



## PLANNING AND ZONING COMMISSION

August 13, 2020

**TITLE:** Royal Farms Store #323

**REQUEST:** Site Development Plan S-18-0012

The Applicant is requesting Site Development Plan approval to develop a convenience store with gasoline pumps (Royal Farm Store #323), pursuant to City of Westminster Zoning Ordinance Section 164-75.D.(5)(a).

**PROJECT INFORMATION:**

**LOCATION:** 7 Corporate Center Court (SDAT# 07-57274)

**ZONE:** P-I Planned Industrial Zone (Zoning Ordinance Article XII)

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Corporate Center Leasing, LLC.

**OWNER:** Corporate Center Leasing, LLC.

**DEVELOPER:** Royal Farms

**ENGINEER:** Kimley-Horn

**ARCHITECT:** Ratcliffe Architects

**ATTORNEY:** Kelly Shaffer Miller, Shaffer & Shaffer

**STAFF:** Andrea Gerhard, Comprehensive Planner

Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

1. Proposed Site Development Plan for Royal Farms Store #323

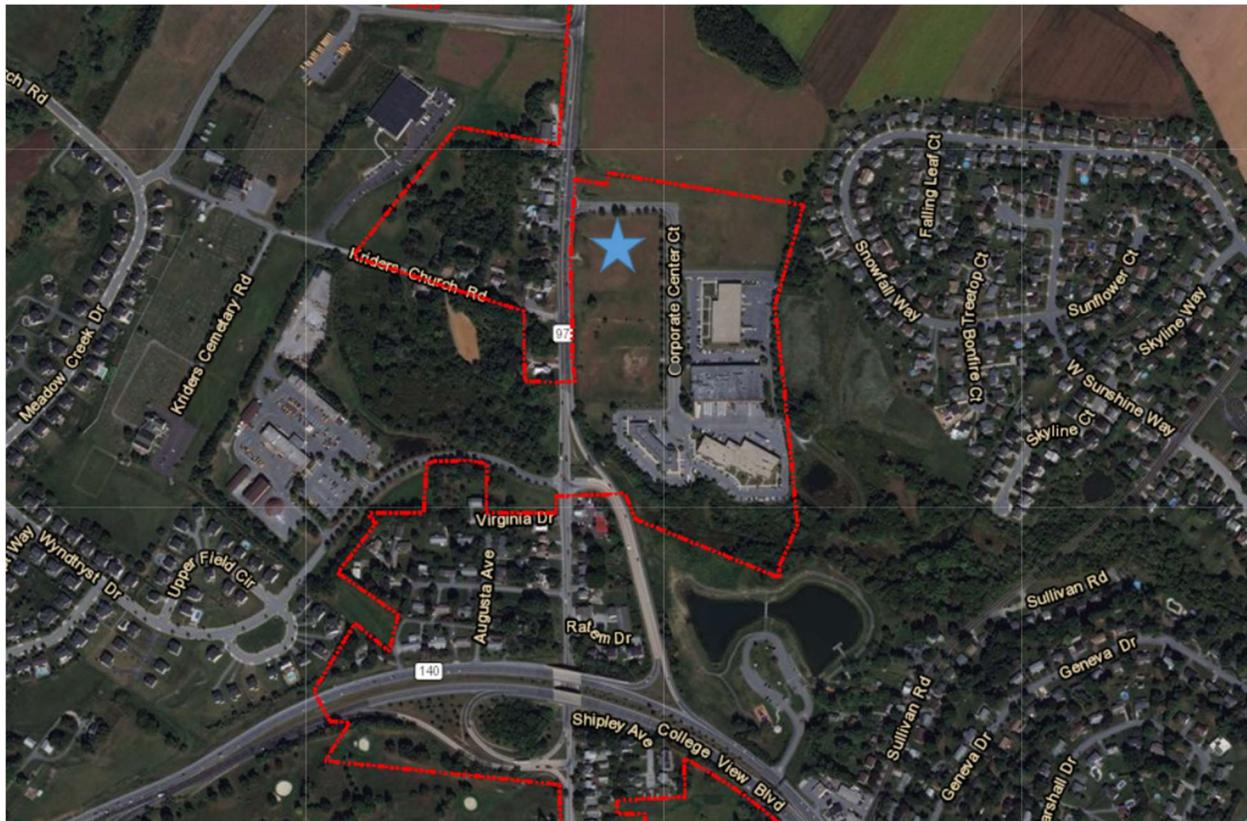
## STAFF REPORT

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:

Corporate Center Leasing, LLC., represented by Kimley-Horn and Kelly Shaffer Miller has applied for review of a proposed Site Development Plan (S-18-0012) for a convenience store with gasoline pumps (Royal Farm Store #323), pursuant to Zoning Ordinance Section 164-75.D.(5)(a). The proposed Royal Farm Store# 323 development is located in the southeast quadrant of the MD Route 97/Corporate Center Circle intersection at 7 Corporate Center Court and further identified as SDAT# 07-57274, hereinafter referred to as the “Property”. The Property is zoned P-I Planned Industrial.

### VICINITY MAP:



★ = Property

## **SITE DEVELOPMENT PLAN S-18-0012 REVIEW COMMENTS:**

### **Littlestown Pike (MD Route 97 North)**

The Property fronts on MD Route 97 North, a Maryland State Highway, and is located at the southwest quadrant of the Corporate Center Court and MD Route 97 North intersection. The portion of MD Route 97 North that the Property fronts is classified as a principal arterial. Pursuant to the Transportation Element of the Comprehensive Plan a principal arterial *“Links large population or employment centers; can range from expressways to two-lane roadways; inter-county or interstate oriented and indicative of long travel lengths; high in traffic volume and speeds; access should be limited to intersections with public streets and controlled by establishing distances between points of access, provision of service or parallel roads, connections between adjacent developments, prevention of private/individual driveway connections, as well as the reduction in the number of existing access points.”* Furthermore, *“the width of MD 97 North is forty feet, which offers two twelve-foot travel lanes with ten foot left turn and acceleration/deceleration lanes at major intersections. There are no shoulders along most of the road, except in the section just north of the MD 140 interchange, where eight-foot-wide shoulders are available along the west side [opposite the property] of the road.”*

Pursuant to the City of Westminster Comprehensive Plan - Transportation Element, *“As a result of the increasing needs along MD 97 [as identified in the Transportation Element], City staff, in cooperation with SHA and Carroll County, will require three developers to be responsible for immediate mainline widening on MD 97(N). As future developments approach the City for development opportunity, they will also be required to make additional improvements to MD 97.”* Furthermore, *“mainline widening improvements to MD 97(N) are now even more critical as areas beyond Westminster continue to develop at a pace that further exacerbates the problems on the existing roadway.”*

Pursuant to Zoning Ordinance Section 164-138, Major road plans, *“in an area where a major road plan has been duly adopted in accordance with Article 66B of the Annotated Code of Maryland, showing a proposed new highway or street or a proposed relocation or widening of an existing highway or street, no building or part of a building shall be permitted to be erected within the lines of such proposed highway or street except as provided hereinafter:”*

MD Route 97 North adjacent to the Carroll Commerce Center development, including the Property, is planned to be a 5-lane principal arterial roadway. State Highway Administration’s (SHA) June 2011 Concept Design and Report, a SHA project with similar improvements, was completed north of the Commerce Center development on MD Route 97 from Magna Way to Pleasant Valley Road within a 110 feet right-of-way. In consultation with SHA, Community Planning and Development (CP&D) staff, has requested that the Applicant depict and denote the same 110 feet right-of-way along the Property frontage of MD Route 97. Currently, the MD Route 97 right-of-way at this location is 60 feet, requiring additional right-of-way extending into and along the Carroll Commerce Center development, including the Property.

Pursuant to Zoning Ordinance Section 164-69.B.(3), Dimensional Requirements, and Zoning Ordinance Section 165-55, Dimensional Requirements, Landscaping, a front yard depth of 50 feet is required for all buildings of the proposed convenience store with gasoline pumps use. Pursuant to Zoning Ordinance Section 164-3, Definitions, “Front Yard” is defined as “*A yard extending across the full width of the lot and lying between the front lot line or the proposed front street line and the nearest line of the building or any enclosed portion thereof.*” [Emphasis added]

The requested right-of-way along Route 97 allows for needed improvements that benefits the Royal Farm and Commerce Center development. Route 97 provides the only access to Royal Farms and the Commerce Center development and improvements to Route 97 would allow for better access and movement of vehicles accessing Royal Farms and the Commerce Center development via Route 97 and would reduce the impact to Route 97 from vehicle trips to these developments. The requested right-of-way along Route 97 will not restrict development within the Commerce Center as several Units (Units 2,3,4 and 5) have already developed and such right-of-way will have no effect on these developments. Furthermore, the requested right-of-way along Route 97 will not restrict Unit 7 from developing the proposed Royal Farms convenience store with gas pumps. The additional right-of-way may require the elimination of 9 parking spaces and relocation of the Stormwater Management (SWM) elements along MD 97, as proposed with the Royal Farm Site Development Plan. However, the proposed Royal Farm development exceeds the required number of parking spaces by 37 and there is vacant and useable space on Unit 7 where the SWM may be relocated. CP&D staff did meet with Carroll County Bureau of Resource Management, responsible for the review and approval of SWM for City development, and they confirmed that the Royal Farm development exceeds the required SWM on-site and any required SWM may be relocated on the vacant area of Unit 7.

### **Landscape Review**

At the January 7, 2020 Board of Zoning Appeals (BZA) meeting, the Applicant requested and was granted three variances pertaining to Zoning Ordinance landscaping requirements in the P-I zoning district. The Applicant requested two variances to the landscaping requirements of Zoning Ordinance Section 164-69.B.(3), Dimensional Requirements, and Zoning Ordinance Section 165-57, Landscaping, as follows.

1. Variance from the required 30” wide minimum landscaped edge along an external right-of-way of Zoning Ordinance Section 164-57. In exchange, the applicant is to provide alternative landscaping along Littlestown Pike, while meeting the required landscaping units. At the January 7, 2020 BZA meeting, CP&D staff voiced its concerns with the lack of the required trees intended to help screen the adjacent residential use across MD Route 97 from the light and glare created by the proposed Royal Farm development.
2. Variance from the required landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way of Zoning Ordinance Section 164-57. In exchange, the applicant is to provide a 0-foot earth mound

along Littlestown Pike and provide alternative landscaping, while meeting the required landscaping units.

The Applicant also requested a variance to the landscaping requirements Zoning Ordinance Section 164-70, Off-street parking, as follows:

3. Variance from the required off-street parking requirements of when the lot on which parking spaces are located abuts the rear or side lot line of or is across the street from any land in a residential zone other than publicly owned land, a wall, fence or evergreen planting shall be maintained so as to screen substantially the parking lot from view from the nearest property in the residential zone. In exchange, the applicant proposes a landscape buffer in lieu thereof along Littlestown Pike, while meeting the required landscaping units. At the January 7, 2020 BZA meeting, CP&D staff voiced its concerns with the lack of the required plantings and screening intended to help screen the adjacent residential use across MD Route 97 from the proposed Royal Farm development.

Pursuant to Zoning Ordinance Section 164-131.1., Compliance with Landscape Manual, CP&D staff has reviewed S-18-0012 for compliance with the Landscape Manual, as well as, the above referenced variances and other applicable Zoning Ordinance landscaping regulations. Pursuant to Zoning Ordinance Section 165-57, *"A thirty-foot-wide minimum landscaped edge shall be required along any residential district or external right-of-way, to be planted with a minimum of two-and-one-half-inch caliper trees at a minimum of 30 feet on center and a similarly landscaped earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way."* [Emphasis added] S-18-0012 must provide the thirty-foot-wide minimum landscaped edge required along MD Route 97. Any approval by the Commission must be subject to S-18-0012 providing the required thirty-foot-wide minimum landscaped edge along MD Route 97. With the exception of the thirty-foot-wide minimum landscaped edge required along MD Route 97, S-18-0012 meets all other landscaping requirements of the Zoning Ordinance. However, CP&D staff is not aware of any landscape buffer being provided in lieu of meeting Zoning Ordinance Section 165-57 requirements, as stated by the Applicant and as outlined above, while meeting the required landscaping units

### **Development Design Preferences Manual**

Pursuant to Zoning Ordinance Section 164-131.2., Compliance with Development Design Preferences Manual, and the Commission's Rules and Regulations, CP&D staff has reviewed S-18-0012 for compliance with the Development Design Preferences Manual. No modifications to the Development Design Preferences Manual are being requested for this project.

The Development Design Preferences Manual states, "The concept of functional lighting without placing undue burden on neighboring properties, and without sacrificing citizen safety, will be incorporated into development proposals. By preserving intelligent lighting projects will combat the glare as well as light trespass and pollution." Furthermore, "Lighting should be directed toward buildings and not trespass beyond property boundaries. The City encourages developers

to use lighting that can be controlled through automatic switching devices such as timers, motion detectors and photocells. Lighting should be extinguished by 10:00 p.m. or one hour after business hours ends if it is later than 10:00 p.m. to help reduce sky-lighting pollution.”

As referenced above, due to the approved variance, CP&D staff remains concerned with the lack of required plantings and screening intended to help screen the adjacent residential use across MD Route 97 from the proposed lighting for the Royal Farm development. Therefore, CP&D staff recommends that all site lighting to be directed away from the residential use across MD Route 97. CP&D staff also recommend that the Applicant provide comments on hours of operations and recommends that lighting should be extinguished by 10:00 p.m. or one hour after business hours ends if it is later than 10:00 p.m.

### **Signs**

Pursuant to Zoning Ordinance Section 164-121 (E), “Business signs pertaining to a use on the premises are permitted as an accessory use in the P-I Planned Industrial Zone, provided they meet the following provisions:

1. No sign shall project over or into any street right-of-way or project more than 12 inches above the parapet wall or roofline.
2. Any sign erected shall be located in such a manner that traffic visibility is not impaired.
3. Signs shall be integral with or attached to the building. Additionally, one freestanding sign located at the street right-of-way shall be permitted as provided in Subsection **E(5)** hereof.
4. Where the lot adjoins any residential zone, a sign within 50 feet shall be attached flat against the front of the building, and no freestanding sign shall face any residential zone.
5. Any freestanding sign shall be permitted as follows. Applications for signs which do not exceed 64 square feet in total area and which do not exceed 20 feet in height shall be approved by the Zoning Administrator. Applications for signs up to and including 250 square feet and/or up to and including 40 feet in height shall be approved by the Commission. In determining whether or not to approve an application, the Zoning Administrator or the Commission shall take into consideration the following factors: traffic and pedestrian safety; the size, configuration elevation and location of the property; existing signs on the property and neighboring properties; aesthetics, and any other factors relating to the location, size, design, composition and specific character of the proposed sign deemed appropriate by the Zoning Administrator or the Commission. No sign shall be approved if the Zoning Administrator or the Commission find that it would not achieve a maximum of compatibility, safety, efficiency and attractiveness.”

The Applicant is proposing a total of 512.31 square feet of signage with 190 square feet being attributed to the free-standing monument sign, with a brick base consistent with the architecture

of the proposed Royal Farm building. S-18-0012 depicts the sign area dimensions of the monument sign as being 10 feet wide by 19 feet 2 inches wide but does not provide the height of the brick base. CP&D staff recommends that the Applicant should state the height of the brick base to the Commission and update S-18-0012 accordingly, so as not to have any issues at time of permitting for the monument sign. Otherwise, the proposed signage for S-18-0012 meets the requirements of the Zoning Ordinance.

As referenced above, due to the approved variance, CP&D staff remains concerned with the lack of required plantings and screening intended to help screen the adjacent residential use across MD Route 97 from the proposed Royal Farm development. Therefore, CP&D staff recommends that all building and canopy signage perpendicular to or facing the residential use across MD Route 97 not be illuminated and site lighting to be directed away from the residential use across MD Route 97.

### **Parking**

Pursuant to Zoning Ordinance Article XVI, Off-Street Parking and Loading, the proposed convenience store with gasoline pumps (under “Commercial establishments devoted to retail sales, trade, merchandising or similar uses not otherwise specified herein”) is required to provide one (1) parking space for each 250 square feet of floor area used for retail sales, trade or merchandising, and one (1) parking space for each 300 square feet of floor space used for office, storage or other purposes. The proposed Royal Farm convenience store is 5,154 sq. ft and requires 21 parking spaces. S-18-0012 proposes to provide 58 parking spaces, an increase of 37 parking spaces or 176% from the required 21 parking spaces. All of the additional parking spaces illustrate that the removal of the 9 spaces to accommodate the requested right-of-way for MD 97 would not negatively impact the development of Royal Farms. CP&D staff recommends that the Applicant state the need for additional parking spaces to the Commission.

### **Water**

Pursuant to the City of Westminster Water and Sewer Allocation Policy 2018-2024, for allocations related to any site development plan, the necessary allocations will be noted on the site plan; however, allocations are only granted at the building permit stage. Site development 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 (WSA-18-04) in the amount of 1,460 GPD was issued for this project.

### **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-18-00182.

**RECOMMENDATION:**

Staff recommends that the Commission approve the proposed site development plan S-18-0012, with the following conditions:

1. The Amended Development Plan for Carroll County Commerce Center obtain approval by Mayor and Common Council.
2. The Site Development Plan shall be consistent with the Amended Development Plan for Carroll County Commerce Center.
3. Address any outstanding comments.
4. Provide and depict the required right-of-way to accomplish the 110 feet ultimate right-of-way for MD 97 consistent with the City of Westminster's Comprehensive Plan, Zoning Ordinance, State Highway Administration's June 2011 Concept Design, and Report.

**DRAFT MOTIONS FOR SITE DEVELOPMENT PLAN S-18-0012:**

1. I move that the Planning and Zoning Commission approve Site Development Plan S-18-0012 based on the Staff Report and subject to the Conditions of Approval provided at the August 11, 2020, Planning and Zoning Commission Meeting.

OR

2. I move that the Planning and Zoning Commission deny Site Development Plan S-18-0012.

OR

3. I move that the Planning and Zoning Commission continue Site Development Plan S-18-0012 until such time the Mayor and Common Council act on the Commerce Development Plan DP-20-01.
4. I move an alternate motion.

**CITY OF WESTMINSTER  
STANDARD GENERAL NOTES:**

- THE CONSTRUCTION SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER. THIS WORK IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE CITY OF WESTMINSTER.
- THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINS AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER DEPARTMENT OF PUBLIC WORKS AT 410-869-2828 AT LEAST 5 DAYS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT."
- THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE INSTALLATIONS SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ALL FIELD CHANGES.
- THE CONTRACTOR SHALL PROVIDE A CERTIFIED SOILS COMPACTION TECHNICIAN ON SITE AT ALL TIMES DURING FILLING AND BACK FILLING OPERATIONS TO CONTINUOUSLY MONITOR SOIL COMPACTION. TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS CONSTRUCTION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.
- THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.
- THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:  
HORIZONTAL: - MARYLAND STATE GRID SYSTEM (NAD 83)  
VERTICAL: - U.S.G.S. DATUM (NAVD 88)
- FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

**GENERAL NOTES**

- THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER LETTER FROM THE CARROLL COUNTY DIVISION OF LANDSCAPE AND FOREST CONSERVATION DATED FEBRUARY 1, 1995.
- FIRE PROTECTION NOTE:
  - THE BUILDING IS DESIGNED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING IBC AND NFPA 101. BUILDING IS EVALUATED FOR OCCUPANT LOAD AND EGRESS CAPACITY, AND IS CONSTRUCTED USING MATERIALS PERMISSIBLE FOR TYPE-VB CONSTRUCTION.
  - FIRE EXTINGUISHERS WILL BE PROVIDED INSIDE THE BUILDING (INCLUDING A TYPE K EXTINGUISHER NEAR THE EXHAUST HOOD), AND WILL ALSO BE MOUNTED ON THE COLUMNS AS THE FUEL CANOPY.
  - EXHAUST HOOD WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 96.
- \$164-71 & \$164-114A: THE PROPOSED BUILDING IS 5,154 SF AND DOES NOT REQUIRE A LOADING AREA FOR DELIVERIES.
- THE FOLLOWING WAS GRANTED DURING A BZA MEETING ON 01/07/2020 UNDER BZA CASE NUMBER 20-01
  - \$164-69 B (3). THE REQUEST IS TO ALLOW NO BERM ALONG THE MD ROUTE 97 (LITTLESTOWN PIKE) ROAD FRONTAGE. THE BERM IS NOTABLE TO BE PROVIDED DUE TO THE EXISTING VERIZON EASEMENT AND EQUIPMENT AS WELL AS THE NECESSARY STORMWATER MANAGEMENT BIORETENTION FACILITIES. THE PROPOSED BIO RETENTION FACILITIES WILL BE PLANTED TO THE EXTENT PRACTICAL, BUT DO NOT MEET THE PRESCRIBED REQUIREMENTS OF ONE 2 1/2" CALIPER TREE PER 30 FEET.
- THIS SITE DOES NOT CONTAIN:
  - HIGHLY ERODIBLE SOILS (15% SLOPE OR 5% SLOPE AND A K FACTOR OF >0.35)
  - FOREST BOUNDARIES
  - 100 YEAR FLOODPLAIN
  - STREAMS / WATERCOURSES
  - WETLANDS
- THE SITE CONTAINS SLOPES OF 15% OR GREATER IN SMALL LOCALIZED AREAS NEAR AN EXISTING STORMWATER OUTFALL AND THE EXISTING VERIZON EASEMENT.
- THE PROPERTY EXISTS WITHIN THE NORTH BRANCH PATAPSCO RIVER 1 TIER II CATCHMENT
- FIRE PROTECTION NOTE:
  - THE BUILDING IS DESIGNED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING IBC AND NFPA 101. BUILDING IS EVALUATED FOR OCCUPANT LOAD AND EGRESS CAPACITY, AND IS CONSTRUCTED USING MATERIALS PERMISSIBLE FOR TYPE-VB CONSTRUCTION.
  - FIRE EXTINGUISHERS WILL BE PROVIDED INSIDE THE BUILDING (INCLUDING A TYPE K EXTINGUISHER NEAR THE EXHAUST HOOD), AND WILL ALSO BE MOUNTED ON THE COLUMNS AS THE FUEL CANOPY.
  - EXHAUST HOOD WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 96.

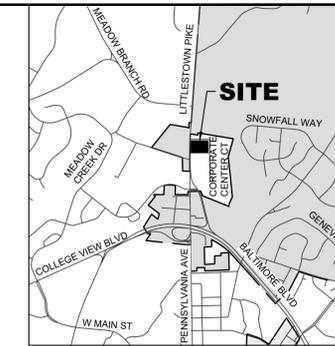
# FINAL SITE PLAN

## 7 CORPORATE CENTER CT

### ROYAL FARMS # 323

**LEASE LINE NOTE:**

As part of this submittal, there is no disturbance or development proposed beyond the Lease Line for condominium lot 7 (07-157274) shown hereon. If, and when, any such development is proposed on the undisturbed portion of condominium lot 7, such undisturbed portion will be consolidated with an existing adjacent condominium lot, and the resulting new condominium lot created by such aggregation will be subject to any and all applicable regulations, pursuant to the Code of the City of Westminster, Maryland.



**VICINITY MAP**  
SCALE: 1" = 2,000'

**Sheet List Table**

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

**ENGINEERS CERTIFICATION**

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

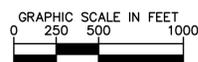
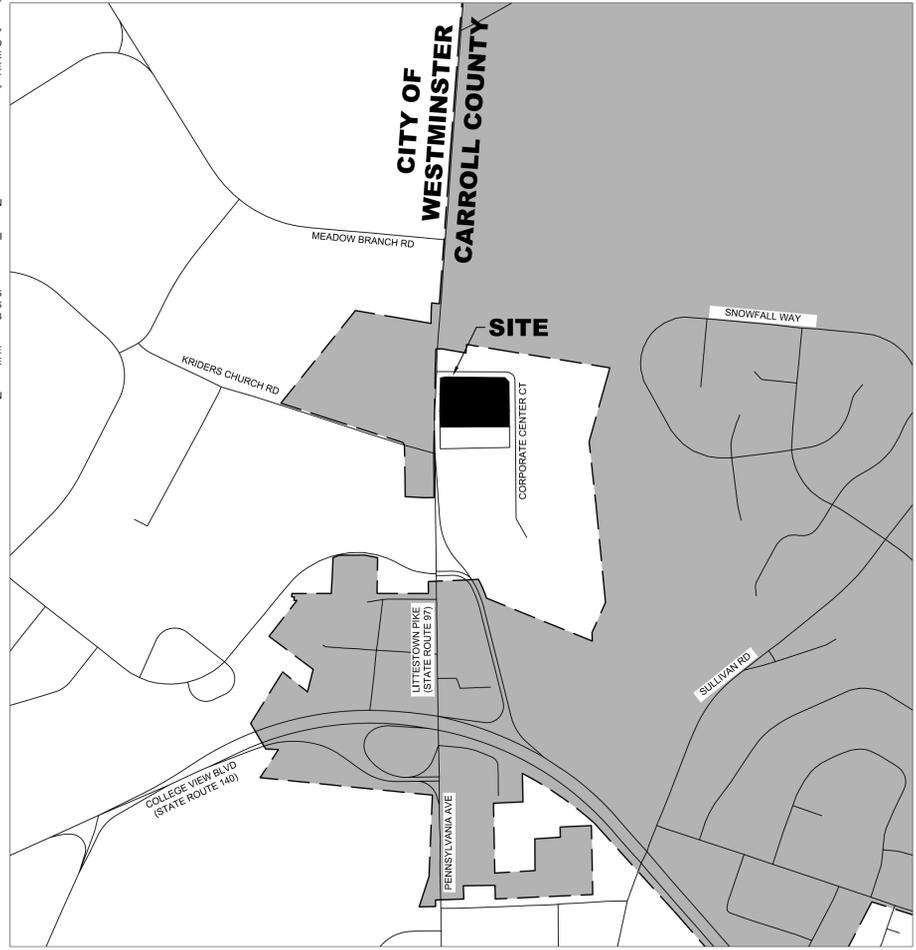
NAME(S) PRINTED: JEFF SMITH DATE: 1-23-20

MARYLAND REGISTRATION NUMBER: No. 31373

SIGNED: [Signature] DATE: 1-23-20

**CARROLL COUNTY GENERAL NOTES**

- CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITIONS OF THE FOLLOWING, INCLUDING ALL ADDENDA, SUPPLEMENTS OR UPDATES:
  - DESIGN MANUAL - VOLUME ONE - ROADS AND STORM DRAINS, 1994 EDITION, OF THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS.
  - DESIGN GUIDE FOR FLEXIBLE PAVEMENT, 2004, OF THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS.
  - BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.
  - STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, 2008 EDITION, OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.
  - MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDMUTCD) 2009 EDITION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.
  - MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1994 EDITION, PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, SOIL CONSERVATION SERVICE AND STATE SOIL CONSERVATION COMMITTEE.
- ALL OF THE ABOVE NOTED PUBLICATIONS ARE INCLUDED BY REFERENCE AS PART OF THESE CONSTRUCTION PLANS.
- THE CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (410-386-2157) A MINIMUM OF THREE (3) WORKING DAYS BEFORE BEGINNING WORK.
- CONTRACTOR SHALL FURNISH, PLACE AND MAINTAIN TRAFFIC CONTROL MEASURES AS SHOWN IN THESE PLANS AND AS SPECIFIED IN THE MDMUTCD. CONTRACTOR SHALL IMMEDIATELY REMOVE AND REPLACE DEVICES WHICH ARE DAMAGED, DO NOT FUNCTION PROPERLY, OR ARE DETERMINED BY CONSTRUCTION INSPECTOR TO BE UNSUITABLE FOR THEIR PURPOSE. TRAFFIC CONTROL DEVICES MAY BE REMOVED ONLY UPON APPROVAL OF CONSTRUCTION INSPECTOR.
- LOCATIONS OF EXISTING UTILITIES ARE SHOWN ONLY AS NOTIFICATION TO CONTRACTOR OF THE PRESENCE OF UNDERGROUND UTILITIES. CARROLL COUNTY AND THE DESIGN ENGINEER DO NOT WARRANT OR GUARANTEE CORRECTNESS OR COMPLETENESS OF INFORMATION SHOWN. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY AT 1-800-257-7777 FOR VERIFYING EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY DAMAGE TO EXISTING UTILITIES DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.
- DEVELOPER IS RESPONSIBLE IN ALL REGARDS FOR RELOCATION OF ANY EXISTING UTILITIES.
- IN CASE OF DISCREPANCY BETWEEN SCALED AND FIGURED DIMENSIONS, FIGURED DIMENSIONS SHALL GOVERN.
- IF FOR ANY REASON PROPOSED FACILITIES CANNOT BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, CONTRACTOR MUST IMMEDIATELY INFORM CONSTRUCTION INSPECTOR (410-386-2157) AND SHALL NOT BEGIN OR CONTINUE WORK ON THOSE ITEMS. IF THE DEPARTMENT OF PUBLIC WORKS DETERMINES PLAN REVISIONS ARE NECESSARY, NO WORK SHALL BE PERFORMED ON THE ITEM(S) IN QUESTION UNTIL REVISED PLANS ISSUED BY THE DESIGN ENGINEER ARE APPROVED AND ISSUED FOR CONSTRUCTION BY THE BUREAU OF DEVELOPMENT REVIEW.
- FAILURE TO MENTION SPECIFICALLY THE PROVISION OF ANY ITEM(S), OR PERFORMANCE OF ANY WORK OR PROCEDURE WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT, SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE SUCH ITEM(S) OR TO PERFORM SUCH WORK OR PROCEDURE.
- CONSTRUCT EARTH FILLS FOR ROADS, EMBANKMENTS, AND STRUCTURES IN ACCORDANCE WITH SECTION 204 EMBANKMENT AND SUBGRADE OF THE MD SHA STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS. COMPACT THE MATERIAL THAT IS 1 FOOT BELOW THE TOP OF SUBGRADE TO AT LEAST 92.0% OF MAXIMUM DRY DENSITY USING KASHTO T-180 METHOD. COMPACTION OF TOP ONE FOOT OF FILL SHALL NOT BE LESS THAN 97.0% OF MAXIMUM DRY DENSITY USING THE SAME METHOD.
- DEVELOPER IS RESPONSIBLE FOR PROVIDING SOIL, BASE AGGREGATE AND HOT MIX ASPHALT COMPACTION TESTING. A CERTIFIED TECHNICIAN MUST BE ON SITE AT ALL TIMES DURING FILL OPERATIONS. COMPACTION TESTS MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND. COPIES OF SOIL COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTION DIVISION PRIOR TO PLACEMENT OF CURBS AND/OR BASE AGGREGATE. COPIES OF BASE AGGREGATE COMPACTION TEST RESULTS MUST BE PROVIDED TO, AND APPROVED BY, THE CONSTRUCTION INSPECTION DIVISION PRIOR TO PLACEMENT OF BASE HOT MIX ASPHALT.
- INLET GRATES IN SUMPS SHALL BE CONSTRUCTED LEVEL AT ELEVATION GIVEN IN STRUCTURE SCHEDULE. INLETS ON GRADE SHALL BE ADJUSTED SO THAT SLOPE OF GRATE MATCHES FINISHED FLOW LINE OF CURB. TOP ELEVATION SHALL APPLY TO CENTERLINE OF GRATE AT FLOW LINE OF CURB. CROSS SLOPE OF THE GRATE SHALL MATCH THE ROAD CROSS SLOPE.
- PIPE ELEVATIONS SHOWN ON STORM DRAIN PROFILES ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
- WHERE DITCH OR WATERWAY STABILIZATION MATTING OF ANY TYPE IS SPECIFIED, INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MATTING SHALL BE PLACED ON BOTTOM AND SIDE SLOPES TO PROVIDE EITHER 1:0' STABILIZED DEPTH, UNLESS OTHERWISE INDICATED ON PLANS.
- ALL EXISTING PAVING DISTURBED BY UTILITY CUTS SHALL BE REPLACED IN ACCORDANCE WITH CARROLL COUNTY STANDARD PLATE 47, OPTION 1 OR OPTION 3 IN THE DESIGN MANUAL, VOLUME 1 OR AS NOTED IN THE UTILITY PERMIT.
- ONCE BEGUN, ROAD CONSTRUCTION SHALL BE CONTINUED UNTIL FULL DEPTH OF AGGREGATE BASE AND PAVING AS SHOWN ON THE TYPICAL SECTION ARE PLACED, INCLUDING THE FINISHED SURFACE COURSE. AGGREGATE BASE COURSE AND HOT MIX ASPHALT BASE COURSE SHALL NOT REMAIN UNCOVERED FOR MORE THAN FIVE WORKING DAYS.
- OFF-SITE BORROW MATERIAL TO BE IMPORTED FOR EMBANKMENT CONSTRUCTION AND SUPPORT OF PAVEMENT IS TO MEET THE MINIMUM SUBGRADE SOIL SPECIFICATIONS IN TABLE 3 OF THE DESIGN GUIDE FOR FLEXIBLE PAVEMENTS. CBR TESTING OF OFF-SITE BORROW MATERIAL SHALL BE COMPLETED AND THE TEST RESULTS SUBMITTED TO AND APPROVED BY THE BUREAU OF DEVELOPMENT REVIEW PRIOR TO DELIVERY OF THE MATERIAL.
- THE PAVING DESIGN SECTIONS SHOWN ON THE APPROVED PLANS SHALL BE REVIEWED AND EVALUATED USING THE CBR TESTING RESULTS OF THE BORROW MATERIAL. ANY CHANGES TO THE PAVEMENT DESIGN SECTIONS BASED ON THE CBR TEST RESULTS SHALL BE INCORPORATED THROUGH THE RED-LINE REVISION PROCESS.
- THE DESIGN EQUIVALENT SINGLE AXLE LOADS (ESAL) AND THE DESIGN CBR VALUE SHALL BE NOTED ON THE CONSTRUCTION PLANS.
- PERMANENT SIGNAGE AND STRIPING SHALL BE FURNISHED AND INSTALLED BY THE CARROLL COUNTY BUREAU OF ROADS OPERATIONS. CONTRACTOR SHALL NOTIFY THE BUREAU OF ROADS OPERATIONS AT 410-386-6717 A MINIMUM OF THREE (3) WEEKS PRIOR TO STARTING WORK AND THEN AGAIN 48 HOURS PRIOR TO COMPLETION OF WORK.
- CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT SHALL NOT BE PARKED, PLACED, OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.



**LOCATION PLAN**  
SCALE: 1" = 500'



**WATER DEMAND & METER INFORMATION**

1. ESTIMATED WATER USAGE	1,460 GPD
2. SIZE OF INTERNAL WATER METER	1-1/2"
3. SIZE OF SPRINKLER CONNECTION	N/A
4. NUMBER OF PRIVATE FIRE HYDRANTS	0

NOTE: WATER METER WILL BE INSTALLED INTERNALLY WITH EXTERIOR READER

**SITE INFORMATION:**

- AREA TABULATIONS
  - TOTAL PARCEL AREA: ±169,798 S.F. ±3,90 AC
  - PROPOSED LEASE AREA: ±118,966 S.F. ±2.73 AC
  - EXISTING IMPERVIOUS AREA: ±3,920 S.F. ±0.09 AC
  - PROPOSED IMPERVIOUS AREA: ±83,428 S.F. ±2.03 AC
  - TOTAL DISTURBANCE AREA: ±135,907 S.F. ±3.12 AC
- PARKING REQUIREMENTS
  - REQUIRED: 1 SPACE PER 250 S.F. 1/250 \* 5,154 S.F. = 21 SPACES 56 SPACES
  - PROVIDED: P1 PLANNED INDUSTRIAL ZONE VACANT
- EXISTING ZONING: CONVENIENCE STORE WITH FUEL PUMPS
- EXISTING LAND USE: CONVENIENCE STORE WITH FUEL PUMPS
- PROPERTY INFORMATION:
  - TAX ACCOUNT NUMBER: 070715274
  - DEED REFERENCE: 02425/0101
  - TAX MAP: 01009W
  - MAP: 0114
  - GRID: 0024
  - PARCEL: 4966
  - ELECTION DISTRICT: 07
  - MUNICIPALITY: CITY OF WESTMINSTER
  - COUNTY: CARROLL COUNTY
  - STATE: MARYLAND
  - PLAT: 51-046
  - BUILDING AREA: 5,154 S.F.
  - NEAREST FIRE PROTECTION: NE CORNER OF CORPORATE CENTER COURT AND CARROLL COUNTY COMMERCE CENTER NORTH DRIVE (EXISTING FIRE HYDRANT)
- CARROLL COMMERCE CENTER IS WITHIN THE WESTMINSTER CITY LIMITS WHILE THE PROPERTIES ACROSS LITTLESTOWN ROAD PIKE ARE NOT
- THE SURVEY WAS COMPLETED BY DEWBERRY (FEBRUARY 2018) AND VERIFIED IN THE FIELD BY KARRINS

**PROPERTY OWNER**

CORPORATE CENTER LEASING, LLC  
ATTN: BRIAN DITTO  
8601 LASALLE RD  
SUITE 204  
TOWSON, MD 21286  
TEL: (410) 823-0282  
EMAIL: BRIAN.DITTO@NBUSINESSPARKLEASING.COM

**ARCHITECT**

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

**DEVELOPER**

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

**LANDSCAPE ARCHITECT/ SURVEYOR**

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

**BENCHMARKS**

"COMMERCE" ELEV: 770.827 NORTH: 702895.36 EAST: 1313057.16	"COMMERCE AZ" ELEV: 740.49 NORTH: 702211.40 EAST: 1313006.58
---	---

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**OWNER/DEVELOPER CERTIFICATION**

I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by me/us and that I/We fully understand what is necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I/We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the City of Westminster Planning and Zoning Commission before any change in the work is made.

Two Farms Inc.  
Jack Whisted - Sr. Corp Engineer  
NAME(S) (PRINTED) DATE: 1/21/20

[Signature]  
SIGNED DATE: 1/21/20

**SOIL CONSERVATION DISTRICT**

The Development Plan is approved for Soil Erosion and Sediment Control by the Soil Conservation District.

Approved: \_\_\_\_\_ Carroll S.C.D./Date

**OWNER/DEVELOPER**

I certify that this plan of Soil Erosion & Sediment Control will be implemented to the fullest extent, and all structures will be installed to the design and specifications as spelled out in this plan and that any responsible personnel involved in construction of this project will have a certification of attendance at a Department of the Environment approved training program for the control of soil erosion and sediment before beginning the project. I also authorize periodic on-site evaluation by the Carroll Soil Conservation District personnel and cooperating agencies.

Two Farms Inc. DATE: 1/21/20  
Developer

[Signature]  
Printed Name of Developer: Royal Farms  
Developer Company Name  
410-889-0200  
Developer Phone Number

**ENGINEER**

I certify that this plan of Sediment Control is designed with my personal knowledge of the site condition and has been designed to the Standards and Specifications adopted by the Carroll Soil Conservation District.

[Signature] DATE: 1-23-20 Engineer/Date

**CITY STANDARD SIGNATURE BLOCKS:**

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION

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

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

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

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

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

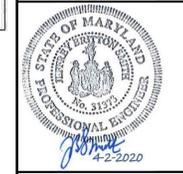
CARROLL COUNTY HEALTH DEPARTMENT

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

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

**Kimley-Horn**

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



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

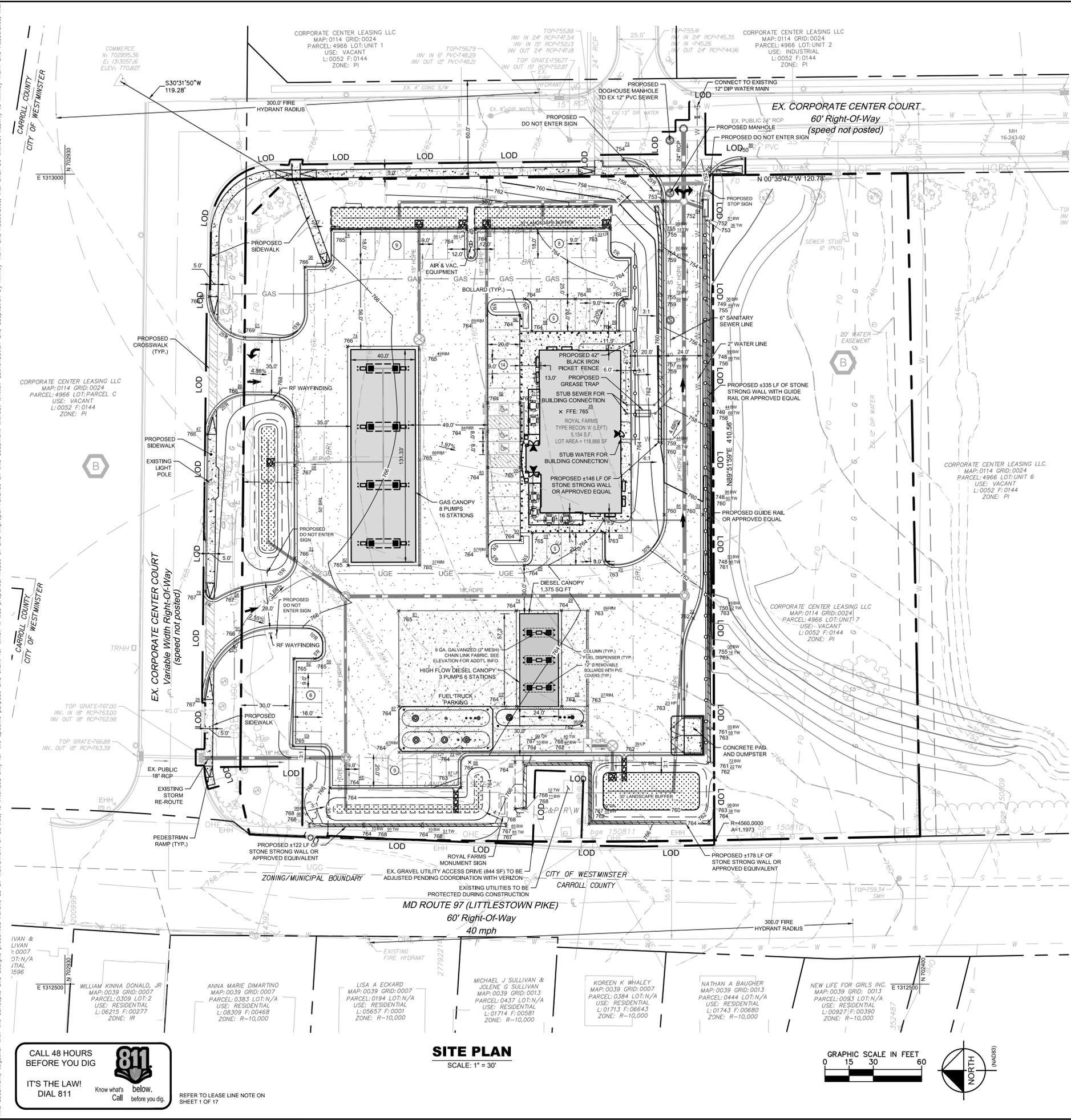
EXPIRATION DATE: 12/31/2020

KHA PROJECT: 114066006  
DATE: 04/02/2020  
SCALE: AS SHOWN  
DESIGNED BY: JHN  
DRAWN BY: JHN  
CHECKED BY: JCL

**COVER SHEET**

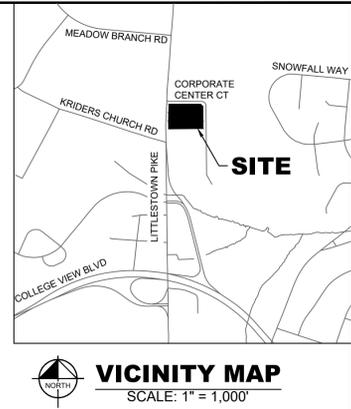
ROYAL FARMS #323  
PREPARED FOR  
7 CORPORATE CENTER CT  
MAP: 0114 GRID: 0024 PARCEL: 4966  
WESTMINSTER MARYLAND

Plotted By: Jeff, John Sheet Set: Royal Farms #323 - Carroll, Commerce Layout: 4 SITE PLAN, April 02, 2020 12:13:41pm K:\BAL-CVA\114068-Royal Farms\010-RF-323 - Carroll, Commerce\CAD\PlanSheets\C-200 SITE PLAN.dwg  
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### DEVELOPMENT SUMMARY

<b>PREMISES ADDRESS:</b>	CORPORATE CENTER COURT WESTMINSTER, MD 21157
<b>MAP:</b>	0114 GRID: 0024 PARCEL: 4966
<b>EXISTING SITE AREA:</b>	±169,798 SQ. FT. (±3.9 AC)
<b>EXISTING USE:</b>	UNDEVELOPED
<b>PROPOSED SITE AREA:</b>	±118,866 SQ. FT. (±2.7 AC)
<b>PROPOSED USE:</b>	CONVENIENCE STORE WITH FUEL PUMPS
<b>ZONING DATA:</b>	P-4 PLANNED INDUSTRIAL ZONE
<b>EXISTING:</b>	P-4 PLANNED INDUSTRIAL ZONE
<b>PROPOSED:</b>	
<b>PARKING REQUIRED:</b>	1 SPACE PER 250 SQ. FT.
<b>BUSINESS / COMMERCIAL USE:</b>	5,154 SQ. FT. PROPOSED = 21 SPACES REQUIRED
<b>LOADING:</b>	0 LOADING SPACE AS BUILDING IS SMALLER THAN 10,000 SF
<b>HANDICAPPED:</b>	3 SPACES PER 51-75 SPACES
<b>PARKING PROPOSED:</b>	56 SURFACE PARKING SPACES INCLUDING 3 HANDICAP SPACES
<b>LOADING:</b>	0 SPACE
<b>SETBACK REQUIREMENTS:</b>	FRONT: 50' SIDES: 50' REAR: 30'
<b>PROPOSED STORE MODEL:</b>	RECON 'A' (LEFT), 5,154 SF



**VICINITY MAP**  
SCALE: 1" = 1,000'

### SITE PLAN LEGEND

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

### UTILITY LEGEND

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

### EX CONDITIONS LEGEND

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

### SURVEY LEGEND

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

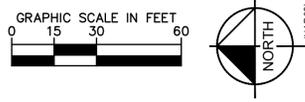
### GRADING PLAN LEGEND

	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED TOP OF WALL SPOT ELEVATION
	PROPOSED BOTTOM OF WALL SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	HIGH POINT
	LOW POINT
	TOP OF WALL
	BOTTOM OF WALL
	BOTTOM OF SWM FACILITY
	RIMTOP OF GRATE

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

1. THE INSTALLATION OF SERVICE CONNECTIONS WITHIN THE LIMITS OF PUBLICLY OWNED RIGHTS-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER. THIS WORK IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE CITY OF WESTMINSTER.
2. THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINS AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER "DEPARTMENT OF PUBLIC WORKS" AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING SERVICE CONNECTION INSTALLATION(S), AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT".
4. THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE SERVICE CONNECTION(S) SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ANY FIELD CHANGES INVOLVING PUBLIC SERVICE CONNECTIONS.
5. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS INSTALLATION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.
6. THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.

**SITE PLAN**  
SCALE: 1" = 30'



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REFER TO LEASE LINE NOTE ON SHEET 1 OF 17

BZA CASE NUMBER: 28-01  
 CITY OF WESTMINSTER PROJECT NO.: WSA-18-04  
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL: NAD 83/91 VERTICAL: NAVD 88

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 LICENSE NO. 31373  
 EXPIRATION DATE 01/21/2025

**KHA PROJECT:** 114068006  
**DATE:** 04/02/2020  
**SCALE:** AS SHOWN  
**DESIGNED BY:** JHN  
**DRAWN BY:** JHN  
**CHECKED BY:** JBS

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

**SITE PLAN**

SHEET NUMBER  
**4 OF 17**

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_

Plotted By: jhm, john, Sheet Set: Royal Farms #323 - Carroll, Commerce - Layout 5 SIGN DETAILS - April 02, 2020, 12:14:01pm, k:\BAL\_OVA\114068-Royal Farms\10-RFS\_323 - Carroll, Commerce\CAD\PlanSheets\C-250\_SIGN\_DETAILS.dwg  
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**GENERAL NOTES:**  
 DETAILS SHOWN HERON WERE PREPARED BY RATCLIFF ARCHITECTS AND ARE FOR ILLUSTRATION/ENTITLEMENT PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.  
 1. SHOP DRAWINGS SHALL BE SUPPLIED AT TIME OF PERMIT APPLICATION AND PRIOR TO PERMIT ISSUANCE TO THE REVIEWING AND APPROVING AGENCY.  
 2. ALL DETAILS SHOWN HERON THESE PLANS SHALL BE BUILT TO MANUFACTURERS/ARCHITECTS SPECIFICATIONS.  
 3. EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED IN THESE PLANS SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/OWNERS REPRESENTATIVE, KIMLEY-HORN, ARCHITECT, AND THE CITY OF WESTMINSTER.  
 4. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.

TOTAL SIGN SQUARE FOOTAGE: 19.6

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



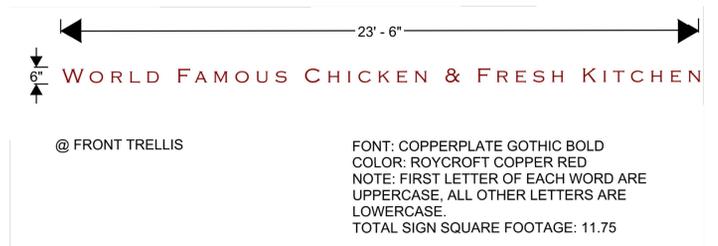
PROPOSED SQUARE FOOTAGE: 37.85 SQ. FT. EACH  
 ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

**5 PROPOSED FUEL CANOPY SIGN**  
 SCALE: NOT TO SCALE

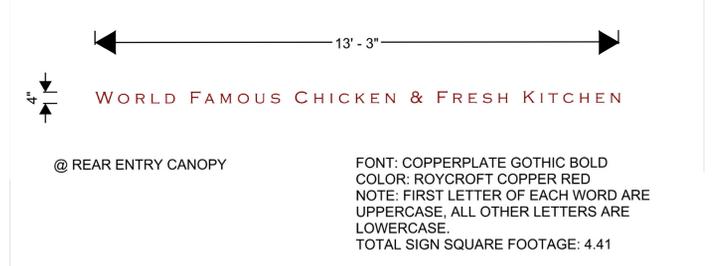


NOTES: 1. INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS  
 2. TOTAL SIGN SQUARE FOOTAGE: 37.85' S.F.  
 3. ONE SIGN TO BE BUILDING MOUNTED

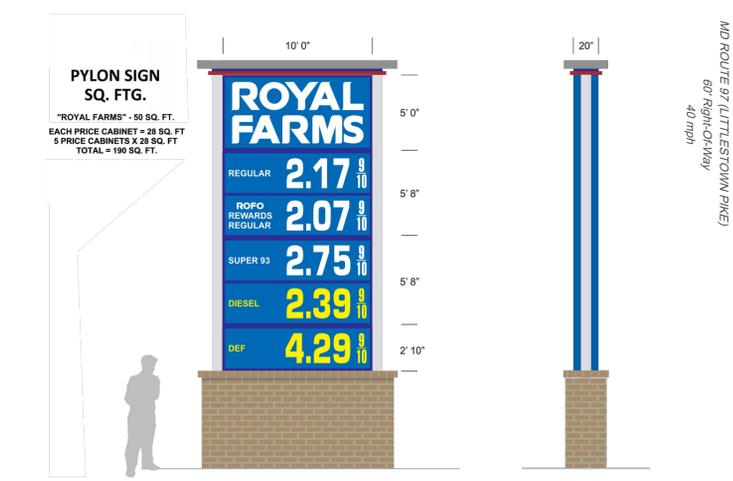
**2 BUILDING SIGN-CHANNEL LETTERS**  
 SCALE: NOT TO SCALE



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

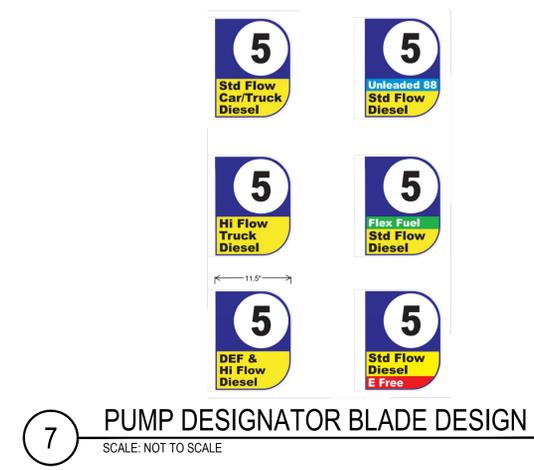


**2A\* BUILDING SIGN-FRESH KITCHEN LETTERS @ REAR ENTRY CANOPY**  
 SCALE: NOT TO SCALE

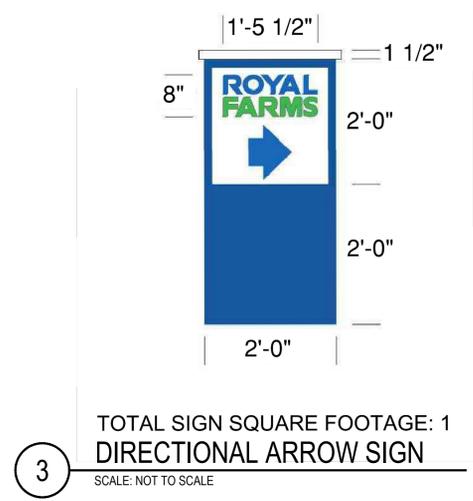


**1 PROPOSED MONUMENT SIGN - SITE**  
 SCALE: NOT TO SCALE

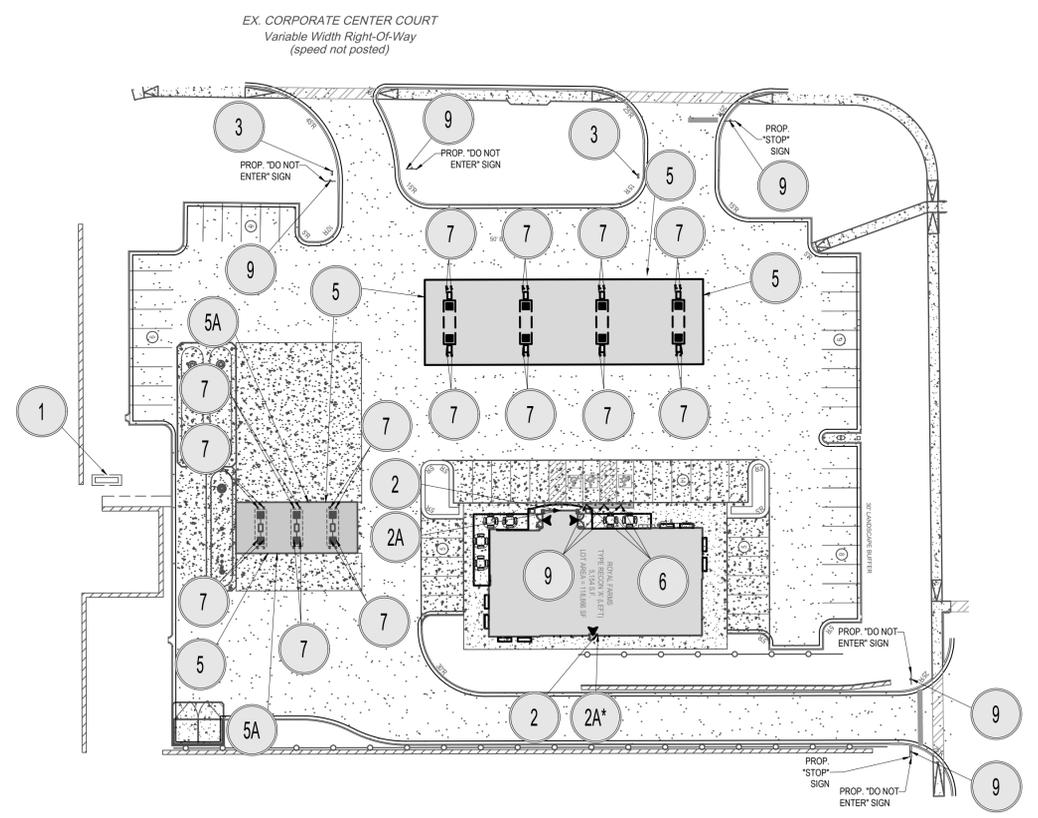
RFS 323 - SIGNAGE CHART				
DETAIL #	DESCRIPTION	AREA(SF)	HEIGHT(FT)	QUANTITY
1	MONUMENT SIGN	190.00	27.0	1
2	BUILDING SIGN	37.85	N/A	2
2A	BUILDING SIGN - FRESH KITCHEN - FRONT	11.75	N/A	1
2A*	BUILDING SIGN - FRESH KITCHEN - BACK	4.41	N/A	1
3	DIRECTIONAL ARROW SIGN	1.00	5.5	2
5	FUEL CANOPY SIGN	37.85	N/A	5
5A	DIESEL FUEL SIGN	19.60	N/A	2



**7 PUMP DESIGNATOR BLADE DESIGN**  
 SCALE: NOT TO SCALE



**3 TOTAL SIGN SQUARE FOOTAGE: 1 DIRECTIONAL ARROW SIGN**  
 SCALE: NOT TO SCALE



**KEY MAP**  
 SCALE: 1"=40'

BZA CASE NUMBER: 20-01  
 CARROLL COUNTY FILE NO. S-18-0012  
 CITY OF WESTMINSTER PROJECT NO.: WSA-18-04  
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

NO.	REVISIONS	DATE	BY

**Kimley Horn**  
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 PHONE: 443-743-4470  
 WWW.KIMLEY-HORN.COM



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 LICENSE NO. 31373  
 EXPIRATION DATE 02/2021

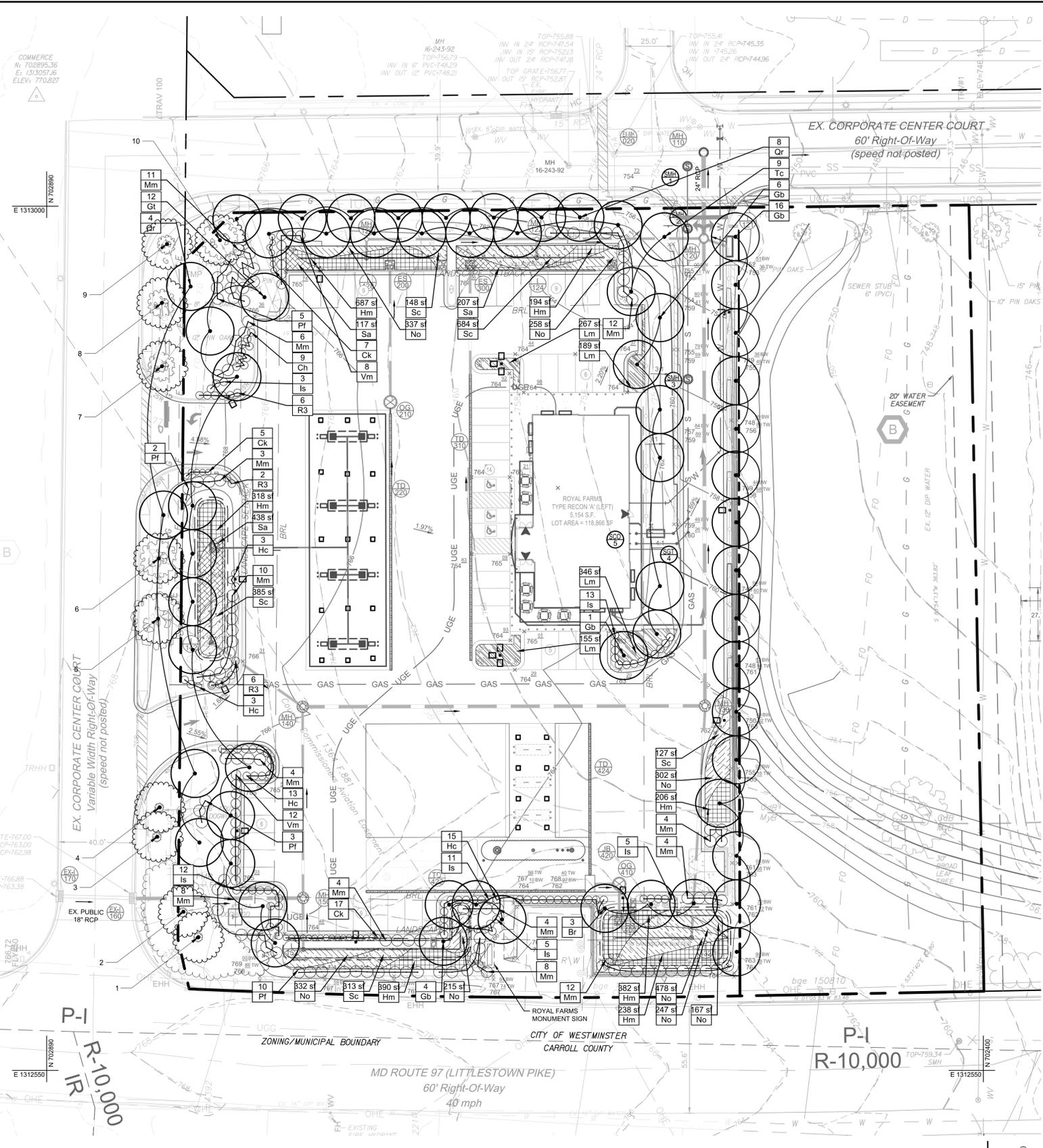
KHA PROJECT: 114068006  
 DATE: 04/02/2020  
 SCALE: AS SHOWN  
 DESIGNED BY: JHN  
 DRAWN BY: JHN  
 CHECKED BY: JCL

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

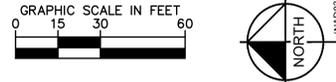
**SIGN DETAILS**

SHEET NUMBER  
**5 OF 17**

Plotted By: Jeff, John Sheet Set: Royal Farms #323 - Carroll Commerce Layout: 9 FINAL LANDSCAPE PLAN - April 29, 2020, 12:20:43pm - K:\BAL-DIV\114068-Royal Farms\100-REFS-323 - Carroll Commerce\CAD\PlanSheets\100-LANDSCAPE PLAN.dwg  
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**FINAL LANDSCAPE PLAN**  
 SCALE: 1" = 30'



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

**LANDSCAPE ARCHITECT/  
 CIVIL ENGINEER**  
 KIMLEY-HORN  
 ATTN: JENNIFER LEONARD, PLA / MELANIE DEFAZIO, PE  
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 EMAIL: JENNIFER.LEONARD@KIMLEY-HORN.COM

**ARCHITECT**  
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 STEVENSON, MD 21153  
 TEL: (410) 464-7010  
 EMAIL: INFO@RATCLIFFEARCHITECTS.COM

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

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

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

**PLANT SCHEDULE**

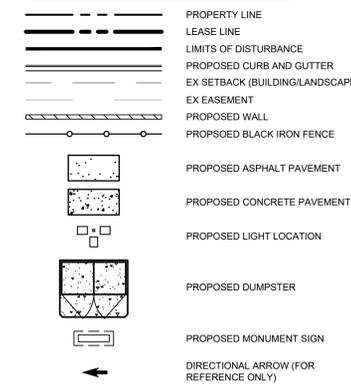
TREES	PU	QTY	BOTANICAL NAME	COMMON NAME	CAL / SIZE	CAL / SIZE
Br	3	3	Betula nigra	River Birch	B & B	2.5" Cal
Gb	27	27	Ginkgo biloba	Maidenhair Tree	B & B	2.5" Cal
Qr	12	12	Quercus rubra	Red Oak	B & B	2.5" Cal
Tc	21	21	Tilia cordata	Littleleaf Linden	B & B	2.5" Cal
EXISTING	10	10				
<b>TOTAL PU: 63 + 10 EXISTING TREES ON CORPORATE CENTER COURT TO REMAIN = 73</b>						
SHRUBS	PU	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
Ch	1.8	9	Clethra alnifolia 'Hummingbird'	Summersweet	5 gal	24"-36"
Ck	5.8	29	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 gal	24"-36"
Hc	6.8	34	Hypericum densiflorum 'Creel's Gold'	Bushy St. John's Wort	5 gal	24"-36"
Is	9.8	49	Ilex glabra 'Shamrock'	Linkberry	5 gal	24"-36"
Mm	18	90	Myrica pennsylvanica 'Morton'	Silver Sprite Bayberry	5 gal	24"-36"
Pf	4	20	Prunus laurocerasus 'Retundifolia'	Cherry Laurel	5 gal	24"-36"
R3	2.8	14	Rosa x 'Radtko'	Double Knock Out Red Rose	5 gal	24"-36"
Vm	4	20	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal	24"-36"
<b>TOTAL PU: 53</b>						
GROUND COVERS	PU	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
Hm	10.8	2,691 sf	Hibiscus moscheutos	Rose Mallow	flat	
Lm	3.8	957 sf	Liriope muscari	Lily Turf	flat	
No	9.6	2,392 sf	Nasturtium officinale	Watercress	flat	
Sc	6.6	1,658 sf	Saururus cernuus	Lizard's Tail	flat	
Sa	3.0	762 sf	Scirpus americanus	Three-square Bulrush	flat	
<b>TOTAL PU: 34</b>						

REQUIREMENT	UNITS REQUIRED	UNITS PROVIDED
V.C.1.c LANDSCAPE ISLANDS MUST BE EQUAL TO 7% MINIMUM OF THE TOTAL PARKING LOT AREA	7% x 30,959 SF = 2,168 SF	10.1% = 3,134 SF / 30,959
V.C.1.e 1 MAJOR DECIDUOUS TREE PER 10 PARKING SPACES	58 SPACES / 10 = 6 MAJOR DECIDUOUS TREES	10 MAJOR DECIDUOUS TREES PROVIDED
V.C.1.d ONE PLANTING UNIT (PU) REQUIRED FOR EVERY 10 LF ALONG ALL ABUTTING STREETS	967 LF / 10 LF = 97 PU REQUIRED	150 TOTAL PU PROVIDED
V.C.1.e ALL LOADING, SERVICE, OUTSIDE STORAGE, AND DUMPSTER AREAS SHALL BE SCREENED WITH TYPE A SCREENING	1 PU PER 15 LF MIN. 5' HIGH VISUAL SCREEN 24 LF / 15 LF = 1.6 PU REQUIRED	1.6 PU PROVIDED
V.C.1.d 75% OF ALL PLANTING UNITS MUST BE MAJOR TREES *	75% x 97 PU = 73 PU	73 (INCLUDING 10 EXISTING TREES TO REMAIN) / 97 = 75% OF PU ARE MAJOR TREES **

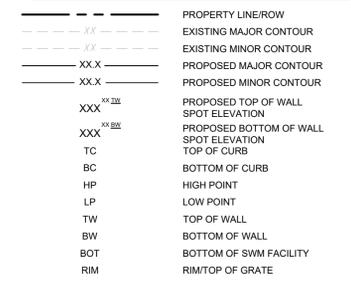
\*CODE REQUIREMENT FOR MAJOR TREES = 73 PU REQUIRED  
 \*\*TOTAL MAJOR TREES PROVIDED = 73 PU

**THIS PLAN EXCEEDS CODE MINIMUM LANDSCAPING REQUIREMENTS BY 53 PLANTING UNITS**

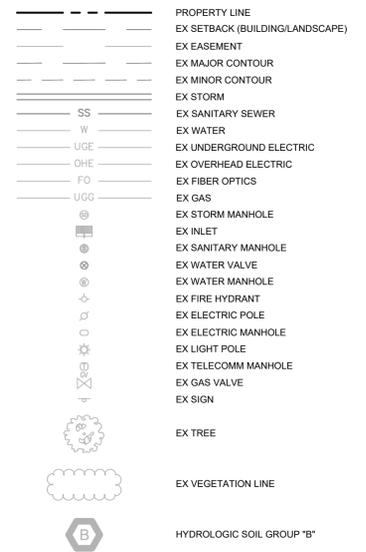
**SITE PLAN LEGEND**



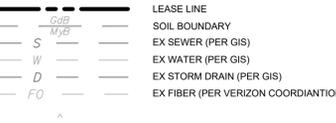
**GRADING PLAN LEGEND**



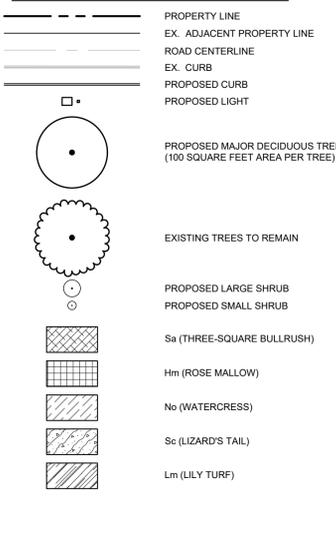
**SURVEY LEGEND**



**EX CONDITIONS LEGEND**



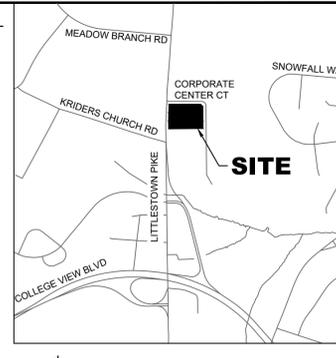
**LANDSCAPE LEGEND**



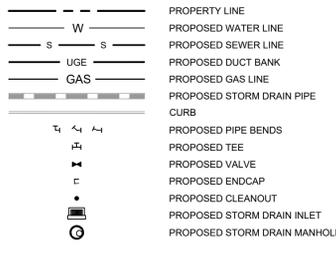
**LANDSCAPE CERTIFICATION**

"I CERTIFY THAT THIS LANDSCAPE PLAN IS CONSISTENT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE CITY OF WESTMINSTER LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES, AND ORDINANCES."  
 Signature of Landscape Architect: [Signature] DATE: 10/22/2019  
 Signature of Owner: [Signature] DATE: 10/22/19  
 Address: 3611 Roland Ave., Baltimore, Md. 21211

BZA CASE NUMBER: 20-01  
 CARROLL COUNTY FILE NO. S-18-0012  
 CITY OF WESTMINSTER PROJECT NO.: WSA-18-04  
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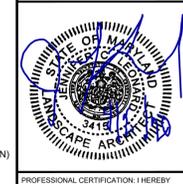


**UTILITY LEGEND**



NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	04/29/2020

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 PHONE: 443-743-3470  
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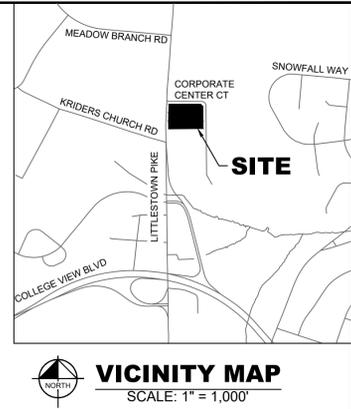
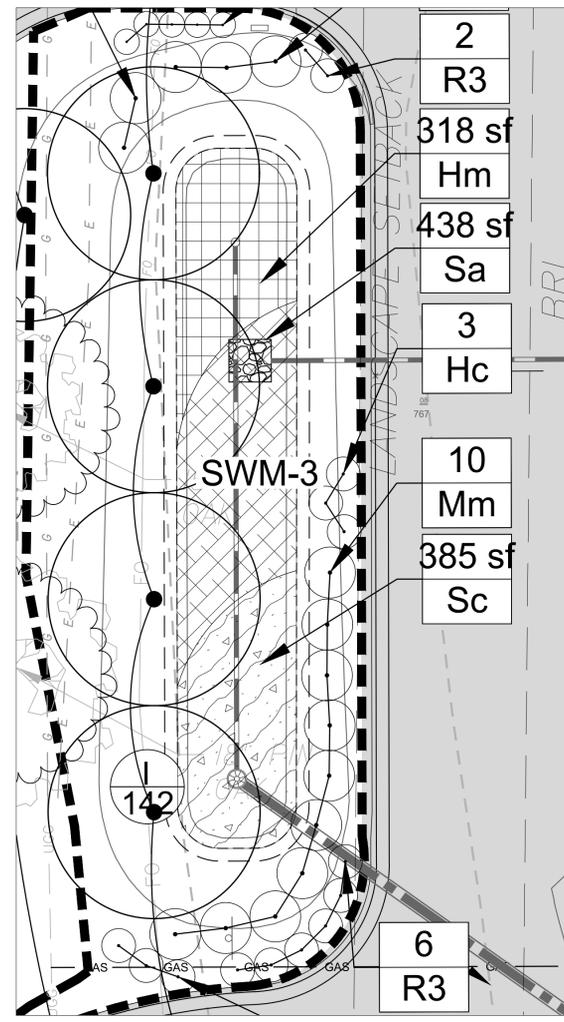
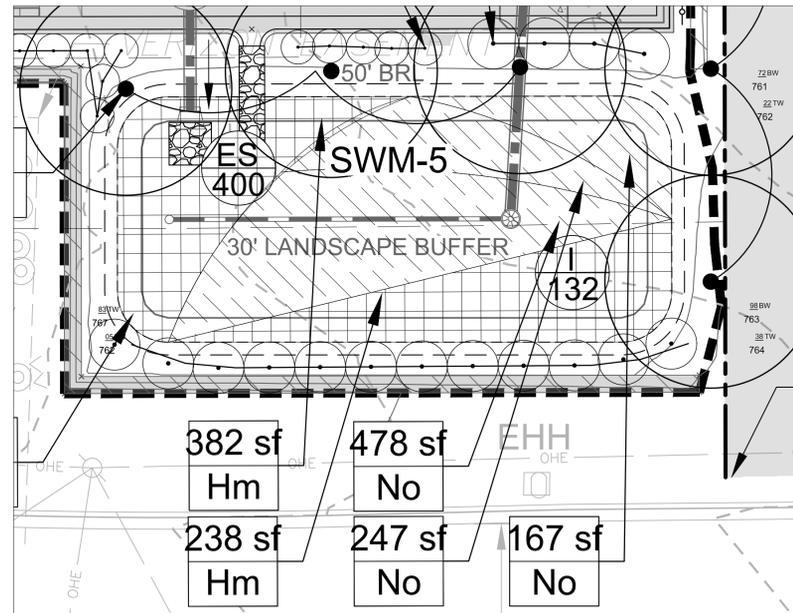
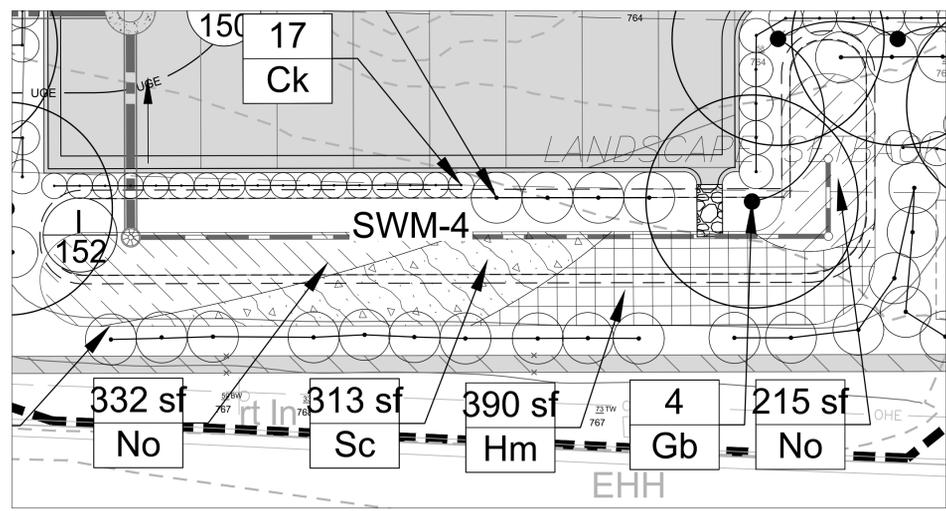
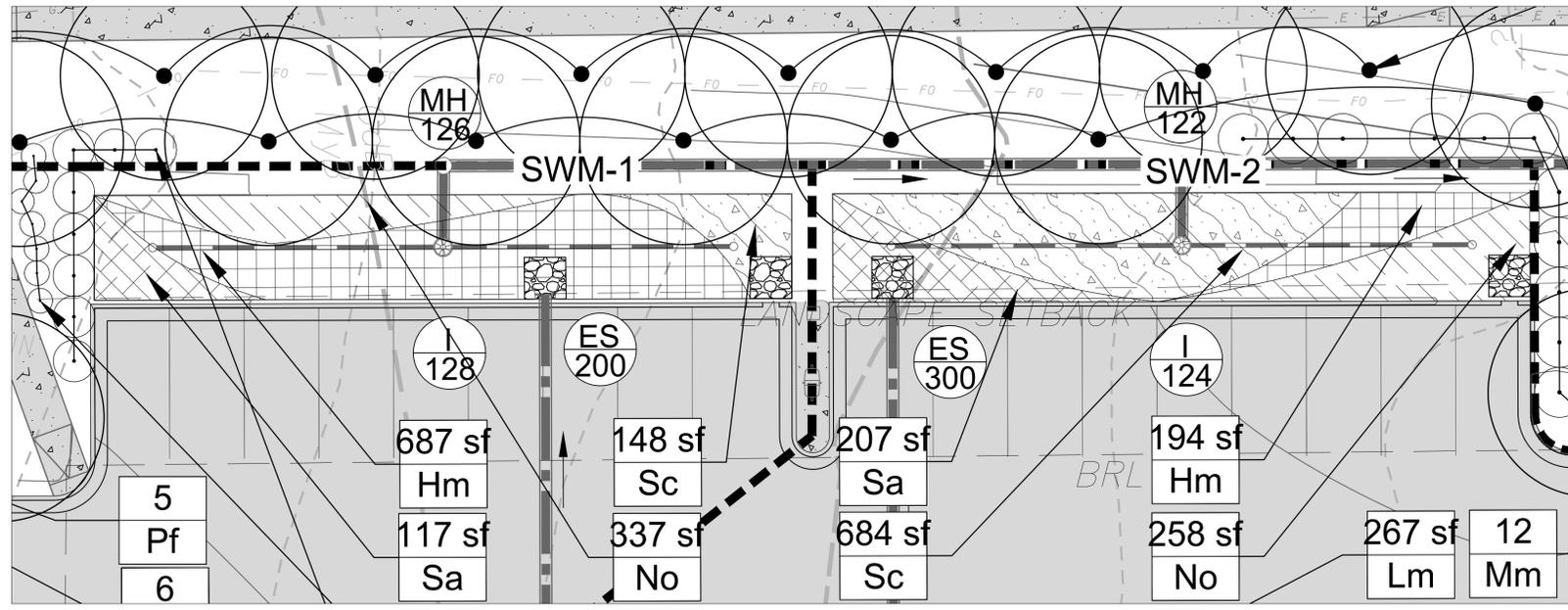


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ACTIVELY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 3415  
 EXPIRATION DATE: 07/28/2021

KHA PROJECT: 114068006  
 DATE: 04/02/2020  
 SCALE: AS SHOWN  
 DESIGNED BY: SJJ  
 DRAWN BY: SJB  
 CHECKED BY: JCL

**FINAL LANDSCAPE PLAN**  
 ROYAL FARMS #323  
 PREPARED FOR: 7 CORPORATE CENTER CT  
 MAP: 0114 GRID: 0024 PARCEL: 4966  
 WESTMINSTER, MARYLAND  
 SHEET NUMBER: 9 OF 17

Plotted By: Jeff, John Sheet Set: Royal Farms #323 - Carroll Commerce Layout: 10 FINAL STORMWATER PLANTING DETAILS April 28, 2020 12:23:28pm K:\BAL-CIV\14068-Royal Farms\10-2020-12-23-28pm.dwg - Carroll Commerce\KAD-PlanSheets\100 LANDSCAPE SWM PLANTING DETAILS.dwg  
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PLANT SCHEDULE					
GROUND COVERS	QTY (SF)	BOTANICAL NAME	COMMON NAME	CONT	SPACING
HM	2,691	HIBISCUS MOSCHEUTOS	ROSE MALLOW	2 QT	18" O.C.
NO	2,392	NASTURTIIUM OFFICINALE	WATERCRESS	2 QT	18" O.C.
SC	1,658	SAURURUS CERNIUS	LIZARD'S TAIL	2 QT	18" O.C.
SA	762	SCIRPUS AMERICANUS	THREE-SQUARE BULRUSH	2 QT	18" O.C.



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 CITY OF WESTMINSTER  
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NO.	REVISIONS	DATE	BY

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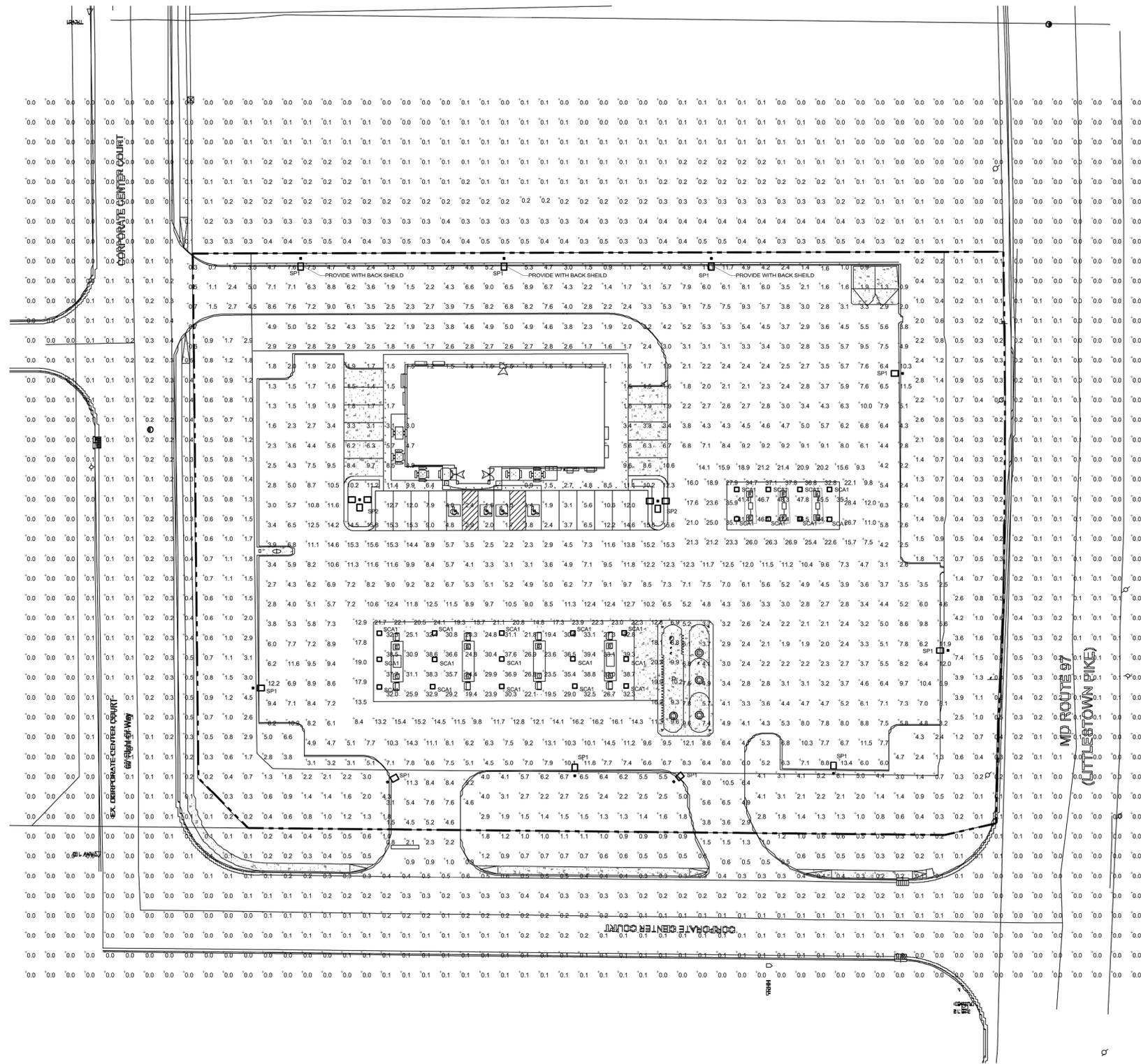
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 LICENSE NO. 3415  
 EXPIRATION DATE: 07/28/2021  
 PROJECT: KHA PROJECT 114068006  
 DATE: 04/02/2020  
 SCALE: AS SHOWN  
 DESIGNED BY: JHN  
 DRAWN BY: JHN  
 CHECKED BY: JCL

**ROYAL FARMS #323**  
**FINAL STORMWATER PLANTING DETAILS**

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

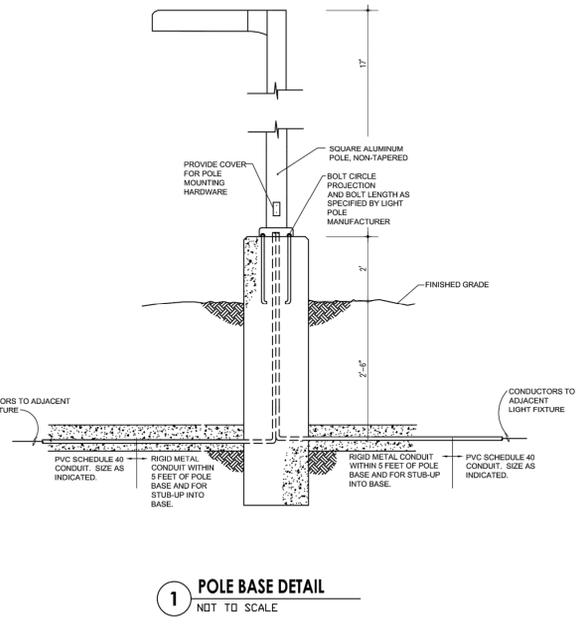


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**1 SITE PLAN - LIGHTING CALCULATIONS**  
 SCALE: 1"=30'-0"  
 0 30' 60'

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



REFER TO LEASE LINE NOTE ON SHEET 1 OF 17

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	SCA1	23	S LITE CO LTD	CLED-HL-7-UNV-S-5-WH	CANOPY	LED 5000K	1	CLED-HL-7-UNV-S-5-WHIES	14754	1	119.7	18'-0"
•	SP1	10	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-280-5K-T4 (1)IES	29122	1	284.52	19'-0"
□	SP3	2	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	VP-L-96NB-280-5K-T4 (1)IES	29122	1	853.55	19'-0"

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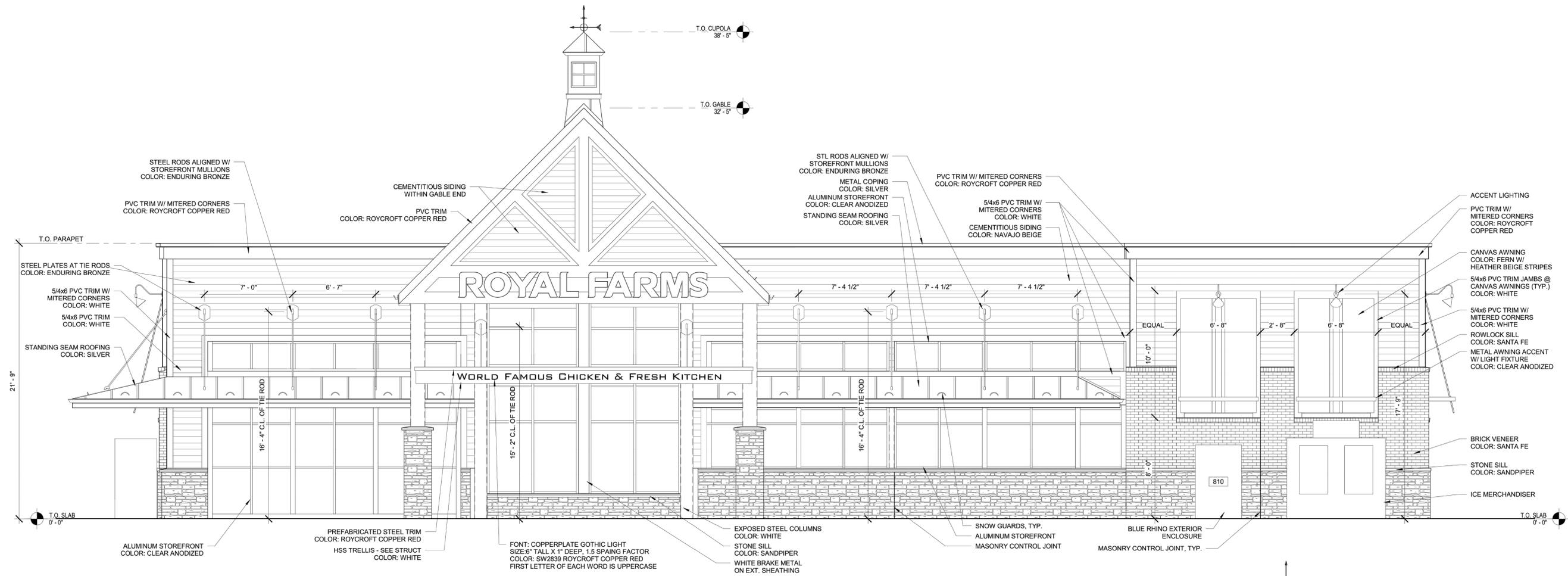
KHA PROJECT: 114068006  
 DATE: 04/02/2020  
 SCALE: AS SHOWN  
 DESIGNED BY: ---  
 DRAWN BY: ---  
 CHECKED BY: ---

**LIGHTING PLAN**

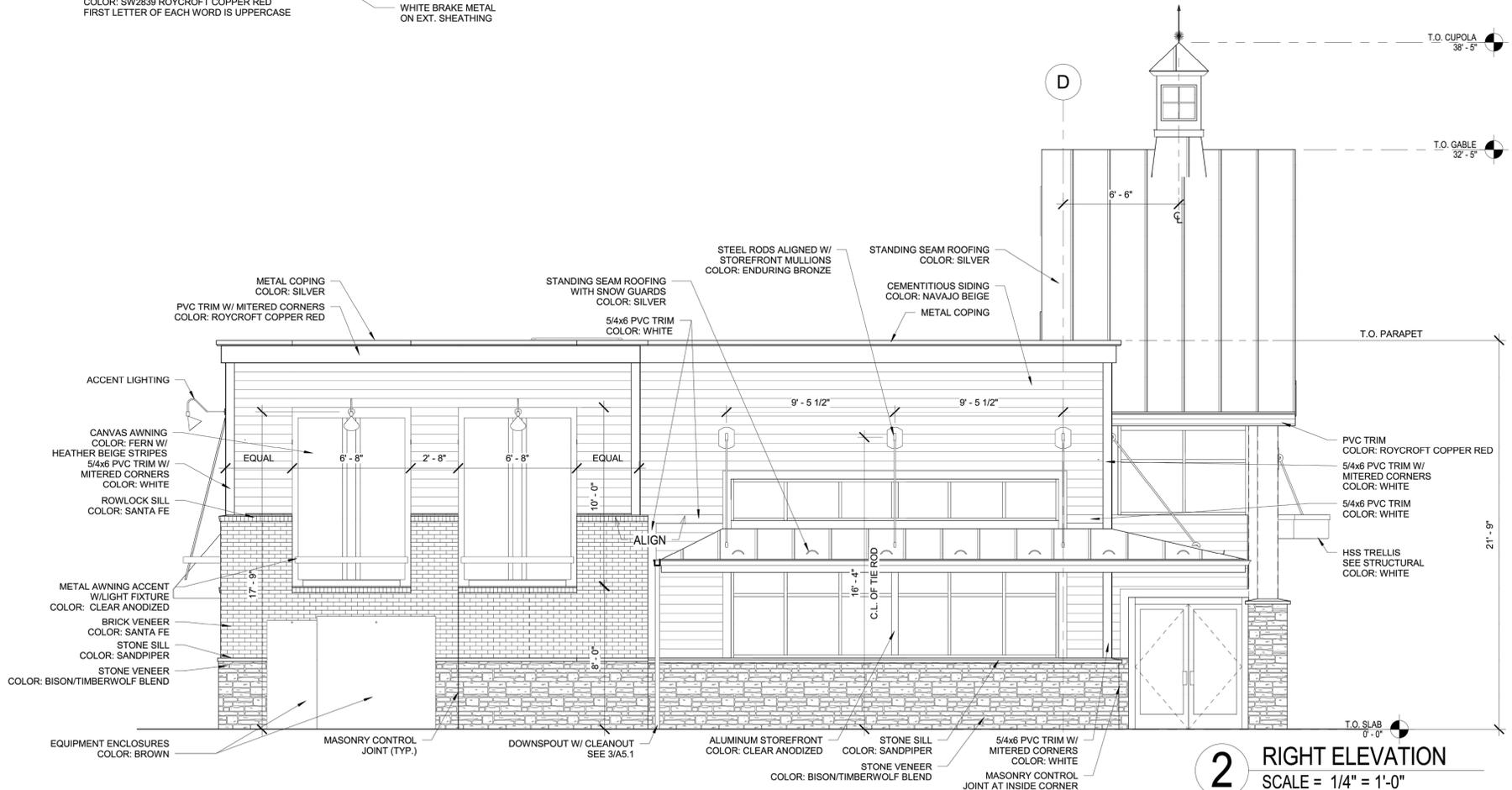
**ROYAL FARMS #323**  
 PREPARED FOR  
**7 CORPORATE CENTER CT**  
 MAP: 0114 GRID: 0024 PARCEL: 4966  
 WESTMINSTER MARYLAND

SHEET NUMBER  
**12 OF 17**

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



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

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

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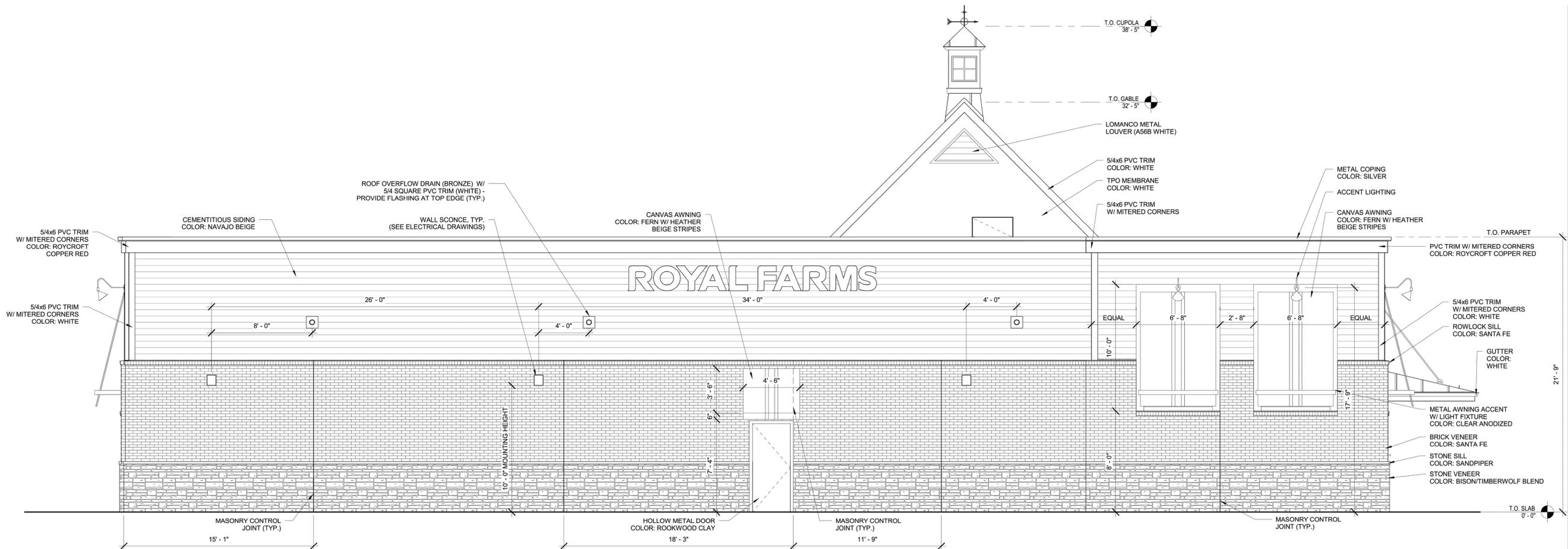
KHA PROJECT 114068006
DATE 04/02/2020
SCALE AS SHOWN
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**ARCHITECTURAL  
DETAILS**

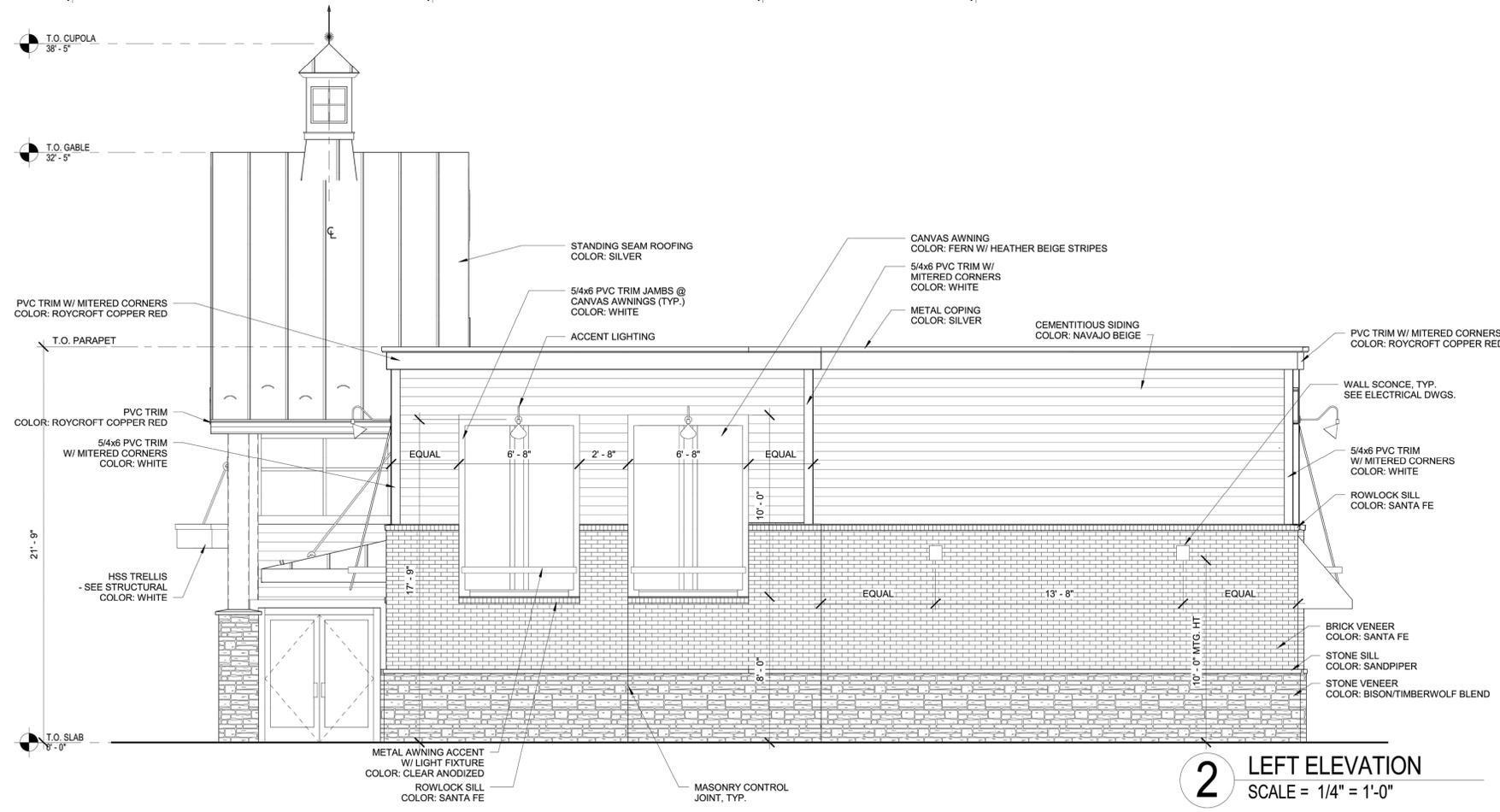
**ROYAL FARMS #323**  
 PREPARED FOR  
**7 CORPORATE CENTER CT**  
 MAP: 0114 GRID: 0024 PARCEL: 4966  
 WESTMINSTER MARYLAND

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**14 OF 17**

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



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

- NOTE:**
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  2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.

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KHA PROJECT	114068006
DATE	04/02/2020
SCALE	AS SHOWN
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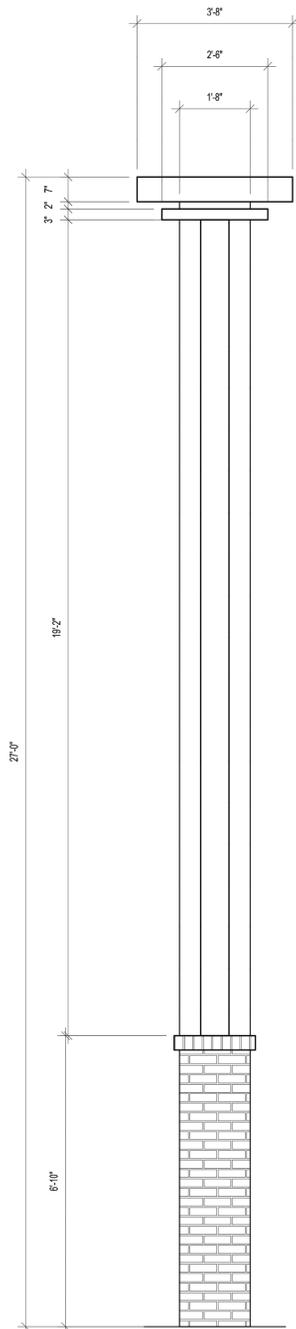
**ARCHITECTURAL DETAILS**

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

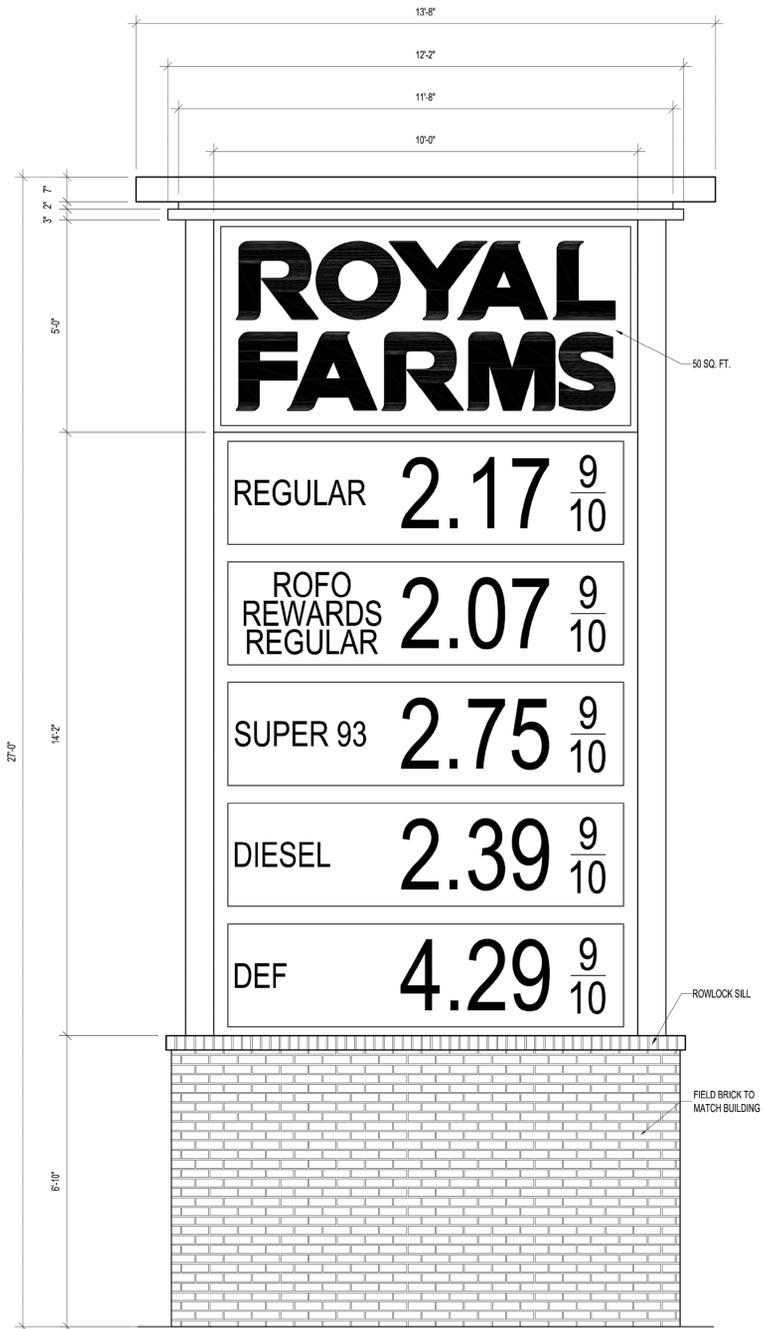
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**15 OF 17**

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PROJECT NO.: WSA-18-04  
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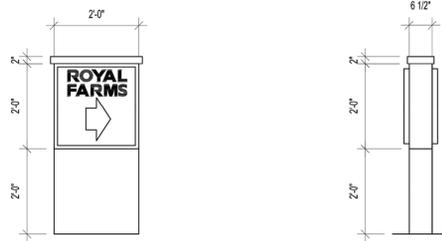
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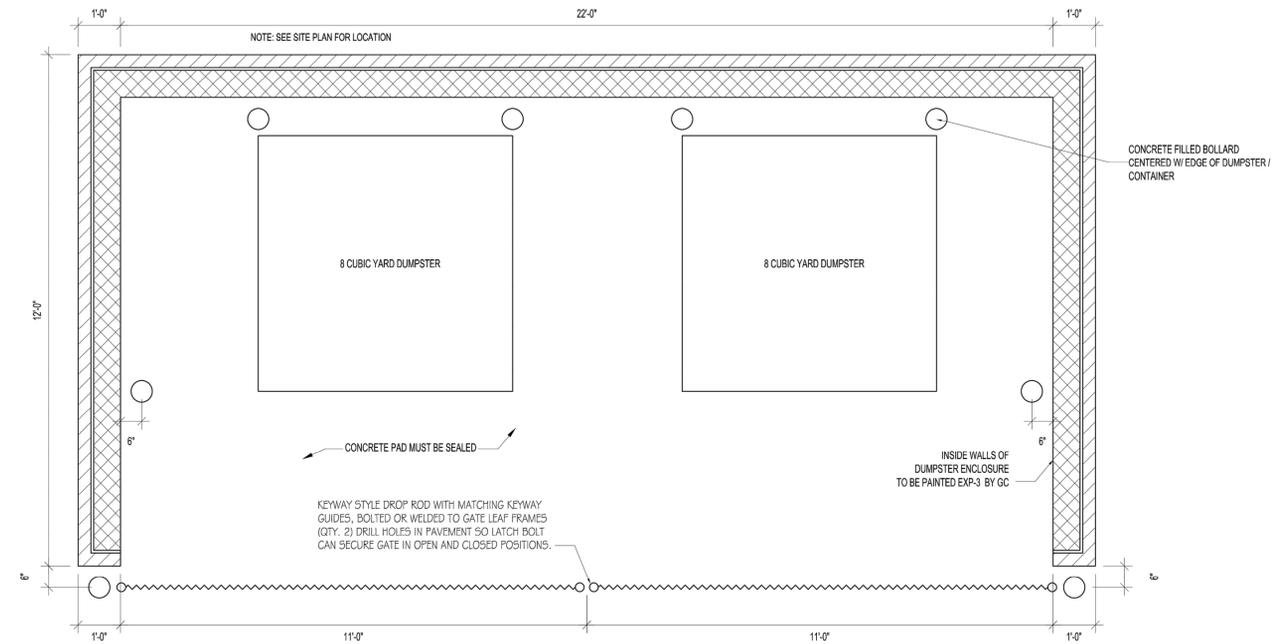
**2 MONUMENT SIGN**  
1/2" = 1'-0"



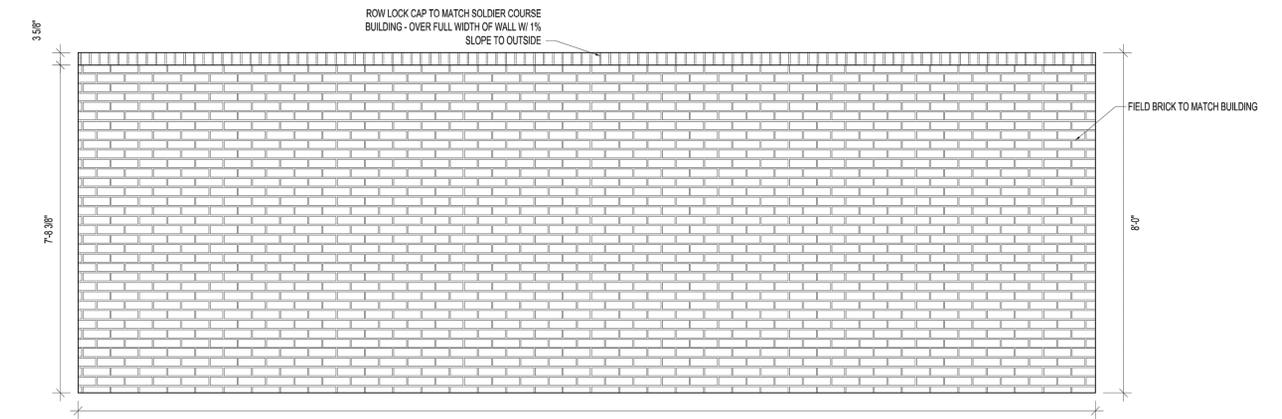
**1 ENTRY/EXIT SIGN**  
1/2" = 1'-0"



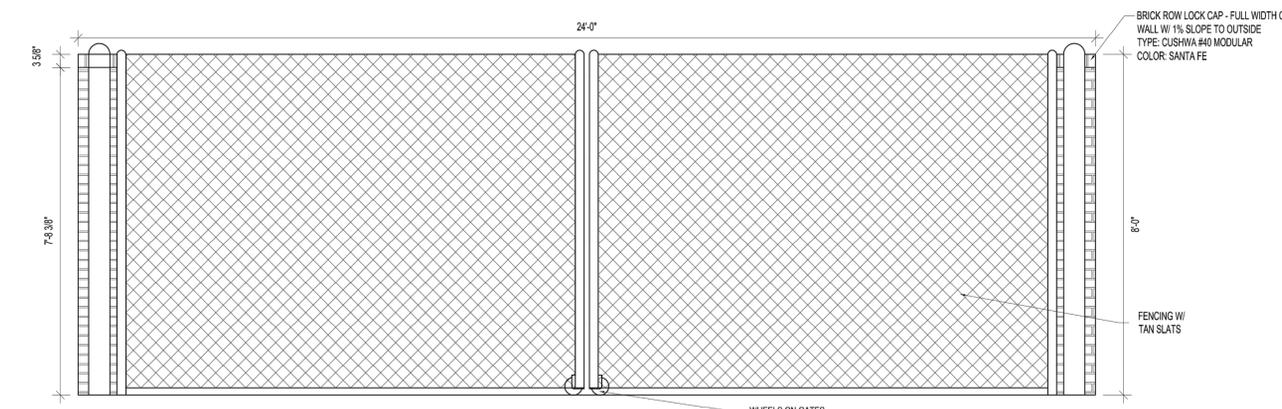
**3 DUMPSTER ENCLOSURE - PLAN**  
1/2" = 1'-0"



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



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



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KHA PROJECT	114068006
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SCALE	AS SHOWN
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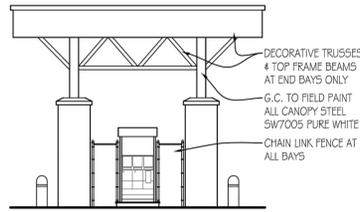
**ARCHITECTURAL  
DETAILS**

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

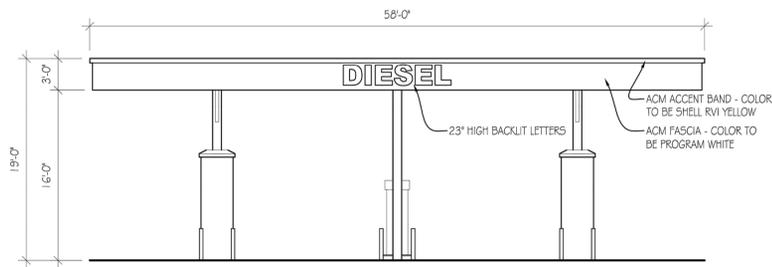
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**16 OF 17**

BZA CASE NUMBER: 20-01  
CITY OF WESTMINSTER  
PROJECT NO.: WSA-18-04  
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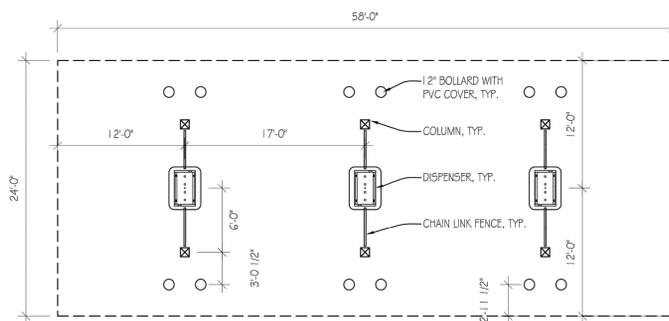
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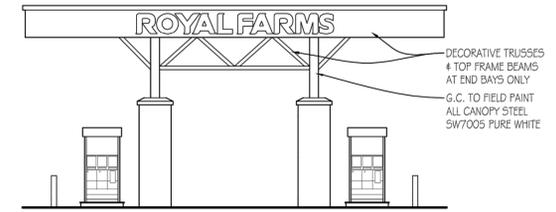
**4 DIESEL CANOPY SIDE ELEVATION**  
1/8" = 1'-0"



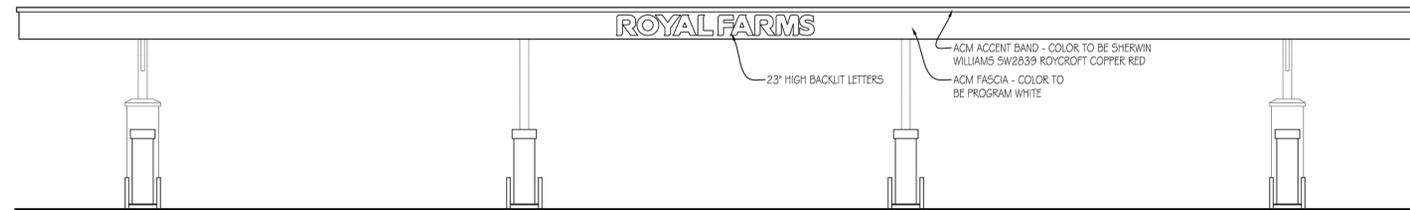
**5 DIESEL CANOPY FRONT ELEVATION**  
1/8" = 1'-0"



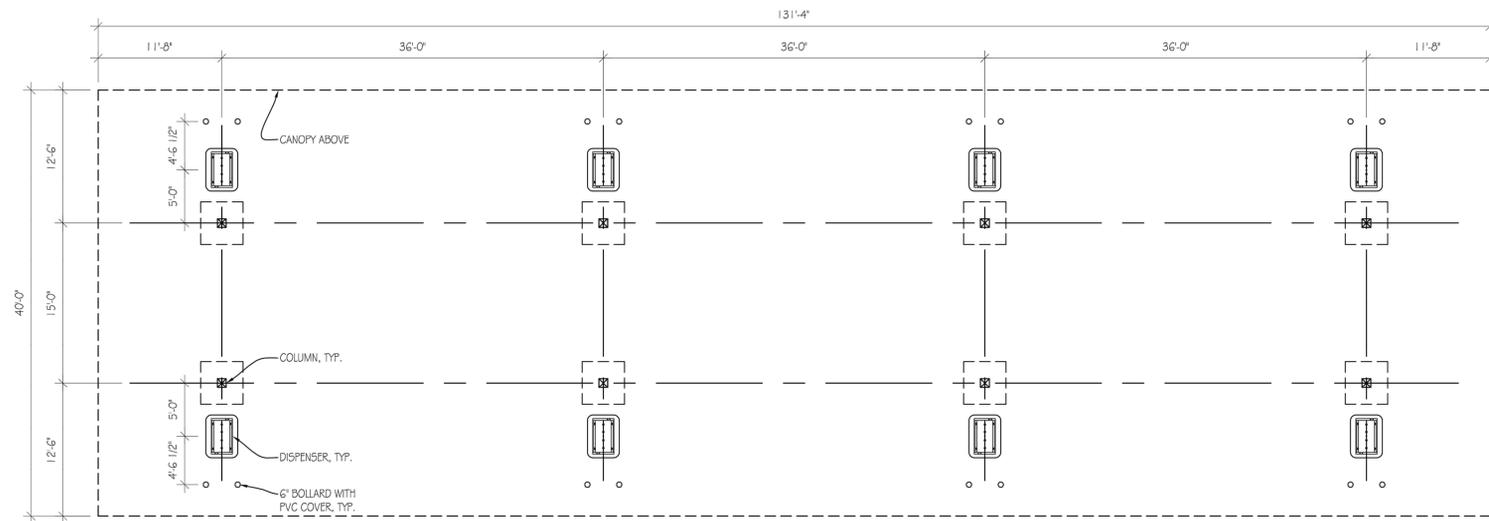
**6 DIESEL CANOPY PLAN**  
1/8" = 1'-0"



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



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



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

No.	REVISIONS	DATE	BY

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KHA PROJECT	114068006
DATE	04/02/2020
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---

**ARCHITECTURAL  
DETAILS**

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

# ROYAL FARMS

ROYAL FARMS #323  
7 CORPORATE CENTER COURT  
WESTMINSTER, MD  
OCTOBER 17TH, 2019

**RA** RATCLIFFE  
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153  
Phone 410-484-7010 • Fax 410-484-3319 • peter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER  
1 OF 6



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

# ROYAL FARMS

ROYAL FARMS #323  
 7 CORPORATE CENTER COURT  
 WESTMINSTER, MD  
 OCTOBER 17TH, 2019

**RA** RATCLIFFE  
 ARCHITECTS

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MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER  
 2 OF 6



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

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

# ROYAL FARMS

ROYAL FARMS #323  
7 CORPORATE CENTER COURT  
WESTMINSTER, MD  
OCTOBER 17TH, 2019

**RA** RATCLIFFE  
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153  
Phone 410-484-7010 • Fax 410-484-3319 • peter@ratcliffearchitects.com

MAP: 0114 GRID: 0024 PARCEL: 4966

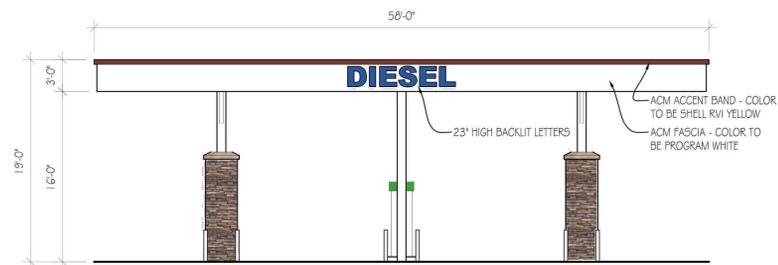
SHEET NUMBER  
3 OF 6



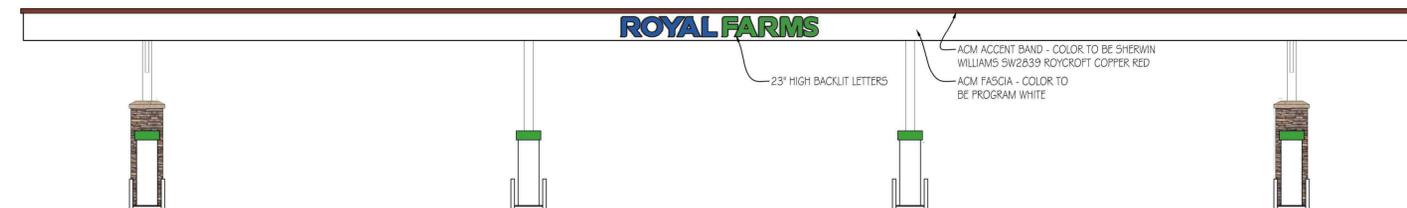
**4** DIESEL CANOPY SIDE ELEVATION  
1/8" = 1'-0"



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



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



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

**ROYAL FARMS**

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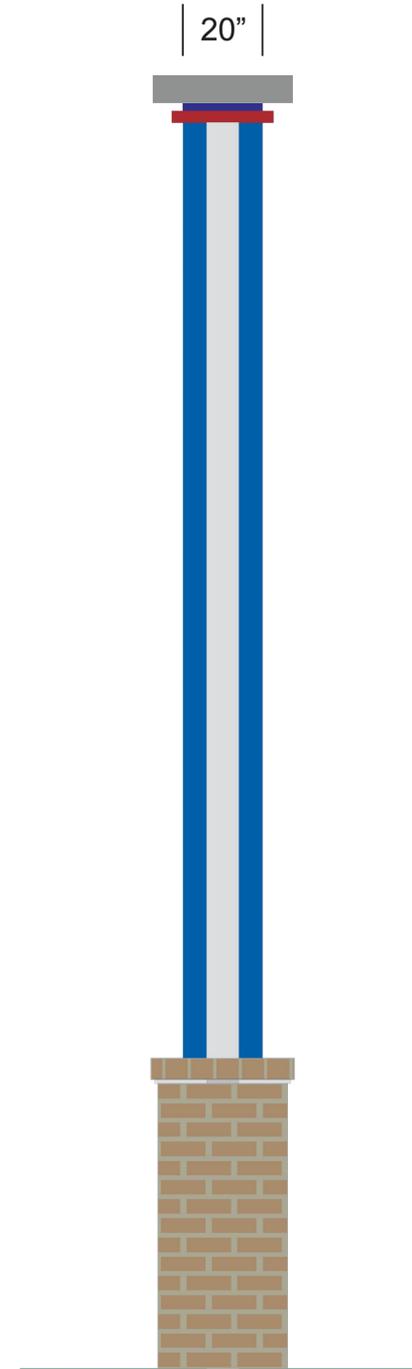
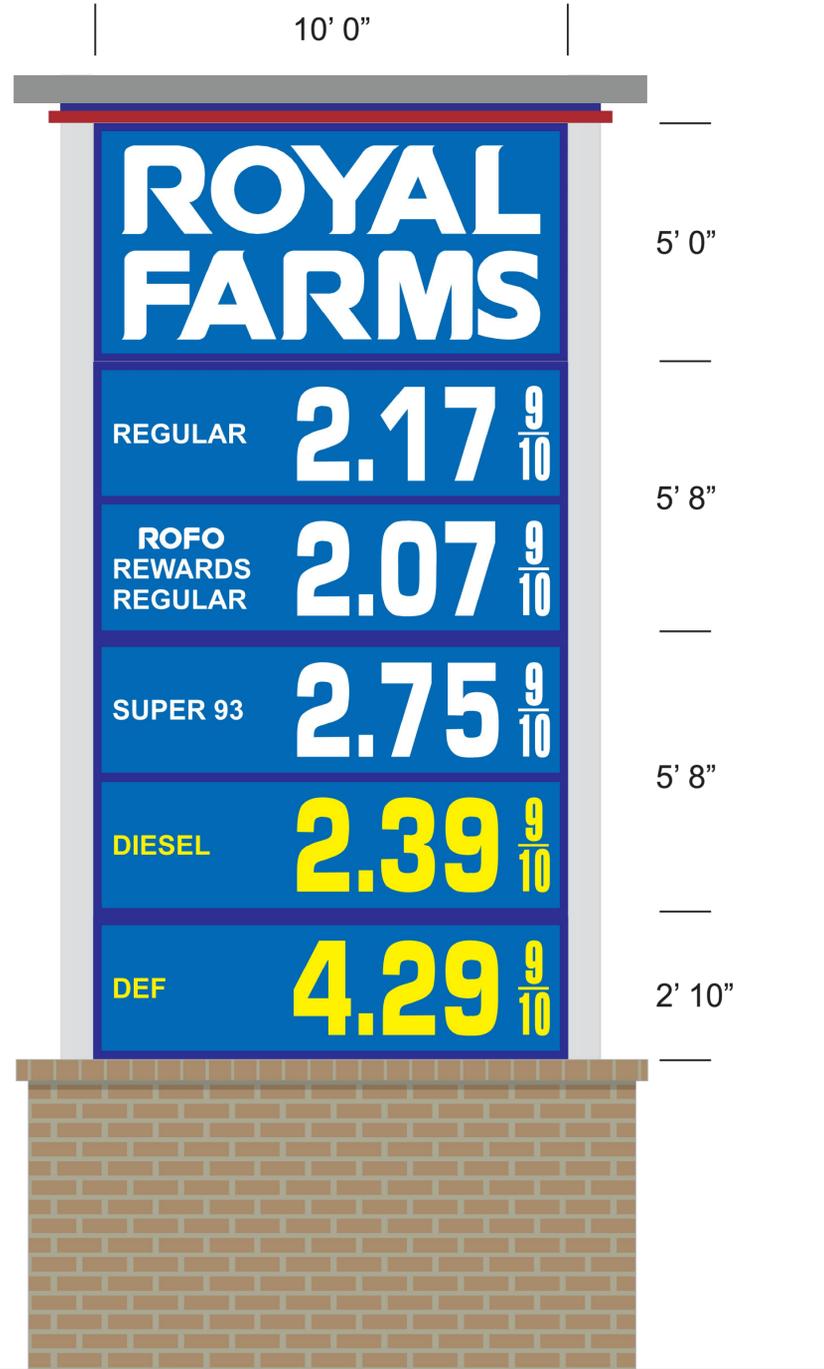
**R** RATCLIFFE  
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**PYLON SIGN  
SQ. FTG.**

"ROYAL FARMS" - 50 SQ. FT.

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

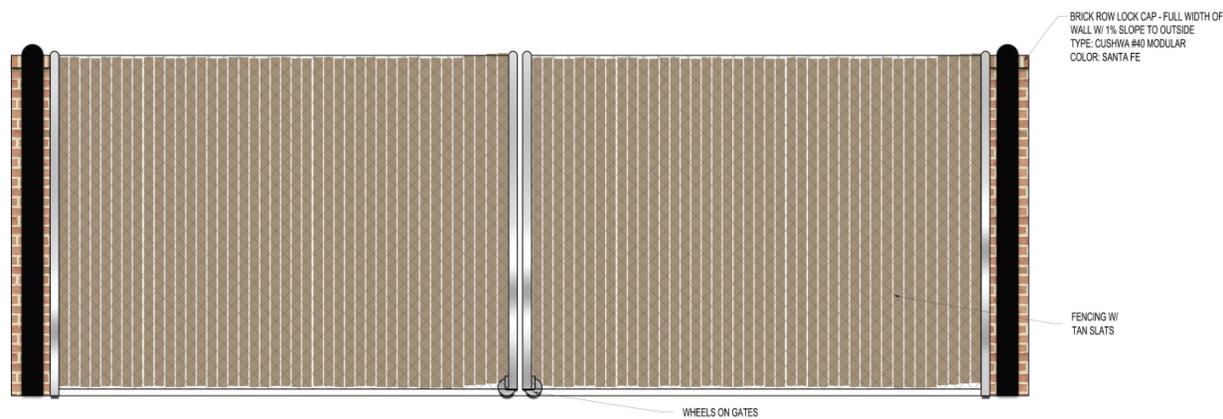


**ROYAL FARMS**

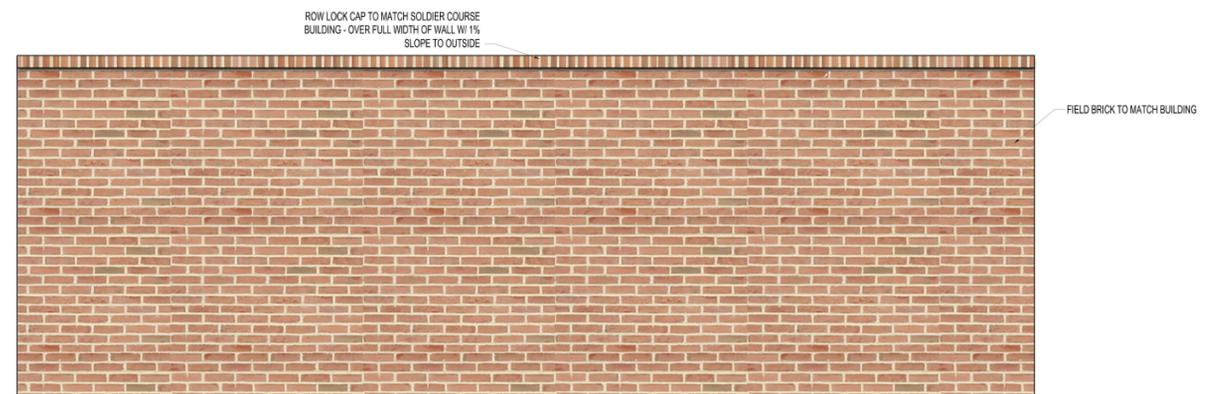
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Dumpster Enclosure - Front Elevation  
 1/2" = 1'-0"



Dumpster Enclosure - Rear Elevation  
 1/2" = 1'-0"

**ROYAL FARMS**

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