

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

Documents:

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

2. 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

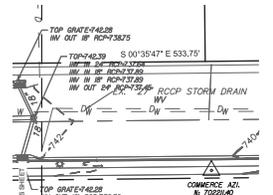
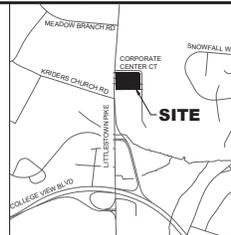
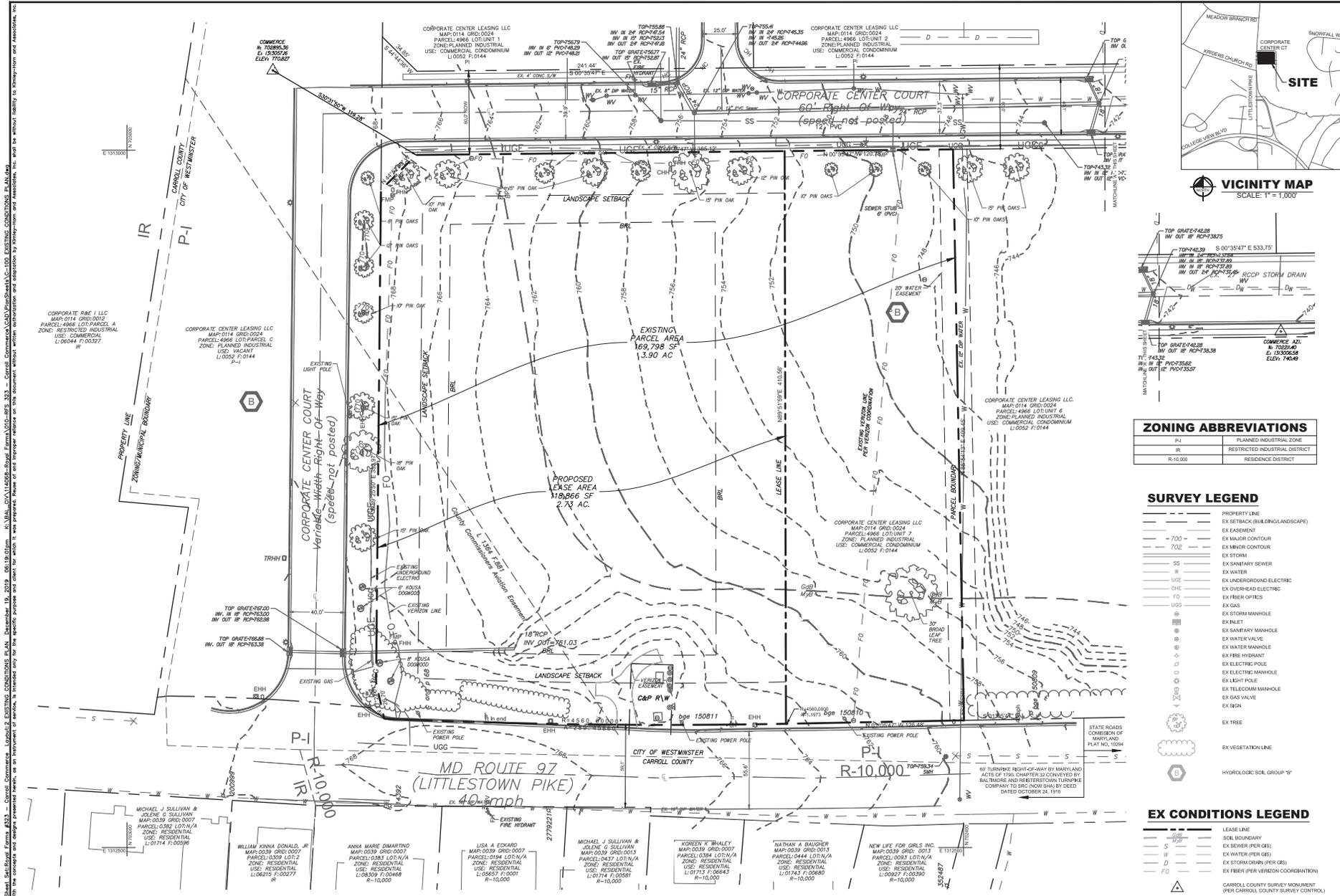


Meeting attendees will include:

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

ATTACHMENTS

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



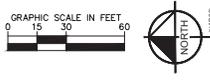
ZONING ABBREVIATIONS	
P-I	PLANNED INDUSTRIAL ZONE
RI	RESTRICTED INDUSTRIAL DISTRICT
R-10.000	RESIDENCE DISTRICT

SURVEY LEGEND	
---	PROPERTY LINE
---	EX SETBACK (BUILDING/LANDSCAPE)
---	EX EASEMENT
-700-	EX MAJOR CONTOUR
-702-	EX MINOR CONTOUR
SS	EX STORM
W	EX WATER
UG	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 FIBER MANHOLE
⊙	EX FIBER HYDRANT
⊙	EX ELECTRIC POLE
⊙	EX ELECTRIC MANHOLE
⊙	EX LIGHT POLE
⊙	EX TELECOM MANHOLE
⊙	EX GAS VALVE
⊙	EX IRON
⊙	EX TREE
---	EX VEGETATION LINE
---	HYDROLOGE: SOIL GROUP "B"

EX CONDITIONS LEGEND	
---	LEASE LINE
---	SUB BOUNDARY
S	EX SEWER (PER GIS)
W	EX WATER (PER GIS)
D	EX STORM DRAIN (PER GIS)
FO	EX FIBER (PER VERBEN COORDINATION)
---	CARROLL COUNTY SURVEY MONUMENT (PER CARROLL COUNTY SURVEY CONTROL)

EXISTING UTILITY NOTE

1. PER COOPERATION WITH CITY OF WESTMINSTER DEPARTMENT OF PUBLIC WORKS ON 11/16/2019 THE WATER AND SEWER SHOWN IN CORPORATE CENTER COURT WERE BUILT AS PART OF THE CARROLL COUNTY COMMERCE CENTER (CARROLL COUNTY FILE # T-19-0145) DATED 10/31/1996. SPECIFICALLY SHEETS 5 THROUGH 61.



EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

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

DATE: _____
 REVISIONS: _____
 No. _____
Kimley-Horn
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 1801 PORTER ST., SUITE 401, BALTIMORE, MD 21220
 WWW.KIMLEY-HORN.COM

EXISTING CONDITIONS PLAN

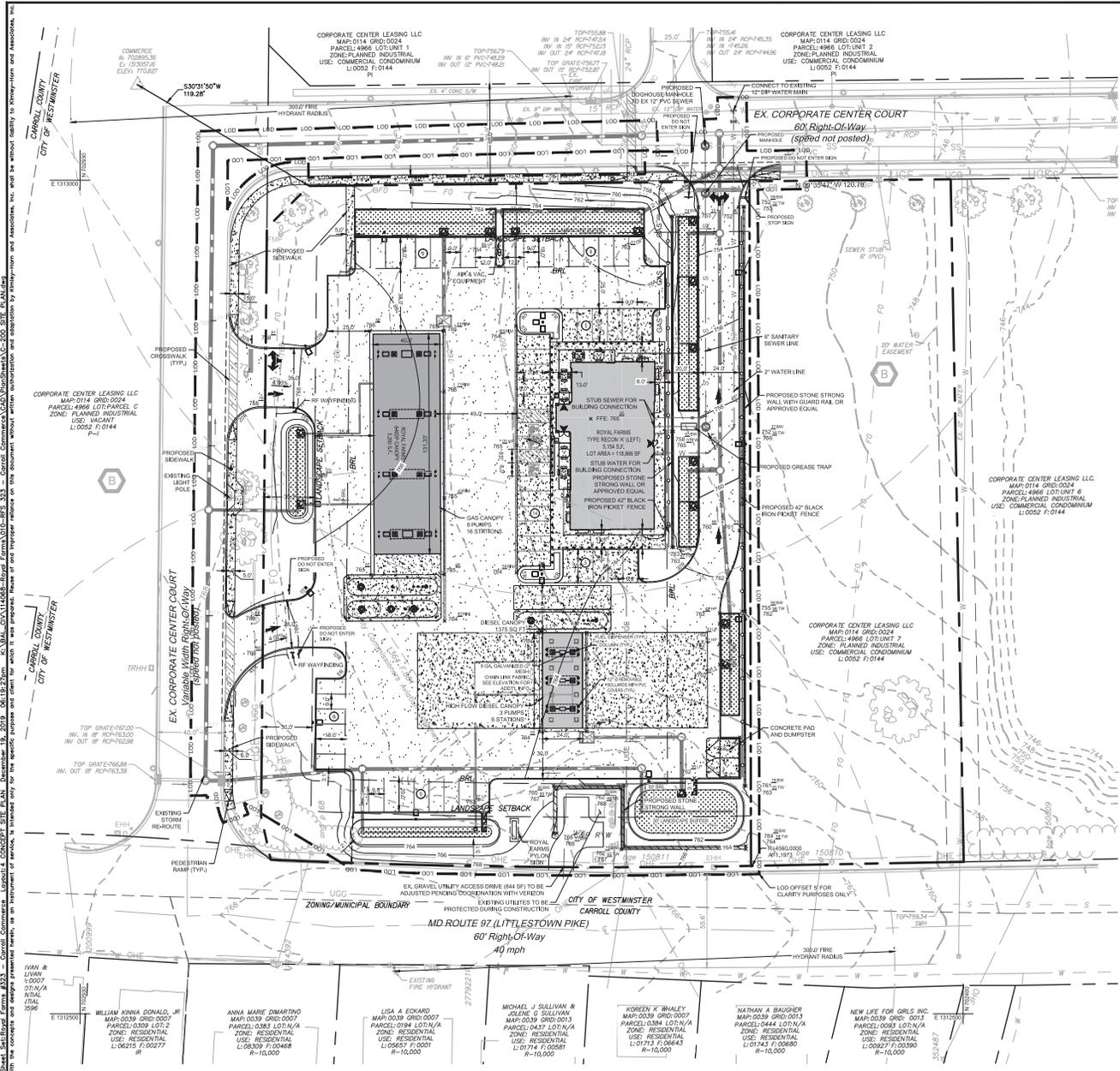
ROYAL FARMS #323
 PREPARED FOR
7 CORPORATE CENTER CT
 MAP: 0114 GRID: 0024 PARCEL: 4966
 WESTMINSTER, MARYLAND

SHEET NUMBER
2 OF 16

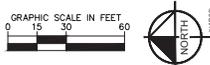
R24 SCALE NUMBER: 2601
 CARROLL COUNTY FILE NO. S-18022

CITY OF WESTMINSTER
 PROJECT NO. WSA-18-04

DESIGN & DRAWING BASED ON MARYLAND COORDINATE 810134 HORIZONTAL, NAD 83 81 VERTICAL, NAVD 83

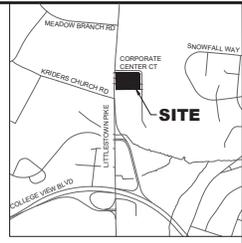


CONCEPT SITE PLAN
SCALE: 1" = 30'



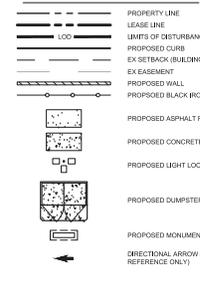
DEVELOPMENT SUMMARY

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: GRID
PROPOSED SITE AREA: 1186.866 SQ. FT. (32.7 AC)
PROPOSED USE: PLANNED INDUSTRIAL ZONE
ZONING DATA: P1 PLANNED INDUSTRIAL ZONE
EXISTING: P1 PLANNED INDUSTRIAL ZONE
PROPOSED: P1 PLANNED INDUSTRIAL ZONE
PARKING REQUIRED: BUSINESS
COMMERCIAL USE: 1 SPACE PER 240 SQ. FT.
LOADING: 1 LOADING SPACE AS BUILDING IS SMALLER THAN 10,000 SF
HANDICAPPED: 3 SPACES PER 51-75 SPACES
PARKING PROPOSED: 58 SURFACE PARKING SPACES INCLUDING 3 HANDICAP SPACES
LOADING: 0 SPACE
SETBACK REQUIREMENTS: FRONT: 50', SIDES: 30', REAR: 30'
PROPOSED STORE MODEL: RECON 'A' (LEFT): 5, 154 SF

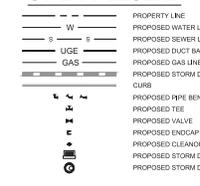


VICINITY MAP
SCALE: 1" = 1,000'

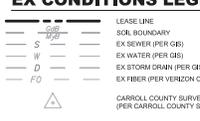
SITE PLAN LEGEND



UTILITY LEGEND



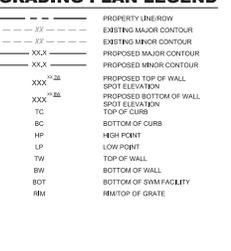
EX CONDITIONS LEGEND



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 410-846-2592 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.

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

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

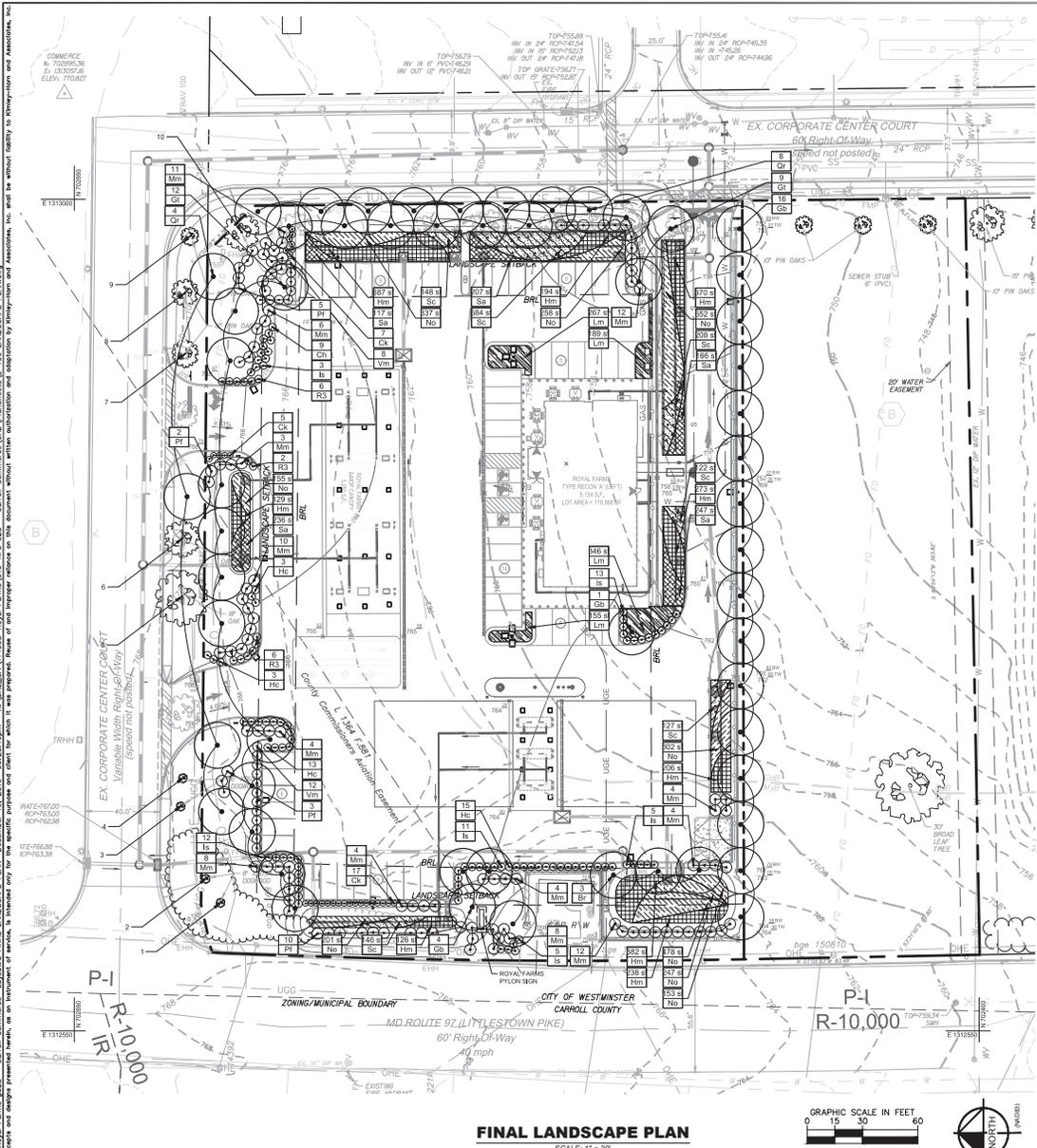
CONCEPT SITE PLAN

SHEET NUMBER
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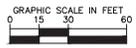
NO.	REVISIONS	DATE	BY

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RZA 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



FINAL LANDSCAPE PLAN
SCALE: 1" = 30'



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL. GLOBE	CAL. SIZE	REMARKS
BT	21	Betula nigra	River Birch	8" B & B	22"x24"	
Qp	21	Quercus prinus	Scarlet Oak Tree	8" B & B	22"x24"	
Ql	12	Quercus robur	River Oak	8" B & B	22"x24"	
Qr	21	Quercus imbricaria	Honey Locust	8" B & B	22"x24"	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	REMARKS
Sp	21	Spiraea alba	Flowering Spirea	5 gal	24"±	
Sp	21	Spiraea prunifolia	Japanese Spirea	5 gal	24"±	
Hc	34	Hypericum densiflorum	Crow's Gold	5 gal	24"±	
Ch	21	Chamaecyparis stricta	Japanese Cypress	5 gal	24"±	
Mm	30	Myrica pensylvanica	Swamp Spatterdock	5 gal	24"±	
Ch	21	Chamaecyparis stricta	Japanese Cypress	5 gal	24"±	
R3	14	Rosa x 'Rugosa'	Double Knock Out Rose	5 gal	24"±	
Hs	20	Hydrangea serrata	Southern Hydrangea	5 gal	24"±	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS	
Hm	2,500	Hieracium monochroum	Rose Matweed	1 qt	Bioretention Plant	
Lm	900	Liriodendron tulipifera	Lily Tulip	1 qt	Bioretention Plant	
No	2,784	Nerium oleander	Watercress	1 qt	Bioretention Plant	
So	1,428	Sorbaria sorbifera	Lizard's Tail	1 qt	Bioretention Plant	
Se	974	Solidago serotina	Three-square Bush	1 qt	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
---	RIM/TOP OF GRATE

MODIFICATION REQUEST

- 184-113: ALTERNATIVE COMPLIANCE TO ALLOW FOR SHRUBS AND GROUND COVER IN LIEU OF ONE 2" CALIPER 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 FRONT. 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" CALIPER 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.

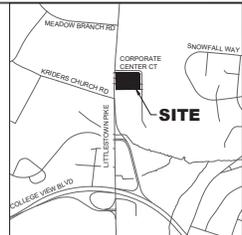
SIGNATURE OF LANDSCAPE ARCHITECT: *[Signature]* DATE: 10/22/2019

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

ADDRESS: 7 Corporate Center Ct, Baltimore, Md. 21201

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 ENDCAP
---	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)
---	Ss (LIZARD'S TAIL)
---	Lm (LILY TURF)

NO.	REVISIONS	DATE

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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: JKH
DRAWN BY: JKH
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**

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

LANDSCAPE ARCHITECT/CIVIL ENGINEER
KIMLEY-HORN
ATTN: JENNIFER LEONARD, PIA / MELANIE DEFAZIO, PE
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 WHITEHEAD
3611 ROLAND AVE.
BALTIMORE, MD 21211
TEL: (410) 889-0200
EMAIL: JWHITEHEAD@ROYALFARMS.COM

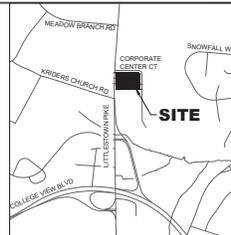
SURVEYOR
KARRS AND ASSOCIATES
ATTN: JOHN METTEE, PLS.
2113 EMMERTON PARK ROAD
SUITE 100
EDGEWOOD, MD 21840
TEL: (410) 612-9900
EMAIL: JMETTEE@KARRSENGINEERING.COM

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

SEA SCALE NUMBER: 26-01
PROJECT NO.: WSA-18-04
CITY OF WESTMINSTER
CARROLL COUNTY
FILE NO. S-18-022

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

811 Call Before You Dig - Call 811 to report a proposed excavation project. The 811 system is a computerized database that provides information on the location and depth of underground utilities. Call 811 at least 48 hours before you dig. For more information, visit www.call811.org.



VICINITY MAP
SCALE: 1" = 1,000'

No.	REVISIONS	DATE	BY

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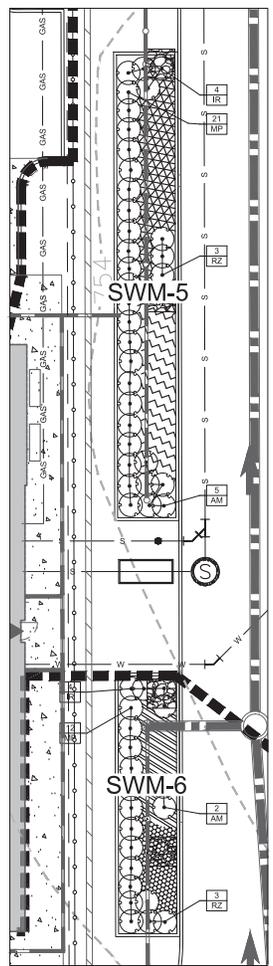
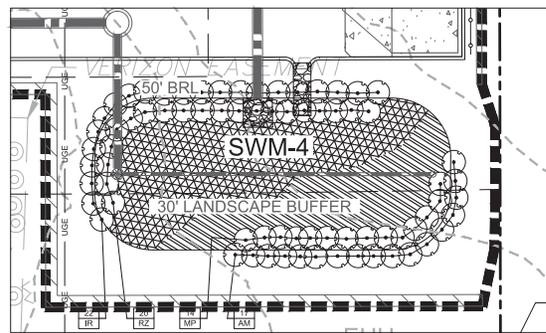
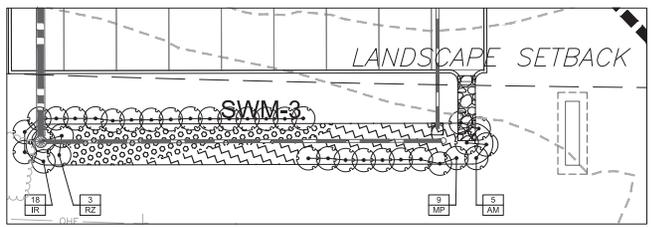
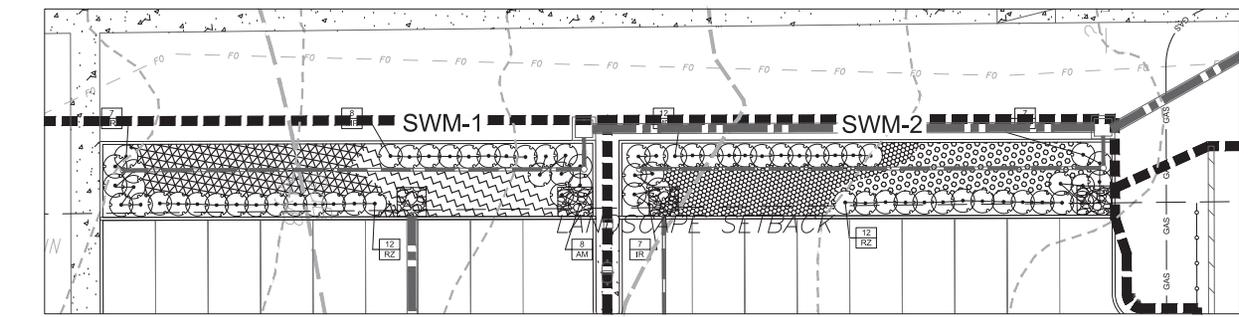


PROFESSIONAL CERTIFICATION HEREBY
 CERTIFIES THAT THE DESIGN AND CONSTRUCTION
 PREPARED OR APPROVED BY ME, AND THAT I
 AM A duly licensed PROFESSIONAL
 LANDSCAPE ARCHITECT UNDER THE LAWS OF
 THE STATE OF MARYLAND. My
 EXPIRATION DATE IS 12/31/2024.

**CONCEPT
 STORMWATER
 PLANTING DETAILS**

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

SHEET NUMBER
9 OF 16

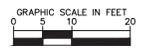


LEGEND

SHRUBS	Symbol
EC	Circle with dot
IVE	Circle with horizontal lines
PA	Circle with vertical lines
PV	Circle with diagonal lines
FD	Circle with cross-hatch

PLANT SCHEDULE

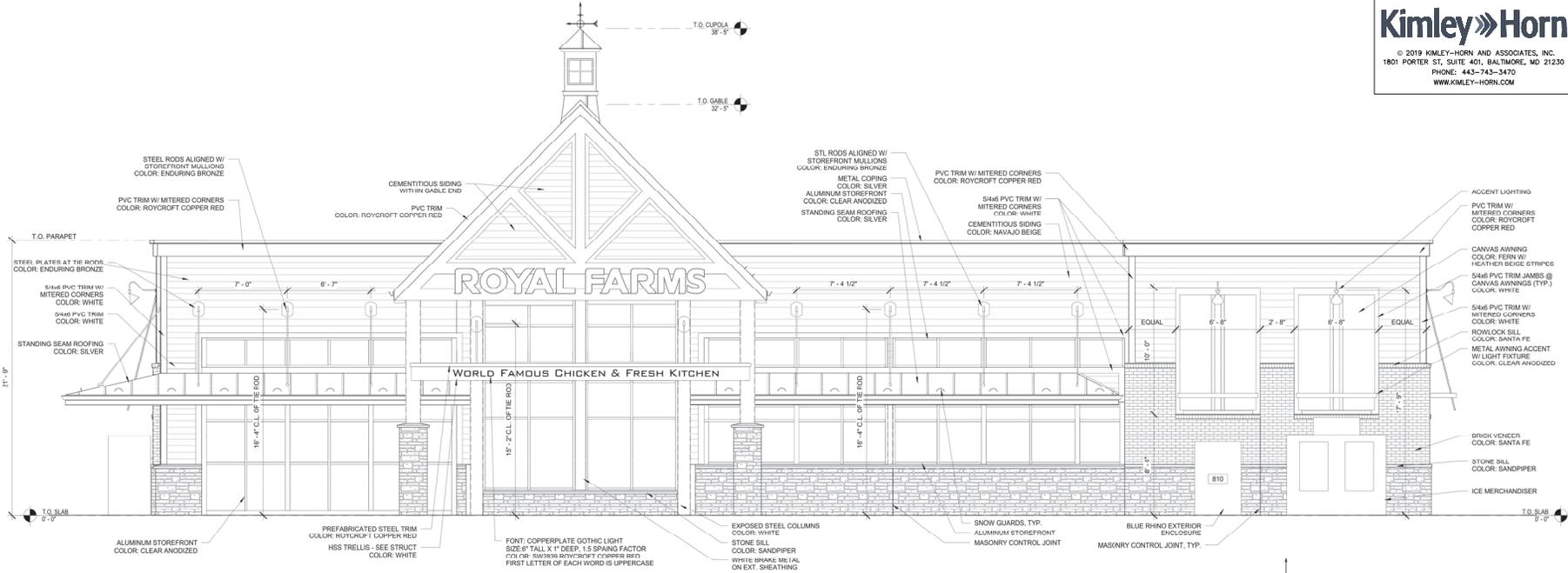
SHRUBS	QTY (EA)	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
AM	44	ARONIA MELANOCARPA	CHOKEBERRY	18 HT. MIN.	
MP	76	MYRTICA PENNSYLVANICA	BAYBERRY	18 HT. MIN.	
IR	62	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	5 GAL.	
RZ	53	ROSA RAHARAZ	KNOCKOUT ROSE		
GROUND COVERS	QTY (SF)	BOTANICAL NAME	COMMON NAME	CONT	SPACING
EC	1209	EUPATORIUM COELESTINUM	BLUE WISDFLOWER	2 QT.	18" O.C.
IVE	688	IRIS VERSICOLOR	BLUE FLAG	2 QT.	18" O.C.
PA	442	PRODRIS AUREA	GOLD GRASS	2 QT.	18" O.C.
PV	505	PANICUM VIRGATUM	SWITCH GRASS	2 QT.	18" O.C.
FD	375	PENTSTEMON DIGITALIS 'YUSKER RED'	BEARD TONGUE	2 QT.	18" O.C.



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

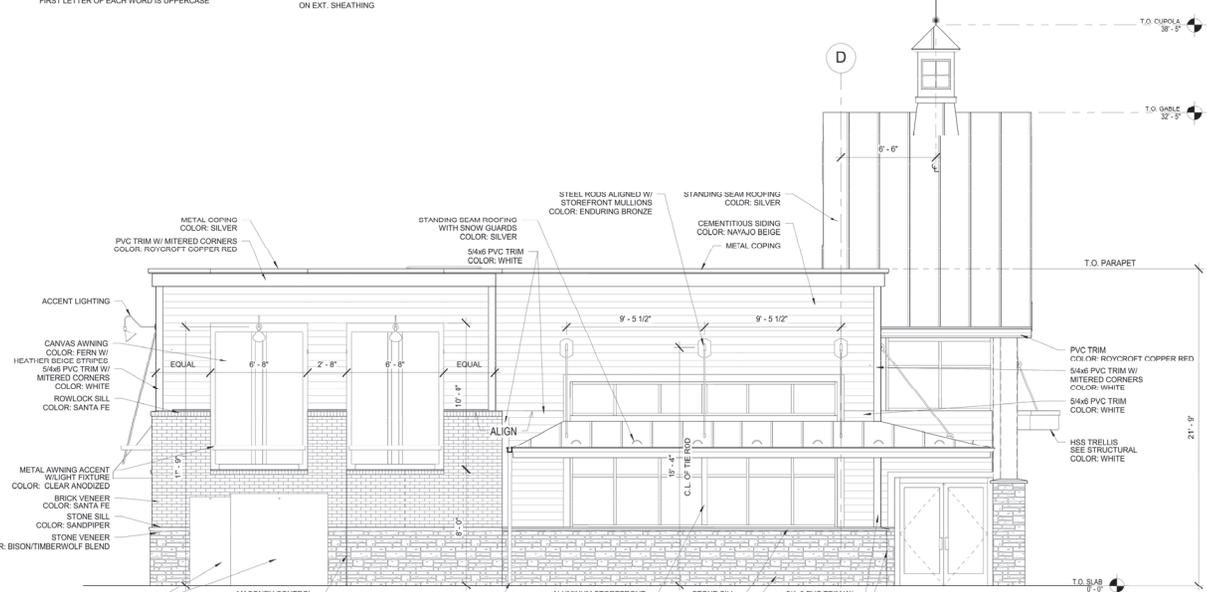
RZA CASE NUMBER: 20-01
 PROJECT NO: WSA-18-04
 CITY OF WESTMINSTER
 CARROLL COUNTY
 FILE NO. S-18-012

DESIGN & DRAWING BASED ON
 MARYLAND COORDINATE SYSTEM
 HORIZONTAL: NAD 83/11
 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

ELEVATIONS

#	REVISED DATE	CONTENT
		PERMIT SET
		CONSTRUCTION SET

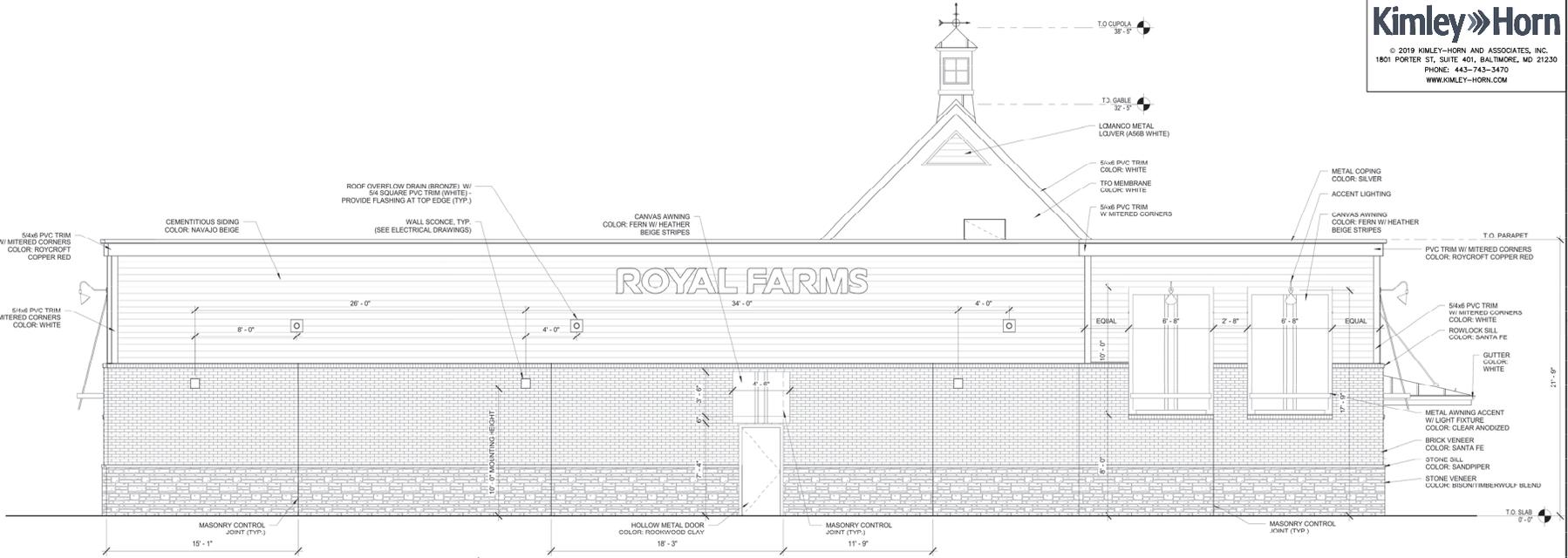
SCALE 1/4" = 1'-0"

DRAWN BY RW

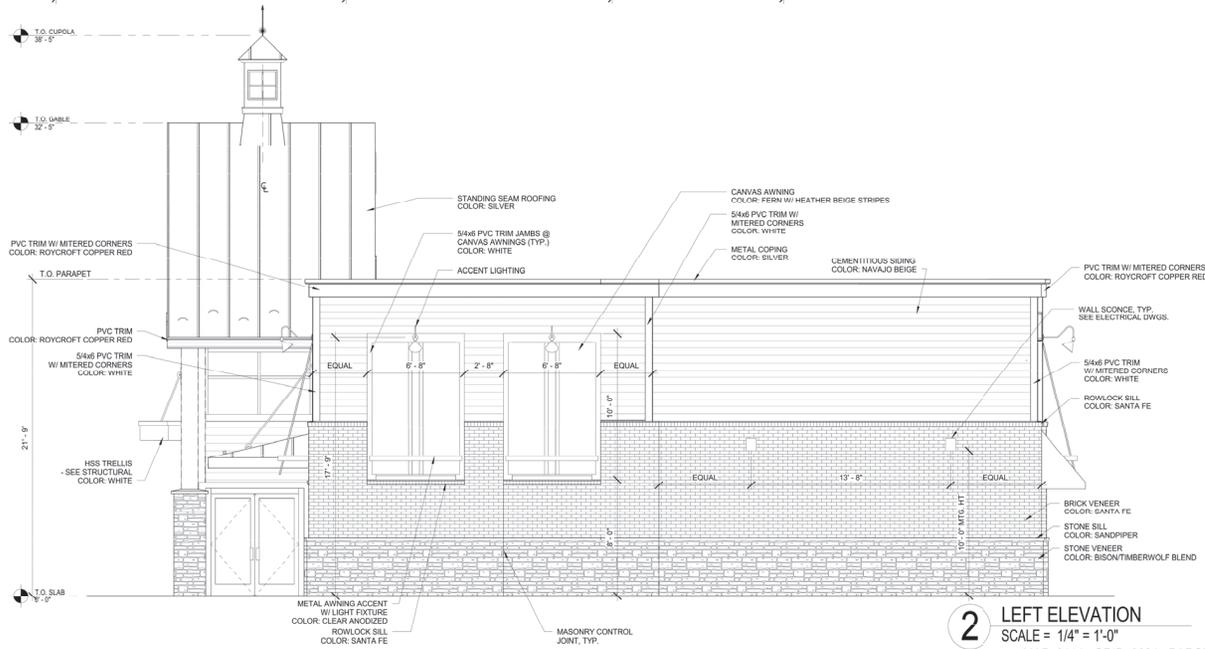
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A2.1

SHEET NUMBER
14 OF 16



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



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

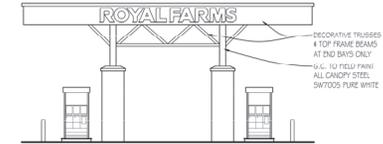
NOTE:

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

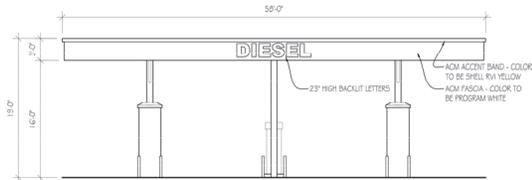
MAP: 0114 GRID: 0024 PARCEL: 4966



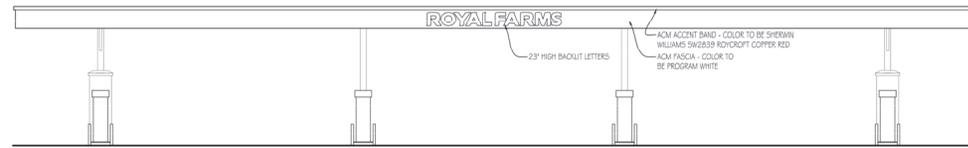
4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



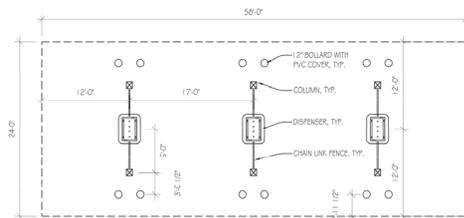
3 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



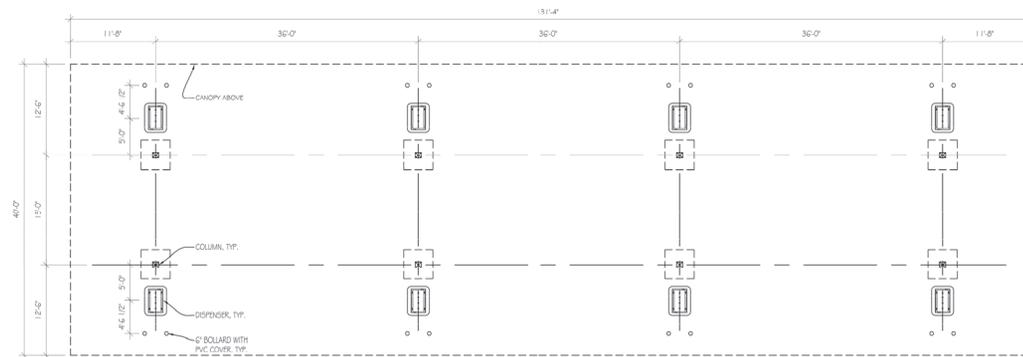
5 DIESEL CANOPY FRONT ELEVATION
1/8" = 1'-0"



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"



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

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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

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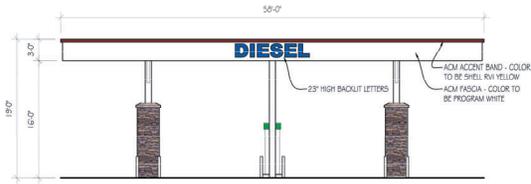
SHEET NUMBER
3 OF 6



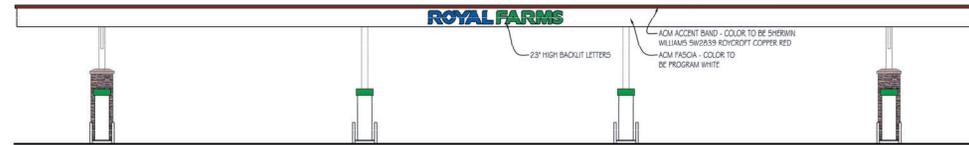
4 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



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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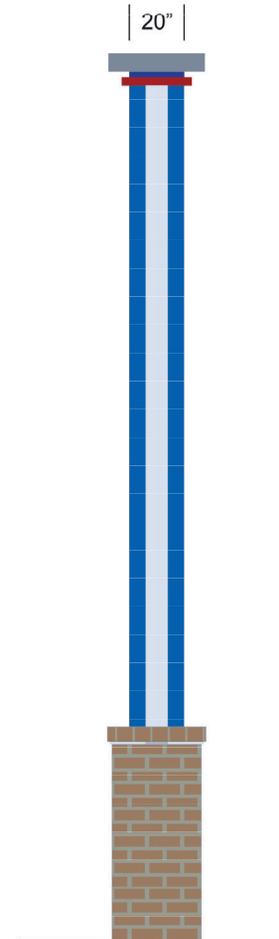
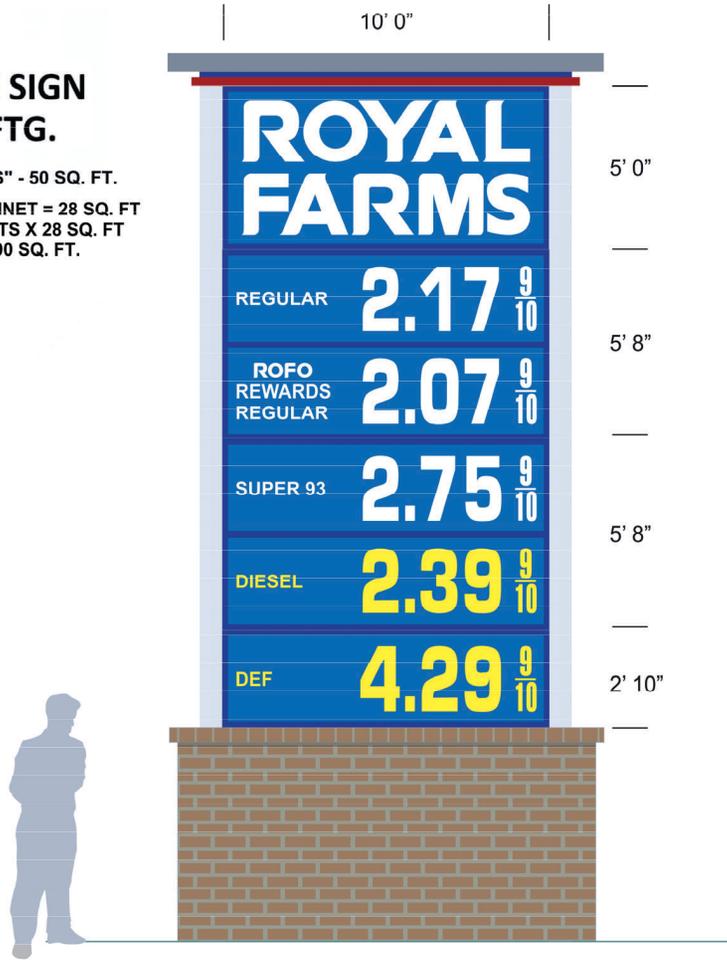
MAP: 0114 GRID: 0024 PARCEL: 4966

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

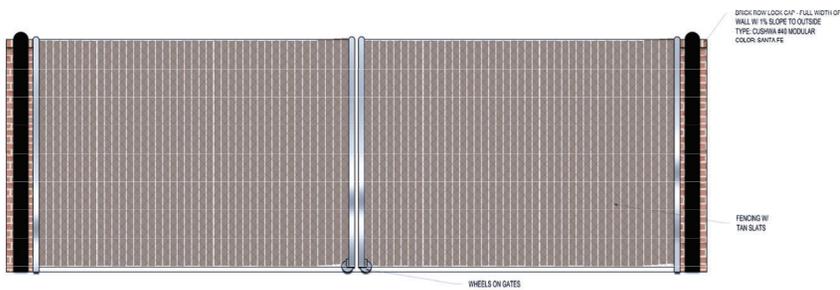
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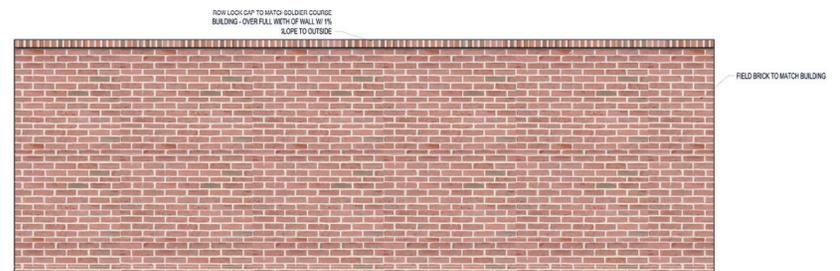
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MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER
5 OF 6



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



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

ROYAL FARMS

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