ITEM B

PLANNING AND ZONING COMMISION

September 10, 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

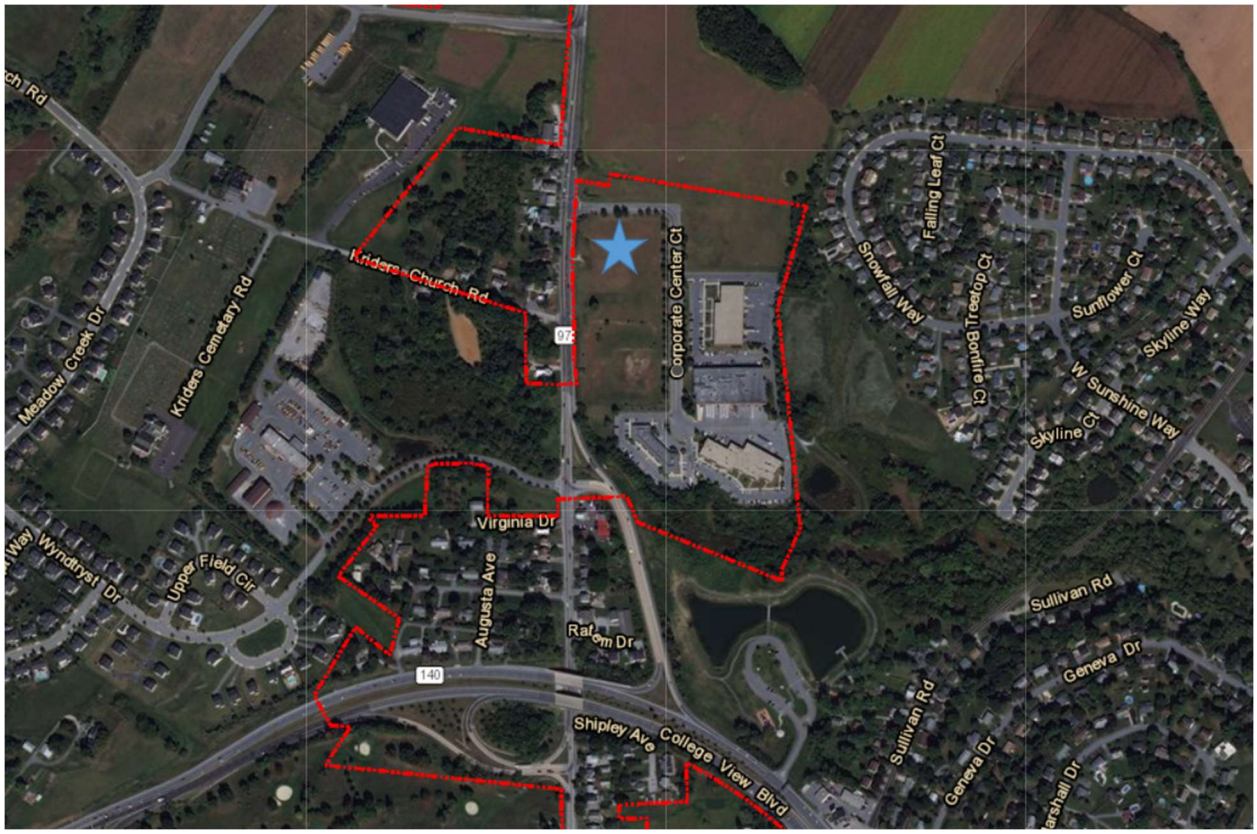
STAFF REPORT

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:

<u>Littlestown Pike (MD Route 97 North)</u>

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 <u>or the proposed front street line</u> 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.

The Planning and Zoning Commission reviewed this right-of-way as part of the reviewed of the Amended Carroll County Commerce Center Development Plan at the August 13, 2020 meeting. Although the Commission decided to forward this Development to the City of Westminster Mayor and Common Council with a favorable recommendation without including this right-of-way, Staff wants to reiterate its importance during the review of this site plan.

<u>Landscape Review</u>

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 form 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 form 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 form 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 form 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. This may also include the need to 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.

2. The Site Development Plan shall be consistent with the Amended Development Plan for Carroll County Commerce Center.

3. Address any outstanding comments.

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 continue Site Development Plan S-18-0012 until such time the Mayor and Common Council act on the Commerce Development Plan DP-20-01.

OR

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

OR

4. I move an alternate motion.

FINAL SITE PLAN

7 CORPORATE CENTER CT

ROYAL FARMS # 323

CITY OF WESTMINSTER STANDARD GENERAL NOTES:

1. THE CONSTRUCTION SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER. THIS WORK IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE CITY OF WEST MINSTER.
2. THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINS" AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER "DEPARTMENT OF PUBLIC WORKS" AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT."
4. THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE INSTALLATIONS SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ALL FIELD CHANGES.
5. THE CONTRACTOR SHALL PROVIDE A CERTIFIED SOILS COMPACTION TECHNICIAN ON SITE AT ALL TIMES DURING FILLING AND BACK FILLING OPERATIONS TO CONTINUOUSLY MONITOR SOIL COMPACTION. TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
6. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS CONSTRUCTION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.
7. THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.
8. THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:
   HORIZONTAL: - MARYLAND STATE GRID SYSTEM (NAD 83)
   VERTICAL: - U.S.G.S. DATUM (NAVD 88)
9. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

GENERAL NOTES

1. THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER LETTER FROM THE CARROLL COUNTY DIVISION OF LANDSCAPE AND FOREST CONSERVATION DATED FEBRUARY 1, 1995.
2. FIRE PROTECTION NOTE:
   2.1. THE BUILDING IS DESIGNED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING IBC AND NFPA 101. BUILDING IS EVALUATED FOR OCCUPANT LOAD AND EGRESS CAPACITY, AND IS CONSTRUCTED USING MATERIALS PERMISSIBLE FOR TYPE V-B CONSTRUCTION.
   2.2. FIRE EXTINGUISHERS WILL BE PROVIDED INSIDE THE BUILDING (INCLUDING A TYPE K EXTINGUISHER NEAR THE EXHAUST HOOD), AND WILL ALSO BE MOUNTED ON THE COLUMNS AS THE FUEL CANOPY.
   2.3. EXHAUST HOOD WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 96.
3. §164-71 & §164-114A: THE PROPOSED BUILDING IS 5,154 SF AND DOES NOT REQUIRE A LOADING AREA FOR DELIVERIES.
4. THE FOLLOWING WAS GRANTED DURING A BZA MEETING ON 01/07/2020 UNDER BZA CASE NUMBER 20-01
   4.1. §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 ½" CALIPER TREE PER 30 FEET.
5. THIS SITE DOES NOT CONTAIN:
   5.1. HIGHLY ERODIBLE SOILS (15% SLOPE OR 5% SLOPE AND A K FACTOR OF >0.35)
   5.2. FOREST BOUNDARIES
   5.3. 100 YEAR FLOODPLAIN
   5.4. STREAMS / WATERCOURSES
   5.5. WETLANDS
6. THE SITE CONTAINS SLOPES OF 15% OR GREATER IN SMALL LOCALIZED AREAS NEAR AN EXISTING STORMWATER OUTFALL AND THE EXISTING VERIZON EASEMENT.
7. THE PROPERTY EXISTS WITHIN THE NORTH BRANCH PATAPSCO RIVER 1 TIER II CATCHMENT
8. FIRE PROTECTION NOTE:
   8.1. THE BUILDING IS DESIGNED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING IBC AND NFPA 101. BUILDING IS EVALUATED FOR OCCUPANT LOAD AND EGRESS CAPACITY, AND IS CONSTRUCTED USING MATERIALS PERMISSIBLE FOR TYPE V-B CONSTRUCTION.
   8.2. FIRE EXTINGUISHERS WILL BE PROVIDED INSIDE THE BUILDING (INCLUDING A TYPE K EXTINGUISHER NEAR THE EXHAUST HOOD), AND WILL ALSO BE MOUNTED ON THE COLUMNS AS THE FUEL CANOPY.
   8.3. EXHAUST HOOD WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM IN ACCORDANCE WITH NFPA 96.

CARROLL COUNTY GENERAL NOTES

1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITIONS OF THE FOLLOWING, INCLUDING ALL ADDENDA, SUPPLEMENTS OR UPDATES:
   1.a. DESIGN MANUAL - VOLUME ONE - ROADS AND STORM DRAINS, 1994 EDITION, OF THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS.
   1.b. DESIGN GUIDE FOR FLEXIBLE PAVEMENT, 2004, OF THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS.
   1.c. BOOK OF STANDARDS, HIGHWAY AND INCIDENTAL STRUCTURES OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.
   1.d. STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, 2008 EDITION, OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.
   1.e. MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDMUTCD) 2009 EDITION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.
   1.f. 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.
2. 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.
3. 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.
4. 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.
5. DEVELOPER IS RESPONSIBLE IN ALL REGARDS FOR RELOCATION OF ANY EXISTING UTILITIES.
6. IN CASE OF DISCREPANCY BETWEEN SCALED AND FIGURED DIMENSIONS, FIGURED DIMENSIONS SHALL GOVERN.
7. IF FOR ANY REASON PROPOSED FACILITIES CANNOT BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, CONTRACTOR MUST IMMEDIATELY INFORM CONSTRUCTION INSPECTOR OR CONSTRUCTION INSPECTION DIVISION (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.
8. 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.
9. 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 AASHTO 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.
10. DEVELOPER IS RESPONSIBLE FOR PROVIDING SOIL, BASE AGGREGATE AND HOT MIX ASPHALT COMPACTION TESTING. A CERTIFIED TECHNICIAN MUST BE ONSITE 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.
11. 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.
12. PIPE ELEVATIONS SHOWN ON STORM DRAIN PROFILES ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. THE DESIGN EQUIVALENT SINGLE AXLE LOADS (ESAL) AND THE DESIGN CBR VALUE SHALL BE NOTED ON THE CONSTRUCTION PLANS.
19. 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.
20. CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT SHALL NOT BE PARKED, PLACED, OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.

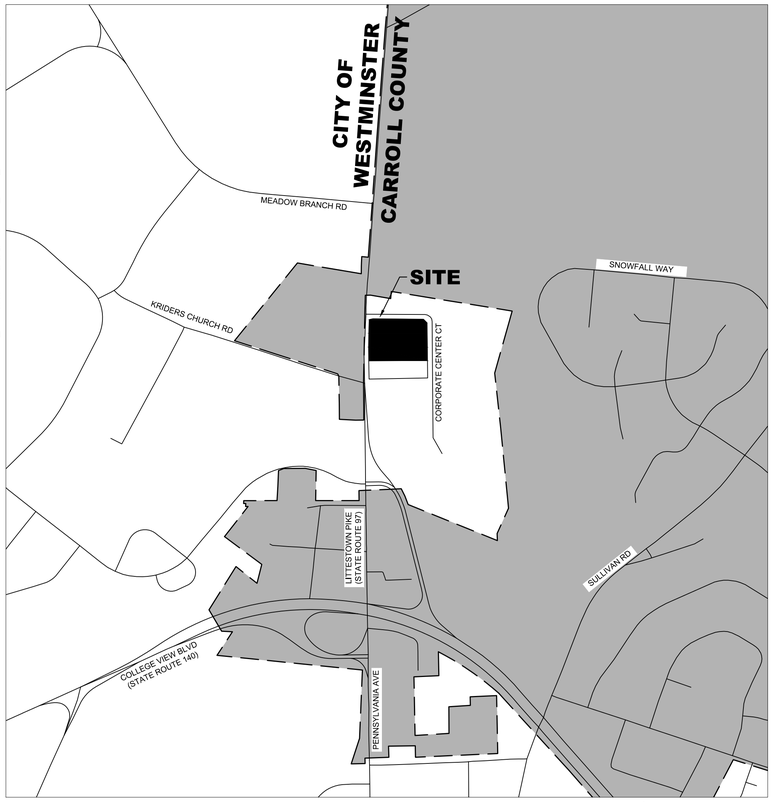
BENCHMARKS

"COMMERCE"	"COMMERCE AZ1"
ELEV: 770.827	ELEV: 740.49
NORTH: 702895.36	NORTH: 702211.40
EAST: 1313057.16	EAST: 1313006.58

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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



GRAPHIC SCALE IN FEET
0 250 500 1000

LOCATION PLAN

SCALE: 1" = 500'

NORTH (NAD83)

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.

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

SITE INFORMATION:

1. AREA TABULATIONS
   - 1.1. TOTAL PARCEL AREA: ±169,798 S.F. / ±3.90 AC
   - 1.2. PROPOSED LEASE AREA: ±118,866 S.F. / ±2.73 AC
   - 1.3. EXISTING IMPERVIOUS AREA: ±3,920 S.F. / ±0.09 AC
   - 1.4. PROPOSED IMPERVIOUS AREA: ±88,426 S.F. / ±2.03 AC
   - 1.5. TOTAL DISTURBANCE AREA: ±135,907 S.F. / ±3.12 AC
2. PARKING REQUIREMENTS
   - 2.1. REQUIRED: 1 SPACE PER 250 S.F. 1/250 * 5,154 S.F. = 21 SPACES
   - 2.2. PROVIDED: 56 SPACES
3. EXISTING ZONING: P-I PLANNED INDUSTRIAL ZONE
4. EXISTING LAND USE: VACANT
   PROPOSED LAND USE: CONVENIENCE STORE WITH FUEL PUMPS
5. PROPERTY INFORMATION:
   - 5.1. TAX ACCOUNT NUMBER: 0707157274
   - 5.2. DEED REFERENCE: 02425/0101
   - 5.3. TAX MAP: 0100W
   - 5.4. MAP: 0114
   - 5.5. GRID: 0024
   - 5.6. PARCEL: 4966
   - 5.7. ELECTION DISTRICT: 07
   - 5.8. MUNICIPALITY: CITY OF WESTMINSTER
   - 5.9. COUNTY: CARROLL COUNTY
   - 5.10. STATE: MARYLAND
   - 5.11. PLAT: 51-046
6. BUILDING AREA: 5,154 S.F.
7. NEAREST FIRE PROTECTION: NE CORNER OF CORPORATE CENTER COURT AND CARROLL COUNTY COMMERCE CENTER NORTH DRIVE (EXISTING FIRE HYDRANT)
8. CARROLL COMMERCE CENTER IS WITHIN THE WESTMINSTER CITY LIMITS WHILE THE PROPERTIES ACROSS LITTLESTOWN ROAD PIKE ARE NOT
9. THE SURVEY WAS COMPLETED BY DEWBERRY (FEBRUARY 2018) AND VERIFIED IN THE FIELD BY KARRINS

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

PROPERTY OWNER

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

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

SURVEYOR

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

Engineer's Design Certification

I hereby certify that these plans have been designed according to Chapter 136 of the Charter and Code of the City of Westminster, MD and I hereby certify that these documents were prepared or approved by me, and I am a duly licensed Professional Engineer or Professional Land Surveyor, as appropriate, under the laws of the State of Maryland.

Signed_____ Date _____
License No. 31373 Expiration Date 1/21/21

Developer's Certification

I hereby certify that all proposed work shown on these construction drawing(s) will be conducted in strict accordance with these plans. I also understand that it is my responsibility to have the construction supervised and certified, including the submittal of "as- Built" plans certified by a registered Professional Engineer or Professional Land Surveyor, as appropriate, within thirty (30) days of completion of work on the stormwater management facility/facilities. I also certify that this/these stormwater management facility/facilities will be inspected during construction by a registered Professional Engineer or Professional Land Surveyor, as appropriate, in accordance with Sections § 136-22 and § 136-23 of the Charter and Code of the City of Westminster, MD.

Signed _____ Date 1/21/20

Engineer's "As-Built" Certification

I hereby certify that the facility/facilities shown on this/these plan(s) was constructed as shown on the "As-Built" plans and meets the approved plans and specifications. I also certify that this/these facilities were inspected in accordance with Sections § 136-22 and § 136-23 of the Charter and Code of the City of Westminster, MD and I hereby certify that these documents were prepared or approved by me, and I am a duly licensed Professional Engineer or Professional Land Surveyor, as appropriate, under the laws of the State of Maryland.

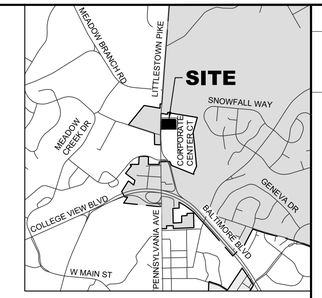
Signed_____ Date _____
License No. _____ Expiration Date _____

OWNER/DEVELOPER CERTIFICATION

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

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

1/21/20
SIGNED DATE



NORTH (MODEL)

VICINITY MAP

SCALE: 1" = 2,000'

ENGINEERS CERTIFICATION

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

JEFF SMITH 1-28-20
NAME(S) PRINTED DATE

MARYLAND REGISTRATION NUMBER No. 31373

1-28-20
SIGNED DATE

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.

Tho Farms Inc. 1/21/20
Developer Date

Jack Whisted
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.

1-28-20 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.

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
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1801 PORTER ST. SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND JEFFREY LEONARD SMITH No. 31373 PROFESSIONAL ENGINEER
4-2-2020

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

KHA PROJECT 114068006
DATE 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

SHEET NUMBER
1 OF 17

Plotted By:Neff, John Sheet Set:Royal Farms #323 - Carroll Commerce Layout:1 COVER SHEET April 02, 2020 12:11:39pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 - Carroll Commerce\CAD\PlanSheets\C-000 COVER.dwg
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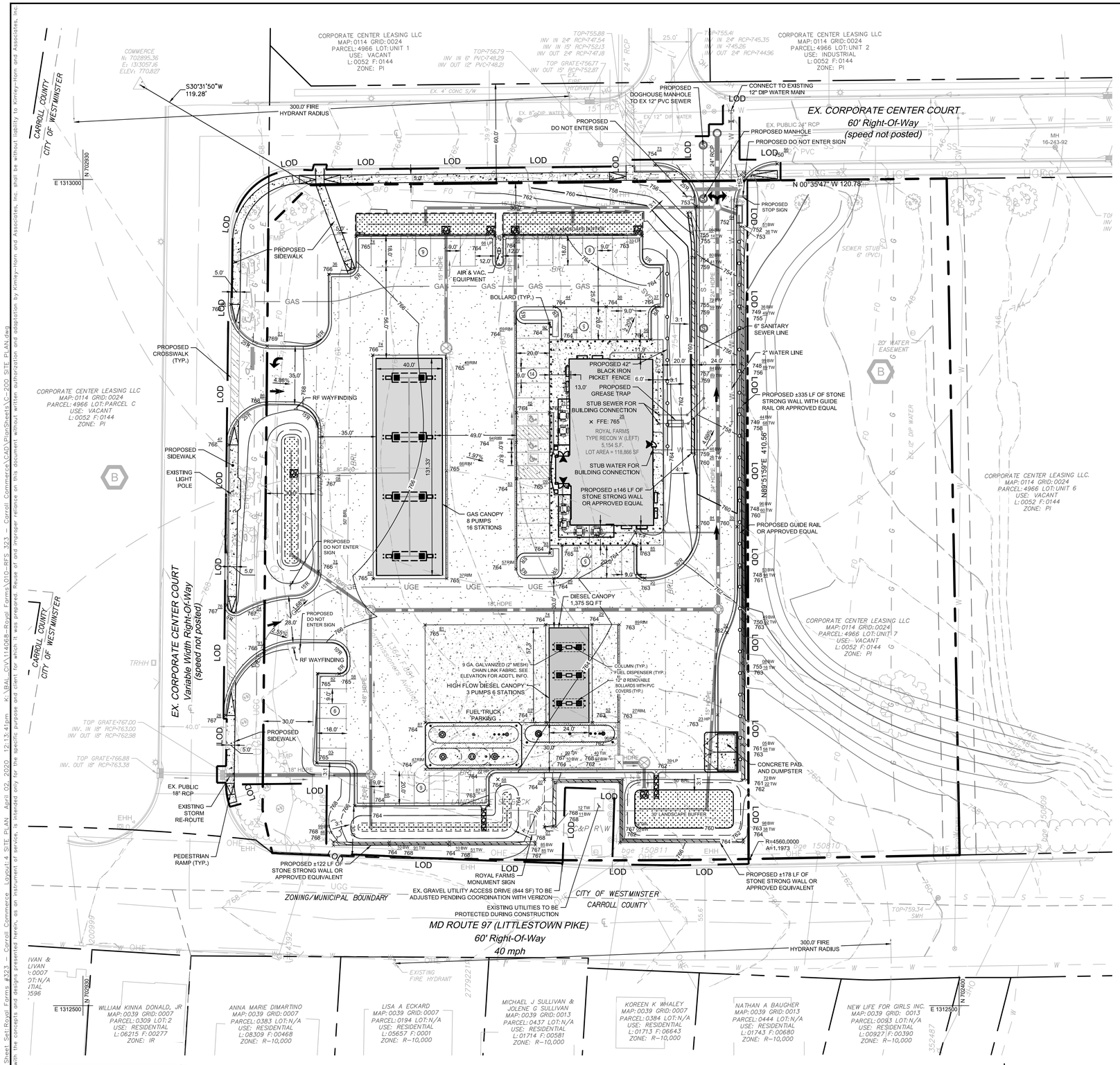


SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET 0 15 30 60

NORTH (NAD83)

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

REFER TO LEASE LINE NOTE ON SHEET 1 OF 17

DEVELOPMENT SUMMARY

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

SITE PLAN LEGEND

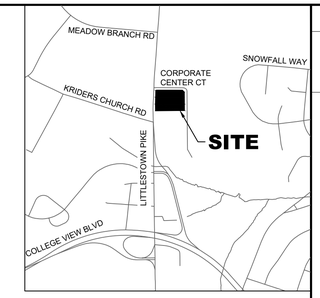
- PROPERTY LINE
- LEASE LINE
- LIMITS OF DISTURBANCE
- PROPOSED CURB AND GUTTER
- EX SETBACK (BUILDING/LANDSCAPE)
- EX EASEMENT
- PROPOSED WALL
- PROPSOED BLACK IRON FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT LOCATION
- PROPOSED DUMPSTER
- PROPOSED MONUMENT SIGN
-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

UTILITY LEGEND

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

EX CONDITIONS LEGEND

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



VICINITY MAP

SCALE: 1" = 1,000'

SURVEY LEGEND

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

GRADING PLAN LEGEND

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

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

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

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

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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

STATE OF MARYLAND — JOHN HARRIS NEFF — No. 31373 — PROFESSIONAL ENGINEER — 4-2-2020

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

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

SITE PLAN

ROYAL FARMS #323

PREPARED FOR

7 CORPORATE CENTER CT

MAP: 0114 GRID: 0024 PARCEL: 4966

WESTMINSTER MARYLAND

SHEET NUMBER

4 OF 17

Plotted By:Neff, John Sheet Set:Royal Farms #323 - Carroll Commerce Layout:4 SITE PLAN April 02, 2020 12:13:41pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 - Carroll Commerce\CAD\PlanSheets\C-200 SITE PLAN.dwg
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TOTAL SIGN SQUARE FOOTAGE: 19.6

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

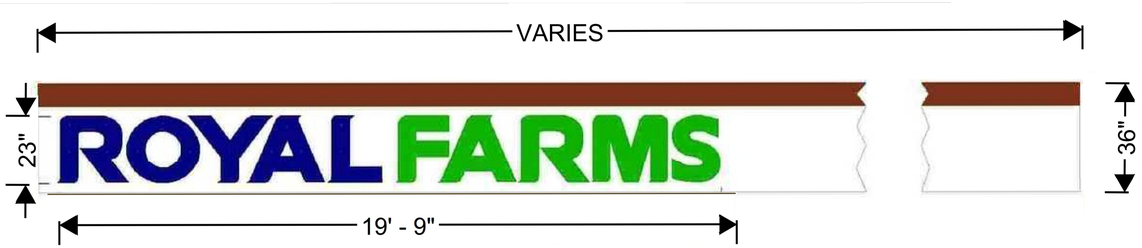
GENERAL NOTES:

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.

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



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

5 PROPOSED FUEL CANOPY SIGN
SCALE: NOT TO SCALE

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

2 BUILDING SIGN-CHANNEL LETTERS
SCALE: NOT TO SCALE

@ FRONT TRELLIS

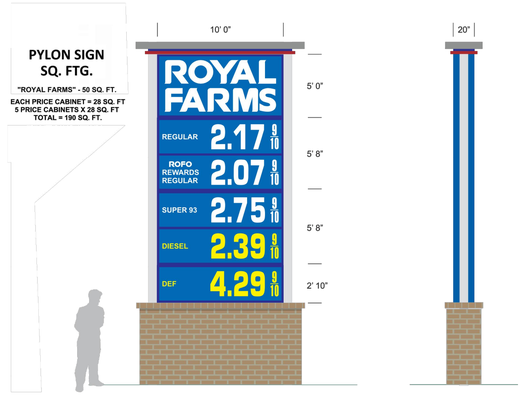
FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYCROFT COPPER RED
NOTE: FIRST LETTER OF EACH WORD ARE UPPERCASE, ALL OTHER LETTERS ARE LOWERCASE.
TOTAL SIGN SQUARE FOOTAGE: 11.75

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

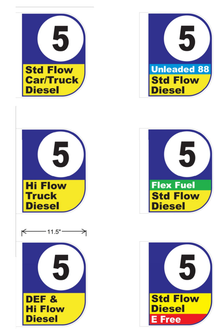
@ REAR ENTRY CANOPY

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

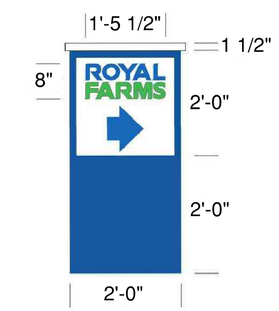
2A* BUILDING SIGN-FRESH KITCHEN LETTERS @ REAR ENTRY CANOPY
SCALE: NOT TO SCALE



1 PROPOSED MONUMENT SIGN - SITE
SCALE: NOT TO SCALE

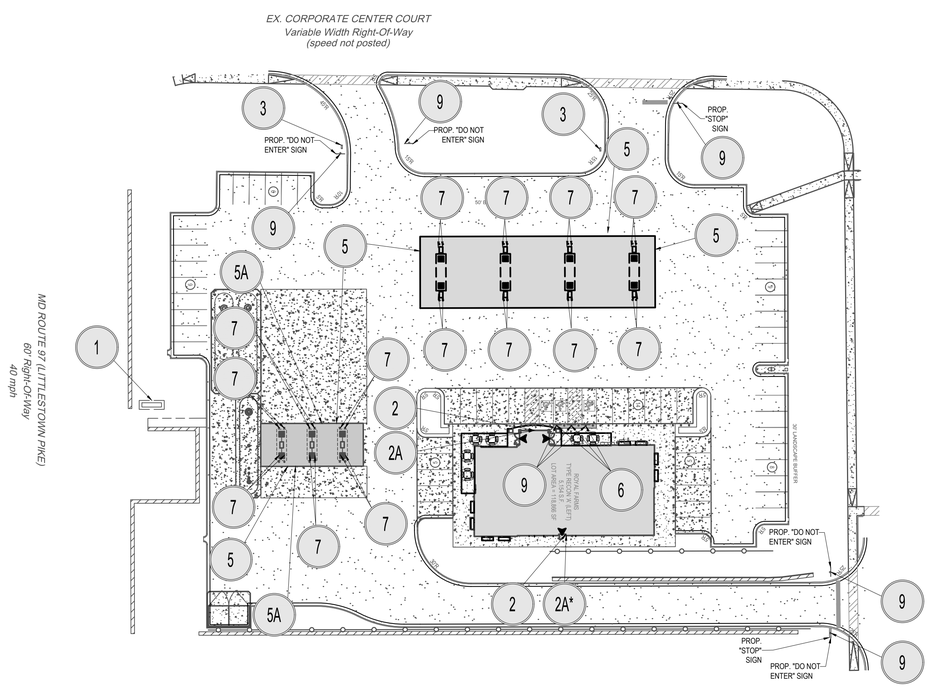


7 PUMP DESIGNATOR BLADE DESIGN
SCALE: NOT TO SCALE



TOTAL SIGN SQUARE FOOTAGE: 1

3 DIRECTIONAL ARROW SIGN
SCALE: NOT TO SCALE



KEY MAP
SCALE: 1"=40'

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

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

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

No.	REVISIONS	DATE	BY

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

STATE OF MARYLAND JOHN NEFF No. 31373 PROFESSIONAL ENGINEER
4-2-2020

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

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

SIGN DETAILS

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

SHEET NUMBER
5 OF 17

Plotted By: Neff, John Sheet Set:Royal Farms #323 - Carroll Commerce Layout:5 SIGN DETAILS April 02, 2020 12:14:01pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 - Carroll Commerce\CAD\PlanSheets\C-250 SIGN DETAILS.dwg
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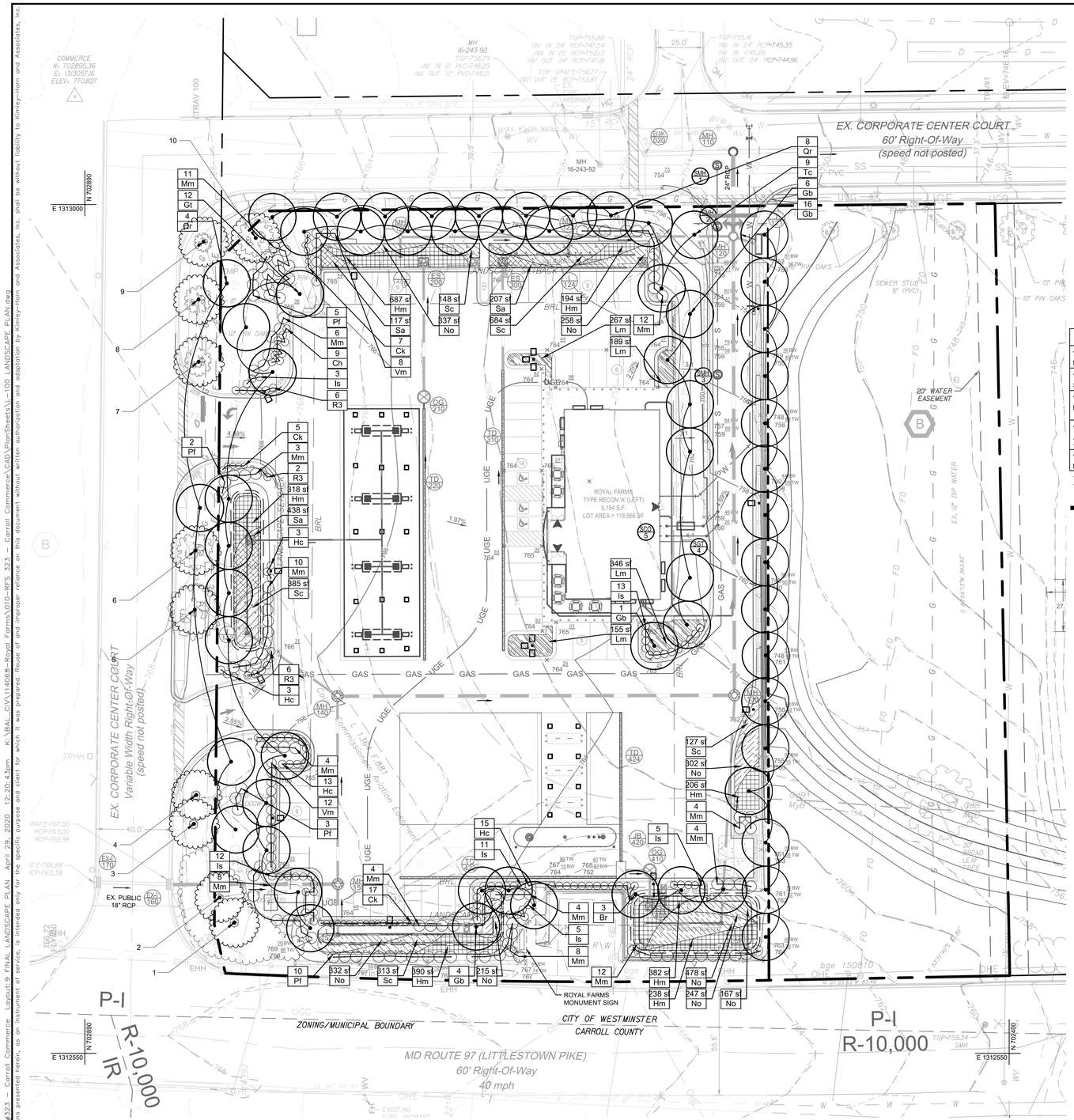


FINAL LANDSCAPE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH (NAD83)

PLANT SCHEDULE

TREES	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				

TOTAL PU: 63 + 10 EXISTING TREES ON CORPORATE CENTER COURT TO REMAIN = 73

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 `Kelseyi`	Kelseyi 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`	Inkberry	5 gal	24"-36"
Mm	18	90	Myrica pensylvanica `Morton`	Silver Sprite Bayberry	5 gal	24"-36"
Pf	4	20	Prunus laurocerasus `Rotundifolia`	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"

TOTAL PU: 53

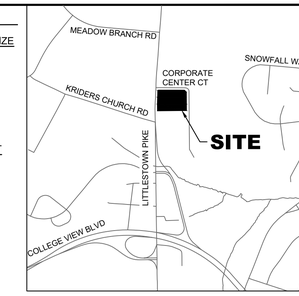
GROUND COVERS	PU	QTY	BOTANICAL NAME	COMMON NAME	CONT
Hm	10.8	2,691 sf	Hibiscus moscheutos	Rose Mallow	flat
Lm	3.8	957 sf	Liriope muscari	Lily Turf	flat
No	9.6	2,392 sf	Nasturtium officinale	Watercress	flat
Sc	6.6	1,658 sf	Saururus cernuus	Lizard`s Tail	flat
Sa	3.0	762 sf	Scirpus americanus	Three-square Bulrush	flat

TOTAL PU: 34

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.c 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 PLANING UNITS



VICINITY MAP

SCALE: 1" = 1,000'

UTILITY LEGEND

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

EX CONDITIONS LEGEND

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

SITE PLAN LEGEND

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

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"

LANDSCAPE LEGEND

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

GRADING PLAN LEGEND

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

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC, STANDARDS.
2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, AT LATEST EDITION.
3. ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
4. ALL NURSERY STOCK SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY STOCK, PUBLICATION ANSI Z60.1-1980 OR ITS LATEST EDITION.

LANDSCAPE CERTIFICATION

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

SIGNATURE OF LANDSCAPE ARCHITECT — DATE 10/22/2019

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

SIGNATURE OF OWNER — DATE 10/22/19

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

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

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

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

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

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

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

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

No.	REVISIONS	DATE	BY
1.	HORIZONTAL/VERTICAL CONTROL/GRADES HAS BEEN REVISED BY CITY OF WESTMINSTER	04/29/2020	JHN

Kimley»Horn
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PHONE: 443-743-3470
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STATE OF MARYLAND — JENNIFER LEONARD — 3415 — LANDSCAPE ARCHITECT

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

KHA PROJECT 114068006
DATE 04/02/2020
SCALE AS SHOWN
DESIGNED BY SJB
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:Neff, John Sheet Set:Royal Farms #323 – Carroll Commerce Layout:9 FINAL LANDSCAPE PLAN April 29, 2020 12:20:43pm K:\BAL_CIVIL\114068-Royal Farms\010-RFS 323 – Carroll Commerce\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
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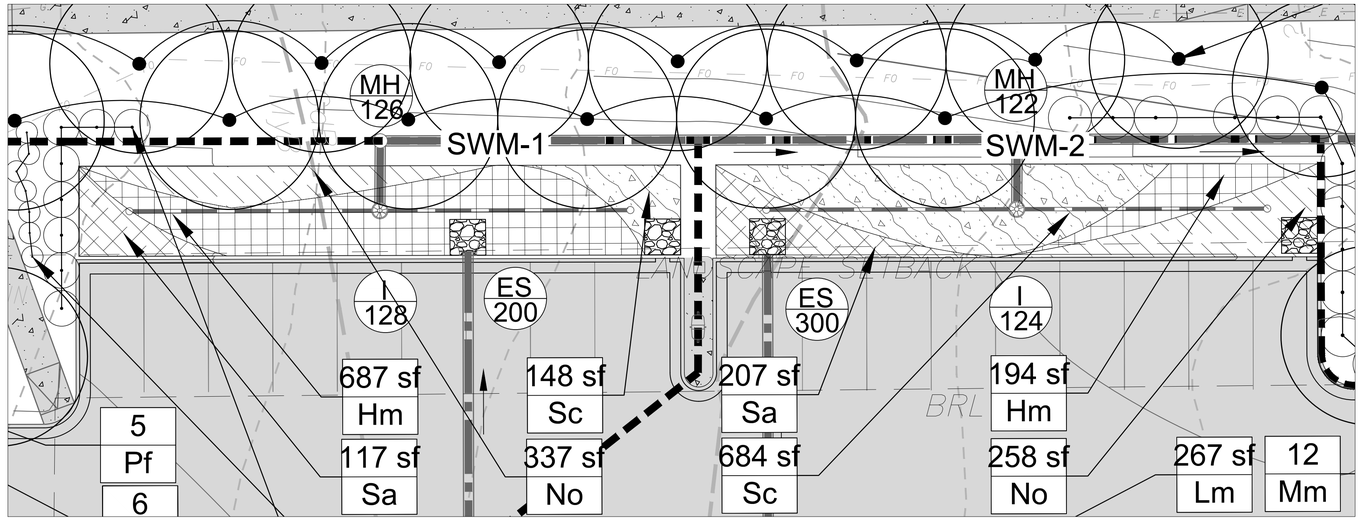

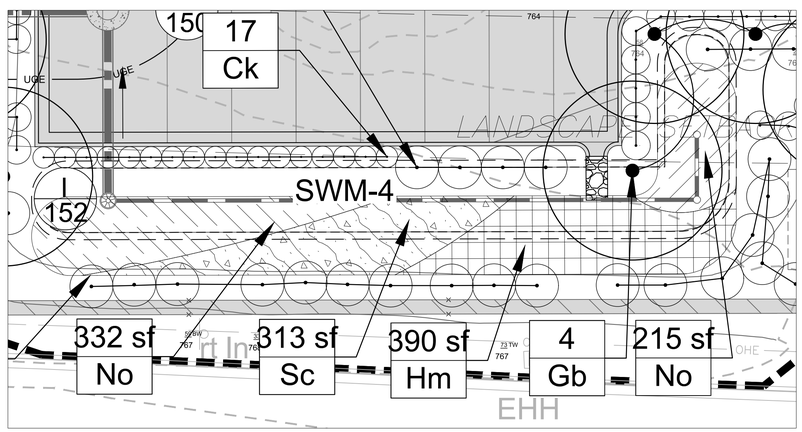

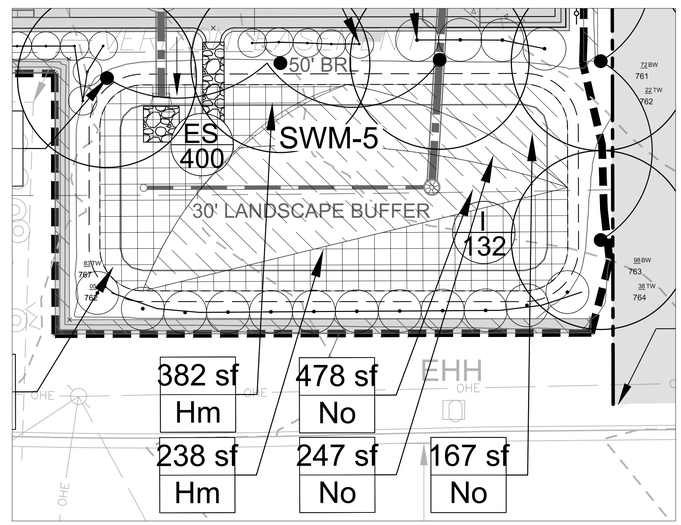

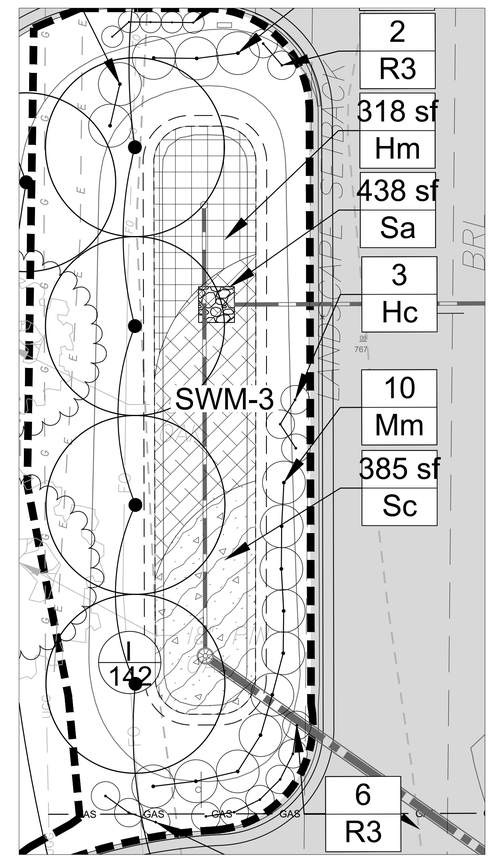

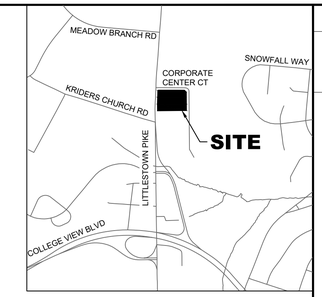

VICINITY MAP
SCALE: 1" = 1,000'

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	NASTURTIUM OFFICINALE	WATERCRESS	2 QT	18" O.C.
SC	1,658	SAURURUS CERNUUS	LIZARD'S TAIL	2 QT	18" O.C.
SA	762	SCIRPUS AMERICANUS	THREE-SQUARE BULRUSH	2 QT	18" O.C.

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

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

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

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

No.	REVISIONS	DATE	BY

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LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

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

FINAL STORMWATER PLANTING DETAILS

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

SHEET NUMBER
10 OF 17

Plotted By:Neff, John Sheet Set:Royal Farms #323 - Carroll Commerce Layout:10 FINAL STORMWATER PLANTING DETAILS April 29, 2020 12:23:28pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 - Carroll Commerce\CAD\PlanSheets\L-200 LANDSCAPE SWM PLANTING DETAILS.dwg
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Plotted By: Neff, John Sheet Set: Royal Farms #323 – Carroll Commerce Layout: 11 LANDSCAPE NOTES April 29, 2020 12:24:59pm K:\BAL_CIV\114068-Royal Farms\010-RFS 323 – Carroll Commerce\CAD\PlanSheets\L-200 LANDSCAPE NOTES.dwg
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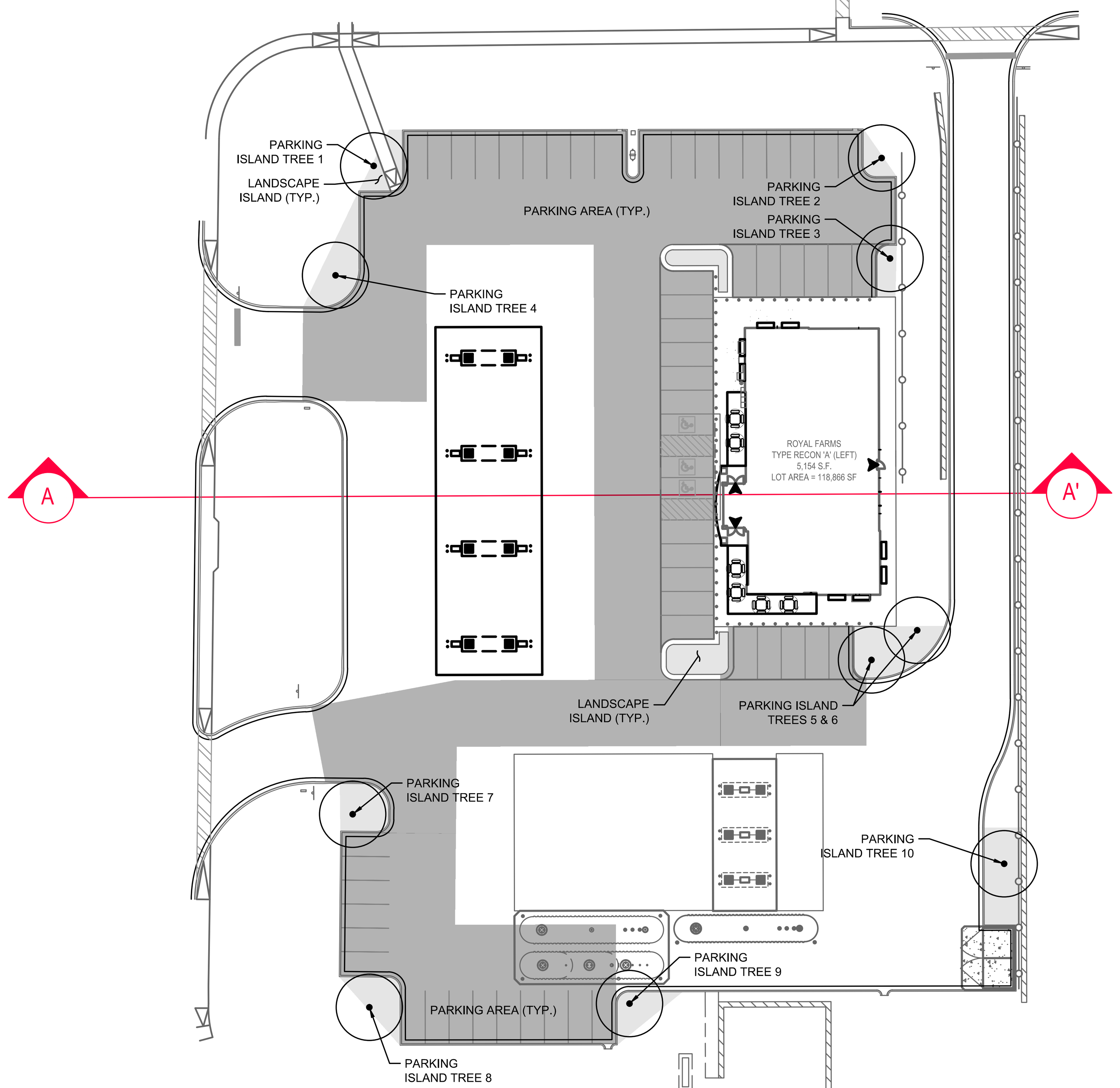
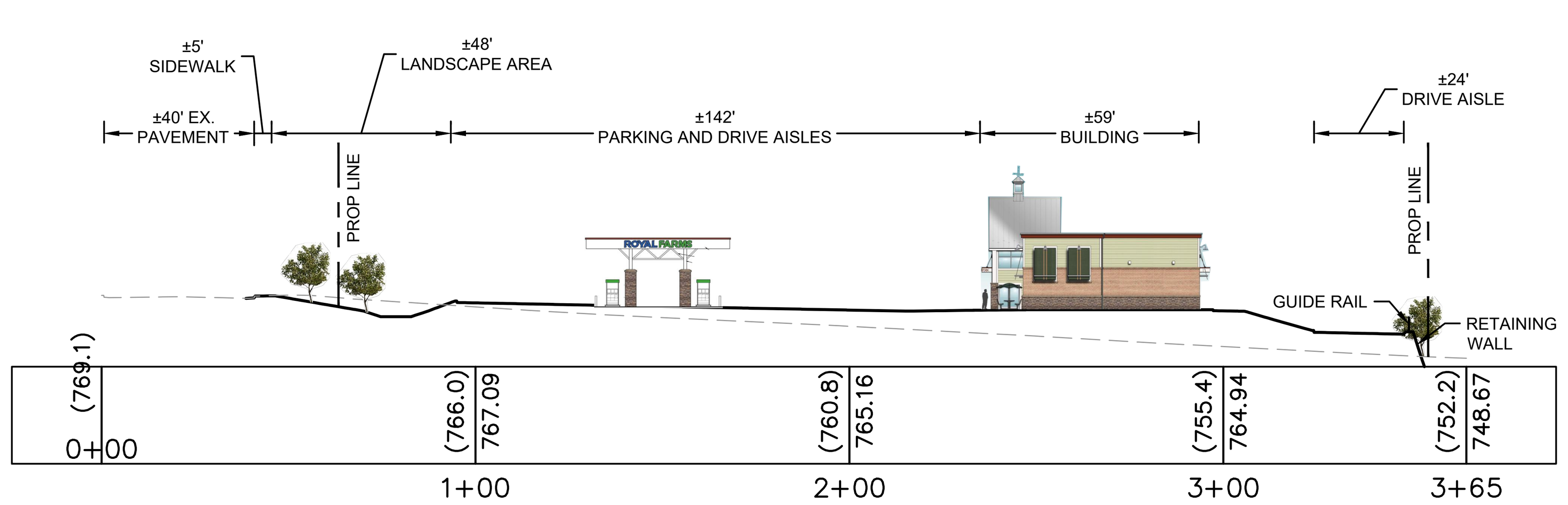


PARKING TABULATION

DESCRIPTION				MEET REQUIREMENT? (Y/N)
PROPOSED PARKING AREA	±	30,959	SF	
PROPOSED PARKING SPACES		58	SPACES	
LANDSCAPE ISLAND AREA REQUIRED PER ZONING CODE §164-113	±	3,096	SF	YES
LANDSCAPE ISLAND AREA REQUIRED PER LANDSCAPE MANUAL V.C.1.c.	±	2,168	SF	YES
LANDSCAPE ISLAND AREA PROVIDED	**±**	**3,134**	**SF**	**YES (EXCEEDS ALL REQUIREMENTS)**
PERCENTAGE REQUIRED PER ZONING CODE §164-113		10	%	YES
PERCENTAGE REQUIRED PER LANDSCAPE MANUAL V.C.1.c.		7	%	YES
PERCENTAGE PROVIDED		**10.1**	**%**	**YES (EXCEEDS ALL REQUIREMENTS)**
PARKING ISLAND TREES REQUIRED PER ZONING CODE §164-113	1 TREE/350 SF	9	TREES	YES
PARKING ISLAND TREES REQUIRED PER LANDSCAPE MANUAL V.C.1.c.	1 TREE/10 SPACES	6	TREES	YES
PARKING ISLAND TREES PROVIDED		**10**	**TREES**	**YES (EXCEEDS ALL REQUIREMENTS)**



A-A'

SCALE: 1" = 40' H
1" = 40' V

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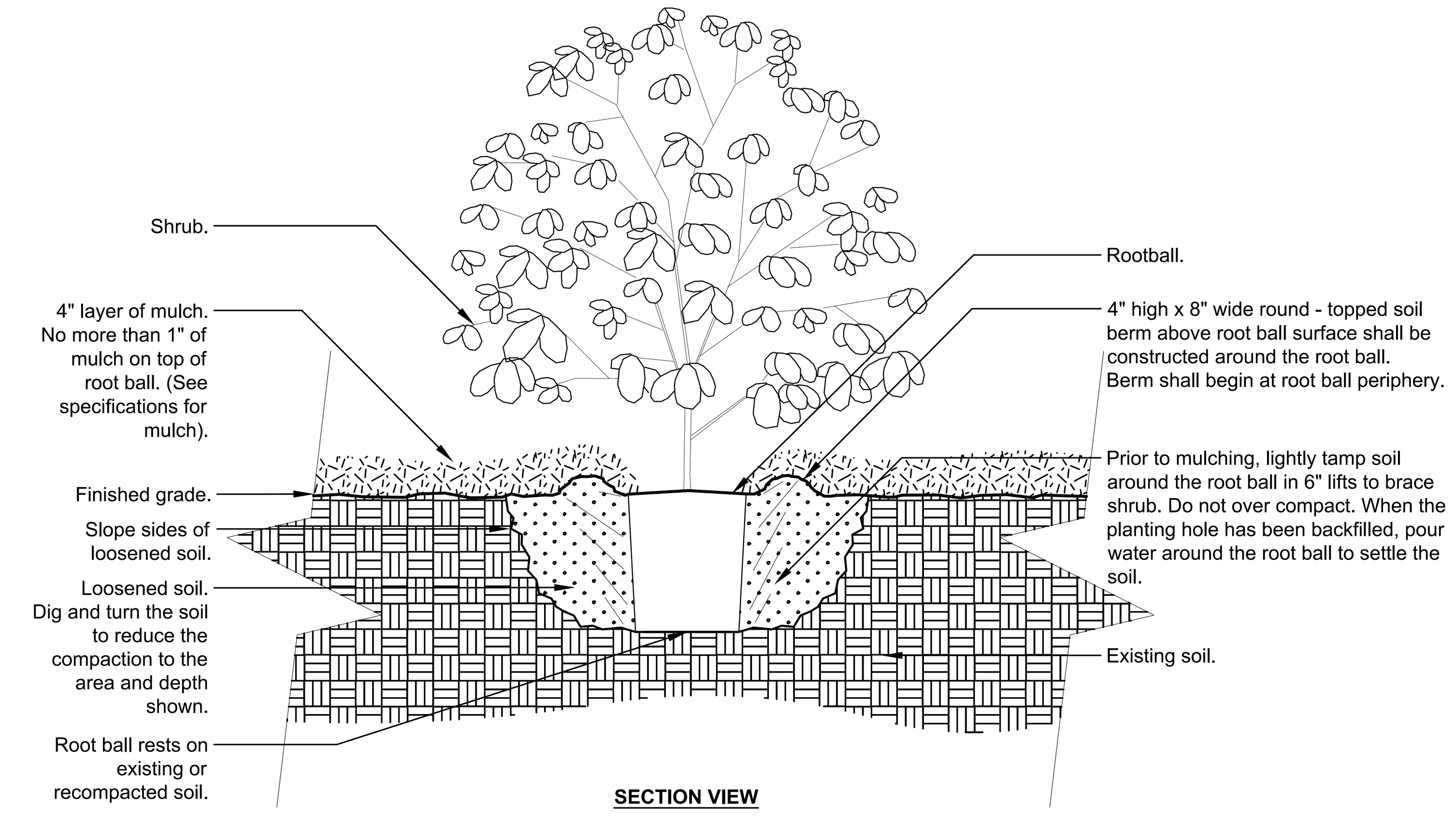
811 Know what's below. Call before you dig.

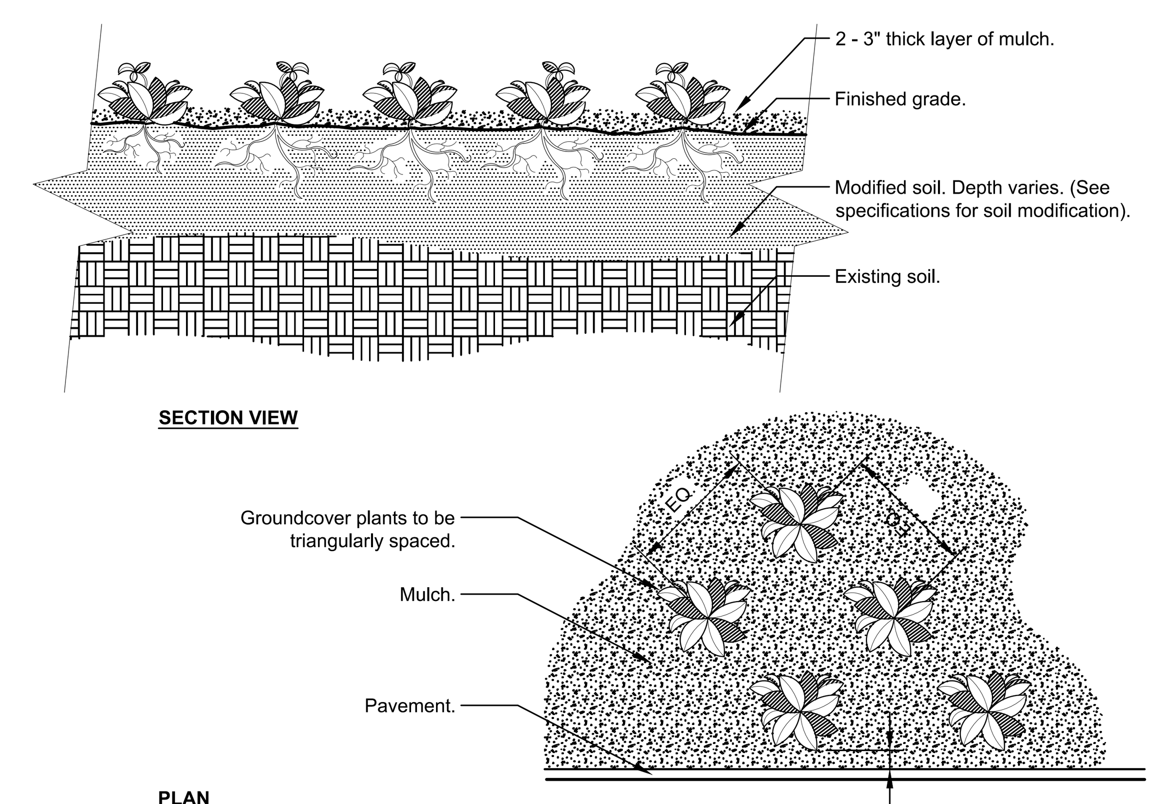


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

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

1 SHRUB - UNMODIFIED SOIL

3/4" = 1'-0"



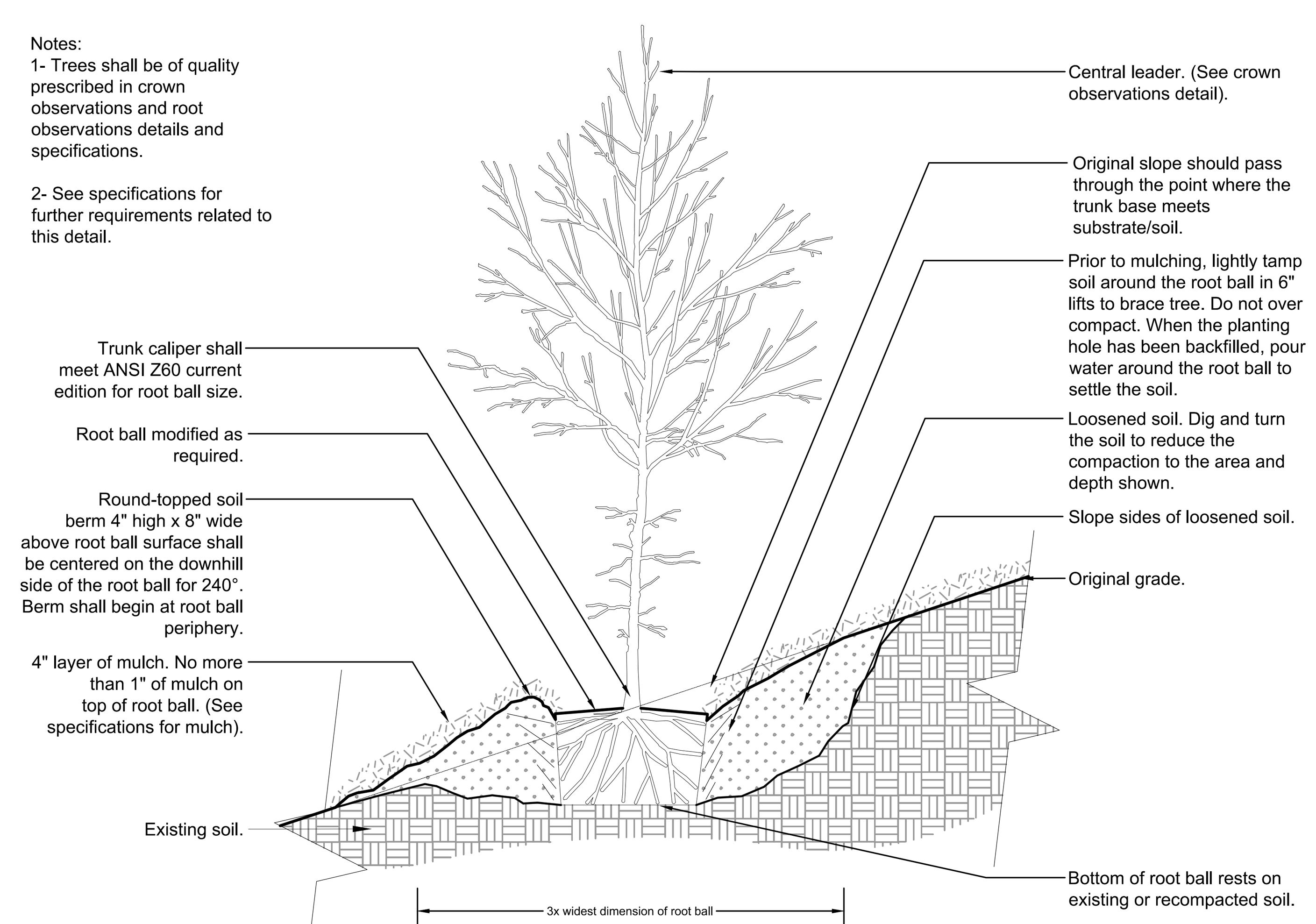
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

2 GROUNDCOVER

3/4" = 1'-0"

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

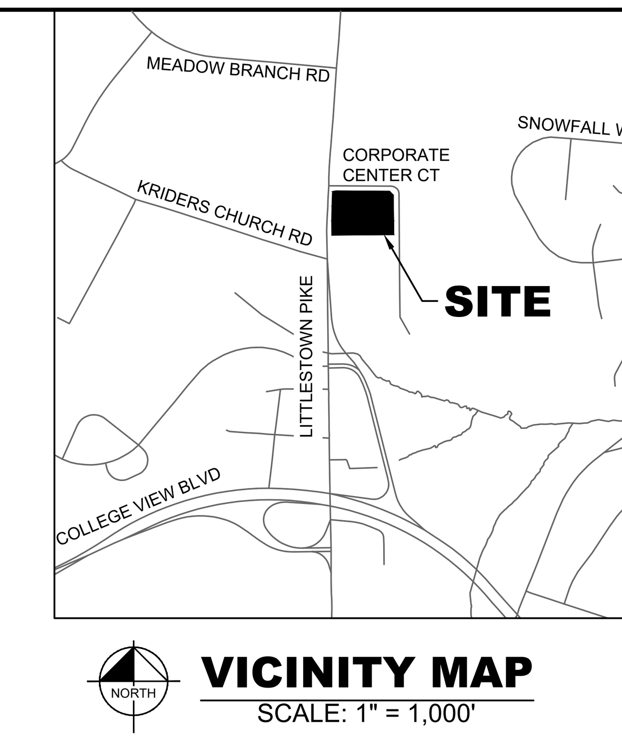
2- See specifications for further requirements related to this detail.



3 TREE ON SLOPE

SECTION VIEW

1/2" = 1'-0"



NORTH

VICINITY MAP

SCALE: 1" = 1,000'

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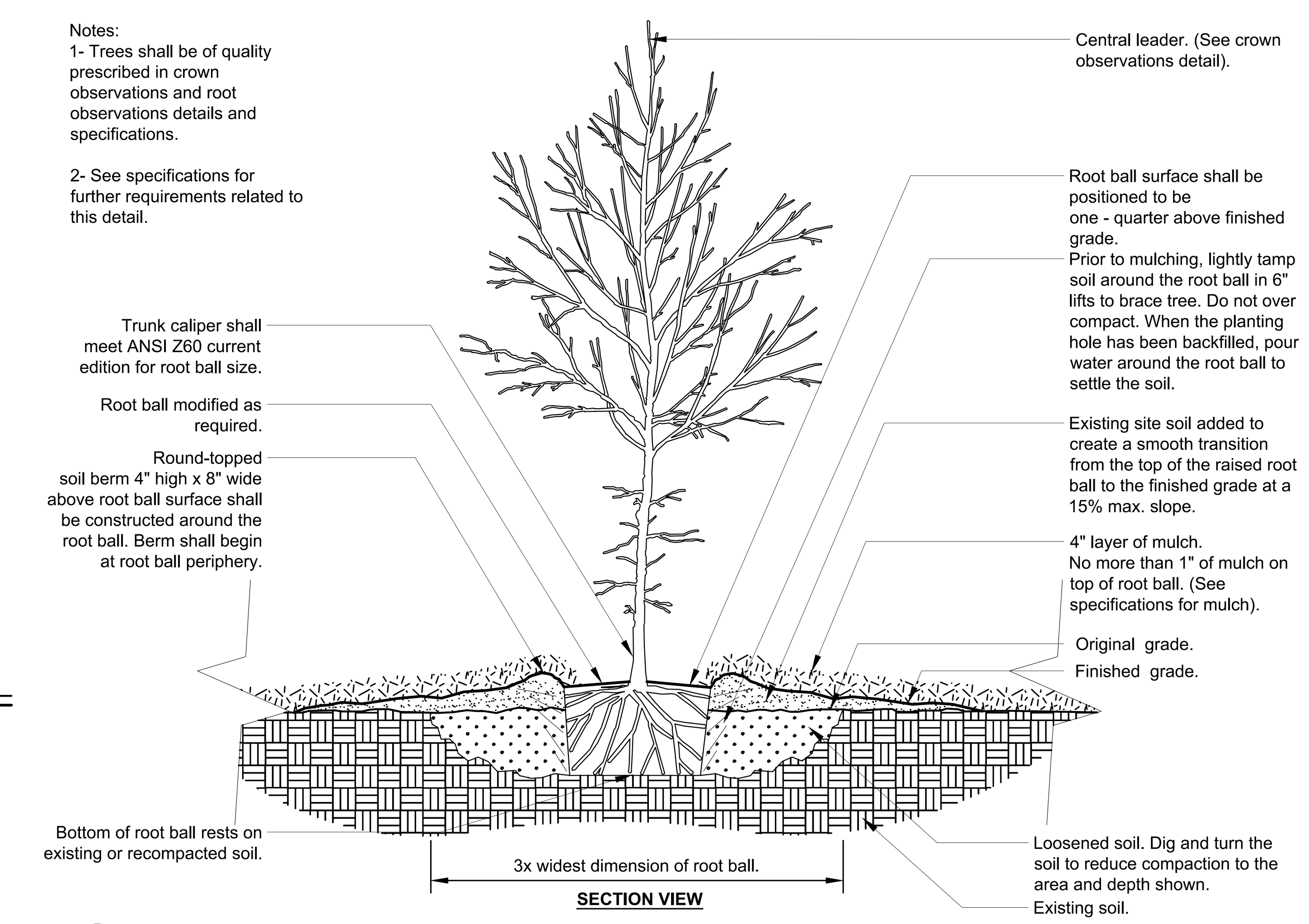
*CODE REQUIREMENT FOR MAJOR TREES = 73 PU REQUIRED
**TOTAL MAJOR TREES PROVIDED = 73 PU

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

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



4 TREE IN POORLY DRAINED SOIL

1/2" = 1'-0"

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, AT LATEST EDITION.
3. ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. H. BAILEY, 1976 OR ITS LATEST EDITION.
4. ALL NURSERY STOCK SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY STOCK, PUBLICATION ANSI Z60.1-1980 OR ITS LATEST EDITION.
5. LANDSCAPE SPECIFICATIONS SHALL CONFORM TO THE CURRENT LANDSCAPE SPECIFICATIONS GUIDELINES BY LANDSCAPE CONTRACTORS ASSOCIATION, MD-DC-VA. ALL NURSERY STOCK SHALL BE PLANTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GUIDELINES WITH THE FOLLOWING EXCEPTIONS:
   - 5.1. IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOTBALL IS ABOVE THE EXISTING GRADE. THIS DEPARTURE IN THE ESTABLISHED PROCEDURES HAS BEEN DOCUMENTED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
   - 5.2. WIRE AND NONDEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.
6. PRIOR TO ANY CONSTRUCTION START, SUPER SILT FENCE WILL BE INSTALLED AROUND EXISTING TREES, MARKED ON THE LANDSCAPE PLAN AS (1-10), AS WELL AS EXISTING VEGETATION ALONG CORPORATE CENTER COURT. AT THIS TIME, IT IS ASSUMED THE EXISTING TREES LABELED 1-10 ON THIS PLAN, AS WELL AS THE ENTRANCE PLANTING WILL REMAIN.

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
1	PARKING CALCULATION REVISIONS PER 4/28 REQUEST BY CITY OF WESTMINSTER	04/28/2020	JHN

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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
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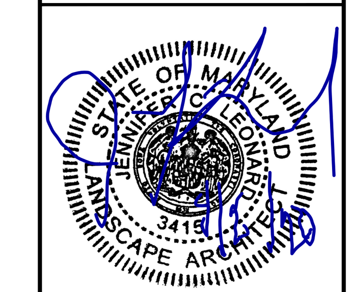

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

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

LANDSCAPE NOTES

ROYAL FARMS #323

PREPARED FOR

7 CORPORATE CENTER CT

MAP: 0114 GRID: 0024 PARCEL: 4966

WESTMINSTER MARYLAND

SHEET NUMBER
11 OF 17

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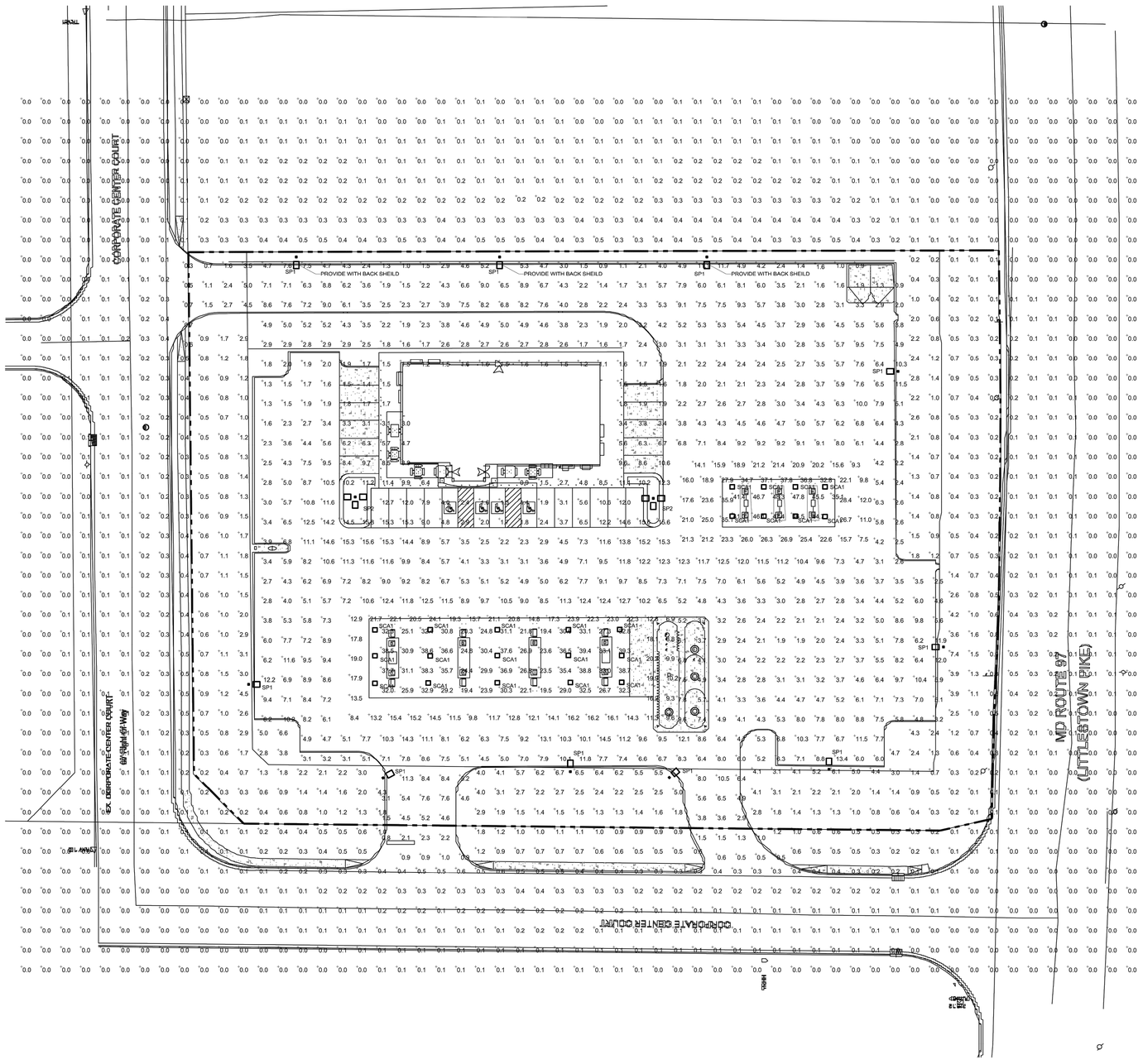


1 SITE PLAN - LIGHTING CALCULATIONS

SCALE: 1"=30'-0"

0 30' 60'

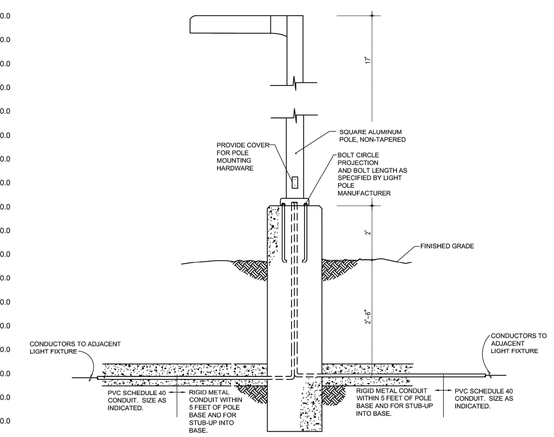
REFER TO LEASE LINE NOTE ON SHEET 1 OF 17

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	SCA1	23	S LITE CO LTD	CLED-HL-7-UNV-S-5-WH	CANOPY	LED 5000K	1	CLED-HL-7-UNV-S-5-WH.IES	14754	1	119.7	18'-0"
	SP1	10	BEACON PRODUCTS	VP-L-96NB-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"

Statistics

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



1 POLE BASE DETAIL

NOT TO SCALE

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

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

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

No.	REVISIONS	DATE	BY

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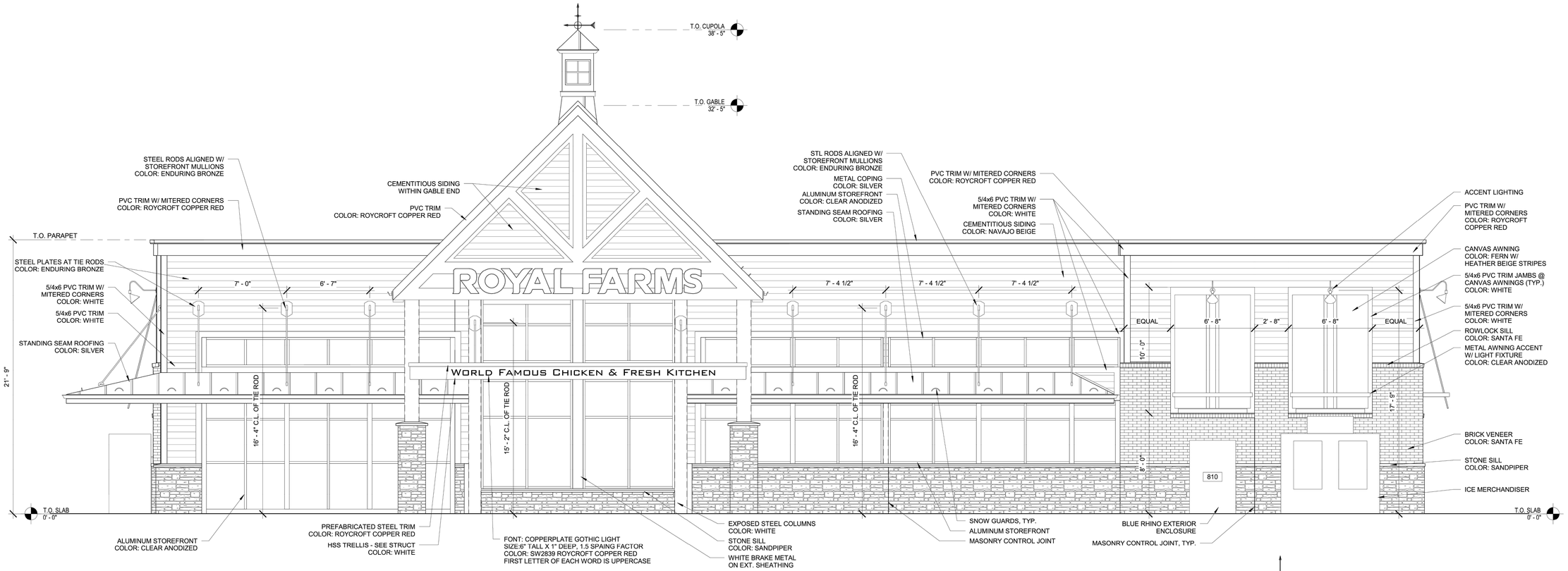
KHA PROJECT 114068006
DATE 04/02/2020
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

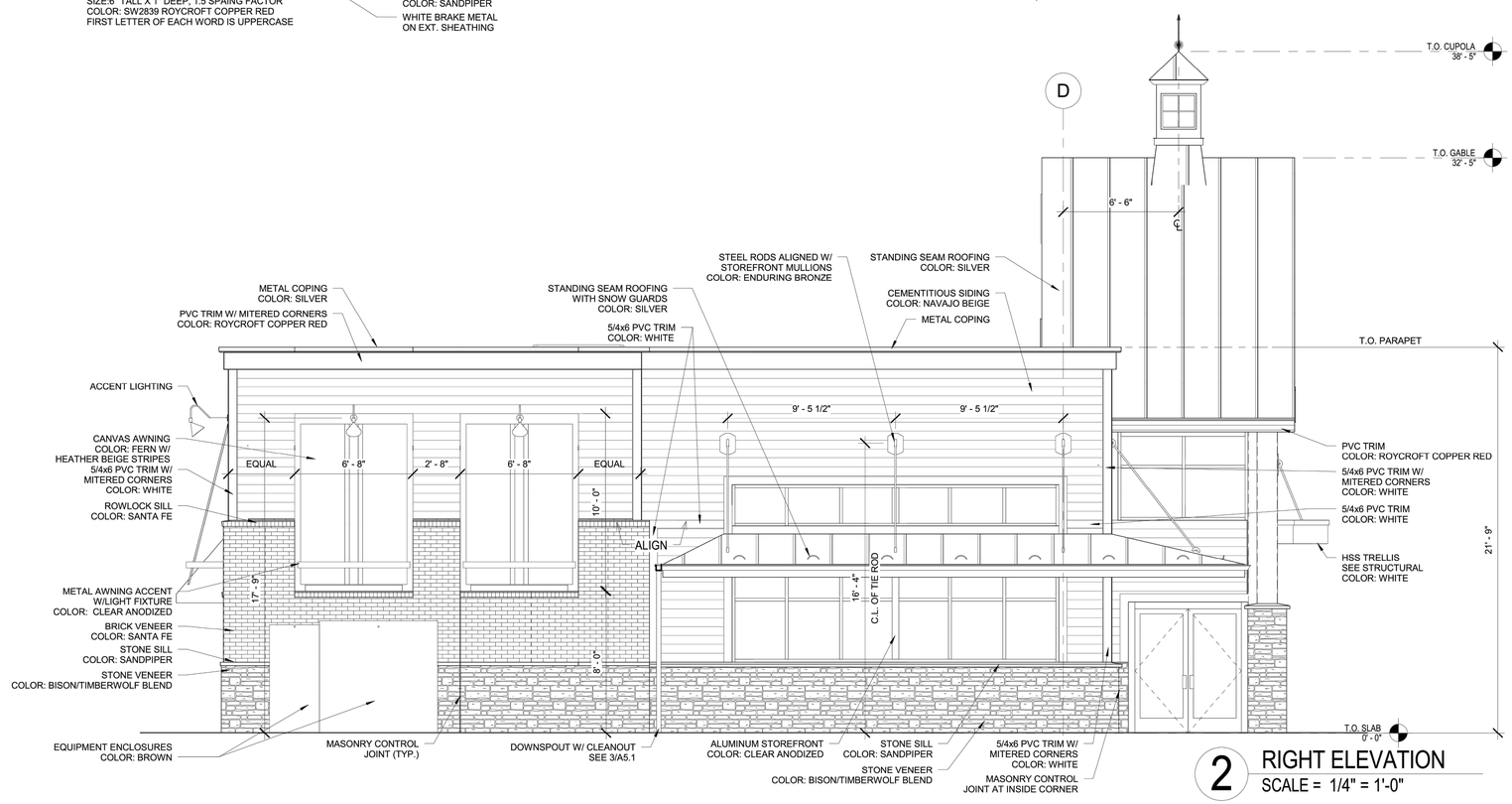
LIGHTING PLAN

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

SHEET NUMBER
12 OF 17



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.

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

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K-H PROJECT 114068006
DATE 04/02/2020
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ARCHITECTURAL DETAILS

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

SHEET NUMBER
14 OF 17

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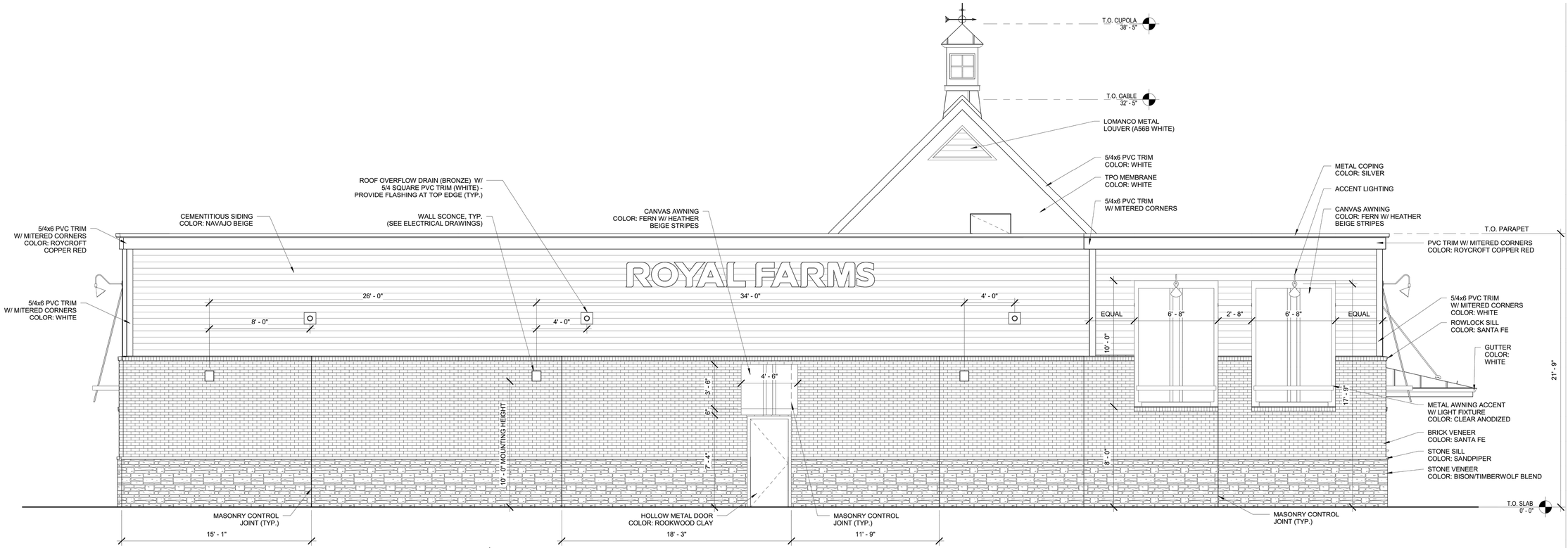
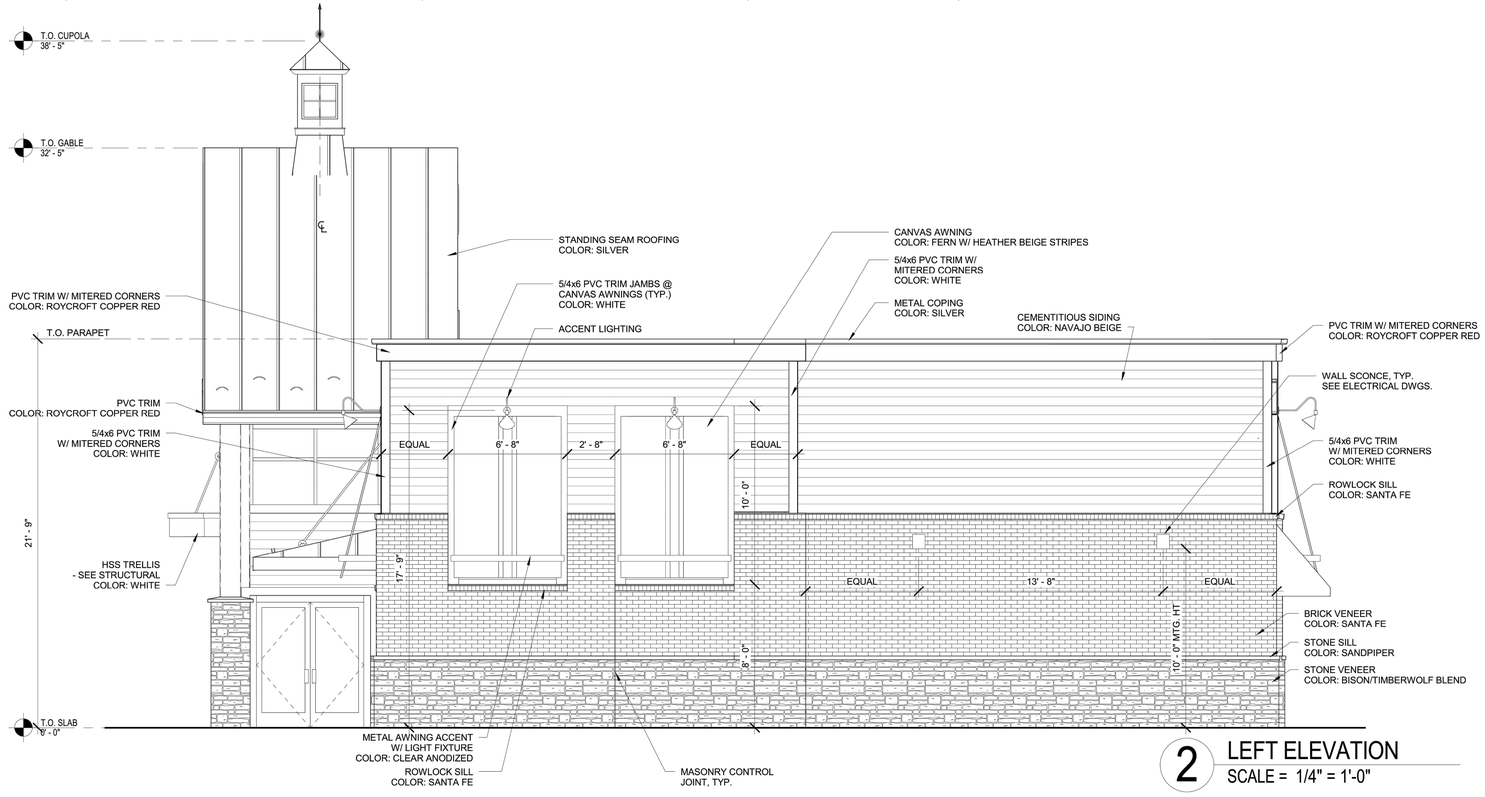


1 REAR ELEVATION
SCALE = 1/4" = 1'-0"



2 LEFT 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.

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

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

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

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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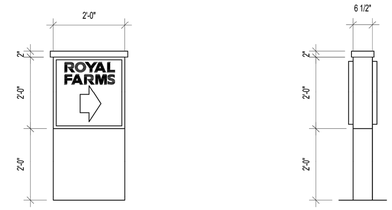
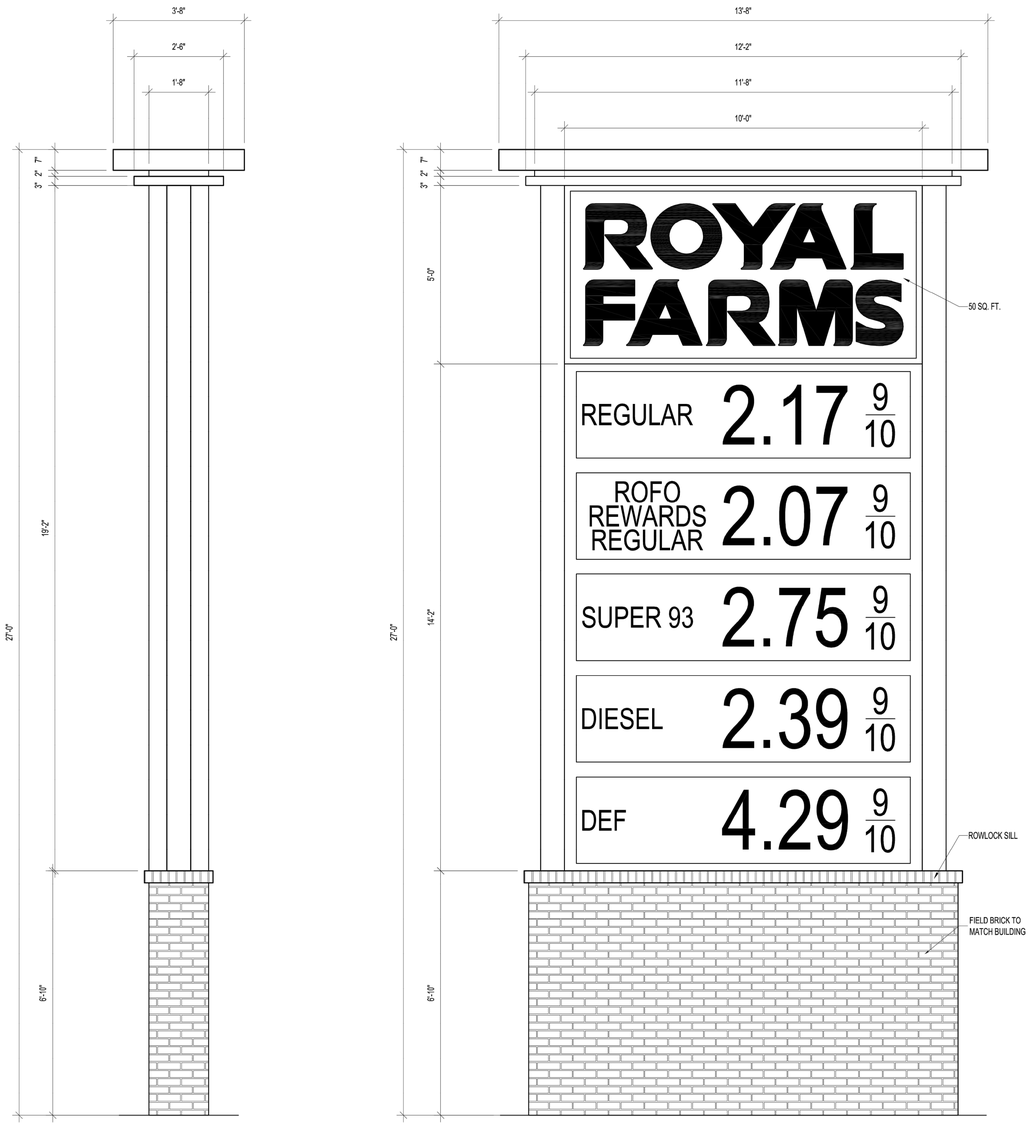
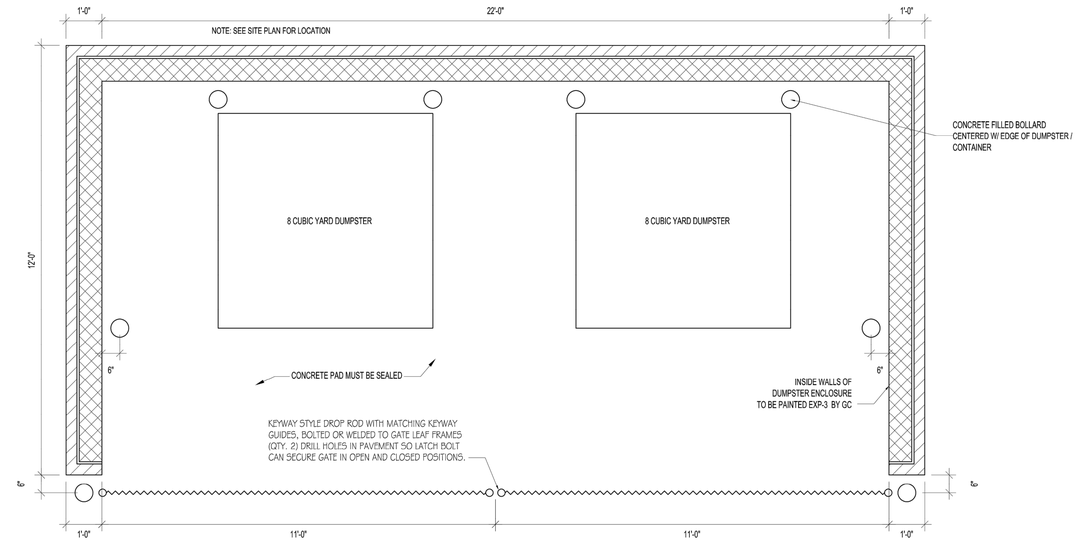


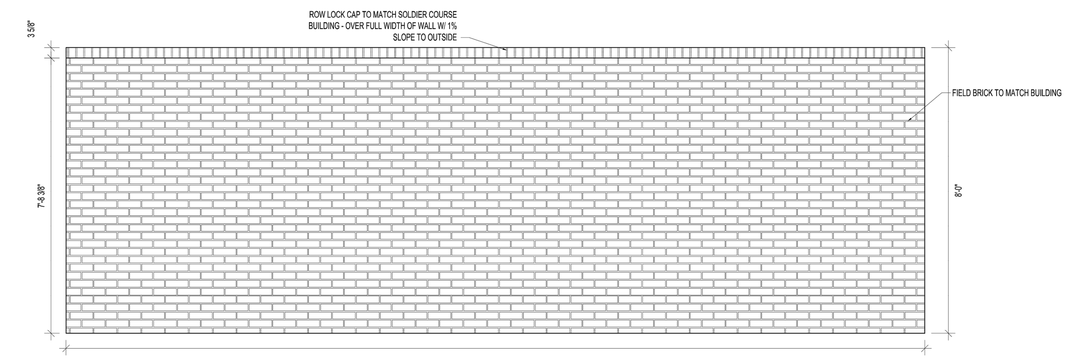
1 ENTRY/EXIT SIGN
1/2" = 1'-0"



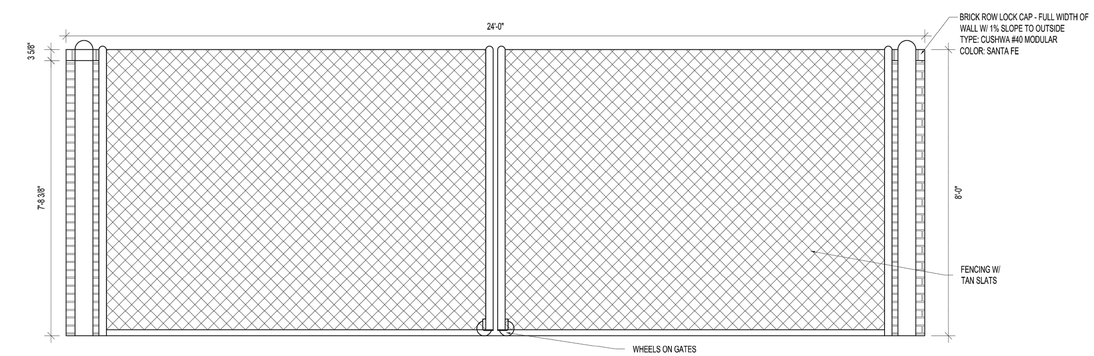
2 MONUMENT SIGN
1/2" = 1'-0"



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



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



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

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

CITY OF WESTMINSTER PROJECT NO.: WSA-19-04

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

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KHA PROJECT 114068006
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ROYAL FARMS #323
PREPARED FOR
7 CORPORATE CENTER CT
MAP: 0114 GRID: 0024 PARCEL: 4966
WESTMINSTER MARYLAND

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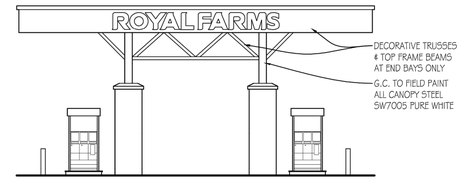
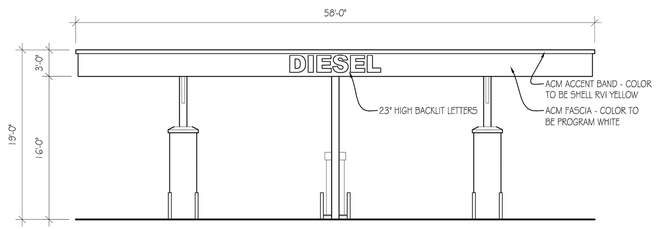
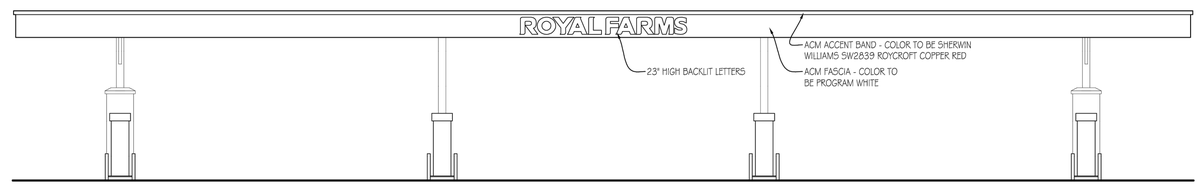
4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



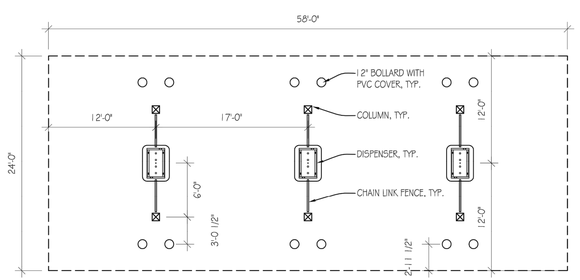
3 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



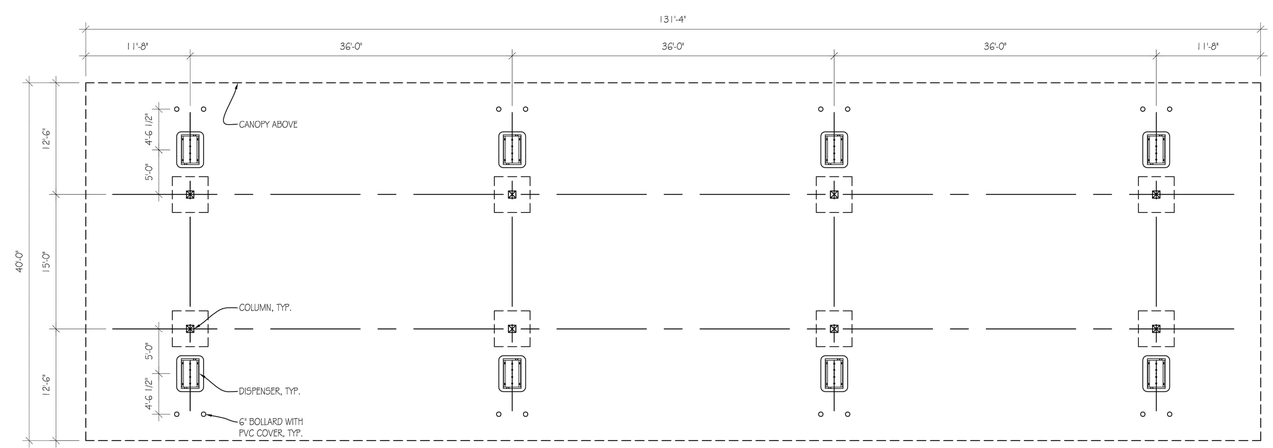
5 DIESEL CANOPY FRONT ELEVATION
1/8" = 1'-0"



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



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



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

BZA CASE NUMBER: 20-01
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CITY OF WESTMINSTER PROJECT NO.: WSA-18-04

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KHA PROJECT 114068006
DATE 04/02/2020
SCALE AS SHOWN
DESIGNED BY ---
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ARCHITECTURAL DETAILS

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

SHEET NUMBER
17 OF 17

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

ROYAL FARMS

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

RATCLIFFE ARCHITECTS
10404 Stevenson Road • Stevenson, Maryland 21153
Phone 410-484-7010 • Fax 410-484-3819 • 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
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OCTOBER 17TH, 2019

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

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

ROYAL FARMS

ROYAL FARMS #323
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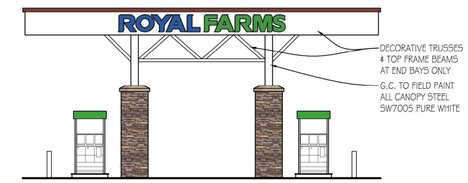
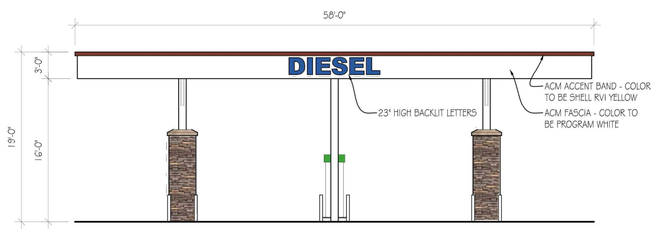
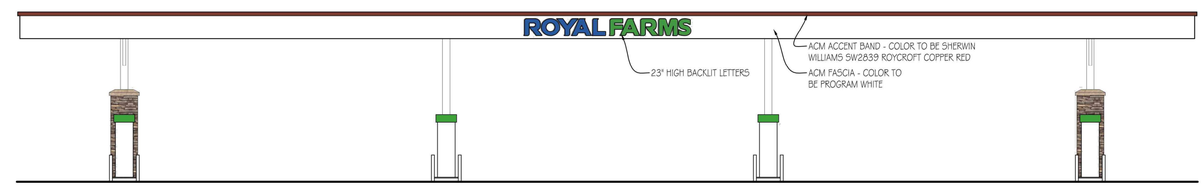
4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



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



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



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

ROYAL FARMS

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SHEET NUMBER
4 OF 6

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

ROYAL FARMS #323
7 CORPORATE CENTER COURT
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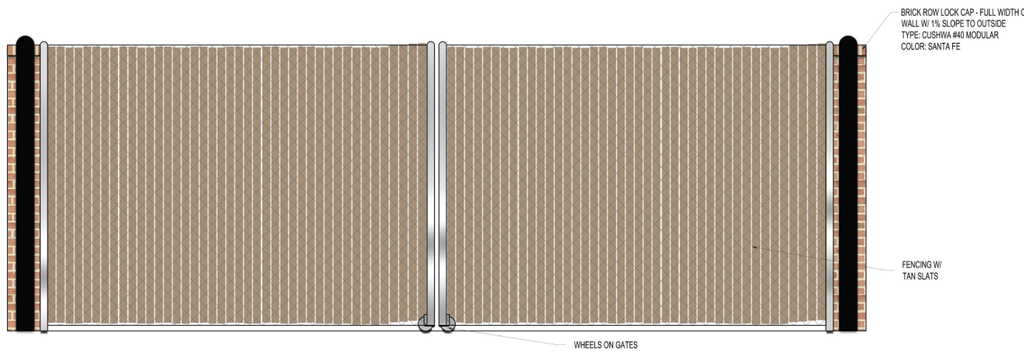
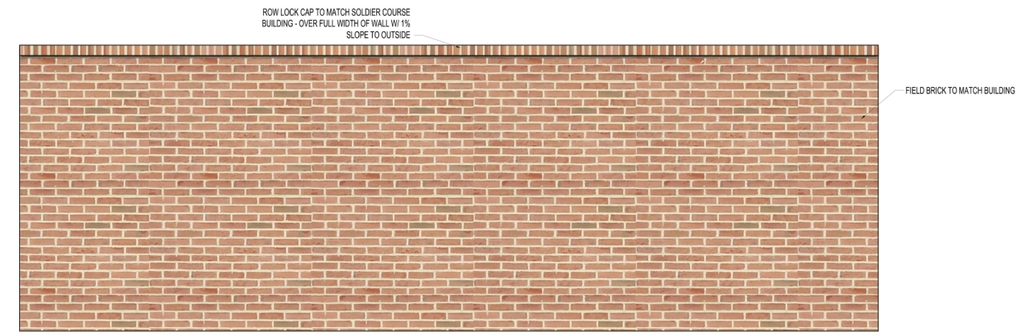


Dumpster Enclosure - Front Elevation
1/2″ = 1′-0″



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

ROYAL FARMS

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

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