORIC STRUCTURES ON-SITE.
7. THERE ARE NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMAL SPECIES ON-SITE.
8. THE SITE IS LOCATED IN THE NORTH BRANCH OF THE PATAPSCO RIVER WATERSHED.
9. PARKING:
   9.1. REQUIRED: 1 SPACE PER 250 S.F. OF GROSS FLOOR AREA USED FOR RETAIL SALES
   (3,062 S.F. GFA / 250 S.F.) X 1 SPACE
   = 13 SPACES REQUIRED
   9.2. PROVIDED: 19 SPACES INCLUDING 1 ACCESSIBLE SPACE.
10. THE NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS A WATER MAIN LOCATED ADJACENT TO THE SITE IN NORTH CENTER STREET. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED WITHIN THE TOWN MALL OF WESTMINSTER RING ROAD AT THE NATIONAL TIRE & BATTERY ENTRANCE. A FUTURE FIRE HYDRANT IS PROPOSED IN THE PLANS FOR THE DEVELOPMENT ACROSS N. CENTER STREET FROM THE SITE (S-18-0006).
11. THERE ARE NO KNOWN STREAMS OR WATER COURSES ONSITE; HOWEVER, THERE IS A STREAM AND POND ADJACENT TO THE PROPERTY.
12. THERE ARE NO KNOWN WATER IMPOUNDMENTS LOCATED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY.
13. THERE ARE NO KNOWN SENSITIVE AREAS LOCATED ON-SITE THAT REQUIRE PROTECTION.
14. CITY OF WESTMINSTER BOARD OF ZONING APPEALS CASE NUMBER: #19-03 SPECIAL EXCEPTION WAS GRANTED ON MAY 7, 2019 TO ALLOW THE USE OF THE PROPERTY FOR AN AUTOMOBILE SERVICE STATION, SUBJECT TO THE CONDITION THAT THE APPLICANT SHALL ESTABLISH SCREENING OF A SIMILAR CHARACTERISTIC WITH OTHER SCREENING ON THE PROPERTY AND CONSISTENT WITH THE NEIGHBORHOOD, TO BE PLACED ON THE SOUTHERN BORDER OF THE PROPERTY OF SUFFICIENT LENGTH AS TO SCREEN FROM VIEW THE BACK OF THE BUILDING FROM THE ADJACENT PROPERTY SOUTH OF THE PROPERTY.
15. AN APPLICATION FOR AN ADDITIONAL 500 GALLONS PER DAY OF WATER WAS APPROVED BY THE CITY OF WESTMINSTER ON 2/10/20 AND EXPIRES ON 12/31/21.
16. FOREST CONSERVATION HAS BEEN ADDRESSED VIA PURCHASE OF CREDIT IN A FOREST BANK.
17. SETBACKS:

BUILDING:	REQUIRED	PROVIDED
BALTIMORE BLVD	30'	30.00'
N. CENTER ST	30'	40.81'
WEST	0'	39.71'
SOUTH	0'	10.50'

PARKING:	REQUIRED	PROVIDED
BALTIMORE BLVD	10'	6.00' *
N. CENTER ST	10'	10.64'
WEST	5'	15.00'
SOUTH	5'	5.00'

*AN ADMINISTRATIVE VARIANCE WILL BE REQUESTED AT THE PLANNING COMMISSION HEARING.

DEVELOPER

7-ELEVEN, INC.
CONTACT: BRIANNE WILSON
3200 HACKBERRY ROAD
IRVING, TX 75063
PHONE: 443-924-8456

OWNER

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

SITE INFORMATION

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

COUNTY FILE NO. S-19-0007

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE AUTHORIZATION FROM BOHLER ENGINEERING, 901 DULANEY VALLEY RD., SUITE 801, TOWSON, MD 21204

REVISIONS

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

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

NOT APPROVED FOR CONSTRUCTION

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

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

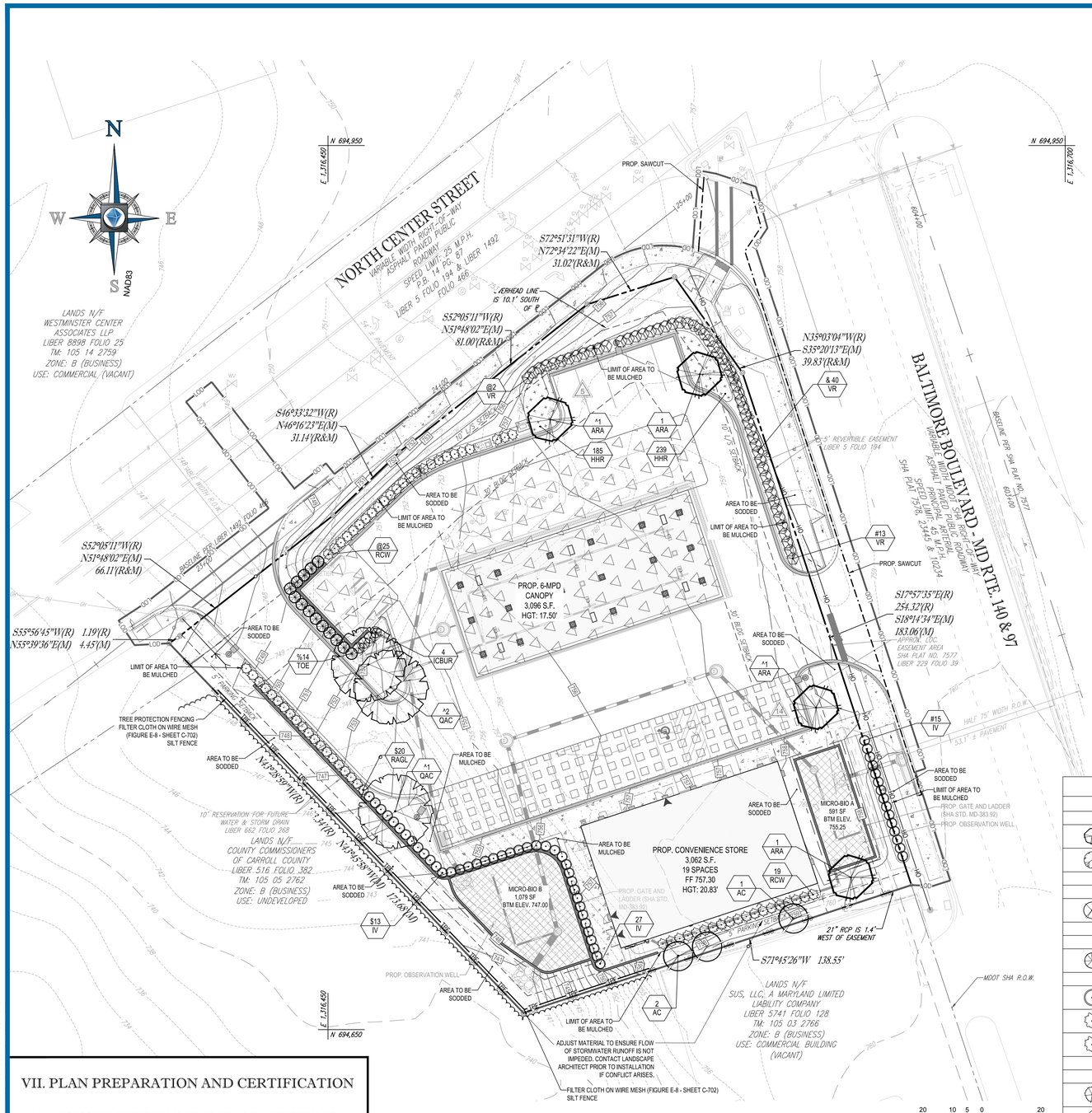
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

ANDREW G. STINE
4/27/20
PROFESSIONAL ENGINEER
ANDREW G. STINE, 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. 37881, EXPIRATION DATE: 7/12/21

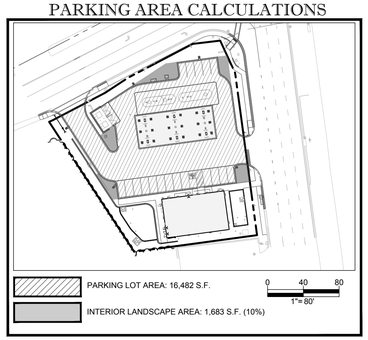
SHEET TITLE:
SITE PLAN
4 OF 29

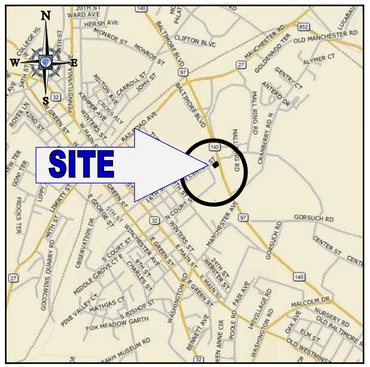
SHEET NUMBER:
C-301

REVISION 1 - 4/22/20



PARKING AREA CALCULATIONS





LOCATION MAP

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DELORME STREET ATLAS USA 2013
SCALE: 1"=2000'

BOARD OF ZONING APPEALS (BZA) CASE HISTORY:

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

CITY OF WESTMINSTER PLANTING UNIT

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

CITY OF WESTMINSTER CLASS SCREENING

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

CITY OF WESTMINSTER COMPLIANCE CHARTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
CITY OF WESTMINSTER LANDSCAPE MANUAL: V. LANDSCAPE STANDARDS AND CRITERIA C. COMMERCIAL, OFFICE, INDUSTRIAL, AND PUBLIC DEVELOPMENT	1. A) ONE PLANTING UNIT SHALL BE REQUIRED FOR EVERY 40 LINEAR FEET ALONG ADJACENT STREETS AND ONE PLANTING UNIT FOR EVERY 20 LINEAR FEET ALONG INTERIOR STREETS. THE DIRECTOR MAY APPROVE CREDIT FOR UP TO 50% OF THE MINIMUM REQUIREMENTS FOR MAINTAINING EXISTING TREES ON THE SITE.	NORTH CENTER STREET: 214 L.F. REQUIRED: 214/40 = 5.4 PU PROVIDED: 5.4 PU THE SYMBOL "@" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT. BALTIMORE BOULEVARD - MD RTE. 140 & 97: 223 L.F. REQUIRED: 223/40 = 5.6 PU PROVIDED: 5.6 PU THE SYMBOL "#" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT.
	1. B) IN ADDITION, A 10' WIDE PLANTING AREA LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND ANY OFF STREET PARKING AREA SHALL BE PROVIDED WITH CLASS B SCREENING.	ADJACENT TO RIGHT-OF-WAY: 118.9 LF REQUIRED: 118.9/15 = 7.9 PU PROVIDED: 8.0 PU THE SYMBOL "&" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT. NORTH CENTER STREET: PROVIDED: MIN. 10' WIDE PLANTING AREA BALTIMORE BOULEVARD - MD RTE. 140 & 97: PROVIDED: MIN. 6' WIDE PLANTING AREA **NOTE: A MODIFICATION WILL BE REQUESTED**
	1. E) ALL LOADING, SERVICE, OUTSIDE STORAGE, AND DUMPSTER AREAS SHALL BE SCREENED WITH A TYPE A SCREENING.	TRASH ENCLOSURE: 42 L.F. REQUIRED: 42/15 = 2.8 PU PROVIDED: 7.0 PU THE SYMBOL "%" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT.
CITY OF WESTMINSTER ZONING CODE: 164-113 LOCATION AND LANDSCAPING.	WHERE A PARKING AREA ADJOINS A STREET, SUCH LANDSCAPING SHALL CONSIST OF GRASS AND LOW SHRUBS OR ORNAMENTAL TREES IN PARKING AREAS CONTAINING 12 OR MORE PARKING SPACES, THE TOTAL AREA OF SAID PARKING AREA SHALL BE A MINIMUM OF 10% OF LANDSCAPED ISLANDS. SAID LANDSCAPED ISLANDS SHALL BE PLANTED WITH A MINIMUM OF ONE 2 $\frac{1}{2}$" CALIPER SHADE TREES FOR EACH 350 SQUARE FEET OF SUCH ISLAND.	TOTAL AREA OF PARKING: 16,482 S.F. REQUIRED LANDSCAPE AREA: 16,482 x 0.10 = 1,648 S.F. (10%) PROPOSED LANDSCAPE AREA: 1,683 S.F. (10%) PROPOSED LANDSCAPE AREA: 1,683 S.F. TREES REQUIRED: 1,683/350 = 5 SHADE TREES PROVIDED: 5 MAJOR SHADE TREES THE SYMBOL "^" IDENTIFIES PLANT MATERIAL USED TO SATISFY THIS REQUIREMENT. ALL PARKING ISLANDS ARE 100 S.F. MIN. PER PROPOSED TREE

LANDSCAPE SCHEDULE

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

CITY OF WESTMINSTER STANDARD LANDSCAPE NOTES:

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,@ 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:
   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 NONDEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.
6) ALL APPLICABLE TREE PRESERVATION NOTES TO INCREASE THE SURVIVABILITY OF EXISTING TREES.
7) IF THESE "CITY OF WESTMINSTER STANDARD LANDSCAPE NOTES" CONFLICT WITH THE "LANDSCAPE SPECIFICATIONS" ON SHEET C-702 OF THIS SET, THE CITY OF WESTMINSTER NOTES WILL TAKE PRECEDENCE.

VII. PLAN PREPARATION AND CERTIFICATION

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

SIGNATURE OF LANDSCAPE ARCHITECT _____ DATE _____

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

SIGNATURE OF OWNER _____ DATE _____

ADDRESS _____

BIORETENTION AREAS PLANTING SCHEDULE

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

DEVELOPER

7-ELEVEN, INC.
CONTACT: BRIANNE WILSON
3200 HACKBERRY ROAD
IRVING, TX 75063
PHONE: 443-924-8456

OWNER

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

SITE INFORMATION

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

COUNTY FILE NO. S-19-0007

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

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REVISIONS

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

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

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

BOHLER ENGINEERING
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E.R. McWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 5/20/20

SHEET TITLE:
FINAL LANDSCAPE PLAN
21 OF 29

SHEET NUMBER:
C-701

REVISION 1 - 4/22/20

LANDSCAPE SPECIFICATIONS

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

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 2" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

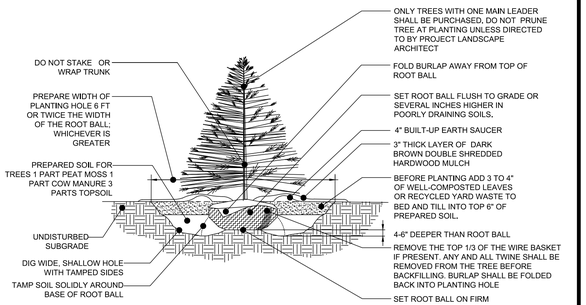
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

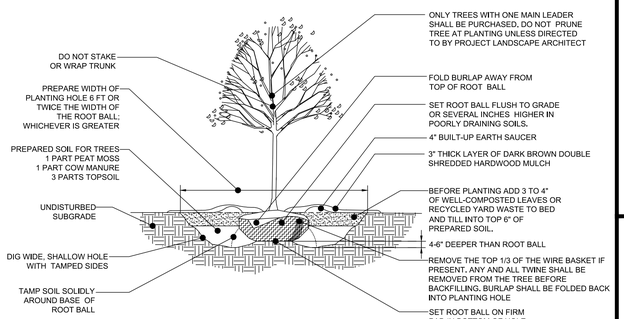
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

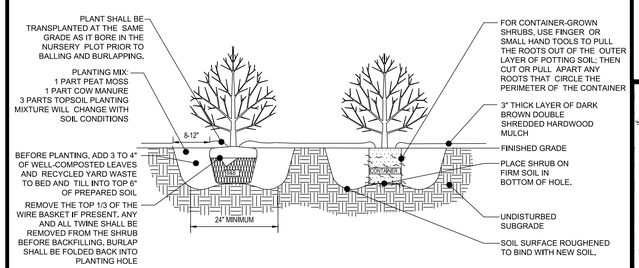
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

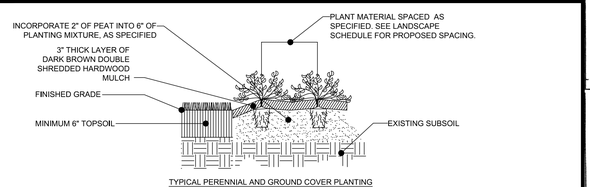
NOT TO SCALE



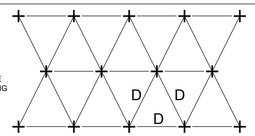
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING

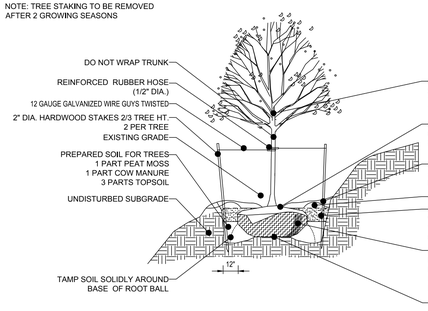


TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

NOTE: TREE STAKING TO BE REMOVED AFTER 2 GROWING SEASONS



TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

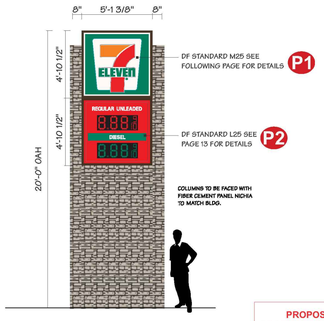
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL

SCALE: N.T.S.

DF PYLON SIGNS



PROPOSED MAIN ID: 25 SQ. FT.
PROPOSED FUEL PRICER: 25 SQ. FT.
ALLOWED: 32 SQ. FT. MAX EA. SIGN

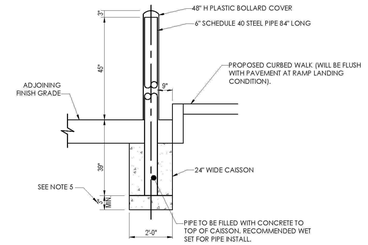
Job Location: 24347
353 Baltimore Blvd.,
Westminster, MD 21157
Date: March 5, 2019

CUMMINGS

D-ORDER# 92251.06 TDP
Project Mgr.: Terri Holt
terri.holt@cummingssigns.com
Page: 11 of 18

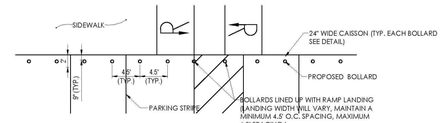
NOTE:

1. CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 1/8" THICK, BROWN (FQ-44OC), 6" PIPE FIT, DOME TOP, 48" TALL.
3. DESIGN PARAMETERS:
   - 20 MPH
   - 5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, PRIOR TO INSTALLATION.



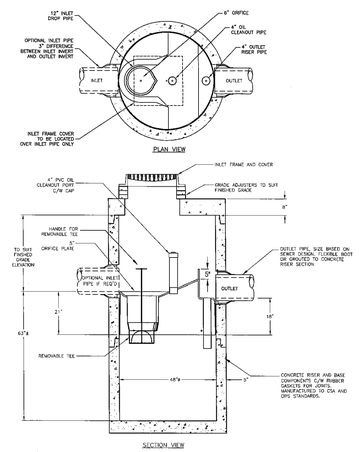
DEEP MOUNT BOLLARD - NEW PAVEMENT

NTS



BOLLARD LAYOUT (NEW PAVEMENT)
N.T.S.

DRAWING NOT TO BE USED FOR CONSTRUCTION

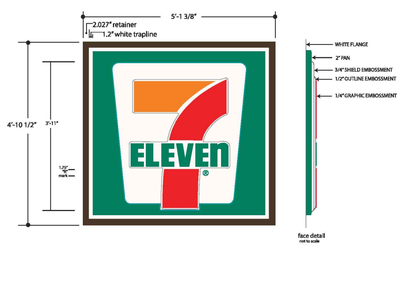


THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS
Australia Patent No. 693,164 • 707,133 • 729,096 • 779401 | Austrian Patent No. 289,647 |
Canadian Patent No. 2,009,280 • 2,137,942 • 2,275,277 • 2,180,305 • 2,350,338 • 2,327,768 (Pending) |
China Patent No. 1,168,439 | Denmark DK 711,879 | German DE 69,534,021 | Indonesian Patent No 16,688 | Japan Patent No. 9-11476 (Pending) |
Korea Patent No. 10-2000-0025101 (Pending) | Malaysia Patent No. PI 9701737 (Pending) | New Zealand Patent No. 314646 |
United States Patent No. 4,985,148 • 5,498,351 • 5,725,760; 5,753,115 • 5,849,181 • 6,068,765 • 6,371,690

STORMCEPTOR EOS MODEL EOS 4-175	SCALE 1:30	Stormceptor® EPA Approved
		FILE: EOS4-175.dwg
		DRAWN BY: B.L.
		DATE: 2 FEB 08
REV Y M D DRN CHK	DESCRIPTION	REV.: 1 OF 1

M25 DF SIGN HEAD

P1



- DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGNS.
- LED ILLUMINATION.
- 8" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED AND EMBOSSED POLYCARBONATE FACES
- TRAPLINE PROPORTIONAL TO LOGO FIELD.

3M 3630-26 | WHITE
3M 3630-33 | BRONZE
3M 3630-44

PROPOSED MAIN ID: 25 SQ. FT.

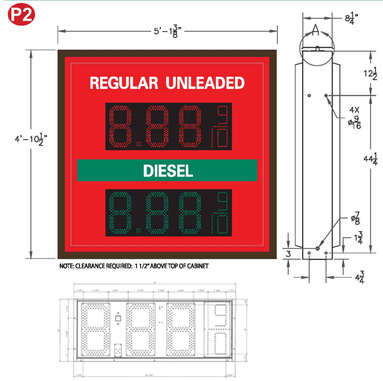
Job Location: 24347
353 Baltimore Blvd.,
Westminster, MD 21157
Date: March 5, 2019

CUMMINGS

D-ORDER# 92251.06 TDP
Project Mgr.: Terri Holt
terri.holt@cummingssigns.com
Page: 12 of 18

L25 - 2-PRICE WITH DIESEL - PWM

P2



- DOUBLE FACE INTERNALLY ILLUMINATED SIGN CABINET.
- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED DURANODIC BRONZE.
- PAN FORMED CLEAR ACRYLIC FACE BACK SPRAYED PMS 485 RED.
- WHITE COPY.
- DIESEL BACKGROUND 3M 3630-26 GREEN
- WHITE LED ILLUMINATION
- DIGITAL PRICER -
  12" RED LED
  12" GREEN LED
- ELECTRICAL NOTES:
  TOTAL AMPS - 9.0
  TOTAL CIRCUITS - (1) 20 AMP REQUIRED
  VOLTS - 120

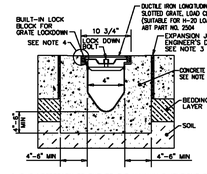
3M 3630-26
PMS 485
WHITE
BRONZE

PROPOSED FUEL PRICER: 25 SQ. FT.

Job Location: 24347
353 Baltimore Blvd.,
Westminster, MD 21157
Date: March 5, 2019

CUMMINGS

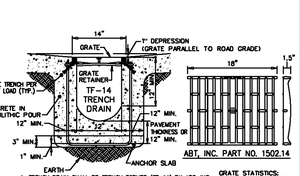
D-ORDER# 92251.06 TDP
Project Mgr.: Terri Holt
terri.holt@cummingssigns.com
Page: 13 of 18



1. IT IS NECESSARY TO ENSURE THE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR THE EXISTING GROUND CONDITIONS, NOTIFY ENGINEERING TO THE CONTRARY.
2. A MINIMUM CONCRETE STRENGTH OF 3000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
5. REFER TO ABT'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.

4" TRENCH DRAIN DETAIL

N.T.S.



1. TRENCH DRAIN SHALL BE TRENCH FORMER (TF-14) BY ABT, INC.
2. CONCRETE SHALL BE AT LEAST MOSHA MIX NO. 3.
3. DRAIN COVER SHALL BE HEAVY DUTY, RATED TO H-20 LOADING BICYCLE SAFE GRATE. GRATE SHALL BE ABT, INC. PART NO. 1502.14.
4. GRATE SHALL BE SEATED ON ANGLE STEEL CONCRETE TO BE REINFORCED PER MANUFACTURER'S SPECIFICATIONS.
5. ALL GRATES SHALL BE LOCKED DOWN PER MANUFACTURER'S SPECIFICATIONS.

GRATE STATISTICS:
LOAD CLASS: 31.2
AASHTO RATING: H-25
MATERIAL: DR-80 DI.
OPEN AREA: 65%
WEIGHT: 26 LBS.

12" TRENCH DRAIN DETAIL

N.T.S.

DEVELOPER

7-ELEVEN, INC.
CONTACT: BRIANNE WILSON
3200 HACKBERRY ROAD
IRVING, TX 75063
PHONE: 443-924-8456

OWNER

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

SITE INFORMATION

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

COUNTY FILE NO. S-19-0007

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

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REVISIONS

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

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

NOT APPROVED FOR CONSTRUCTION

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

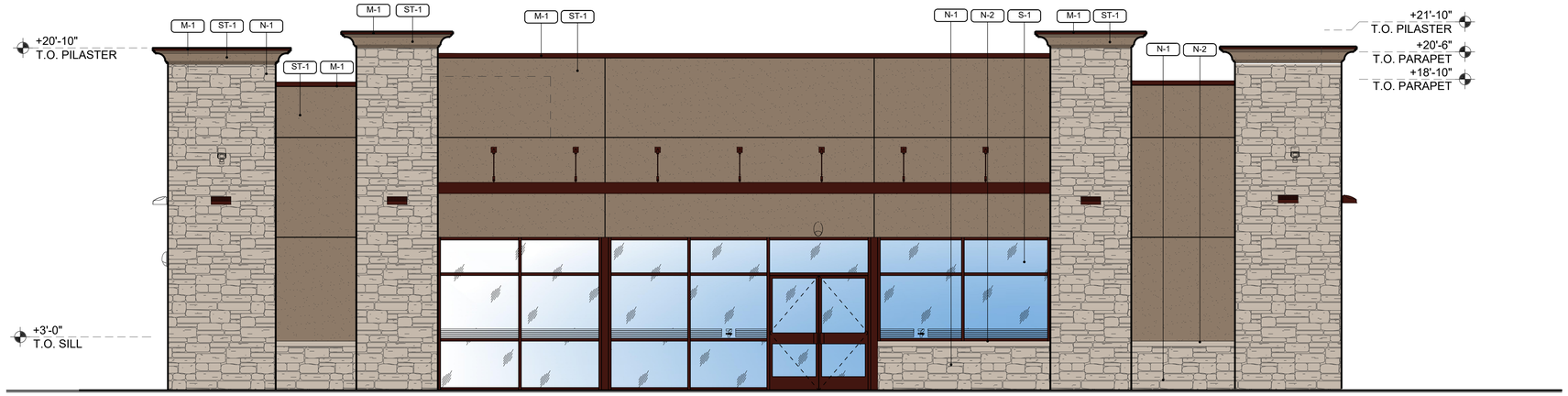
PROJECT:
FINAL SITE DEVELOPMENT PLANS
FOR
STORE #24347
LOCATION OF SITE
353 BALTIMORE BOULEVARD
CITY OF WESTMINSTER
CARROLL COUNTY, MD 21157
7TH ELECTION DISTRICT
TAX MAP 105, GRID 20, PARCEL 2765

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

ANDREW G. STINE
4/27/20
PROFESSIONAL ENGINEER
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. 37881, EXPIRATION DATE: 7/1/21

SHEET TITLE:
CONSTRUCTION DETAILS
26 OF 29
SHEET NUMBER:
C-902

REVISION 1 - 4/22/20

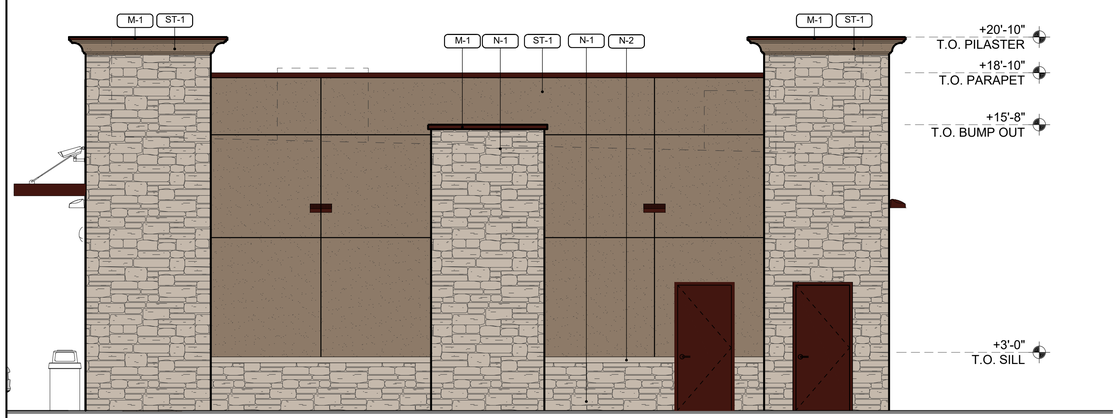


01 FRONT (NORTH) ELEVATION
1/4" = 1'-0"

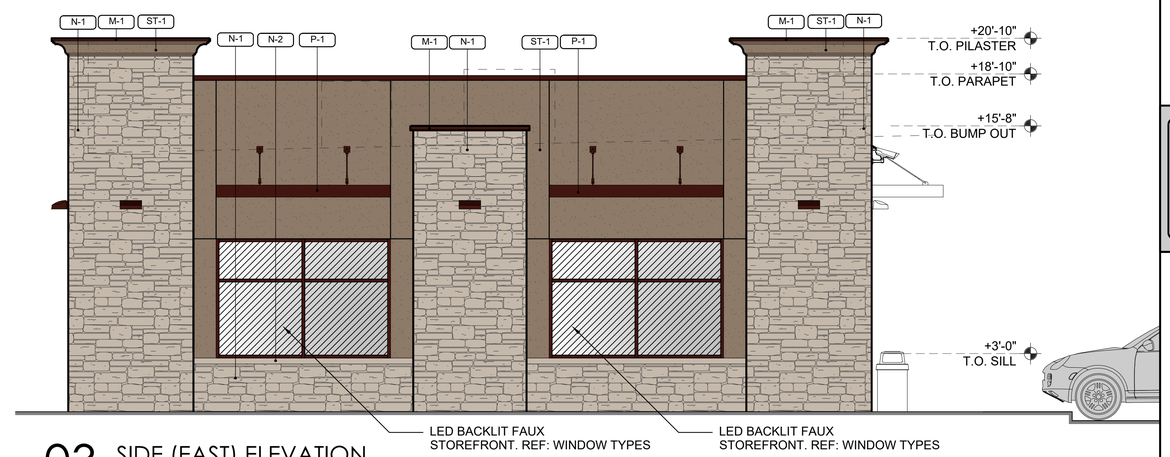
EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.

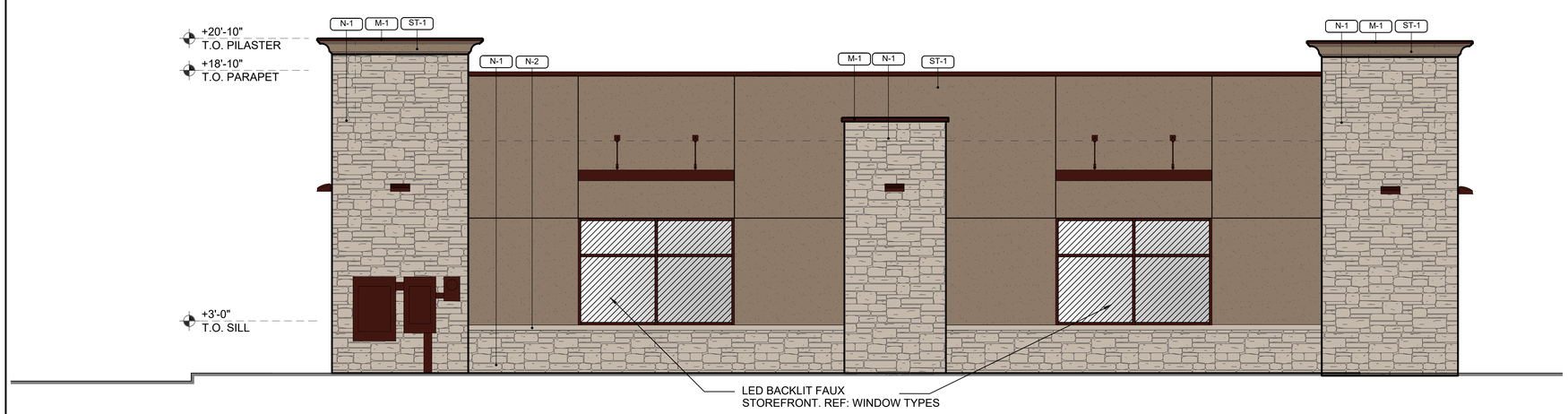
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE ¼" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")- OR SIMILAR	
P-1	PREFINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")- OR SIMILAR	
N-1	NICHIHA LEDGESTONE BLUFF	
N-2	PRE-CAST CONCRETE SILL	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" - OR SIMILAR	
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	



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



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



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

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

Rev. #	Date	Description

Proto 04-30-2018

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1043181
353 BALTIMORE BLVD.
WESTMINSTER, MD 21157

STAYTON WOOD, AIA
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 720-536-3190 FAX: 214-341-9060

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

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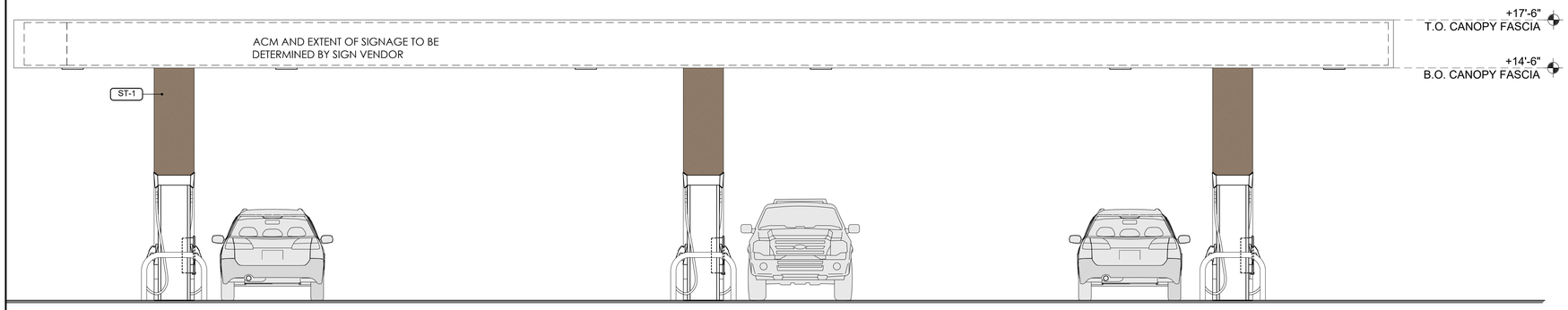
STATE OF MARYLAND
STAYTON A. WOOD
19758
ARCHITECT

SHEET:
28 OF 29

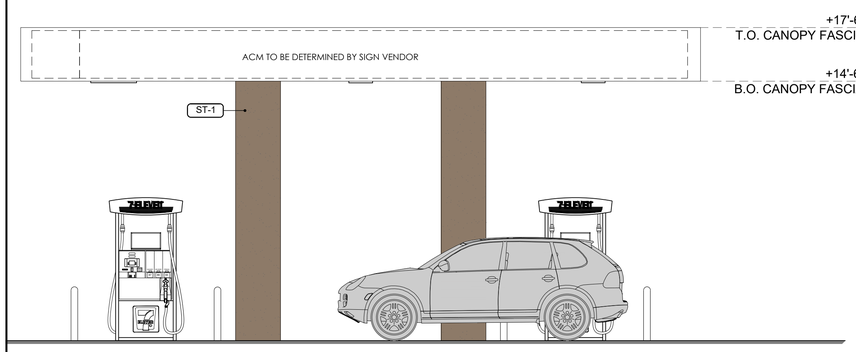


01 MPD CANOPY FRONT/REAR (NORTH/SOUTH) ELEVATION
1/4" = 1'-0"

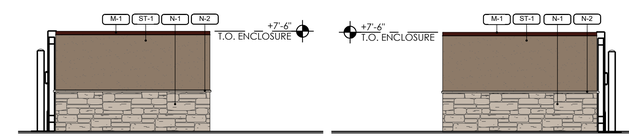
EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.

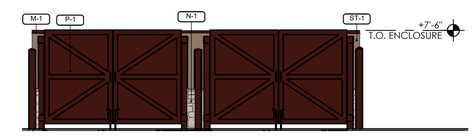
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL COPING CAP, SLOPE ½" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")- OR SIMILAR	
P-1	PREFINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")- OR SIMILAR	
N-1	NICHIHA LEDGESTONE BLUFF	
N-2	PRE-CAST CONCRETE SILL	
ST-1	DRYVIT (OR EQUAL) - EIFS - "SW 7508 TAVERN TAUPE" - OR SIMILAR	
S-1/S-2	KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR	



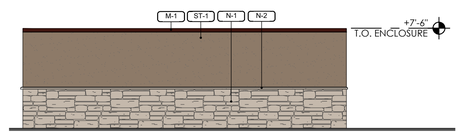
02 MPD CANOPY SIDE (EAST/WEST) ELEVATION
1/4" = 1'-0"



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



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



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

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Rev. #	Date	Description

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

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STATE OF MARYLAND
STAYTON A. WOOD
19758
ARCHITECT

SHEET:
29 OF 29

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
410.821.7900

June 5, 2020

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

Attn: Mark Depo

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

Dear Mr. Depo:

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

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

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

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

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

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

Sincerely,
Bohler Engineering VA, LLC

Jennifer C. Bass
Program Manager

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