

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

Documents:

[PZC AGENDA 2020-1-9.PDF](#)

1.1. Planning And Zoning Commission - January 9, 2020 Packet

Documents:

[PLANNING COMMISSION JANUARY 2020 PACKET.PDF](#)



**CITY OF WESTMINSTER  
PLANNING AND ZONING COMMISSION  
AGENDA**

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

**I. Call to Order**

**II. Approval of Minutes**

December 3, 2019

**III. New Business**

Item A – Carroll County Liaison Report – Mr. Spaid

**IV. Old Business**

**V. Information Item**

**VI. Planning Commission and Public Comments**

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

**VII. Adjournment**

*Request for decorum and order*

The Chair and Commissioners would like to thank you in advance for your respectful behavior and for your thoughtful consideration of the views of your neighbors, applicants, and the Commission.

Members of the public attending meetings of the Planning and Zoning Commission are asked to maintain propriety, decorum, and good conduct. Any person making personal, impertinent, or slanderous remarks, or who may become boisterous while addressing the Commission, or who may become boisterous in the room while attending the Commission meeting, will be asked to leave the room by direction of the presiding officer. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and other similar demonstrations will not be permitted by the presiding officer. Offending parties will be asked to remove themselves from the meeting room.



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**CITY OF WESTMINSTER  
PLANNING AND ZONING COMMISSION  
MEETING SUMMARY**

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

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

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

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

Chair Beaver opened the meeting at 7:00 PM.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Beaver opened Commission Comments.

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

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

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

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

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

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

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

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

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



Meeting attendees will include:

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

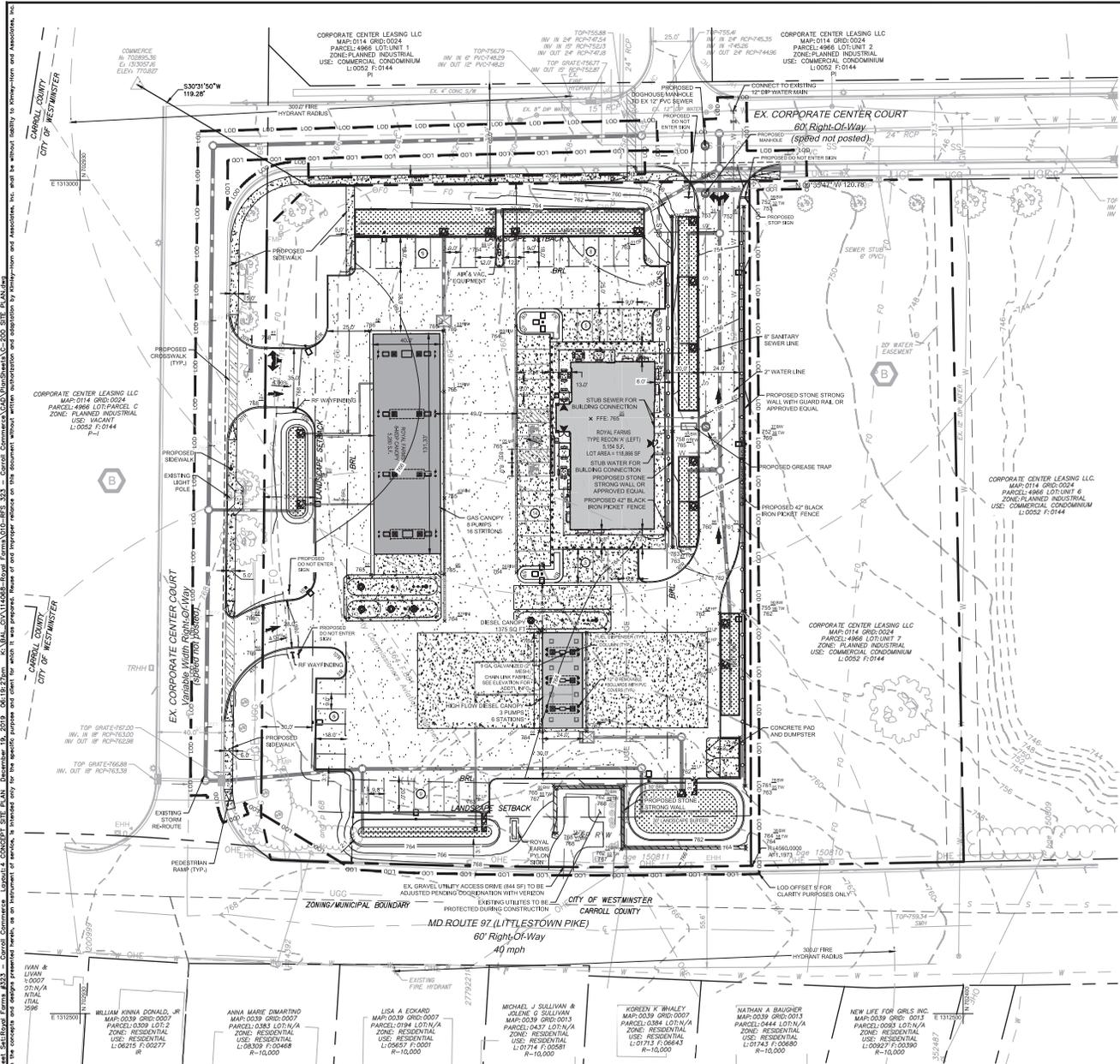
### ATTACHMENTS

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









**DEVELOPMENT SUMMARY**

PREMISES ADDRESS: CORPORATE CENTER COURT WESTMINSTER, MD 21157  
 MAP 0114 GRID: 0024 PARCEL: 4966  
 EXISTING SITE AREA: 1169.796 SQ. FT. (33.9 AC)  
 EXISTING USE: RESIDENTIAL  
 PROPOSED SITE AREA: 1186.866 SQ. FT. (32.7 AC)  
 PROPOSED USE: PLANNED INDUSTRIAL ZONE  
 CONVENIENCE STORE WITH FUEL PUMPS

ZONING DATA:  
 EXISTING: P1 PLANNED INDUSTRIAL ZONE  
 PROPOSED: P1 PLANNED INDUSTRIAL ZONE

PARKING REQUIRED:  
 BUSINESS: 1 SPACE PER 240 SQ. FT.  
 COMMERCIAL USE: 1 SPACE PER 154 SQ. FT. PROPOSED + 21 SPACES REQUIRED

LOADING: 1 LOADING SPACE AS BUILDING IS SMALLER THAN 10,000 SF  
 3 SPACES PER 51-75 SPACES

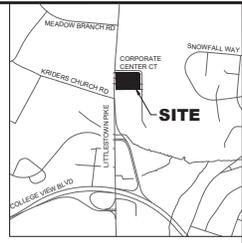
HANDICAPPED: 2 SPACES PER 51-75 SPACES

PARKING PROPOSED: 26 SURFACE PARKING SPACES INCLUDING 3 HANDICAP SPACES  
 0 SPACE

LOADING: FRONT: 50' SIDE: 50' REAR: 30'

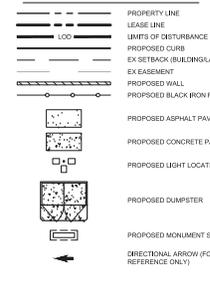
SETBACK REQUIREMENTS:  
 FRONT: 50' SIDE: 50' REAR: 30'

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

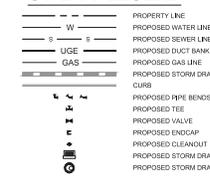


**VICINITY MAP**  
 SCALE: 1" = 1,000'

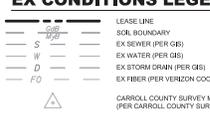
**SITE PLAN LEGEND**



**UTILITY LEGEND**



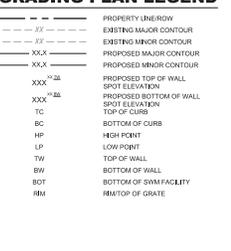
**EX CONDITIONS LEGEND**



**SURVEY LEGEND**



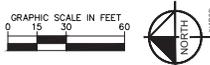
**GRADING PLAN LEGEND**



**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 410-846-2992 AT LEAST 5 DAYS IN ADVANCE OF STARTING SERVICE CONNECTION INSTALLATIONS, 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 CONNECTIONS 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 480-527-7777 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.

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



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

**Kimley-Horn**

PROFESSIONAL ENGINEER  
 1801 PORTER ST. SUITE 401, BALTIMORE, MD 21220  
 LICENSE NO. PE-103628

KHA PROJECT NO. 17-145-006  
 DATE: 12/19/2019  
 SCALE: AS SHOWN  
 DESIGNED BY: JLN  
 DRAWN BY: JLN  
 CHECKED BY: JBE

**CONCEPT SITE PLAN**

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

SHEET NUMBER  
**4 OF 16**

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's Call before you dig.

R2A CASE NUMBER: 26-01  
 CITY OF WESTMINSTER PROJECT NO: WSA-18-04  
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL: NAD 83 VERTICAL: NAVD 83





Kimley-Horn and Associates, Inc. 100 North E Street, Suite 200, Westminister, MD 21157  
 Project No. 17-001, Date: 12/19/2019  
 Design: 100%  
 Scale: AS SHOWN  
 Drawn: JLN  
 Checked: JCL  
 Project: ROYAL FARMS #323  
 Prepared for: 7 CORPORATE CENTER CT  
 MAP: 0114 GRID: 0024 PARCEL: 4906  
 WESTMINSTER, MARYLAND  
 SHEET NUMBER: 7 OF 16  
 DESIGN & DRAWING BASED ON MARYLAND COORDINATE 89 G TMS HORIZONTAL NAD 89 81 VERTICAL NAVD 88  
 PROJECT NO: WSA-18-04  
 RISA CASE NUMBER: CARROLL COUNTY FILE NO. S-18-012

**DIESEL**

10' - 3"

1'-11"

TOTAL SIGN SQUARE FOOTAGE: 19.6

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

VARIES

23"

ROYAL FARMS

19' - 9"

36"

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

5 PROPOSED FUEL CANOPY SIGN  
SCALE: NOT TO SCALE

19' - 9"

23"

ROYAL FARMS

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

23' - 6"

WORLD FAMOUS CHICKEN & FRESH KITCHEN

@ 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

13' - 3"

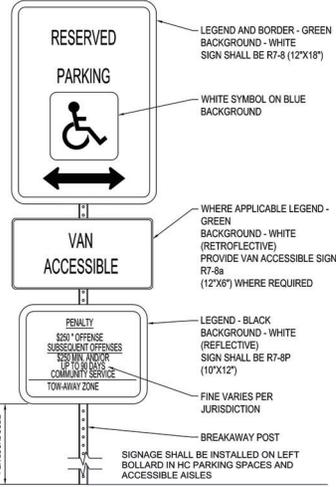
WORLD FAMOUS CHICKEN & FRESH KITCHEN

@ 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

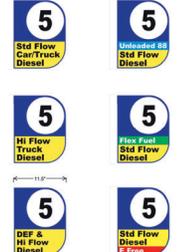
2A\* BUILDING SIGN-FRESH KITCHEN LETTERS @ REAR ENTRY CANOPY  
SCALE: NOT TO SCALE

**GENERAL NOTES:**  
 DETAILS SHOWN HEREON 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 HEREON 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/OWNER'S REPRESENTATIVE, KIMLEY/HORN, ARCHITECT, AND THE CITY OF WESTMINSTER.  
 4. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.



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

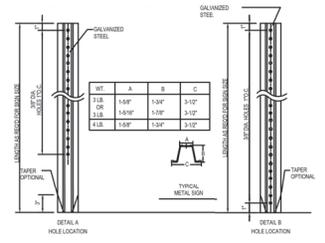
6 ACCESSIBLE PARKING SIGN  
SCALE: NOT TO SCALE



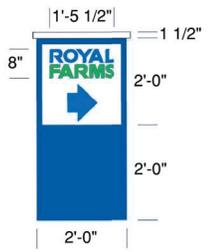
7 PUMP DESIGNATOR BLADE DESIGN  
SCALE: NOT TO SCALE



1 PROPOSED MONUMENT SIGN - SITE  
SCALE: NOT TO SCALE

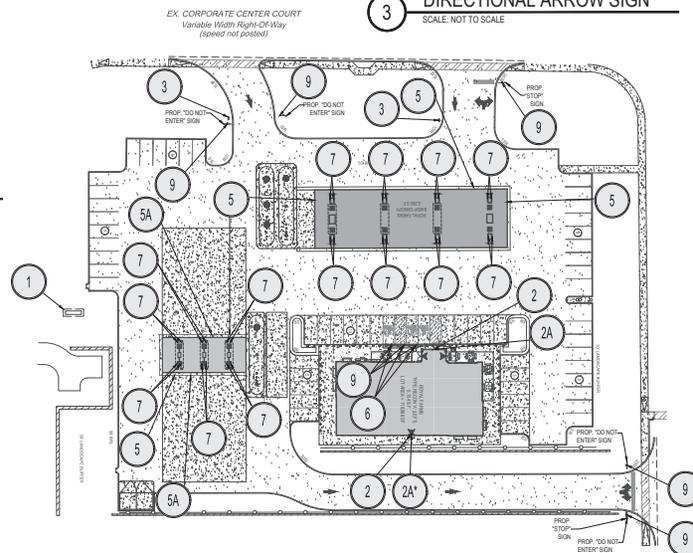


9 TYPICAL METAL SIGN POST DETAIL  
SCALE: NOT TO SCALE



TOTAL SIGN SQUARE FOOTAGE: 1

3 DIRECTIONAL ARROW SIGN  
SCALE: NOT TO SCALE



KEY MAP  
SCALE: 1/4" = 1'

No.	REVISIONS	DATE	BY

**Kimley-Horn**

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1801 PORTER ST., SUITE 401, BALTIMORE, MD 21286  
WWW.KIMLEY-HORN.COM



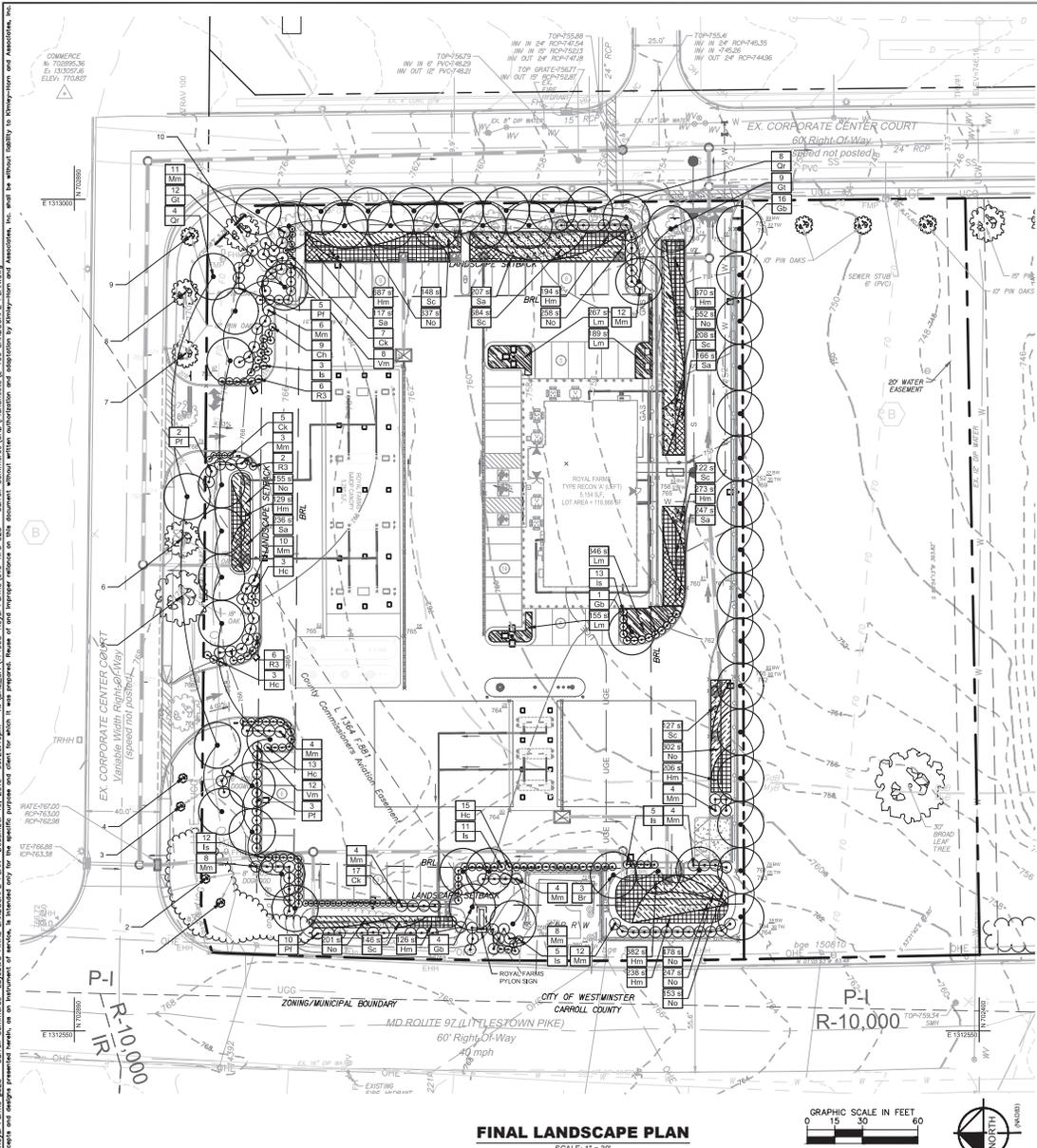
PROFESSIONAL DESIGNATION HEREBY CERTIFIED AS BEING IN FULL COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 17-101 OF THE STATE ENGINEERING PROFESSIONAL DESIGNER UNDER THE LAWS OF THE STATE OF MARYLAND.

KHA PROJECT: 17-001  
DATE: 12/19/2019  
SCALE: AS SHOWN  
DESIGNED BY: JLN  
DRAWN BY: JLN  
CHECKED BY: JCL

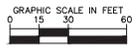
SIGN DETAILS

ROYAL FARMS #323  
PREPARED FOR:  
7 CORPORATE CENTER CT  
MAP: 0114 GRID: 0024 PARCEL: 4906  
WESTMINSTER, MARYLAND

SHEET NUMBER  
7 OF 16



**FINAL LANDSCAPE PLAN**  
SCALE: 1" = 30'



**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL. GROW	CAL. SIZE	REMARKS
BT	21	Betula nigra	River Birch	B & B	2 1/2" CA	
Qp	21	Quercus rubra	Red Oak	B & B	2 1/2" CA	
Qr	12	Quercus robur	English Oak	B & B	2 1/2" CA	
Ql	21	Quercus laevis	White Oak	B & B	2 1/2" CA	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	REMARKS
Sp	21	Spiraea alba	Flowering Spirea	5 gal	24" SP	
Sp	21	Spiraea prunifolia	Japanese Spirea	5 gal	24" SP	
Hc	34	Hypericum densiflorum	Crow's Gold	5 gal	24" SP	
Ch	21	Chamaenerion	Scarlet Pimpernel	5 gal	24" SP	
Mm	30	Myrica pensylvanica	Swamp Spatterdock	5 gal	24" SP	
Ch	21	Chamaenerion	Scarlet Pimpernel	5 gal	24" SP	
Ch	21	Chamaenerion	Scarlet Pimpernel	5 gal	24" SP	
Ch	21	Chamaenerion	Scarlet Pimpernel	5 gal	24" SP	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS	
Hm	2,500	Hieracium monochroum	Rose Mallow	5 gal	Bioretention Plant	
Lm	900	Liriodendron	Lily Tree	5 gal	Bioretention Plant	
No	2,784	Nasturtium officinale	Watercress	5 gal	Bioretention Plant	
So	1,428	Sonchum oleraceum	Lizard's Tail	5 gal	Bioretention Plant	
Se	974	Solidago canadensis	Three-square Bush	5 gal	Bioretention Plant	

**SURVEY LEGEND**

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

**SITE PLAN LEGEND**

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

**GRADING PLAN LEGEND**

---	PROPERTY LINE/ROW
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED TOP OF WALL
---	PROPOSED BOTTOM OF WALL
---	TOP OF CURB
---	BOTTOM OF CURB
---	HIGH POINT
---	LOW POINT
---	TOP OF WALL
---	BOTTOM OF WALL
---	BOTTOM OF SWM FACILITY
---	RIKTOP OF GRATE

**MODIFICATION REQUEST**

- 184-113: ALTERNATIVE COMPLIANCE TO ALLOW FOR SHRUBS AND GROUND COVER IN LIEU OF ONE 2 1/2" CALIBER SHADE TREE PER 300 SF OF ISLAND. ISLANDS NEAREST TO THE PROPOSED BUILDING CONTAIN FULL CUT OFF LED LIGHTS AND THE BUILDING HAS WALL MOUNTED CAMERAS FOR SAFETY. IT IS NOT POSSIBLE TO PROVIDE TREES IN THESE ISLANDS.
- 184-71 & 184-114A: ACCESS AND LOADING ALTERNATIVE COMPLIANCE REQUESTED TO NOT PROVIDE A LOADING BERM. THE PROPOSED BUILDING IS 114 SF AND DOES NOT REQUIRE A LOADING AREA FOR DELIVERIES. DELIVERIES ARE RECEIVED DURING OFF PEAK HOURS BY PANEL TRUCKS THROUGH THE FRONT DOORS.
- 184-49 B (3): A MODIFICATION/ALTERNATIVE COMPLIANCE IS REQUESTED FOR 184-49 B (3). THE REQUEST IS TO ALLOW TO BERM ALONG THE MD ROUTE 97 (LITTLESTOWN PIKE) ROAD FROM THE BERM IS NOTABLE TO BE PROVIDED DUE TO THE EXISTING VERZON EASEMENT AND EQUIPMENT AS WELL AS THE NECESSARY STORMWATER MANAGEMENT BIORETENTION FACILITIES. THE PROPOSED BIORETENTION FACILITIES WILL BE PLANTED TO THE EXTENT PRACTICAL, BUT DO NOT MEET THE PRESCRIBED REQUIREMENTS OF ONE 2 1/2" CALIBER TREE PER 30 FEET.
- V.C.1.D. REQUEST FOR ALTERNATIVE COMPLIANCE TO ALLOW SHRUBS AND GROUND COVER IN LIEU OF THE REQUIRED 75% OF PLANTING UNITS MUST BE TREES. PLAN PROVIDES:
  - REQUIRED: 75% \* 97 PU = 73 PU MAJOR DECIDUOUS TREES
  - PROVIDED: 67 PU \* 155 PU = 43% OF TOTAL PLANTINGS ARE MAJOR DECIDUOUS TREES 67 PU \* 73 PU = 92% OF REQUIRED
  - NOTE: UNABLE TO MEET THE REQUIREMENT DUE TO EXISTING VERZON FACILITY ON LITTLESTOWN PIKE AND STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER MANAGEMENT FACILITIES PROVIDED ALONG ALONG LITTLESTOWN PIKE

**LANDSCAPE CERTIFICATION**

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

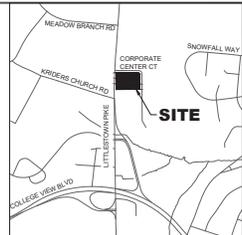
SIGNATURE OF LANDSCAPE ARCHITECT: *[Signature]* DATE: 10/22/2019

SIGNATURE OF OWNER: *[Signature]* DATE: 10/22/19

ADDRESS: *201 Roland Ave. Baltimore, Md. 21211*

**GENERAL NOTES:**

- ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
- ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO A LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, AT LATEST EDITION.
- ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH HORTUS THIRD, BY L. BAILEY, 1979 OR ITS LATEST EDITION.
- ALL NURSERY STOCK SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN AMERICAN STANDARDS FOR NURSERY



**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 END CAP
---	PROPOSED CLEANOUT
---	PROPOSED STORM DRAIN INLET
---	PROPOSED STORM DRAIN MANHOLE

**EX CONDITIONS LEGEND**

---	LEASE LINE
---	SOIL BOUNDARY
---	EX SEWER (PER GAS)
---	EX WATER (PER GAS)
---	EX STORM DRAIN (PER GAS)
---	EX FIBER (PER VERZON COORDINATION)

**LANDSCAPE LEGEND**

---	PROPERTY LINE
---	EX SUBJECT PROPERTY LINE
---	ROAD CENTERLINE
---	EX CURB
---	PROPOSED CURB
---	PROPOSED LIGHT
---	PROPOSED MAJOR DECIDUOUS TREE (100 SQUARE FEET AREA PER TREE)
---	PROPOSED LARGE SHRUB
---	PROPOSED SMALL SHRUB
---	Ss (THREE-SQUARE BULLSHUB)
---	Hm (ROSE MALLOW)
---	Nw (WATERCRESS)
---	St (LIZARD'S TAIL)
---	Lm (LILY TURF)

NO.	REVISIONS	DATE

**Kimley-Horn**  
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1801 PORTER ST., SUITE 401, BALTIMORE, MD 21202  
WWW.KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION HEREBY CERTIFIES THAT THIS PLAN AND ALL INFORMATION CONTAINED HEREIN WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER IN LANDSCAPE ARCHITECTURE UNDER THE LAW OF THE STATE OF MARYLAND.

KHA PROJECT: 17-114  
DATE: 12/19/2019  
SCALE: AS SHOWN  
DESIGNED BY: JLN  
DRAWN BY: JLN  
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: **8 OF 16**

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

**PROPERTY OWNER**  
CORPORATE CENTER LEASING, LLC  
C/O LEE CHEESAPEAKE PROPERTY MANAGEMENT  
8601 LASKER RD.  
SUITE 204  
TOWSON, MD 21286  
TEL: (410) 826-0282  
EMAIL: MIMMO@LEEASSOCIATES.COM

**LANDSCAPE ARCHITECT/ CIVIL ENGINEER**  
KIMLEY-HORN  
ATTN: JENNIFER LEONARD, P.E. / MELANIE DEFAZIO, P.E.  
1801 PORTER ST  
SUITE 401  
BALTIMORE, MD 21202  
TEL: (410) 763-3070  
EMAIL: JENNIFER.LEONARD@KIMLEY-HORN.COM

**ARCHITECT**  
RATCLIFF ARCHITECTS  
19644 STEVENSON ROAD  
STEVENSON, MD 21153  
TEL: (410) 84-7030  
EMAIL: INFO@RATCLIFFARCHITECTS.COM

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

**SURVEYOR**  
KARRS AND ASSOCIATES  
ATTN: JOHN METTEE, PLS.  
2113 EMMERTON PARK ROAD  
SUITE 100  
EDGEWOOD, MD 21840  
TEL: (410) 612-9900  
EMAIL: JMETTEE@KARRSENGINEERING.COM

SEA SCALE NUMBER: 26-01  
PROJECT NO.: WSA-18-04  
CITY OF WESTMINSTER  
CARROLL COUNTY  
FILE NO. S-18-021

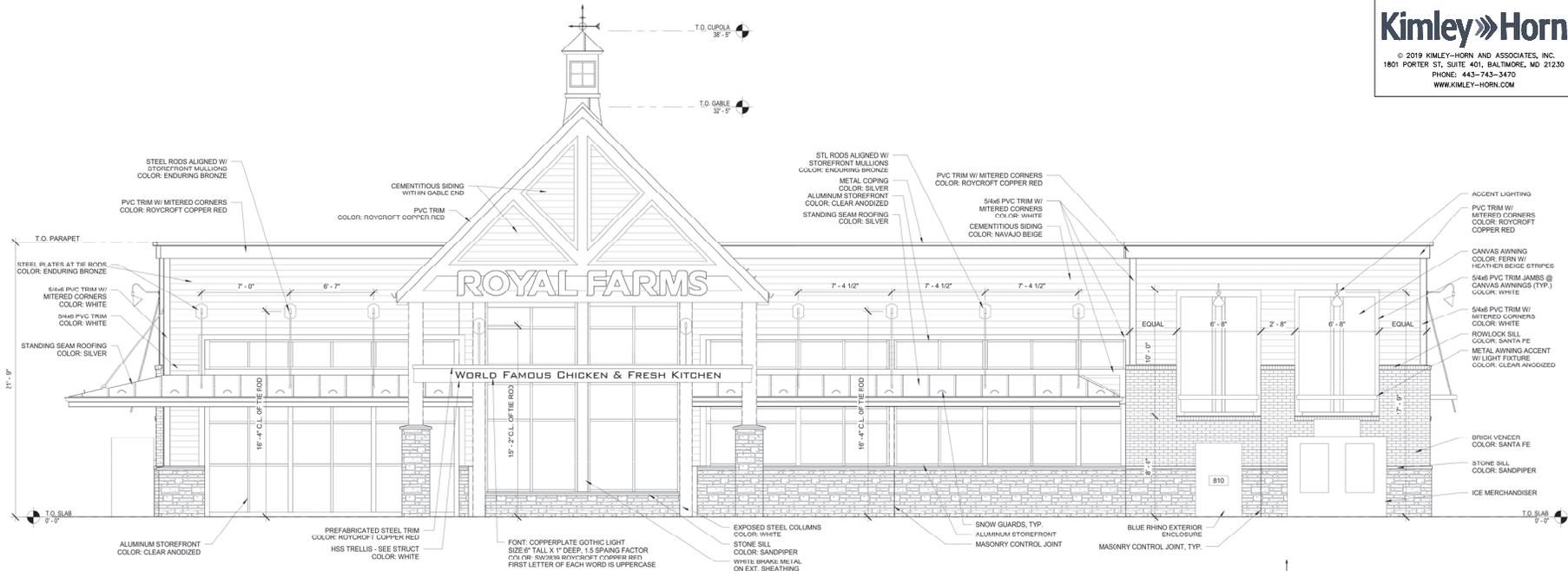
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL, NAD 83  
VERTICAL, NAVD 83





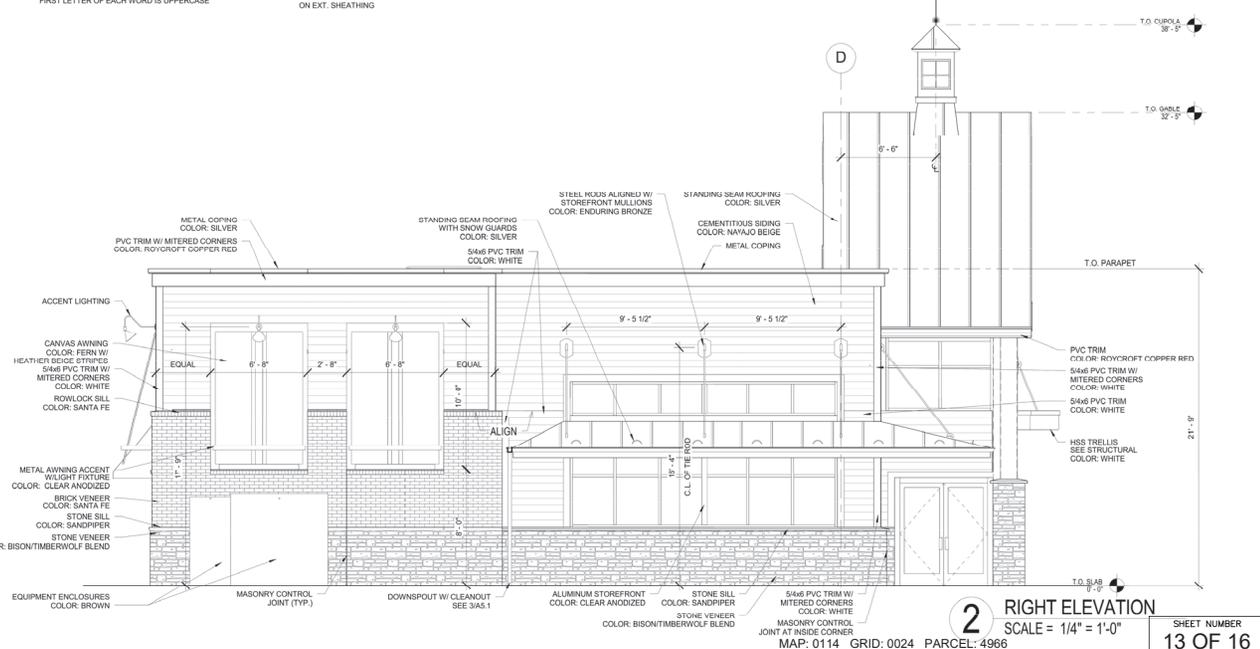






**1 FRONT ELEVATION**  
SCALE = 1/4" = 1'-0"

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



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

**ELEVATIONS**

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

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

**A2.0**  
SHEET NUMBER 13 OF 16

ELEVATIONS

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

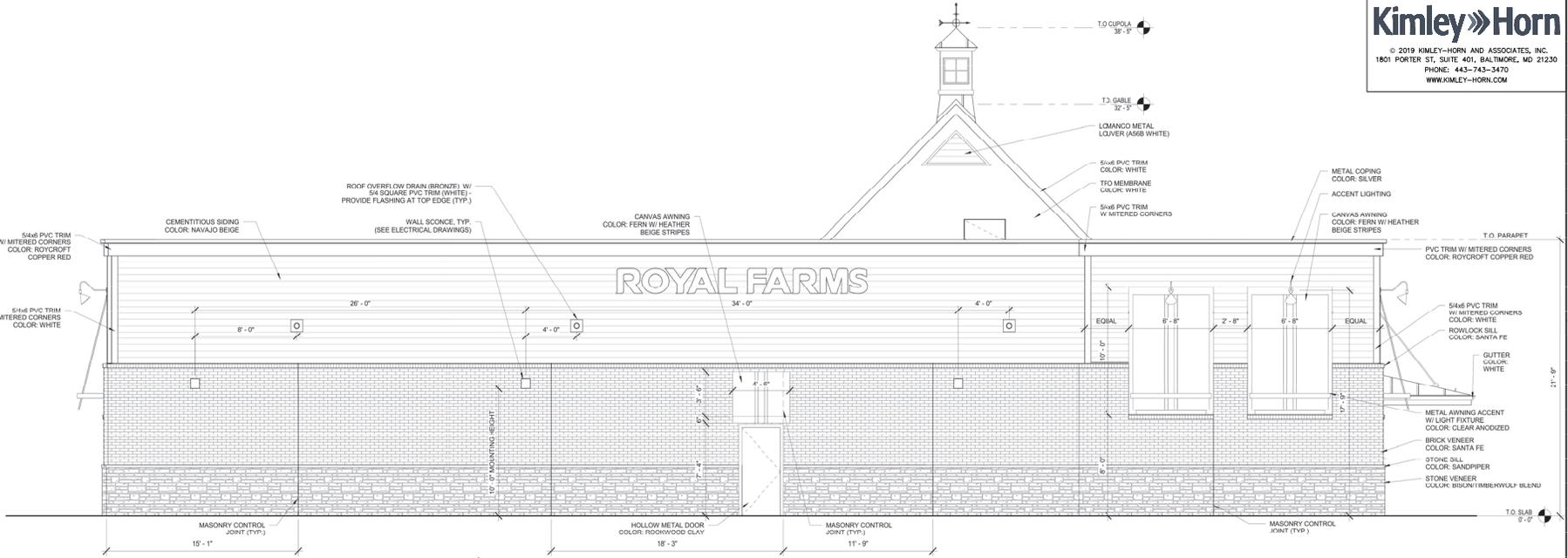
SCALE 1/4" = 1'-0"

DRAWN BY RW

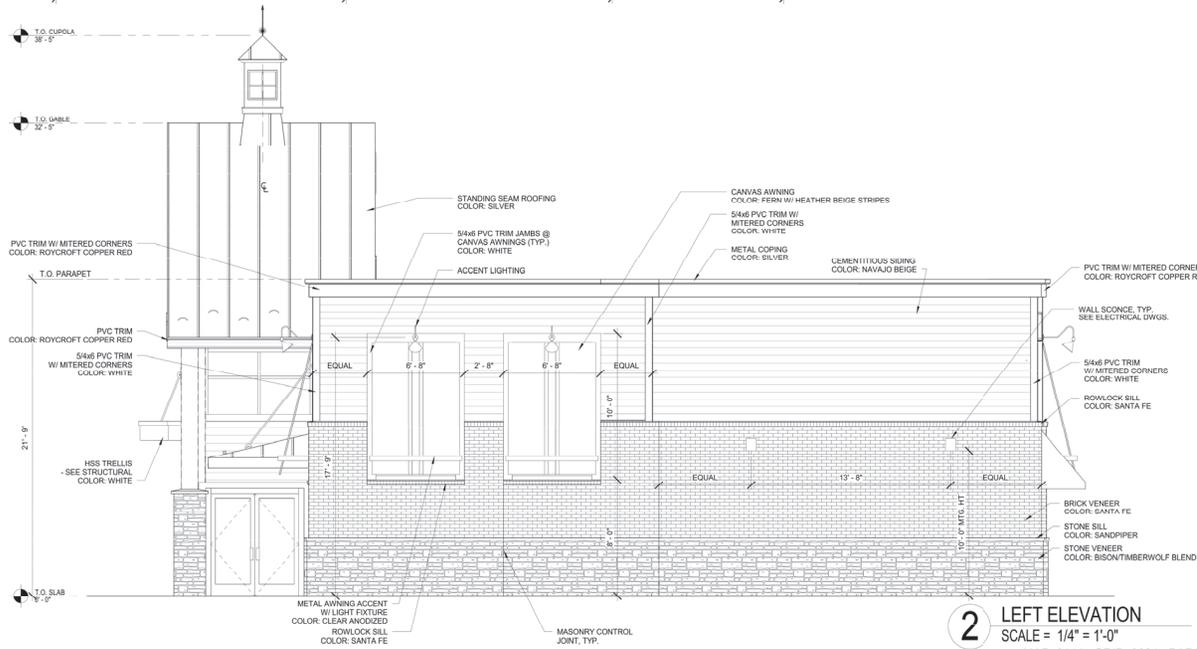
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**A2.1**

SHEET NUMBER  
14 OF 16



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



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

**NOTE:**

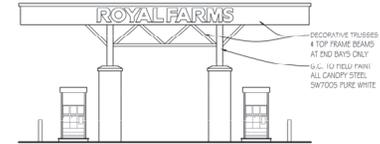
1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.

MAP: 0114 GRID: 0024 PARCEL: 4966

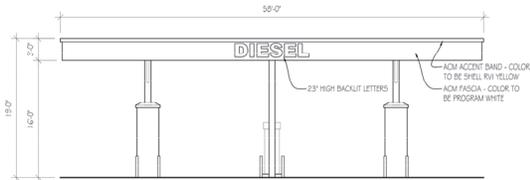




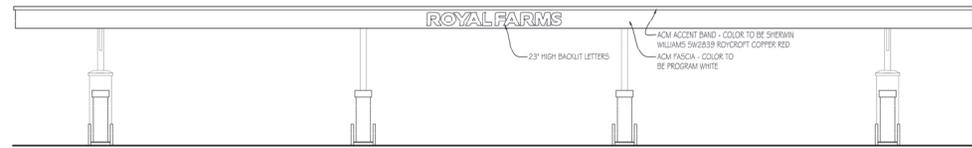
**4 DIESEL CANOPY SIDE ELEVATION**  
1/8" = 1'-0"



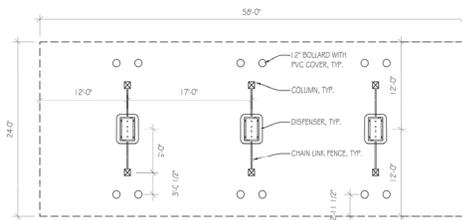
**3 FUEL CANOPY SIDE ELEVATION**  
1/8" = 1'-0"



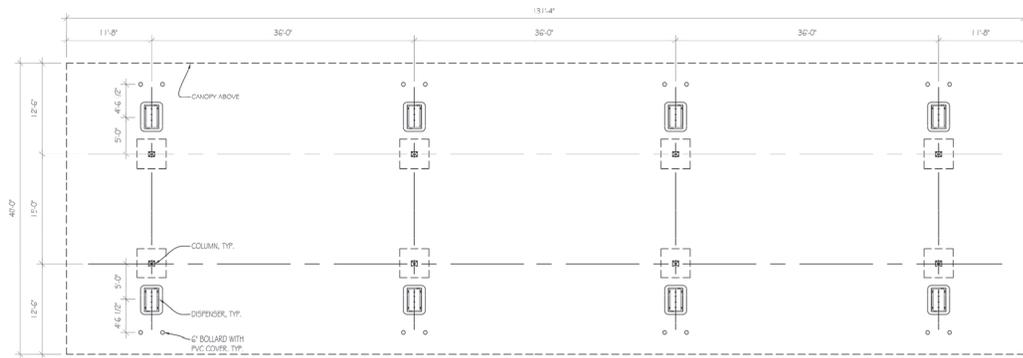
**5 DIESEL CANOPY FRONT ELEVATION**  
1/8" = 1'-0"



**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"

**RATCLIFFE**  
ARCHITECTS  
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GREENSBORO, NC 27409  
P: 336.853.3900 F: 336.853.3901 WWW.RATCLIFFEARCHITECTS.COM

**ROYAL FARMS**  
CORPORATE CENTER COURT  
WESTMINSTER, MD 21157  
STORE #323

FUEL CANOPIES

TITLE BLOCK	REVISED = □
KEY	NOT REVISED = □

#	REVISED DATE	CONTENT
02-04-19	PERMIT SET	
	BID SET	
	CONSTRUCTION SET	

SCALE	NOTED
DRAWN BY	ALD

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**A8.0**



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 410-484-3819 • 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  
WESTMINSTER, MD  
OCTOBER 17TH, 2019

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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

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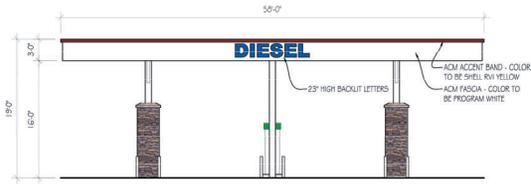
SHEET NUMBER  
3 OF 6



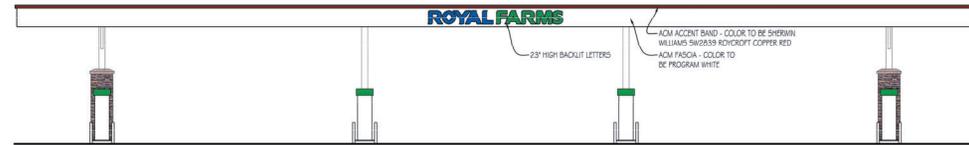
4 DIESEL CANOPY SIDE ELEVATION  
1/8" = 1'-0"



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

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

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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**

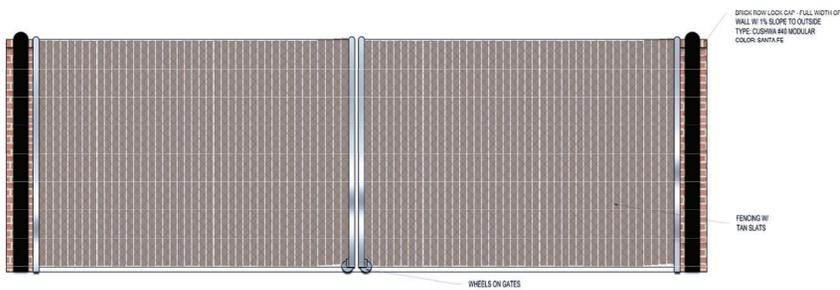
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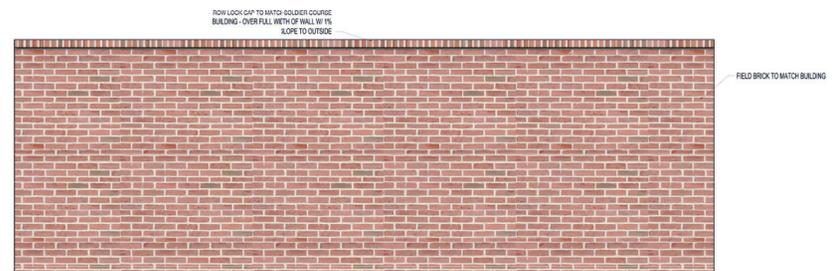
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SHEET NUMBER  
**5 OF 6**



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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SHEET NUMBER  
**6 OF 6**