

1. PZC Agenda 2020-05-14

Documents:

[PZC AGENDA 2020-05-14.PDF](#)

2. PZC Meeting Summary 05 07 2020

Documents:

[PZC MEETING SUMMARY 05 07 2020.PDF](#)

3. Item A- Proposed Site Development Plan For West End Place Family Support Center

Documents:

[ITEM A- PROPOSED SITE DEVELOPMENT PLAN FOR WEST END PLACE FAMILY SUPPORT CENTER.PDF](#)

4. Item B - Proposed Site Development Plan For Royal Farms

Documents:

[ITEM B - PROPOSED SITE DEVELOPMENT PLAN FOR ROYAL FARMS.PDF](#)

5. Item D - PZC Staff Memo 2020 Commission Elections

Documents:

[ITEM D - PZC STAFF MEMO 2020 COMMISSION ELECTIONS.PDF](#)



## **PLANNING AND ZONING COMMISSION AGENDA**

**Thursday, May 14, 2020, at 7 PM**

<https://www.facebook.com/westminstermd/>

### **I. Call to Order**

### **II. Approval of Minutes**

May 7, 2020

### **III. New Business**

Item A – Proposed Site Development Plan for West End Place Family Support Center – Ms. Gerhard

**Applicant:** Family and Children Services of Central Maryland  
4623 Falls Road, Baltimore MD 21209

**Owner:** Mayor and Common Council of The City of Westminster  
P.O. Box 010, Westminster MD 21158

**Designer:** KCW Engineering Technologies.  
810 Landmark Drive, Suite 215, Glen Burnie MD 21061

**Request:** Applicant requests approval of the Site Development Plan for the expansion of Family and Children Services operations to include multi-family housing for families of domestic violence with accessory offices for supportive services at 7 Schoolhouse Avenue.

Item B – Proposed Site Development Plan for Royal Farms Store #323 – Ms. Gerhard

**Applicant:** Corporate Center Leasing, LLC  
8601 Lasalle Road, Suite 204, Towson, MD 21286

**Owner:** Corporate Center Leasing, LLC  
8601 Lasalle Road, Suite 204, Towson, MD 21286

**Designer:** Ratcliffe Architects  
10404 Stevenson Road, Stevenson, MD 21153

**Request:** Applicant requests approval of the Site Development Plan to develop a convenience store with gasoline pumps at 7 Corporate Center Court.

Item C – Carroll County Liaison Report – Mr. Spaid

Item D - Planning and Zoning Commission Elections – Mr. Gray

#### **IV. Old Business**

#### **V. Information Item**

#### **VI. Planning Commission and Public Comments**

#### **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.



## **PLANNING AND ZONING COMMISSION SPECIAL MEETING SUMMARY**

**Thursday, May 7, 2020, at 6:00 PM**

Virtual Meeting via Zoom and broadcasted live on the City Facebook Page  
Westminster, Maryland 21157

A special meeting of the Westminster Planning and Zoning Commission was held virtually via Zoom and broadcasted live on the City Facebook Page, on May 7, 2020, at 6:00 PM.

Chair Kevin Beaver, Commissioner Tom Herb, Commissioner Lyndi McNulty, Commissioner Tiombe Paige, and Councilmember Ben Yingling were present. City staff members Mark Depo, Andrew Gray, and Tammy Palmer were also present.

The following members of the public signed in: None.

Chair Beaver opened the meeting at 6:00 PM.

Chair Beaver requested a motion to approve the meeting summary from April 9, 2020. Commissioner McNulty motioned to approve the meeting summary. Commissioner Paige seconded. The motion passed 4-0.

Chair Beaver opened New Business Item A – FY21 Capital Budget presentation pursuant to Section 20-4 D. of the City Code.

Ms. Palmer stated that due to COVID-19, the overall budget approval process has changed how meetings must be conducted, and items contained within the budget. She provided the Commission with information related to the Capital budget, including re-appropriations.

Chair Beaver asked for clarification on the Wakefield Park funding included in the budget. Ms. Palmer stated that Wakefield Park is the site of the former Wakefield Valley Golf Course. The funds included in the budget are for improvements to the parking lot and engineering related to future development. In addition, Director of Parks and Recreation Abby Gruber has applied for land and water conservation and open space grants to use for improvements for the property.

Chair Beaver requested a motion to recommend approval of the FY21 Capital Budget. Commissioner Herb motioned to recommend approval. 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 1 abstention.

Commissioner Paige moved to adjourn. Commissioner McNulty seconded. The Commission adjourned at 6:13 PM.



## PLANNING AND ZONING COMMISSION

May 14, 2020

**TITLE:** West End Place Family Support Center

**REQUEST:** Site Development Plan S-19-0034 Approval

The Applicant is requesting Site Development Plan approval for the expansion of the Family and Children Services operations to include multi-family housing for families of domestic violence with accessory offices for supportive services, pursuant to Zoning Ordinance Section 164-45.17.

**PROJECT INFORMATION:**

**LOCATION:** 7 Schoolhouse Avenue (SDAT# 07-002289)

**ZONE:** R-7,500, Compatible Neighborhood Overlay Zone (C-N)

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Family and Children Services of Central Maryland

**OWNER:** Mayor and Common Council of The City of Westminster

**DEVELOPER:** Episcopal Housing Corporation

**ENGINEER:** Mark Tsitlik, KCW Engineering Technologies

**ARCHITECT:** Quinn Evans Architects

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

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. Proposed Site Development Plan for West End Place Family Support Center
2. Resolution 19-15

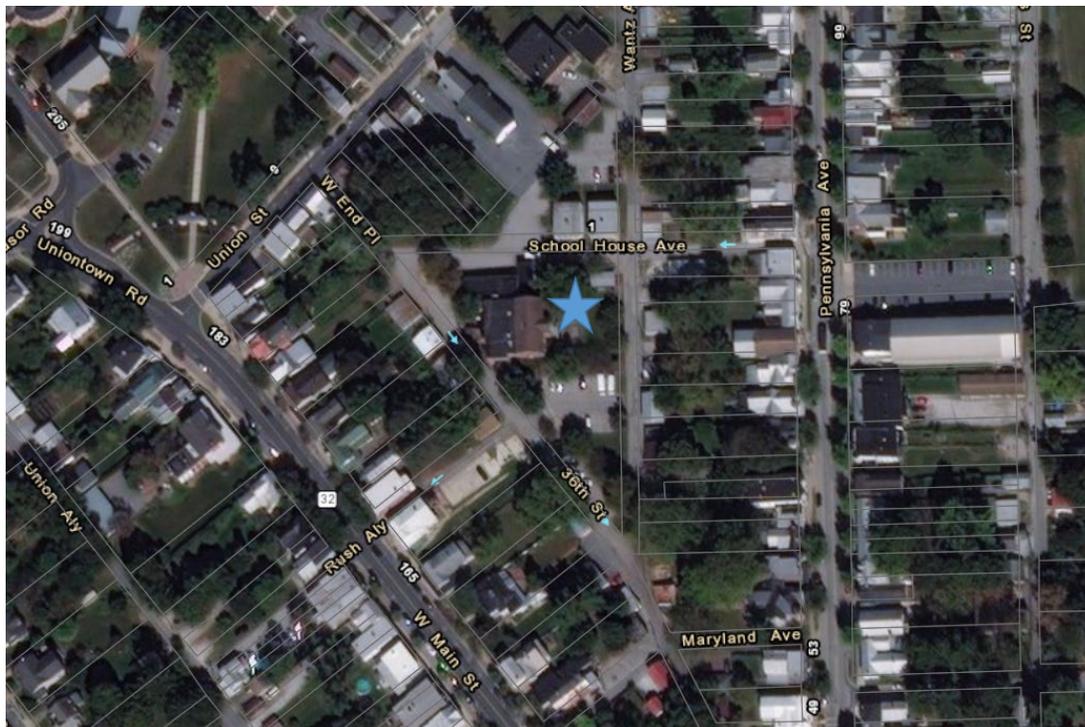
## STAFF REPORT

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:

Family and Children Services of Central Maryland, represented by Episcopal Housing Corporation and KCW Engineering Technologies has applied for review of a proposed Site Development Plan (S-19-0032) for the West End Place Family Support Center. Currently, Family and Children Services offers multi-family housing for the elderly and the accessory use of adult day-care. The Applicant is requesting Site Development Plan approval for the expansion of the Family and Children Services operations to include a multi-family housing for families of domestic violence with accessory offices for supportive services. Pursuant to Zoning Ordinance Section 164-45.17.E. and 164-45.17.A. “Dwellings, multiple-family” and “Accessory uses and buildings customarily incidental to any permitted use in this section [Dwellings, multiple-family]” are permitted uses in the C-N zoning district, respectively. The subject property is located at 7 Schoolhouse Avenue and further identified as SDAT# 07-002289, hereinafter referred to as the “Property”. The property is zoned R-7,500 and Compatible Neighborhood Overlay Zone (C-N).

### VICINITY MAP:



★ = Property

## **SITE DEVELOPMENT PLAN REVIEW COMMENTS:**

As part of Local Map Amendment (LMA) 19-02, the Compatible Neighborhood Overlay Zone was applied to the Property on July 22, 2019. Article VIIC “Compatible Neighborhood Overlay Zone” allows for creative residential projects in residential district. In addition, the overlay zone allows for the flexibility in the design and layout of the building’s structure and promotes a coordinated and integrated development scheme. This was adopted through Resolution 19-15. The original underlying zoning of this property is R-7,500. The total area of the site is indicated as 0.96 acre.

### **Landscape Manual**

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

The first modification requested is to Landscaping Standards and Criteria V.C.1.b to provide a 10’ wide planting area located between the abutting right-of-way and the off-street parking areas with Class B screening. The justification for this this modification is the location of the required screening is not feasible with the proposed parking layout. The proposed parking is located directly off 36<sup>th</sup> Street and Wentz Alley; no buffering or screening can be provided.

The second modification requested is to Landscape Standards and Criteria V.C.1.c to provide landscape islands equal to ten percent of the total area of the parking lot, with a minimum of two major deciduous trees for the 14 parking spaces proposed and 100 square foot area per tree. The justification for this modification is the Applicant needs to maximize the proposed parking on-site to address the required number parking spaces and there is no room available to meet the landscaping requirement, therefore no landscape islands are provided.

The third modification requested is to Landscape Standards and Criteria V.C.1.e to provide class A screening for two loading areas and dumpster. The justification for this modification is the Applicant has provided as much screening as is feasible with the limited space remaining for the required loading area along 36<sup>th</sup> Street. An existing loading area is located directly off Schoolhouse Avenue, and, as an existing and required condition, to provide any buffer area would negate the functionality of the loading area. To maximize the proposed parking on-site, no screening has been provided around the dumpster area. A 5.5 feet high concrete wall enclosure is proposed on 3 sides of the dumpster plus privacy gates on the Wentz Alley side.

Pursuant to Zoning Ordinance Section 164-131.1., Compliance with Landscape Manual, CP&D staff has reviewed S-19-0034 for compliance with the Landscape Manual, as well as, the above referenced modification requests and other applicable Zoning Ordinance landscaping regulations. With the exception of the three modification requests and some minor revisions needed to the landscape plan, S-19-0034 meets all other landscaping requirements of the Zoning Ordinance.

## **Development Design Preferences Manual**

Pursuant to Zoning Ordinance Section 164-131.2., Compliance with Development Design Preferences Manual, and the Commission's Rules and Regulations, CP&D staff has reviewed S-19-0034 for compliance with the Development Design Preferences Manual. All CP&D staff comments have been addressed and no modifications are being requested for this project.

### **Signs**

Being that both the R-7,500 and Compatible Neighborhood Overlay Zones are residentially based there are no sign references in either of these chapters of the City Code. There is currently minimal signage on the property and no new signage, other than directional signage is proposed with this expansion.

### **Parking**

There are several uses taking place within the existing building along with the proposed expansion that required individualized analysis to determine how many parking spaces would be required. In accordance with Zoning Ordinance Section XX, the amount of parking required for each existing and proposed use is as follows:

Housing for Older Persons (existing use): 8 dwelling units @ 1 parking space per unit = 8 spaces  
Adult Medical Daycare (existing use): 2 business vehicles @ 1 parking space per vehicle = 2 spaces  
17 employees at largest shift @ 1 parking space per employee = 17 spaces  
Shelter (proposed use): 6 dwelling units @ 1 parking space per unit = 6 spaces  
Supportive Service Offices Employees (proposed use) @ 2,224 sf/250 sq/ft = 9 spaces

Total Spaces Required = 42 spaces

Proposed Parking:

On-site = 27 spaces (includes two handicap accessible van spaces)

Off-site = 8 spaces per MOU with Union Street Methodist Church (Located 55 feet north of Schoolhouse Avenue)

Total Parking Spaces Provided = 35 spaces (Parking deficit = 7 spaces, requested Administrative Adjustment of 7 parking spaces due to actual operations of the existing and proposed uses and needed parking)

### **Water**

Pursuant to the City of Westminster Water and Sewer Allocation Policy 2018-2024, for allocations related to any site plan, the necessary allocations will be noted on the site plan; however, allocations are only granted at the building permit stage. Site plans for property within the City are complete following the approval of the Planning and Zoning Commission. Upon such

approval, tentative allocations are recognized for an additional six months to allow for the building permit review process. A tentative water and sewer allocation in the amount of 2,262 GPD was issued for this project. This was granted as part of the one-time allocations allowed within the policy. This project was grouped with two other Non-Profit projects and together all three were allocated 5,000 gpd.

### **Process**

Pursuant to the City's review process, the site plan was provided to the appropriate City and County agencies to determine readiness to present to the Westminster Planning and Zoning Commission. Plans were reviewed for compliance with City and County requirements. Carroll County reviewed the plans for grading, utilities, stormwater management, site traffic, and drainage. The City reviewed this project for compliance with applicable, zoning, landscaping, and items contained in the Development Design Preference Manual. The Planning and Zoning Commission shall approve, approve subject to conditions, or disapprove Site Development Plan S-19-0034.

### **Recommendation**

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

1. Address all outstanding comments.
2. Obtain all required approvals for the three requested modifications to the Landscape Manual and the requested Administrative Adjustment to parking, as outlined in the May 14, 2020 Planning and Zoning Commission Site Development Plan S-19-0034 Staff Report.





**PLANT SCHEDULE**

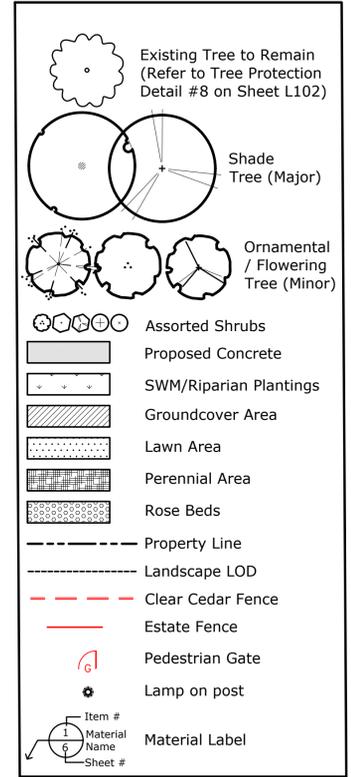
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING / MISC. INFO	ROOT CONT.
<b>MAJOR TREES (See Detail #5, sheet #L102)</b>						
ACR	1	Acer 'Red Sunset'	'Red Sunset' Maple	3" Cal.	As Shown	B & B
QUA	1	Quercus alba	White Oak	3" Cal.	" "	" "
<b>MINOR TREES (See Detail #5, sheet #L102)</b>						
AMC	1	Amelanchier canadensis	Serviceberry	2" Cal.	Single Stem	B & B
CEC	3	Cercis canadensis	Eastern Red Bud	2" Cal.	As Shown	" "
HAV	1	Hamamelis virginica	Witch Hazel (Multi-Trunk)	8"-10" Ht.	" "	" "
LAI	1	Lagerstroemia x 'Miami'	'Miami' Crape Myrtle (Multi-Trunk)	8"-10" Ht.	" "	" "
PRK	2	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	2" Cal.	" "	" "
<b>SHRUBS (See Detail #6, sheet #L102)</b>						
BUX	11	Buxus 'Green Gem'	'Green Gem' Boxwood	24"-30" Ht.	48" O.C.	" "
CAC	11	Caryopteris clandonensis 'Blue Mist'	'Blue Mist' Caryopteris	24"-30" Ht.	48" O.C.	" "
HYN	2	Hydrangea m. 'Blue Heaven'	'Blue Heaven' Hydrangea	#5 Cont.	36" O.C.	Plastic Pot
HYQ	3	Hydrangea 'Oak Leaf'	'Oak Leaf' Hydrangea	#5 Cont.	60" O.C.	Plastic Pot
ILG	8	Ilex glabra	Inkberry Holly	24"-30" Ht.	60" O.C.	B & B
ILS	6	Ilex glabra 'Shamrock'	'Shamrock' Holly	24"-30" Ht.	48" O.C.	" "
ITA	5	Itea virginica	Sweetspire	24"-30" Ht.	48" O.C.	" "
PRC	11	Prunus 'Chestnut Hill'	'Chestnut Hill' Cherry Laurel	24"-30" Ht.	48" O.C.	" "
PRL	6	Prunus 'Otto Luyken'	'Otto Luyken' Cherry Laurel	24"-30" Ht.	48" O.C.	" "
VID	3	Viburnum spp.	Doublefile Viburnum	5'-6" Ht.	As Shown	" "
SKJ	9	Skimmia japonica	Skimmia	24"-30" Ht.	48" O.C.	" "
<b>PERENNIALS, ROSES AND GROUNDCOVERS (See Detail #7, sheet #L102)</b>						
AST	28	Aster 'New York'	'New York' Aster	#1 Cont.	36" O.C.	Plastic Pot
CEP	9	Ceratostigma plumbaginoides	Plumbago	" "	24" O.C.	" "
EUP	9	Eupatoriadelphus maculatus	Spotted Joe-Pye Weed	" "	24" O.C.	" "
GEB	88	Geranium 'Johnson's Blue'	'Johnson's Blue' Geranium	" "	30" O.C.	" "
GER	13	Geranium 'Rozanne'	'Rozanne' Geranium	" "	30" O.C.	" "
HEA	88	Heuchera 'Apple Crisp'	'Apple Crisp' Coral Bells	" "	24" O.C.	" "
HEP	13	Heuchera 'Pewter Veil'	'Pewter Veil' Coral Bells	" "	24" O.C.	" "
HET	13	Heucherella 'Sweet Tea'	'Sweet Tea' Foam Flower	" "	24" O.C.	" "
HOB	41	Hosta 'Blue Angel'	'Blue Angel' Hosta	" "	48" O.C.	" "
HOD	19	Hosta 'Big Daddy'	'Big Daddy' Hosta	" "	48" O.C.	" "
HOK	41	Hosta 'Captain Kirk'	'Captain Kirk' Hosta	" "	48" O.C.	" "
HOW	41	Hosta 'Frances Williams'	'Frances Williams' Hosta	" "	48" O.C.	" "
JUC	245	Juniperus conferta 'Blue Pacific'	'Blue Pacific' Juniper	" "	24" O.C.	" "
MAZ	9	Mazus reptans 'Albus'	White Mazus	4" Cont.	12" O.C.	" "
MOD	9	Monarda didyma	Pink Bee Balm	#1 Cont.	24" O.C.	" "
NEP	88	Nepeta Hybrid	Catmint	#1 Cont.	24" O.C.	" "
PAP	240	Pachysandra procumbens	Allegheny Spurge	4" Cont.	8" O.C.	" "
ROC	10	Rosa 'Meidrifora'	'Coral Drift' Rose	#3 Cont.	36" O.C.	" "
ROJ	33	Rosa 'JAczeman'	'Sundance' Grandiflora Rose	#3 Cont.	36" O.C.	" "
SEB	88	Sedum 'Blue Tears'	'Blue Tears' Stonecrop	#1 Cont.	24" O.C.	" "
THY	100	Thymus 'Bressingham'	'Bressingham' Creeping Thyme	4" Cont.	8" O.C.	" "
VES	13	Veronica 'Sunny Border Blue'	Blue Speedwell	#1 Cont.	24" O.C.	" "
<b>SWM/RIPARIAN PLANTINGS (See Detail #7, sheet #L102)</b>						
AI	150	Asclepias incarnata	Swamp Milkweed	#1 Cont.	8" O.C.	" "
IL1	1	Ilex verticillata 'Red Sprite'	'Red Sprite' Winterberry	2'-3" Ht.	As Shown	B & B
IL2	1	Ilex v. 'Jim Dandy'	'Jim Dandy' Winterberry	2'-3" Ht.	As Shown	B & B
IV	150	Iris versicolor	Harlequin Blueflag	#1 Cont.	8" O.C.	Plastic Pot
LC	150	Lobelia cardinalis	Cardinal flower	" "	" "	" "
MD	150	Monarda didyma	Pink Bee Balm	" "	" "	" "
RV	3	Rhododendron viscosum	Swamp Azalea	2'-3" Ht.	As Shown	B & B
SS	75	Symphotrichum spp.	New England Aster	#1 Cont.	8" O.C.	Plastic Pot

Notes:  
 1) If there is a discrepancy between the plant schedule and the planting plan, the planting plan shall govern.  
 2) Plantings are to be native or naturalized to local area and are not on known invasive species list.  
 \* Indicates native planting

SITE CONDITION	RATE	DISTANCE/AREA	REQUIRED	PROPOSED
Schoolhouse Avenue	1 PU/40 LF	239 LF	6 PUs	6 PUs
36th Street	1 PU/40 LF	382 LF	10 PUs	4.5 PUs
Wantz Alley	1 PU/40 LF	309 LF	8 PUs	6 PUs

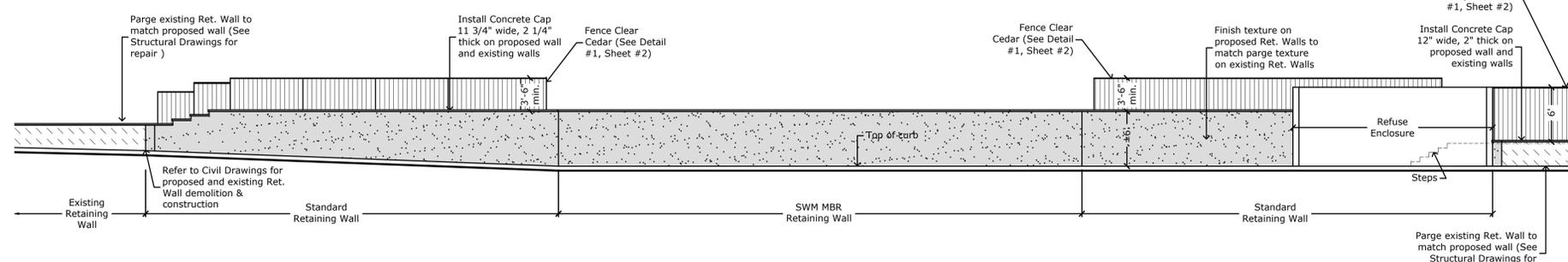
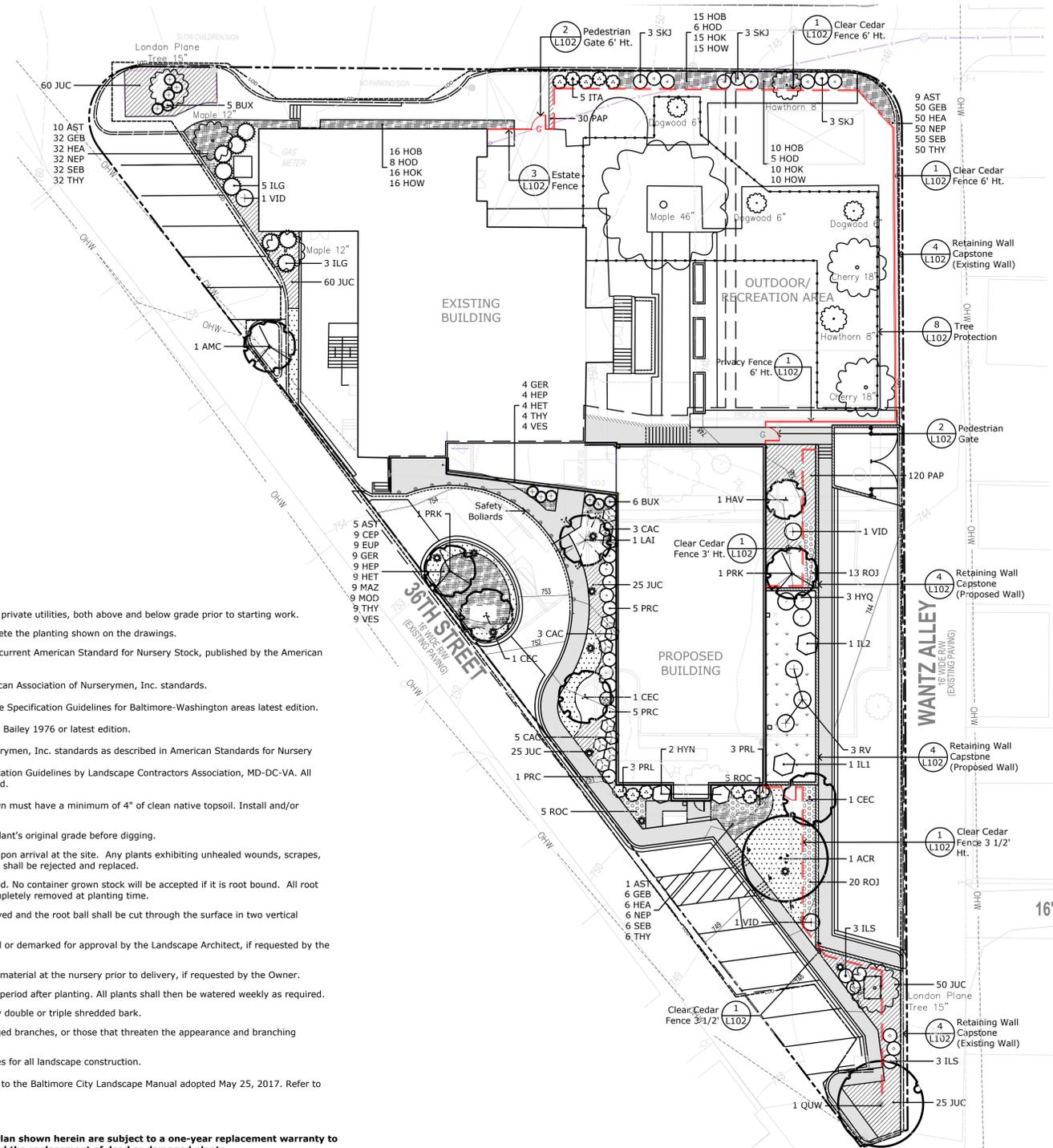
Interior Parking Area Plantings: N/A

**SITE KEY**

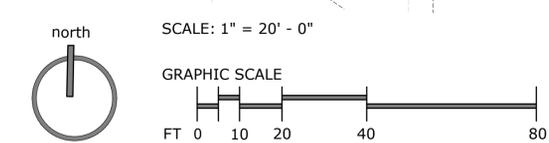


**PLANTING NOTES:**

- The Contractor shall locate and verify the existence of all public and private utilities, both above and below grade prior to starting work.
- The Contractor shall supply all plant in quantities sufficient to complete the planting shown on the drawings.
- All plant material shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurserymen, Inc.
- 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 Landscape Specification Guidelines for Baltimore-Washington areas latest edition.
- All plants shall be identified in accordance with Hortus Third, by L.H. Bailey 1976 or latest edition.
- 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 latest edition.
- Landscape specifications shall conform to current Landscape Specification Guidelines by Landscape Contractors Association, MD-DC-VA. All nursery stock shall be planted in accordance with procedures outlined.
- All planting areas for trees, shrubs, perennials, groundcover and lawn must have a minimum of 4" of clean native topsoil. Install and/or maintain as necessary.
- All plants shall bear the same relationship to finished grade as the plant's original grade before digging.
- All plants shall be subject to inspection by the Landscape Architect upon arrival at the site. Any plants exhibiting unhealed wounds, scrapes, cuts or bruises to the trunk or bark, and any major broken branches shall be rejected and replaced.
- All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics, metal or plastics shall be completely removed at planting time.
- With container grown stock, the container shall be completely removed and the root ball shall be cut through the surface in two vertical locations with a clean sharp blade.
- Prior to planting, the locations of all trees and shrubs shall be staked or demarked for approval by the Landscape Architect, if requested by the Owner.
- The Landscape Architect reserves the right to select any or all plant material at the nursery prior to delivery, if requested by the Owner.
- All plants shall be watered thoroughly twice during the first 24 hour period after planting. All plants shall then be watered weekly as required.
- All planting beds shall be mulched with a min. 2" thick layer of finely double or triple shredded bark.
- Pruning of plant material after planting is limited to dead and damaged branches, or those that threaten the appearance and branching structure.
- The Contractor(s) shall verify and comply to all State and Local codes for all landscape construction.
- The proposed landscape shall be installed and maintained according to the Baltimore City Landscape Manual adopted May 25, 2017. Refer to the following:  
 Appendix 'F' for Soil Standards  
 Appendix 'G' for Maintenance and Irrigation
- The plants installed in accordance with the Final Landscape Plan shown herein are subject to a one-year replacement warranty to ensure establishment and maintenance of the landscaping and the replacement of dead or damaged plants.



**Retaining Wall Elevation**  
 Scale: 1" = 8' - 0"



**ARCHITECTS**  
 QUINN EVANS ARCHITECTS  
 100 N. CHARLES STREET  
 14TH FLOOR  
 BALTIMORE, MD 21201  
 410-576-0440

**CIVIL ENGINEER**  
 KCW ENGINEERING TECHNOLOGIES, INC.  
 810 LANDMARK DRIVE, SUITE 215  
 GLEN BURNIE, MD 21061  
 410-768-7700

**LANDSCAPE ARCHITECT**  
 CRAIG RICHMOND  
 LANDSCAPE ARCHITECTURE  
 8715 1ST AVENUE, SUITE 812D  
 SILVER SPRING, MD 20910  
 301-920-0424

**STRUCTURAL ENGINEER**  
 MINCIN PATEL MILANO, INC.  
 6511 HARFORD ROAD  
 BALTIMORE, MD 21214  
 410-254-7500

**MEP ENGINEER**  
 MIN ENGINEERING, INC.  
 10 SUDBROOK LANE  
 PIKESVILLE, MD 21208  
 410-486-4692



*Craig Richmond*

PROFESSIONAL CERTIFICATION  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY CRAIG RICHMOND, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #3749, EXPIRATION DATE 09/22/2021.

COPYRIGHT © 2019 QUINN EVANS ARCHITECTS  
 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

PROJECT NAME:  
**WEST END PLACE**  
**FAMILY SUPPORT CENTER**  
 PROJECT NO: 31705000  
 FAMILY AND CHILDREN'S SERVICES  
 7 SCHOOLHOUSE AVENUE,  
 WESTMINSTER, MD 21157

MARK	DATE	DESCRIPTION
(1)	04/15/2020	ADDED WALKS
(2)	05/06/2020	CITY COMMENTS

DWG FILE:  
 DRAWN BY: CAR  
 CHECKED BY: CAR  
**FINAL LANDSCAPE PLAN**







RESOLUTION NO. 19-15

A RESOLUTION REGARDING LOCAL ZONING MAP AMENDMENT NO. LMA 19-02, APPROVING AN APPLICATION FOR THE ESTABLISHMENT OF A COMPATIBLE NEIGHBORHOOD OVERLY DISTRICT UPON CERTAIN PROPERTY LOCATED IN THE CITY'S "R-7,500" RESIDENTIAL ZONE, KNOWN AS 7 SCHOOLHOUSE AVENUE, AND ADOPTING THE ACCOMPANYING WRITTEN DECISION

WHEREAS, the City's Zoning Ordinance is contained in Chapter 164 of the City Code; and

WHEREAS, the Mayor and Common Council of Westminster ("the City") adopted the City of Westminster's 2009 Comprehensive Plan on September 28, 2009; and

WHEREAS, on or about October 25, 2010, the City amended the Comprehensive Zoning Map in certain respects by Ordinance No. 819; and

WHEREAS, on July 10, 2006, the "the City adopted Ordinance 745, to add Article VIII-C to Chapter 164, establishing the CN District to allow creative residential projects in residential districts, which mechanism was intended to allow the Planning and Zoning Commission to review and approve site plans using flexible standards in order to allow unique solutions that would increase housing choice; and

WHEREAS, on March 6, 2019, Family and Children Services of Maryland ("FCS"), the owner of certain property located at 7 Schoolhouse Avenue ("the Property"), with the consent and approval of the Mayor and Common Council of Westminster, the owner of said Property, submitted an application for a Local Map Amendment ("LMA") seeking the designation of the Property as an NC District for the purpose of constructing and maintaining certain additional improvements to enable FCS to expand its services on the site, to provide low- and moderate-income housing for seniors, to provide domestic violence services, and to provide adult daycare; and

WHEREAS, on March 14, 2019, the Planning and Zoning Commission held a public hearing concerning the subject matter, received public comment, and recommended approval of the rezoning, and on April 11, 2019, the Commission met and adopted its Report and Recommendation regarding this matter; and

WHEREAS, on May 13, 2019, the Mayor and Common Council of Westminster held a public hearing on the application for a local map amendment; and

WHEREAS, the Mayor and Common Council of Westminster has determined that the application meets the criteria set forth in the § 164-45.14 and § 164-187 of the City Code; and

WHEREAS, it is the intention of the Mayor and Common Council of Westminster to act favorably upon Local Zoning Map Amendment No. LMA 19-02 for the reasons set forth in the accompanying written decision, which is attached hereto and incorporated herein.

Section 1. Be it resolved by The Mayor and Common Council of Westminster that Local Zoning Map Amendment No. LMA 19-02 is granted and the written decision attached hereto as Exhibit A is adopted.

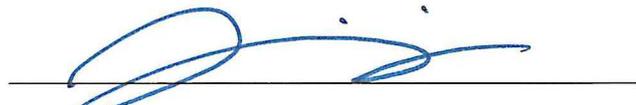
Section 2. The Property described in the application submitted by Family and Children Services of Maryland, dated March 6, 2019, a copy of which is attached hereto as Exhibit B, is hereby designated a Compatible Neighborhood Overlay District for the purpose of the construction of the project.

Section 3. This Resolution shall take effect immediately upon adoption.

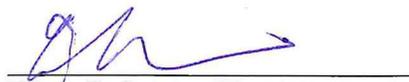
ADOPTED this 22nd day of July, 2019

  
Shannon Visocky, City Clerk

APPROVED this 22nd day of July, 2019

  
Joe Dominick, Mayor

APPROVED AS TO FORM AND SUFFICIENCY  
this 21st day of July, 2019.

  
Elissa D. Levan, City Attorney

**Decision of the Common Council of the City of Westminster  
In the Matter of the Application of Family and Children Services of Maryland  
for the Establishment of a Compatible Neighborhood Overlay District**

This matter concerns the application of Family and Children Services of Maryland ("FCS"), through its representative, John Lemmerman, for approval of a Compatible Neighborhood (CN) Overlay District designation for property known as 7 Schoolhouse Avenue, further identified as Tax Map 102, Parcel 1588. The property comprises 1.16± acres and is zoned R-7,500. It is owned by the Mayor and Common Council of Westminster ("the City"), which consents to the rezoning.

The City's Zoning Ordinance is contained in Chapter 164 of the City Code. On July 10, 2006, the Mayor and Common Council of Westminster ("the City") adopted Ordinance 745, to add Article VIII-C to Chapter 164, establishing the CN District to allow creative residential projects in residential districts. The mechanism was intended to allow the Planning and Zoning Commission to review and approve site plans using flexible standards in order to allow unique solutions that would increase housing choice.

Article VIII-C outlines a process whereby a property can be rezoned to CN by the City, after which a site plan would be submitted for review to the Planning and Zoning Commission. The site plan is not directly tied to the zoning approval; however, since the purpose of the overlay zone is to allow for a variety of housing types in the City, some level of information on the intended project, prior to the rezoning, is useful in illustrating how the proposal is anticipated to expand housing choices.

On January 28, 2019, the City adopted Resolution No. 19-03 to provide guidelines for applications related to the CN Zone, pursuant to §164-45.20 E. of the City Code. A copy of the guidelines is included in the record of this matter.

On April 11, 2019, the Planning and Zoning Commission held a public hearing concerning the present matter, received public comment, and recommended approval of the rezoning.

Notice of the hearing before the Common Council was properly published in the *Carroll County Times* on May 12, 2019, and on June 7, 2019. Additionally, a notice of the public hearing was sent by regular mail to adjoining property owners on May 14, 2019; and, on May 15, 2019, a sign with the notice was posted on the property of 7 Schoolhouse Avenue. These notices and postings were provided to meet the notification requirements in Article XXIII of the City Code and the Maryland Open Meetings Act.

Findings of Fact

At the meeting, Mr. William Mackey, Director of Community Planning and Development, stated that FCS is applying as a contract purchaser of the site. Mr. Mackey reviewed the purpose of the public hearing that was brought before the Mayor and Common Council. He summarized that the CN Zone is an overlay zone. The purpose of the CN Zone, when applied to a property, is to allow for a unique project that is not subject to regular setbacks, parking requirements, and other restrictions. This greater design flexibility is to promote creative projects, provide expanded

housing choice, and to meet one or more of the purposes outlined in the City Code for the CN Zone.

Mr. Mackey noted that one of the purposes stated in § 164-45.14 A. (11) is to provide a wide range of houses available to all socioeconomic groups, which could include housing for seniors and temporary housing.

Section 164-45.19 of the City Code contains a compatibility requirement that requires the applicant to show that all uses permitted and developments proposed shall achieve the purposes set forth in § 164-45.14 and be compatible with other uses existing or proposed adjacent to and in the vicinity of the area covered by the proposed development.

West End Place was once a public school; therefore, this property had been used for a public purpose for many years.

Mr. John Lemmerman, a Professional Land Surveyor, on behalf of FCS, opined that 7 Schoolhouse Avenue is a perfect property for the CN Zone; he noted that the purpose of the CN Zone is to provide infill development of land in certain older neighborhoods and to allow new and redevelopment projects which are integrated with the existing character, land use pattern, and infrastructure networks and opined that this project precisely meets those objectives.

Mr. Lemmerman stated that the subject property is located in an historic area. He reviewed the objectives listed in § 164-45.14 of the City Code, and provided comments to each as evidence that the applicant meets the purpose of the CN Zone.

Mr. Lemmerman stated that currently the property is triangular in shape, surrounded by three public alleys, two of which parallel Main Street and Pennsylvania Avenue. The proposal includes an addition that would be added to the existing building. The applicant is not proposing any lots or subdivision; however, 7 Schoolhouse Avenue is in the center of the programs, amenities, and activities that the City can offer for FCS's staff and its clients.

Mr. Lemmerman highlighted the Zoning Ordinance's objective of creating a process which overcomes deficiencies in ordinary planning processes and removes obstacles to development, and noted that, in this case, it is important because of the unique shape of the building. The existing building does not meet the current setback; therefore, a proposed site plan provides challenges. The proposed project is for redevelopment in an existing neighborhood, which does not require extending the infrastructure. The project architect had created plans which would preserve the original historic look of the current building, while adding some modern touches.

Mr. Lemmerman observed that in an effort to address these issues and to receive community feedback, the applicant did a mailing in late May to residents who were on the City's distribution list, provided in the agenda packet. No one from the community attended the meeting.

Mr. Lemmerman acknowledged that the proposed site plan takes away some of the current parking, but stated that, due to the expansion of the building, additional parking will be added in other areas of the property. Additionally, FCS has an agreement with the neighboring church that

provides additional parking for staff. The proposed use will also change the dynamics of traffic, the amount of required parking, and the security of the neighborhood.

F.T. Burden, CEO of FCS, noted that FCS had operated a medical adult daycare and senior living facility for 20 years at this location. The proposed expansion would include domestic violence services and elder abuse prevention. He stated that the onsite parking and the church parking, including the additional agreed upon parking at the church would consist of 39 parking spaces. That agreement does not have an expiration date. Mr. Burden said that he would provide the agreement to the City, and he did subsequently do so.

The facility would be a 24-hour operation; therefore, services would occur at different times throughout the day to accommodate the available parking. Mr. Burden advised that FCS evaluated a 24-hour period, using 12-hour intervals; the result was that 37 parking spots would be occupied during the hours of 8:30 a.m. to 4:30 p.m. and approximately 24 parking spots would be occupied during the evening hours. He noted that this evaluation was done by speaking to staff regarding the programs that would take place on the premises. Mr. Burden noted that not all staff work on the premises; many work remotely from other locations.

FCS has worked closely with the Carroll County Sheriff's Department regarding the security. It has cameras onsite (and has provided video on many occasions to assist others seeking information about suspicious or criminal activity in the neighborhood). Client vehicles are not parked onsite for the security of the clients. He cannot identify the location of the designated parking spots for those vehicles without endangering FCS' clients

Katie Cashman, Deputy Chief of Program Operations for FCS, stated that there are currently 11 staff members onsite; following redevelopment, there will 19 staff members with eight working onsite during each shift.

A number of residents testified that, although they do not oppose the activities of the organization, they believe that 7 Schoolhouse Avenue is an inappropriate location due to parking space deficits, which they believe is causing a significant adverse impact on their daily lives. They stated their beliefs that parking, traffic and crime will continue to increase if FCS moves forward in expanding its current location. Additionally, because clients of FCS include victims of domestic violence, they feel that the location did not provide adequate protection.

Mayor Dominick clarified that the purpose of the public hearing was for approval of the CN zoning, and the parking issue could be addressed at another time. FCS advised that it is willing to discuss the site plans further, noting that the increase in people at the location and additional security would deter crime rather than attract it. He noted that this is a place for the community and encouraged the community to give FCS an opportunity to educate them on the services that it provides as well as its daily operations.

The record also includes a letter and petition, dated June 6, 2019, submitted by Maybelle Randolph, opposing the development

## Conclusions of law

The City's Zoning Ordinance is set forth in Chapter 164 of the City Code, Article VIII.C, "Compatible Neighborhood Overlay Zone", contains the provisions relevant to the present application. Section 164-45.14, "Purposes", of the Code, provides as follows:

It is the purpose of the CN Zone to provide suitable sites for infill development within certain older neighborhoods and to allow new and redevelopment projects which are integrated with the existing character, land use pattern and infrastructure networks of those older neighborhoods.

A. The following objectives are sought in providing for this zone:

- (1) To encourage developers to use a more creative approach in the development of land in older neighborhoods;
- (2) To encourage more efficient allocation and maintenance of common open space when providing such housing through private initiative;
- (3) To encourage variety in the physical development of patterns of such housing;
- (4) To encourage creativity in the site design, create housing that is highly accessible to goods and services, and increase consumer choice in housing by providing for a mix of housing types and lot sizes;
- (5) To create a process which overcomes deficiencies in ordinary planning processes and removes obstacles not addressed in those processes;
- (6) To minimize the cost of extending or expanding public services and facilities by encouraging appropriate development in certain older neighborhoods;
- (7) To attract an appropriate mix of land uses;
- (8) To encourage development which complements and enhances the character of the area, including its historic resources;
- (9) To ensure the developments within this zone possess a desired urban design relationship with one another and adjoining areas;
- (10) To provide flexibility in the design and the layout of building structures and to promote a coordinated and integrated development scheme; and
- (11) To provide a wide range of houses available to all socioeconomic groups.

Based on the testimony and documentary materials incorporated into the record at the public hearing, the Common Council finds that the objectives set forth in § 164-45.14, subsection (A) are met. The availability of CN Zoning will allow for a more creative use of the subject property than might otherwise be achieved. There is an efficient allocation and maintenance of common open space. The physical development of the site is different from most other development in the City. The property is highly accessible to goods and services, because of its location in a central part of the City. Additionally, it provides a type of housing (protected space for victims of domestic violence and elder abuse) not commonly available in the City. The designation of the site as a CN Overlay zone will overcome deficiencies in the City's ordinary planning processes and remove obstacles not addressed in those processes. The project will minimize the cost of extending or expanding public services and facilities by encouraging appropriate development in an older neighborhood. It will provide a good transitional use between uses. It encourages development of an underutilized parcel, which complements and enhances the character of the area. The project as proposed has a desirable urban design relationship with

adjoining areas. The CN Overlay Zone allows flexibility in the design and the layout of the building's structures and promotes a coordinated and integrated development scheme. Finally, it furthers the goal of providing a housing alternative for certain populations in need of safe shelter.

Section § 164-45.19, "Compatibility," directs that, "All uses permitted and developments proposed shall achieve the purposes set forth in § 164-45.14 and be compatible with other uses existing or proposed adjacent to and in the vicinity of the area covered by the proposed development." This project meets those requirements.

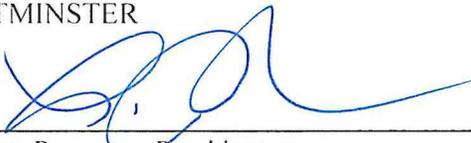
Section 164-187, "Decisions by the Common Council", of Article XXII, "Amendments", provides, in subsection (A), "On any application for a local map or sectional map, the Common Council shall adopt written decisions which shall contain findings of fact in each specific case, including but not limited to the following matters: the purpose of this chapter, population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the Commission and the relationship of such proposed amendment to the City's plan; and may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located or that there was a mistake in the existing zoning classification." Applications for overlay zones do not need to demonstrate compliance with the last requirements known as the "change or mistake rule". See, e.g., *Mayor and Council of Rockville v. Rylyns Enterprises, Inc.*, 372 Md. 514 (2002).

Based on the facts set forth above and the facts set forth in the Staff Report from William Mackey, Director of Community Planning and Development, dated June 6, 2019, which is incorporated herein by reference, the Common Council finds that there is no evidence of an undesirable population change in the neighborhood and that an increase in population attributable to the subject development will be moderate and appropriate to the surrounding neighborhood. The Common Council finds that public facilities are or will be available to the project, and the applicant understands that it must obtain water and sewer allocations before building commences. The Common Council finds that present and future transportation patterns are acceptable and will not be adversely impacted by this development and that it is compatible with existing and proposed development for the area. The City's Planning and Zoning Commission recommended approval and the zoning change is consistent with the City's Master Plan.

WHEREFORE, the Common Council grants the rezoning of the property to establish a Compatible Neighborhood Overly District on the subject property.

7/22/19  
\_\_\_\_\_  
Date

THE MAYOR AND COMMON COUNCIL OF  
WESTMINSTER

  
\_\_\_\_\_  
Gregory Pecoraro, President



## PLANNING AND ZONING COMMISSION

May 14, 2020

**TITLE:** Royal Farms Store #323

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

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

**PROJECT INFORMATION:**

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

**ZONE:** P-I "Planned Industrial"

**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  
Andrew R. Gray, Comprehensive Planner  
Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

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

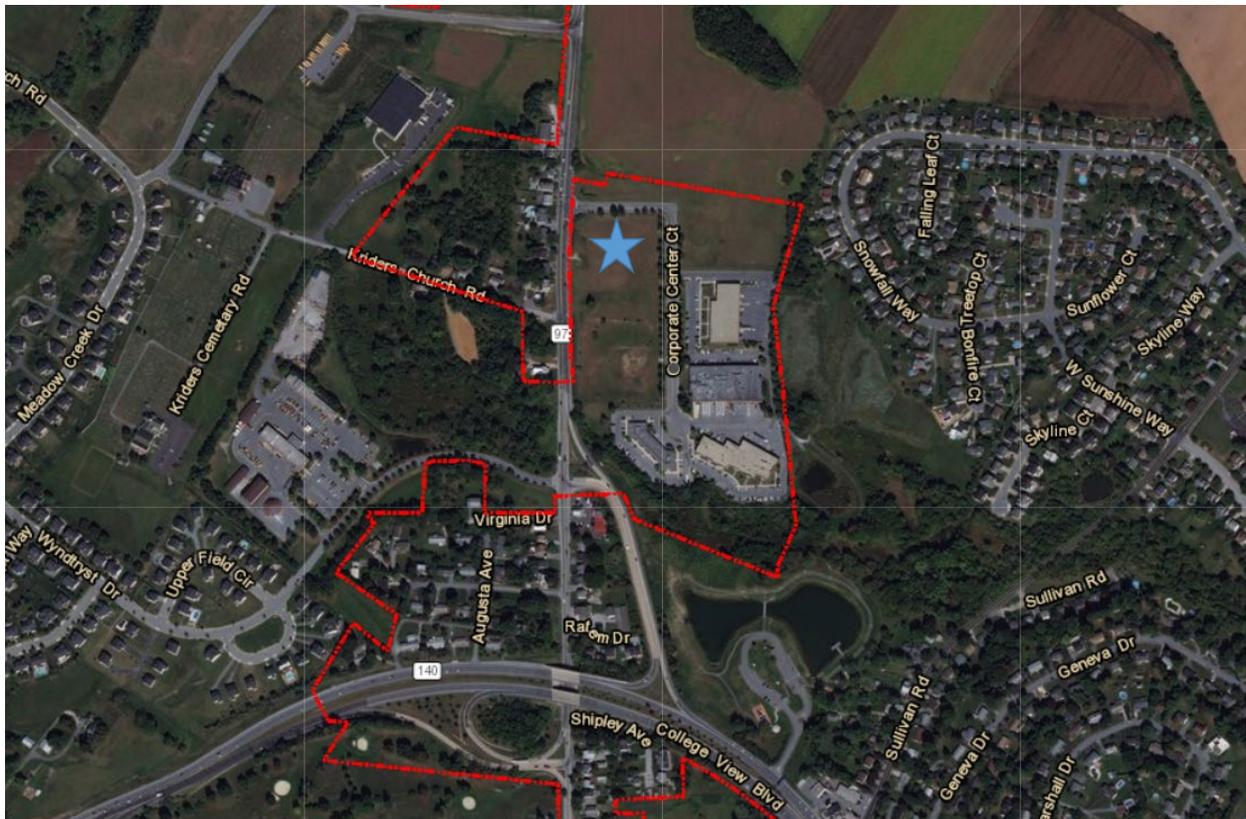
## STAFF REPORT

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:

### **Amended Development Plan Required**

Pursuant to Zoning Ordinance Article XII, P-I “Planned Industrial” Zone, Section 164-75.D., “A person may apply, either as part of an original application for zoning classification or as an amendment to a previously approved development plan, to designate a certain area of the Planned Industrial Zone for retail and commercial uses as part of the development plan, subject to the conditions and restrictions delineated below: [Section 164-75.D.(1) – (5)]” In this case, County records do not indicate that the originally approved Carroll Commerce Center development plan or approved amendment to the development plan designated the proposed area of the Royal Farm development for a convenience store with gasoline pumps use (Section 164-75.D.(5)(a)). Therefore, an amendment to the previously approved Carroll Commerce Center development plan must be approved to designate the proposed area of the Royal Farm development for a convenience store with gasoline pumps use.

Pursuant to Zoning Ordinance Article XXIII, Amendments, Section 164-188.K., “An approved development plan may be amended, upon the application by the developer of a planned development, by the Council. Any application for an amendment to an approved development plan shall be filed with the Commission and shall be subject to all the procedures, hearings and requirements contained in this chapter which pertain to development plans. An amendment to an approved development plan shall not involve a change in zoning or the area zoned. The Common Council shall approve or disapprove the application for amendment of an approved development plan.” In this case, a proposed amendment to the Carroll Commerce Center development plan shall be submitted to the Commission for review and recommendation. Such recommendation is then forwarded to the Mayor and Common Council for approval or disapproval of the proposed amendment to the development plan.

Pursuant to Zoning Ordinance Section 164-188.A., “The Commission shall determine whether any development of land is or is not in substantial accordance with an approved development plan or an approved amended development plan, and the party implementing an approved development plan or an approved amended development plan must obtain a determination by the Commission as to whether or not a proposed undertaking is in substantial accordance with an approved development plan or an approved amended development plan.” No amendment to the Carroll Commerce Center development plan has been submitted or reviewed and no recommendation provided by the Commission and no approval granted by the Mayor and City Council on an amendment to the development plan to allow for the proposed convenience store with gasoline pumps (Royal Farm), pursuant to Zoning Ordinance Section 164-75 et seq., Section 164-188 et seq., and Section 164-75.D.(5)(a). Therefore, the Commission cannot find that the proposed convenience store with gasoline pumps is in substantial accordance with an approved development plan.

Due to the requirements referenced above and as stated to the Applicant, an amended development plan must be submitted and associated fees paid for the Carroll Commerce Center development, pursuant to Zoning Ordinance Section 164-75.D., to allow the Royal Farm site plan to proceed.

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

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

Pursuant to the 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. A recent SHA project, with similar improvements, was completed further north on MD Route 97 from Magna Way to Pleasant Valley Road within a 110 feet right-of-way. 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 an additional 25 feet of right-of-way extending into and along the Carroll Commerce Center development, including the Property.

Pursuant to Zoning Ordinance Section 164-69.B.(3), Dimensional Requirements, and Zoning Ordinance Section 165-55, Dimensional Requirements, Landscaping, a front yard depth of 50 feet is required for all buildings of the proposed convenience store with gasoline pumps use. Pursuant

to Zoning Ordinance Section 164-3, Definitions, "Front Yard" is defined as "A yard extending across the full width of the lot and lying between the front lot line or the proposed front street line and the nearest line of the building or any enclosed portion thereof." [Emphasis added]

### **Landscape Review**

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

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

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

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

Pursuant to Zoning Ordinance Section 164-131.1., Compliance with Landscape Manual, CP&D staff has reviewed S-18-0012 for compliance with the Landscape Manual, as well as, the above referenced variances and other applicable Zoning Ordinance landscaping regulations. Pursuant to Zoning Ordinance Section 165-57, "A thirty-foot-wide minimum landscaped edge shall be required along any residential district or external right-of-way, to be planted with a minimum of two-and-one-half-inch caliper trees at a minimum of 30 feet on center and a similarly landscaped

*earth mound at least three feet high between the parking area and any adjacent residential district or public right-of-way.” [Emphasis added] S-18-0012 must provide the thirty-foot-wide minimum landscaped edge required along MD Route 97. Any approval by the Commission must be subject to S-18-0012 providing the required thirty-foot-wide minimum landscaped edge along MD Route 97. With the exception of the thirty-foot-wide minimum landscaped edge required along MD Route 97, S-18-0012 meets all other landscaping requirements of the Zoning Ordinance.*

### **Development Design Preferences Manual**

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

The Development Design Preferences Manual states, “The concept of functional lighting without placing undue burden on neighboring properties, and without sacrificing citizen safety, will be incorporated into development proposals. By preserving intelligent lighting projects will combat the glare as well as light trespass and pollution.” Furthermore, “Lighting should be directed toward buildings and not trespass beyond property boundaries. The City encourages developers to use lighting that can be controlled through automatic switching devices such as timers, motion detectors and photocells. Lighting should be extinguished by 10:00 p.m. or one hour after business hours ends if it is later than 10:00 p.m. to help reduce sky-lighting pollution.”

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

### **Signs**

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

1. No sign shall project over or into any street right-of-way or project more than 12 inches above the parapet wall or roofline.
2. Any sign erected shall be located in such a manner that traffic visibility is not impaired.

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

The Applicant is proposing a total of 512.31 square feet of signage with 190 square feet being attributed to the free-standing monument sign, with a brick base consistent with the architecture of the proposed Royal Farm building. S-18-0012 depicts the sign area dimensions of the monument sign as being 10 feet wide by 19 feet 2 inches wide but does not provide the height of the brick base. CP&D staff recommends that the Applicant should state the height of the brick base to the Commission and update S-18-0012 accordingly, so as not to have any issues at time of permitting for the monument sign. Otherwise, the proposed signage for S-18-0012 meets the requirements of the Zoning Ordinance.

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

### **Parking**

Pursuant to Zoning Ordinance Article XVI, Off-Street Parking and Loading, the proposed convenience store with gasoline pumps (under “Commercial establishments devoted to retail sales, trade, merchandising or similar uses not otherwise specified herein”) is required to provide one (1) parking space for each 250 square feet of floor area used for retail sales, trade or

merchandising, and one (1) parking space for each 300 square feet of floor space used for office, storage or other purposes. The proposed Royal Farm convenience store is 5,154 sq. ft and requires 21 parking spaces. S-18-0012 proposes to provide 58 parking spaces, an increase of 37 parking spaces or 176% from the required 21 parking spaces. 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 plan, the necessary allocations will be noted on the site plan; however, allocations are only granted at the building permit stage. Site plans for property within the City are complete following the approval of the Planning and Zoning Commission. Upon such approval, tentative allocations are recognized for an additional six months to allow for the building permit review process. A tentative water and sewer allocation (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 continue the proposed site development plan S-18-0012, due to the fact that the proposed convenience store with gasoline pumps are not in substantial accordance with an approved development plan. Pursuant to Zoning Ordinance Section 164-188.A., *"The Commission shall determine whether any development of land is or is not in substantial accordance with an approved development plan or an approved amended development plan, and the party implementing an approved development plan or an approved amended development plan must obtain a determination by the Commission as to whether or not a proposed undertaking is in substantial accordance with an approved development plan or an approved amended development plan."*

The Applicant must first submit an amended development plan along with associated fees for the Carroll Commerce Center development depicting the Property as a convenience store with gasoline pumps use, pursuant to Zoning Ordinance Section 164-75.D., and obtain Commission

recommendation and Mayor and Council approval of the amended development plan to allow the Commission to approve or approve with conditions S-18-0012.

**CITY OF WESTMINSTER  
STANDARD GENERAL NOTES:**

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

**GENERAL NOTES**

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

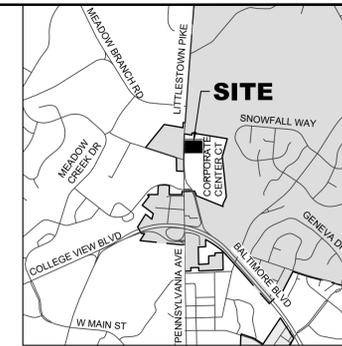
# FINAL SITE PLAN

## 7 CORPORATE CENTER CT

### ROYAL FARMS # 323

**LEASE LINE NOTE:**

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



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

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

**ENGINEERS CERTIFICATION**

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

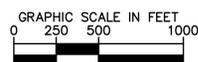
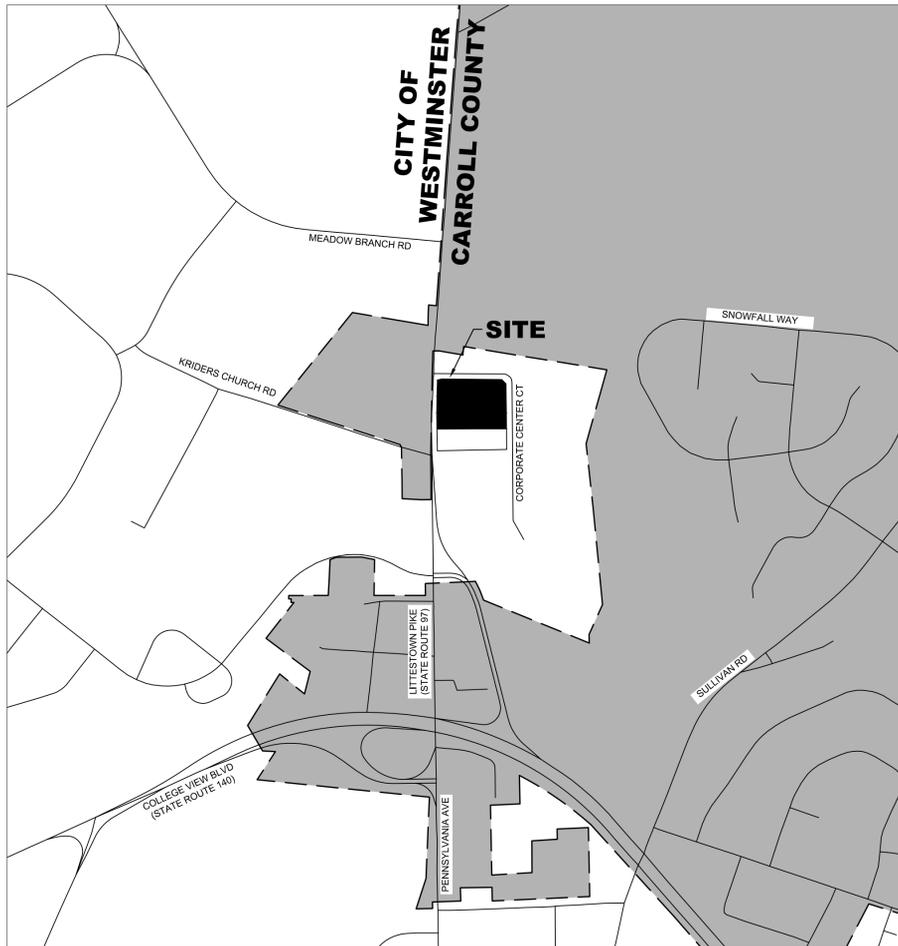
NAME(S) PRINTED: JEFF SMITH DATE: 1-23-20

MARYLAND REGISTRATION NUMBER: No. 31373

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

**CARROLL COUNTY GENERAL NOTES**

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



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



**WATER DEMAND & METER INFORMATION**

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

NOTE: WATER METER WILL BE INSTALLED INTERNALLY WITH EXTERIOR READER

**SITE INFORMATION:**

- AREA TABULATIONS
  - TOTAL PARCEL AREA: ±169,798 S.F. ±3.90 AC
  - PROPOSED LEASE AREA: ±118,966 S.F. ±2.73 AC
  - EXISTING IMPERVIOUS AREA: ±3,920 S.F. ±0.09 AC
  - PROPOSED IMPERVIOUS AREA: ±85,428 S.F. ±2.03 AC
  - TOTAL DISTURBANCE AREA: ±135,907 S.F. ±3.12 AC
- PARKING REQUIREMENTS
  - REQUIRED: 1 SPACE PER 250 S.F. 1/250 \* 5,154 S.F. = 21 SPACES 56 SPACES
  - PROVIDED: P1 PLANNED INDUSTRIAL ZONE VACANT
- EXISTING ZONING: CONVENIENCE STORE WITH FUEL PUMPS
- EXISTING LAND USE: CONVENIENCE STORE WITH FUEL PUMPS
- PROPERTY INFORMATION:
  - TAX ACCOUNT NUMBER: 0707157274
  - DEED REFERENCE: 02425/0101
  - TAX MAP: 01000W
  - MAP: 0114
  - GRID: 0024
  - PARCEL: 4966
  - ELECTION DISTRICT: 07
  - MUNICIPALITY: CITY OF WESTMINSTER
  - COUNTY: CARROLL COUNTY
  - STATE: MARYLAND
  - PLAT: 51-046
  - BUILDING AREA: 5,154 S.F.
  - NEAREST FIRE PROTECTION: NE CORNER OF CORPORATE CENTER COURT AND CARROLL COUNTY COMMERCE CENTER NORTH DRIVE (EXISTING FIRE HYDRANT)
- CARROLL COMMERCE CENTER IS WITHIN THE WESTMINSTER CITY LIMITS WHILE THE PROPERTIES ACROSS LITTLESTOWN ROAD PIKE ARE NOT
- THE SURVEY WAS COMPLETED BY DEWBERRY (FEBRUARY 2018) AND VERIFIED IN THE FIELD BY KARRINS

**PROPERTY OWNER**

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

**ARCHITECT**

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

**DEVELOPER**

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

**LANDSCAPE ARCHITECT/ SURVEYOR**

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

**BENCHMARKS**

"COMMERCE"  
ELEV: 770.827  
NORTH: 702895.36  
EAST: 1313057.16

"COMMERCE AZ"  
ELEV: 740.49  
NORTH: 702211.40  
EAST: 1313006.58

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! Dial 811

Know what's below. Call before you dig.

**OWNER/DEVELOPER CERTIFICATION**

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

Two Farms Inc.  
Jack Whisted - Sr. Corp Engineer DATE: 1/21/20

NAME(S) (PRINTED) DATE

SIGNED DATE: 1/21/20

**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.

**ENGINEER**

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

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

**SOIL CONSERVATION DISTRICT**

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

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

**OWNER/DEVELOPER**

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

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

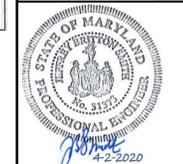
[Signature]  
Printed Name of Developer

Royal Farms  
Developer Company Name

410-889-0200  
Developer Phone Number

**Kimley-Horn**

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



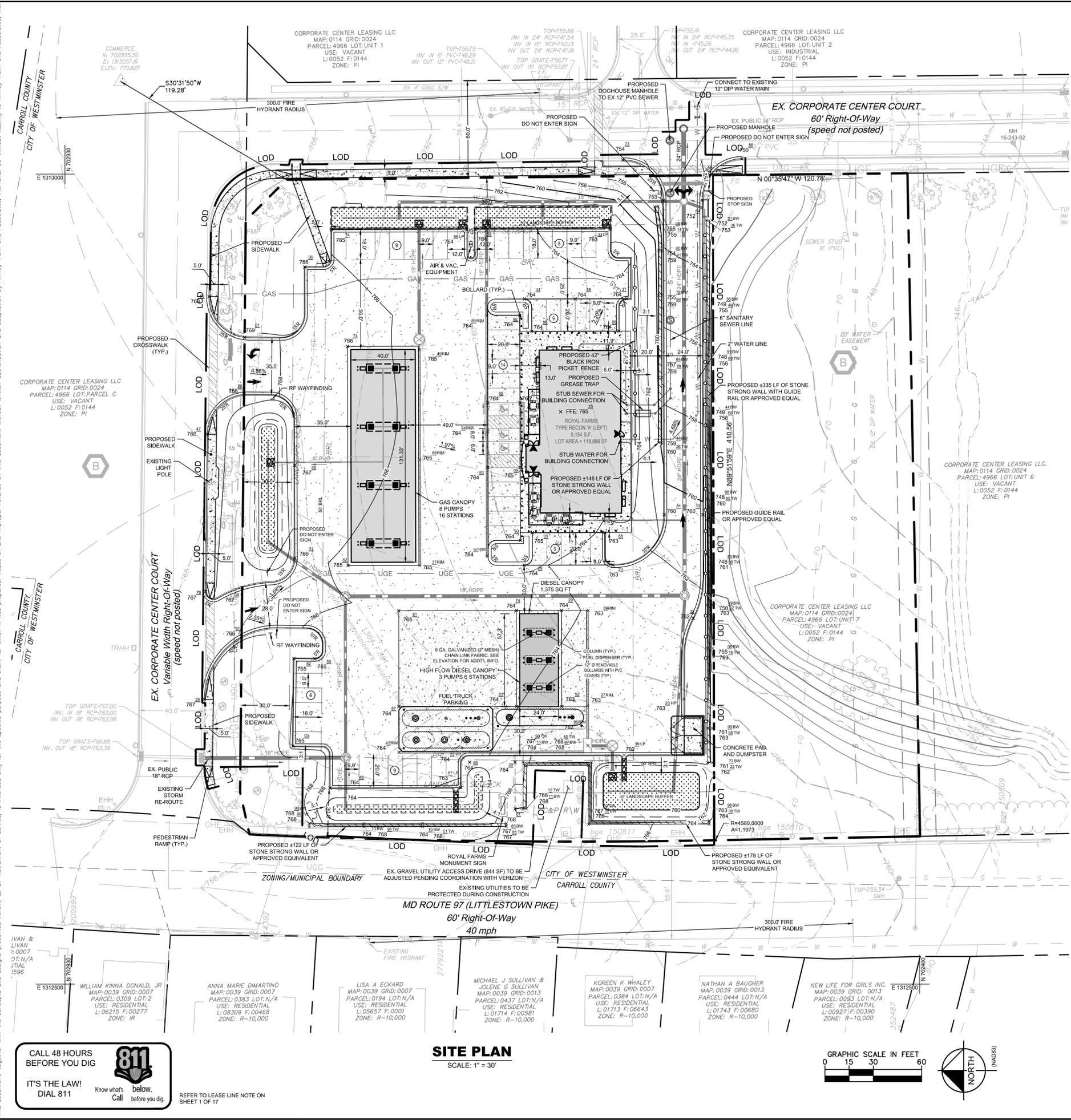
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

KHA PROJECT	114066006
DATE	04/02/2020
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL
EXPIRATION DATE	01/21/21
LICENSE NO.	31373

**COVER SHEET**

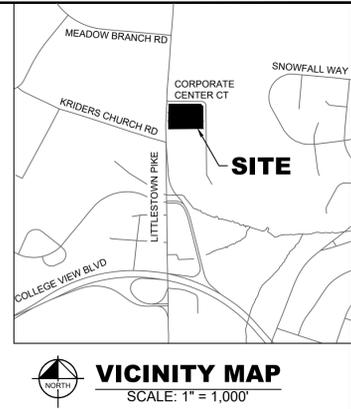
ROYAL FARMS #323  
PREPARED FOR  
7 CORPORATE CENTER CT  
MAP: 0114 GRID: 0024 PARCEL: 4966  
WESTMINSTER MARYLAND

Plotted By: Jeff, John Sheet Set: Royal Farms #323 - Carroll, Commerce, Layout: 4 SITE PLAN, April 02, 2020 12:13:41pm K:\BAL-CVA\114068-Royal Farms\010-RF-323 - Carroll, Commerce\CAD\Plan\Sheets\C-200 SITE PLAN.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### 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:	P-4 PLANNED INDUSTRIAL ZONE
EXISTING:	P-4 PLANNED INDUSTRIAL ZONE
PROPOSED:	
PARKING REQUIRED:	1 SPACE PER 250 SQ. FT.
BUSINESS:	5,154 SQ. FT. PROPOSED = 21 SPACES REQUIRED
COMMERCIAL USE:	
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



VICINITY MAP  
SCALE: 1" = 1,000'

### SITE PLAN LEGEND

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

### UTILITY LEGEND

---	PROPERTY LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED DUCT BANK
---	PROPOSED GAS LINE
---	PROPOSED STORM DRAIN PIPE
---	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 GIS)
---	EX WATER (PER GIS)
---	EX STORM DRAIN (PER GIS)
---	EX FIBER (PER VERIZON COORDINATION)
---	CARROLL COUNTY SURVEY MONUMENT (PER CARROLL COUNTY SURVEY CONTROL)

### SURVEY LEGEND

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

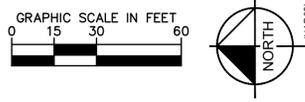
### GRADING PLAN LEGEND

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

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

- 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.
- THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINS AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER DEPARTMENT OF PUBLIC WORKS AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING SERVICE CONNECTION INSTALLATION(S), AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE DEPARTMENT.
- 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.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS INSTALLATION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.
- THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.

SITE PLAN  
SCALE: 1" = 30'



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

REFER TO LEASE LINE NOTE ON SHEET 1 OF 17

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

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230  
PHONE: 443-743-4470  
WWW.KIMLEY-HORN.COM



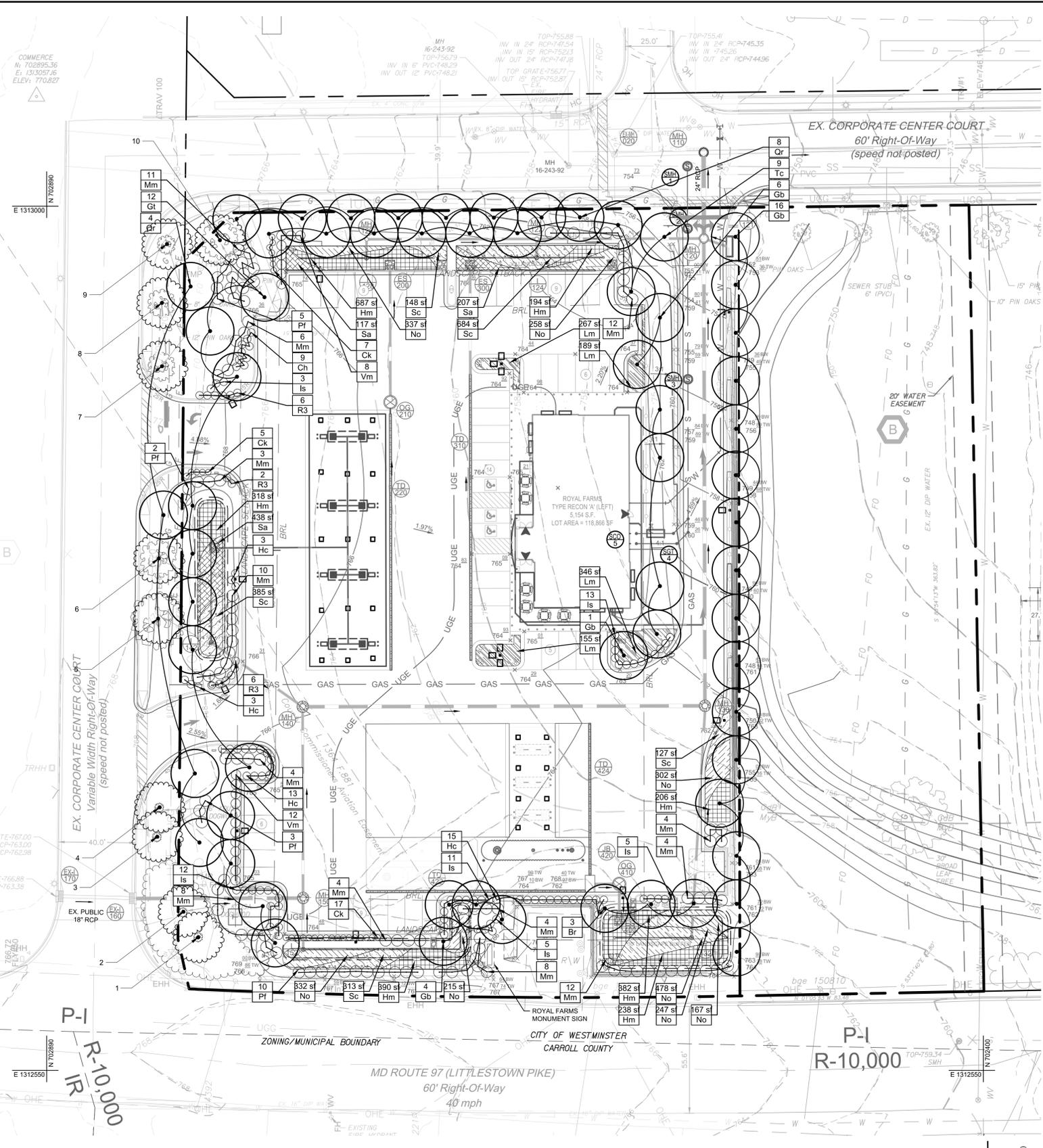
KHA PROJECT	114068006
DATE	04/02/2020
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JBS

### SITE PLAN

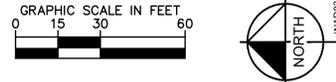
ROYAL FARMS #323  
PREPARED FOR  
7 CORPORATE CENTER CT  
MAP: 0114 GRID: 0024 PARCEL: 4966  
WESTMINSTER MARYLAND

SHEET NUMBER  
4 OF 17

Plotted By: Jeff, John Sheet Set: Royal Farms #323 - Carroll Commerce Layout: 9 FINAL LANDSCAPE PLAN - April 29, 2020, 12:20:43pm - K:\BAL-DIV\114068-Royal Farms\100-REFS-323 - Carroll Commerce\CAD\PlanSheets\100-LANDSCAPE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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



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

**LANDSCAPE ARCHITECT/  
 CIVIL ENGINEER**  
 KIMLEY-HORN  
 ATTN: JENNIFER LEONARD, PLA / MELANIE DEFAZIO, PE  
 1801 PORTER ST  
 SUITE 401  
 BALTIMORE, MD 21230  
 TEL: (443) 743-3470  
 EMAIL: JENNIFER.LEONARD@KIMLEY-HORN.COM

**ARCHITECT**  
 RATCLIFFE ARCHITECTS  
 10404 STEVENSON ROAD  
 STEVENSON, MD 21153  
 TEL: (410) 464-7010  
 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

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

**PLANT SCHEDULE**

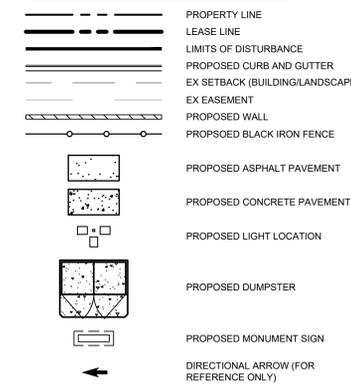
TREES	PU	QTY	BOTANICAL NAME	COMMON NAME	CAL / SIZE	CAL / SIZE
Br	3	3	Betula nigra	River Birch	B & B	2.5" Cal
Gb	27	27	Ginkgo biloba	Maidenhair Tree	B & B	2.5" Cal
Qr	12	12	Quercus rubra	Red Oak	B & B	2.5" Cal
Tc	21	21	Tilia cordata	Littleleaf Linden	B & B	2.5" Cal
EXISTING	10	10				
<b>TOTAL PU: 63 +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

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

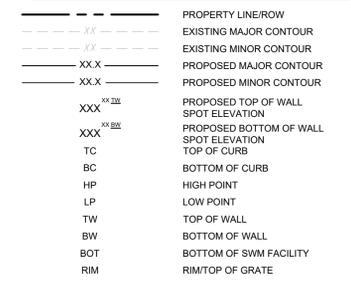
\*CODE REQUIREMENT FOR MAJOR TREES = 73 PU REQUIRED  
 \*\*TOTAL MAJOR TREES PROVIDED = 73 PU

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

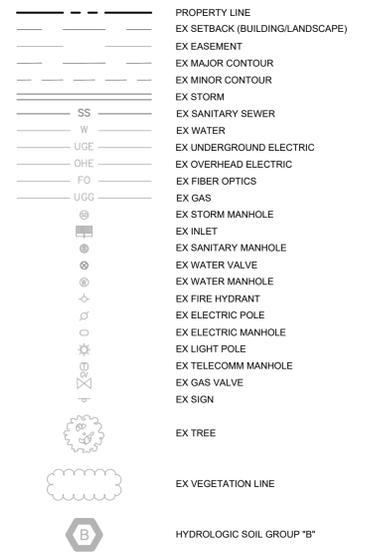
**SITE PLAN LEGEND**



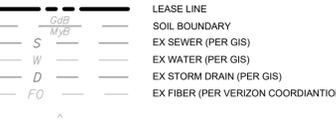
**GRADING PLAN LEGEND**



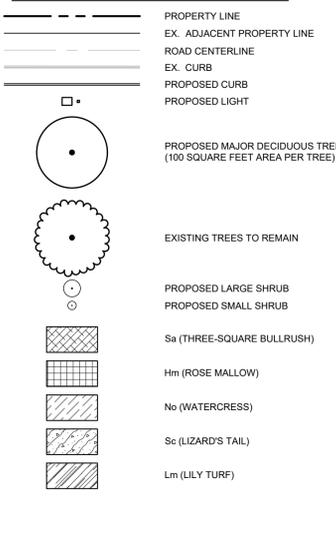
**SURVEY LEGEND**



**EX CONDITIONS LEGEND**



**LANDSCAPE LEGEND**



**LANDSCAPE CERTIFICATION**

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

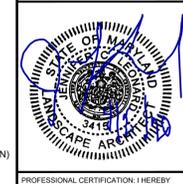
**GENERAL NOTES:**

- 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. H. BAILEY, 1976 OR ITS LATEST EDITION.
- 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.

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



**UTILITY LEGEND**  
 W: PROPERTY LINE  
 S: PROPOSED WATER LINE  
 UGE: PROPOSED SEWER LINE  
 UGE: PROPOSED DUCT BANK  
 GAS: PROPOSED GAS LINE  
 GAS: PROPOSED STORM DRAIN PIPE  
 CURB: PROPOSED STORM DRAIN PIPE CURB  
 P: PROPOSED PIPE BENDS  
 T: PROPOSED TEE  
 V: PROPOSED VALVE  
 C: PROPOSED END CAP  
 O: PROPOSED CLEANOUT  
 I: PROPOSED STORM DRAIN INLET  
 M: PROPOSED STORM DRAIN MANHOLE



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

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

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



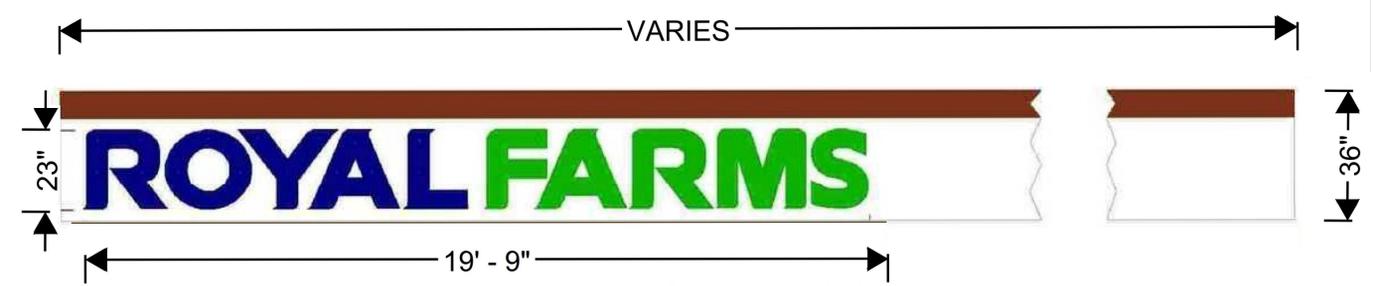
Plotted By: jehf, john Sheet Set: Royal Farms #323 - Carroll Commerce - Layout 5 SIGN DETAILS - April 02, 2020, 12:14:01pm K:\BAL\_OVA\114068-Royal Farms\01-RFS\_323 - Carroll Commerce\CAD\PlanSheets\C-250\_SIGN\_DETAILS.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**GENERAL NOTES:**  
 DETAILS SHOWN HERON WERE PREPARED BY RATCLIFF ARCHITECTS AND ARE FOR ILLUSTRATION/ENTITLEMENT PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.  
 1. SHOP DRAWINGS SHALL BE SUPPLIED AT TIME OF PERMIT APPLICATION AND PRIOR TO PERMIT ISSUANCE TO THE REVIEWING AND APPROVING AGENCY.  
 2. ALL DETAILS SHOWN HERON THESE PLANS SHALL BE BUILT TO MANUFACTURERS/ARCHITECTS SPECIFICATIONS.  
 3. EQUIVALENT SUBSTITUTIONS FOR DETAILS PROVIDED IN THESE PLANS SHALL BE PERMITTED WHEN APPROVED BY THE OWNER/OWNERS REPRESENTATIVE, KIMLEY-HORN, ARCHITECT, AND THE CITY OF WESTMINSTER.  
 4. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION.

TOTAL SIGN SQUARE FOOTAGE: 19.6

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



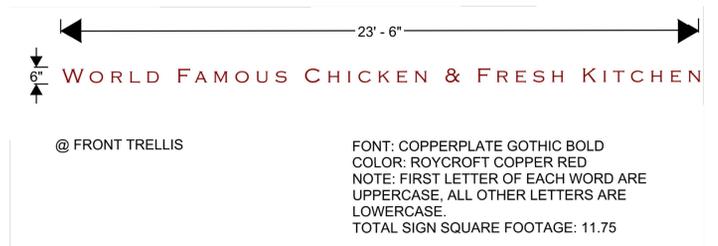
PROPOSED SQUARE FOOTAGE: 37.85 SQ. FT. EACH  
 ILLUMINATION: LED, INTERNALLY LIT, INDIVIDUALLY-MOUNTED LETTERS

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

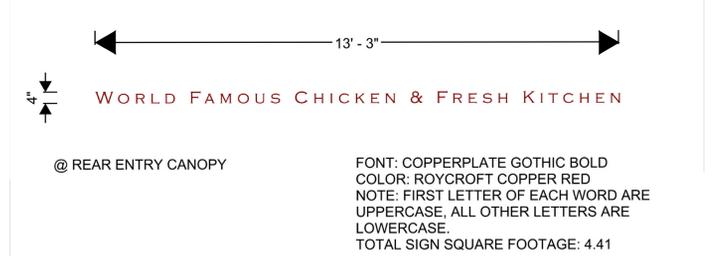


NOTES: 1. INTERNALLY LIT, INDIVIDUALLY MOUNTED LETTERS  
 2. TOTAL SIGN SQUARE FOOTAGE: 37.85' S.F.  
 3. ONE SIGN TO BE BUILDING MOUNTED

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



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

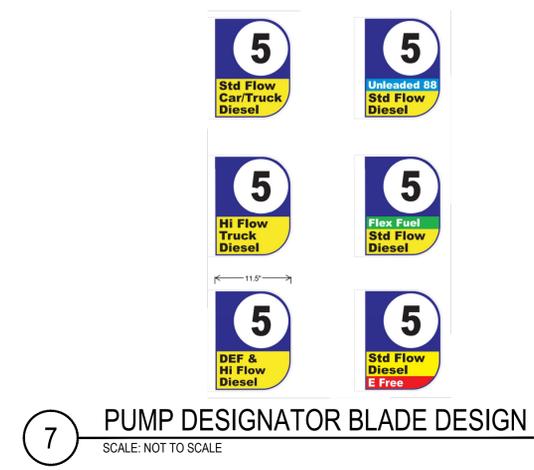


**2A\* BUILDING SIGN-FRESH KITCHEN LETTERS @ REAR ENTRY CANOPY**  
 SCALE: NOT TO SCALE

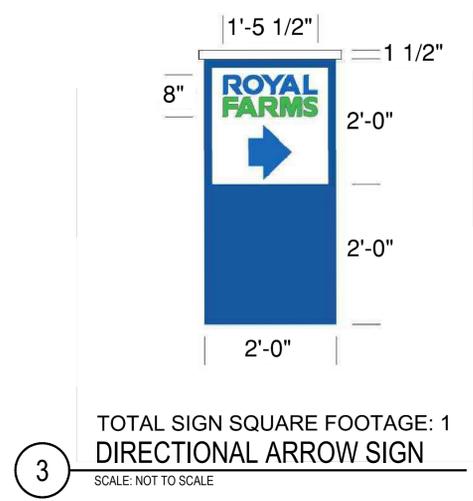


**1 PROPOSED MONUMENT SIGN - SITE**  
 SCALE: NOT TO SCALE

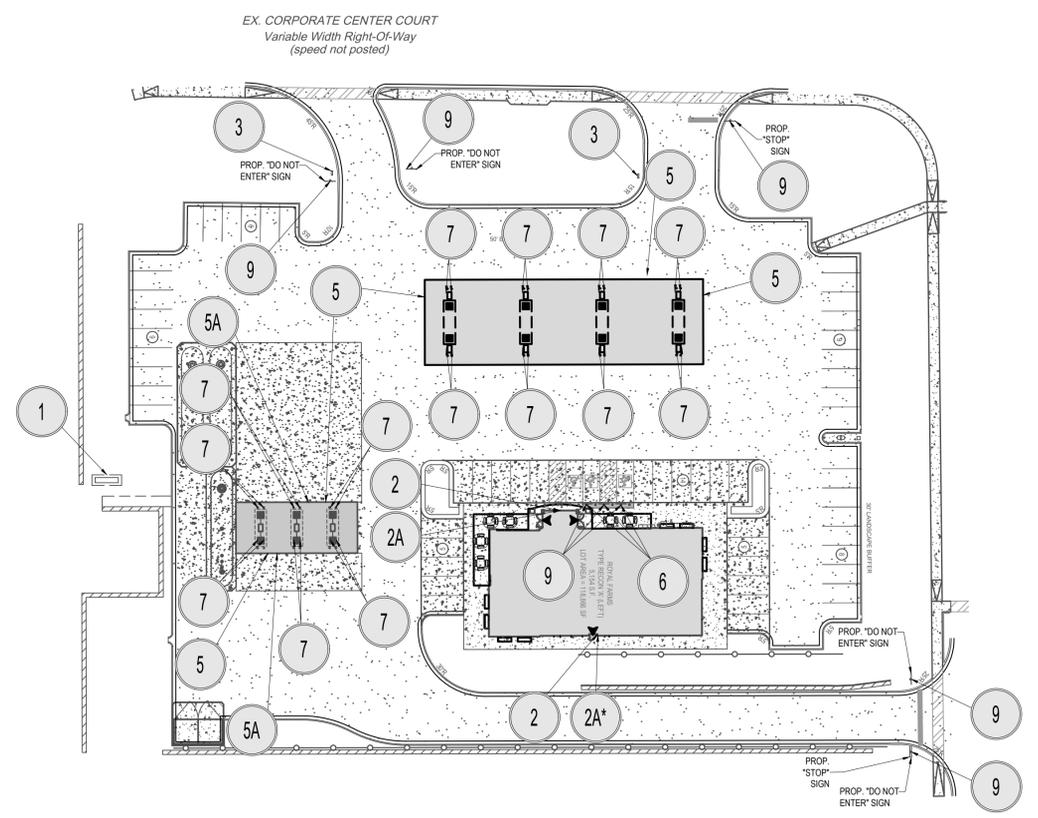
RFS 323 - SIGNAGE CHART				
DETAIL #	DESCRIPTION	AREA(SF)	HEIGHT(FT)	QUANTITY
1	MONUMENT SIGN	190.00	27.0	1
2	BUILDING SIGN	37.85	N/A	2
2A	BUILDING SIGN - FRESH KITCHEN - FRONT	11.75	N/A	1
2A*	BUILDING SIGN - FRESH KITCHEN - BACK	4.41	N/A	1
3	DIRECTIONAL ARROW SIGN	1.00	5.5	2
5	FUEL CANOPY SIGN	37.85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



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



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



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

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

NO.	REVISIONS	DATE	BY

**Kimley & Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230  
 PHONE: 443-743-4470  
 WWW.KIMLEY-HORN.COM



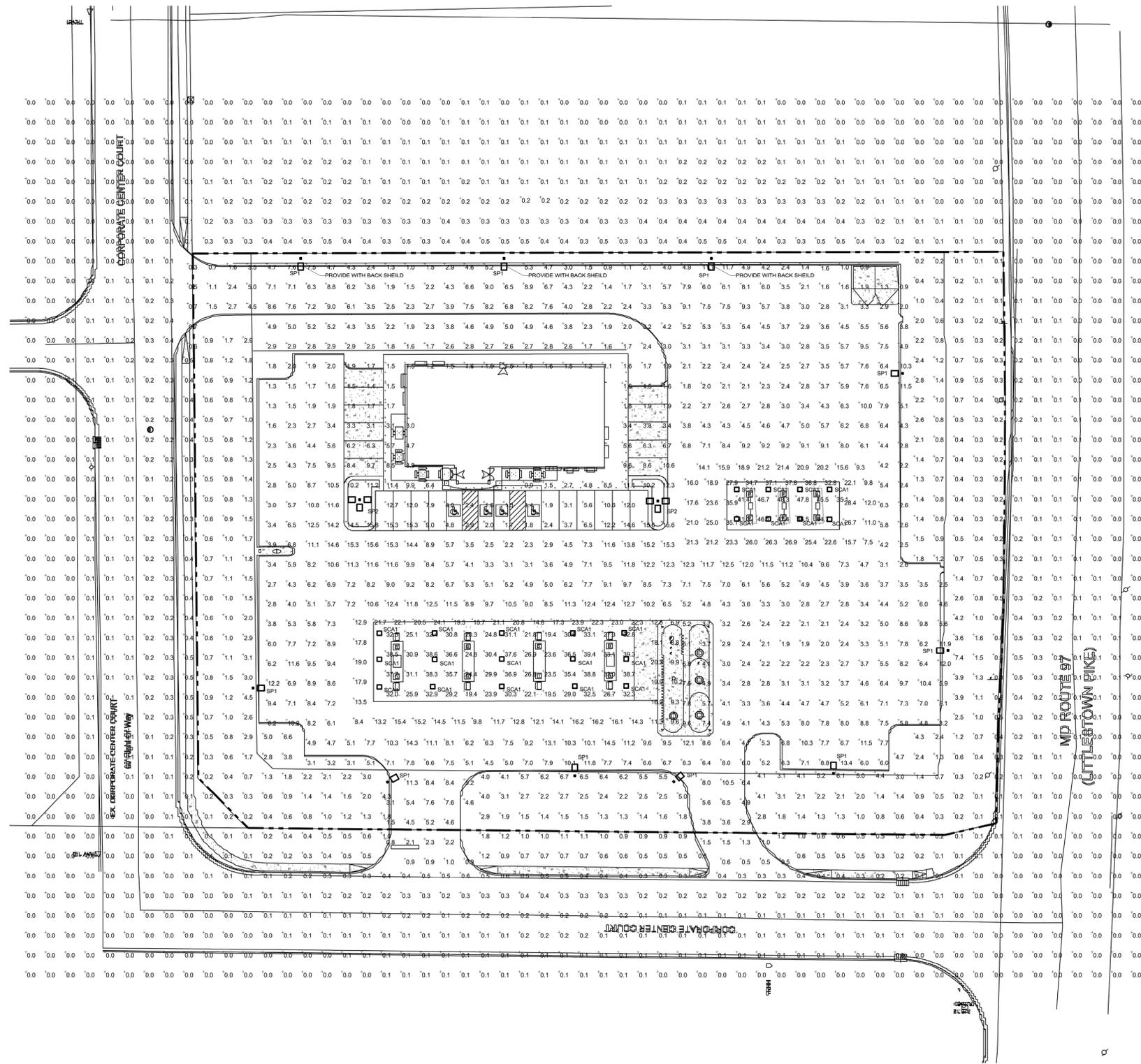
KHA PROJECT	114068006
DATE	04/02/2020
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL

**SIGN DETAILS**

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

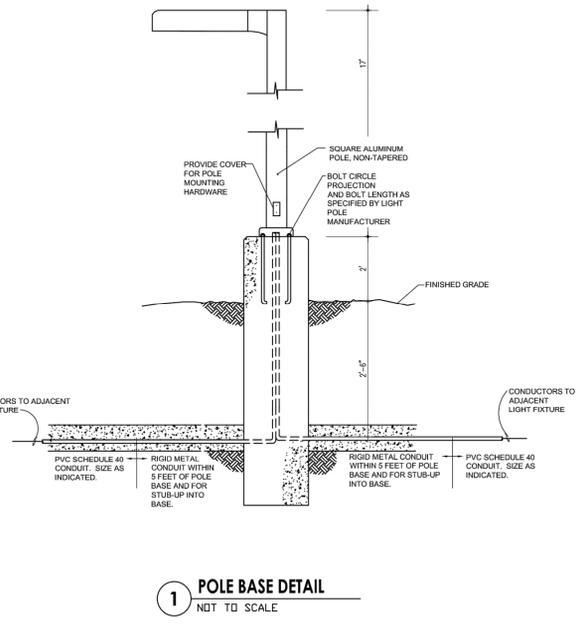
SHEET NUMBER  
**5 OF 17**

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

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



REFER TO LEASE LINE NOTE ON SHEET 1 OF 17

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

BZA CASE NUMBER: 20-01  
 PROJECT NO.: WSA-18-04  
 CITY OF WESTMINSTER  
 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: 443-743-4470  
 WWW.KIMLEY-HORN.COM

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**

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

### VIPER L SERIES

Large Viper Luminaire

**Specifications:**  
 The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HPI lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

**Construction:**

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D552 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One-piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system.
- Two-piece silicone and microcellular polyethylene foam gasket around the weather-proof seal around each individual optic.

**Electrical:**

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV, 347V, or 480V input).
- Power factor is ≥ .92 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 800VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Future electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20kA.
- Shielded™ Circuit - protects luminaire from excessive temperatures. The device shall activate at a specific, factory preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out" allowing the luminaire to reset to full power in the event of an interruption of its power supply, or faulty wiring connection to the driver. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

**Controls/Options:**

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 300' around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if product requirements vary from standard configuration.
- Available with Energen for optional auto dimming, smart dimming with simple delay, or smart dimming based on time of night (see www.beaconproducts.com/products/energen).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/resources

**Installation:**

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

**Finish:**

- PIR polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoseal super TOC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and meets cracking or loss of adhesion per ASTM D552 and meets surface impacts of up to 160 inch-pounds.

**Listings:**

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: [www.designlights.com](http://www.designlights.com)
- UL listed for ANSI C136.41-2013 No. 250.0 for wet locations and 40°C ambient temperatures.
- UL listed for ANSI C136.31 high vibration applications with SP2 mounting.
- ADA approved.
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: [http://www.beaconproducts.com/products/viper\\_large](http://www.beaconproducts.com/products/viper_large)

**Warranty:**  
 Five year limited warranty for more information visit: [www.hubbelllighting.com/resources/warranty](http://www.hubbelllighting.com/resources/warranty)

**PRODUCT IMAGE(S)**

**DIMENSIONS**

Model	A	B	C	D	Weight	EPA
2912" (740 mm)	24.19"	14.25"	4.13"	25.0 lbs	1.2 lb	1.2 lb
3622" (920 mm)	30.62"	18.87"	4.13"	25.0 lbs	1.2 lb	1.2 lb

**MOUNTING OPTIONS**

Side View, Back View, Front View, Top View, Bottom View, Detail View

**CERTIFICATIONS/LISTINGS**

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928  
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
 © 2017 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA NOVEMBER 9, 2017 1:50 PM

**ORDERING INFORMATION**

ORDERING EXAMPLE: VP-L/96NB-280/4K/4/UNV/PCR-TL/BLC/RA/BST

**VP-L**

SERIES	ENGINE-WATTS	LED COLOR*	VOLTAGE	ELECTRICAL OPTIONS	BIRD DETERRENT	FINISH
VP-L Viper	64NB-135 135W LED array	3K 3000K	UNV 120-277V	PCR-TL 7 pin twist lock photocell with photo control	BSP Bird Spike	BBT Basic Black Textured
	80NB-180 180W LED array	4K 4000K	347V 347K			BBM Black Matte Textured
	80NB-225 225W LED array	5K 5000K	480V 480V	PRC-SC 7 pin twist lock photocell with strobing cap	BLC Backlight Control	WHT White Textured
	96NB-220 220W LED array			2PFF dual power feed		MBT Metallic Bronze Textured
	96NB-280 280W LED array					BZT Bronze Textured
	96NB-395 395W LED array					DBT Dark Bronze Textured

**OPTICS\***

LEFT RIGHT OPTICS*	T1 Type I	T1L Type I left	T2 Type II	T2L Type II left	T3 Type III	T3L Type III left	T4 Type IV	T4L Type IV left
T5R Type V, rectangular	T5L Type V left	T6R Type VI, square medium	T6L Type VI left	T7R Type VII, round wide	T7L Type VII left	T8R Type VIII, round wide	T8L Type VIII left	T9R Type IX, round wide
FR Front row auto optic	FRL Front row left	FRR Front row right						

**CONTROL OPTIONS**

ENEM-XX™ Emergen	SiteSync Field Commission
SWF™	SiteSync Field Commission with Motion Sensor
SWFM™	SiteSync Field Commission with Motion Sensor
SWP™	SiteSync Wireless Pre-Commission
SWPM™	SiteSync Wireless Pre-Commission w/ Motion Detection
SCP™	Programmable Occupancy Sensor w/ daylight control (120-277 volts only)

**MOUNTING OPTIONS**

RA rectangular arm for round or square pole mount. Round Pole Adapter included.
SP2 2 3/8" OD slip-fitter
PK2 2 3/8" adjustable knuckle
WB wall bracket (use with SP2 or PK2). SP2 standard

**HOUSE SIDE SHIELD ACCESSORIES**

HSS/VP-L/90-FB/XXX 90° shield front or back  
 HSS/VP-L/270-FB/XXX 270° shield front or back  
 HSS/VP-L/270-LR/XXX 270° shield left or right  
 HSS/VP-L/90/XXX 90° shield

Refer to page 5 for shield images

**Accessories and Services (Ordered Separately)**

Catalog Number	Description
SWISS*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Wireless Tablet
SWBR*	SiteSync Wireless Bridge Node
SCP-REMOTE	Remote Control for SCP. F option. Order at least one per project to program and control

\*When ordering with SiteSync, one of three interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node. # If needed, an additional Bridge Node can be ordered.

**Hubbell Control Solutions - Accessories (sold separately)**

Catalog Number	Description	NCS System
NXOFM-IR10-UNW	On-Feature Module (7-pin, On / Off / Dim, Daylight Sensor with HubNet® Radio and Bluetooth® Radio, 120-480VAC)	NX Distributed Intelligence™
WR-RME-L	On-Feature Module (7-pin or 5-pin, On / Off / Dim, Daylight Sensor with WiSAFE Radio, 110-480VAC)	WiSAFE™ Wireless Lighting Control

For additional information related to these accessories please visit [www.hubbellcontrol.com](http://www.hubbellcontrol.com). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928  
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
 © 2016 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA NOVEMBER 9, 2017 1:50 PM

LEFT ROTATED OPTIC

RIGHT ROTATED OPTIC

**PERFORMANCE DATA**

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
64	625 mA	135W	FR11	15922	116	2	0	1	15762	115	2	0	1	15354	99	2	0	1
			T2	14274	104	3	0	3	14131	103	3	0	3	12133	89	3	0	3
			T3	14137	103	3	0	3	13986	102	3	0	3	12017	88	3	0	3
			T4	15511	113	2	0	4	15356	112	2	0	4	13184	96	2	0	3
			T5M	15511	113	4	0	2	15356	112	4	0	2	13184	96	3	0	2
			TSR	15376	115	4	0	4	14927	114	4	0	4	13417	98	4	0	4
			T5W	15372	112	4	0	2	15217	111	4	0	2	13067	95	4	0	2
			FR11	21132	117	2	0	2	20322	113	2	0	2	17447	97	2	0	2
			T2	18988	105	3	0	4	18959	104	3	0	4	16555	89	3	0	3
			T3	18700	104	3	0	3	18513	103	3	0	3	15855	88	3	0	3
80	700 mA	180W	T2	20571	114	3	0	4	20365	113	3	0	4	17465	97	3	0	3
			T3	20571	114	4	0	2	20365	113	4	0	2	17465	97	4	0	2
			T5M	20990	113	5	0	3	20888	112	5	0	3	17665	95	4	0	2
			TSR	20944	116	4	0	4	20733	115	4	0	4	17803	99	4	0	4
			FR11	24986	106	2	0	2	24615	105	2	0	2	21136	90	2	0	2
			T2	23670	98	3	0	4	23639	97	3	0	4	19809	83	3	0	4
			T3	21947	93	3	0	4	21725	92	3	0	4	18555	79	3	0	3
			T4	24360	103	3	0	4	24028	102	3	0	5	20632	88	3	0	4
			T5M	23138	98	4	0	2	22995	97	4	0	2	19697	84	4	0	2
			TSR	24779	105	5	0	5	24541	104	5	0	5	21070	90	4	0	4
80	875 mA	225W	T2	24175	103	5	0	3	23931	102	5	0	3	20548	87	5	0	3
			FR11	26359	113	2	0	2	26104	112	2	0	2	21564	86	2	0	2
			T2	22965	101	3	0	4	22458	100	3	0	4	19055	86	3	0	4
			T3	22440	100	3	0	4	22216	99	3	0	4	18134	86	3	0	3
			T4	24585	110	3	0	5	24438	109	3	0	5	20862	84	3	0	4
			T5M	24585	110	4	0	2	24438	109	4	0	2	20862	84	4	0	2
			TSR	25133	112	5	0	5	24882	111	5	0	5	21363	86	4	0	4
			T5W	24349	109	5	0	3	24106	108	5	0	3	20833	83	5	0	3
			FR11	27369	98	4	0	5	27096	97	4	0	5	23064	83	3	0	4
			T2	26536	93	3	0	4	26073	92	3	0	4	22365	79	3	0	4
96	875 mA	280W	T2	29129	102	3	0	5	28837	103	3	0	5	24759	88	3	0	5
			T3	28890	103	5	0	3	28601	102	5	0	3	24556	88	4	0	2
			FR11	31915	105	2	0	2	31660	104	2	0	2	24909	89	2	0	2
			T2	30011	102	5	0	4	29720	101	5	0	4	24263	86	5	0	3
			T3	30653	101	3	0	2	30360	100	3	0	2	25271	85	3	0	2
			T4	30997	91	4	0	5	30641	90	4	0	5	26295	77	4	0	5
			T5	35440	91	4	0	5	34465	90	4	0	5	30162	77	3	0	4
			T4	34545	90	3	0	3	35104	89	3	0	3	29839	76	3	0	4
			T5M	38398	97	5	0	3	38038	96	5	0	3	32309	82	5	0	2
			TSR	39117	99	5	0	5	38730	98	5	0	5	32921	83	5	0	5
TSW	38994	93	5	0	4	38509	93	5	0	4	31493	79	5	0	4			

\*Lumen values are from photometric tests performed in accordance with IESNA LM-79-06. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928  
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
 © 2016 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA NOVEMBER 9, 2017 1:50 PM

**Canopy | CLED Surface Mount Canopy**

CAT#: Job: Type: SCA1

**Features**  
 Built for superior LED performance packed with features

- Stylish vertically finned die-cast heatsink
- Designed for optimal thermal transfer and easy installation
- Made from low-copper marine-grade cast aluminum
- Optical assembly designed to exceed IP66 design standards allowing for light freeze-down cleaning
- Thermal flame technology provides state-of-the-art passive cooling in the most demanding environments
- 73 CRI standard

**Certifications/Listings**

**Ordering Information**

SERIES	OUTPUT	DRIVE CURRENT	MOUNTING	CCT	COLOR	OPTIONS/RETROFIT ACCESSORIES
CLED	LED surface mount fixture	7.700 mA	IS: Surface Mount	5: 5100K	WH: White	CLRT1: Surface mounted retrofit for WhiteWay, Vision, Riviera II, Thunderbolt, 22" housing
	HL: 66 Watts			4: 4000K	DB: Dark Bronze	CLRT2: Surface mounted retrofit for LSI Masters/Jakobi, 22" housing
	HL: 120 Watts			3: 3500K	CO: Custom†	CLRT3: Surface mounted retrofit for LSI Masters/Jakobi, 22" housing

VOLTAGE: UNV-120-277

**Performance Summary**

Distribution	Engine	Delivered Lumens	No. of LEDs	CCT	Wattage	Lumens per Watt	Replaces
Type V	LW-700	3,975	312	5100K	33	115	100-175W
	LL-700	8,713	312	5100K	88	102	375-350W
	HL-700	14,751	312	5100K	120	123	320-400W

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928  
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
 © 2016 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA NOVEMBER 9, 2017 1:50 PM

**Canopy | CLED Surface Mount Canopy**

CAT#: Job: Type: SCA1

**Specifications**

**Construction:**

- Die cast aluminum heat sink
- Shipping weight - 18 lbs.

**Electrical:**

- Universal input voltage 120-277 VAC, 50/60 Hz
- Automatic thermal self-protection
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- LED electrical assembly, including PIR device, consumes no power in the 'off' state
- Surge protection standard
- Expedited file: 65,000 hours

**Warranty:**  
 5 year

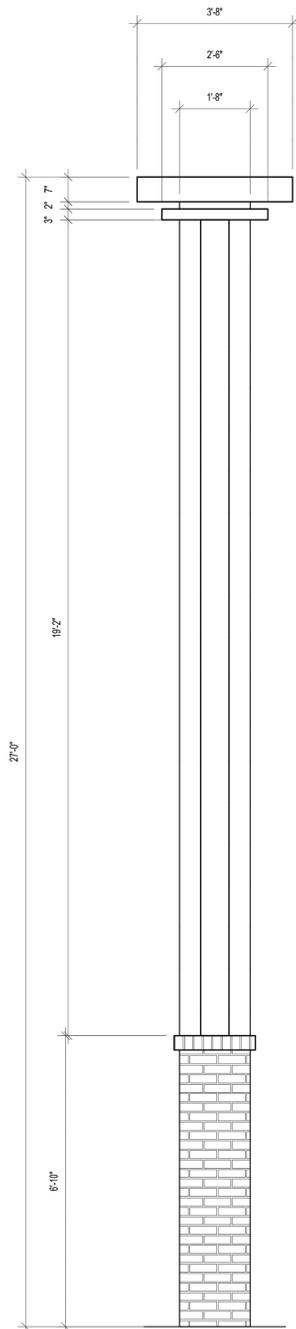
**Listings:**

- UL
- DesignLights Consortium qualified

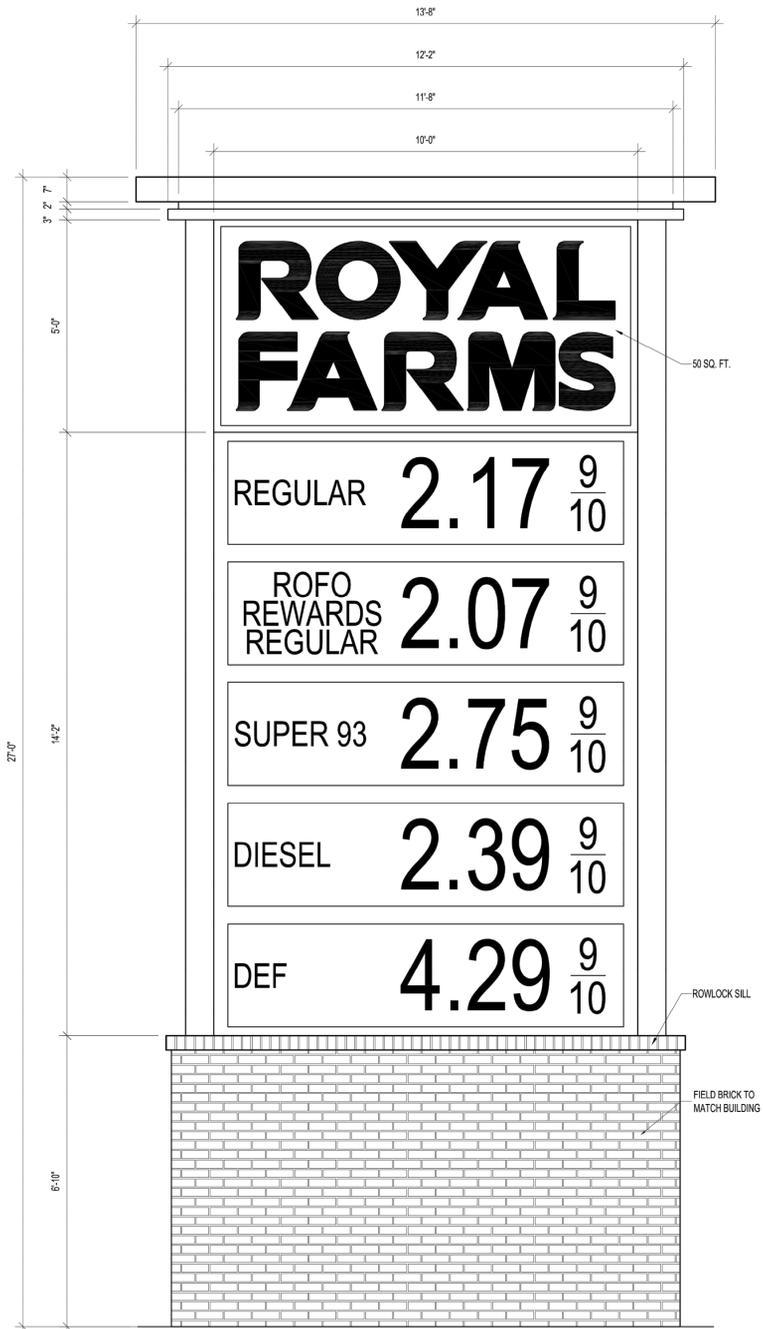
**Ordering Information**

SERIES	OUTPUT	DRIVE CURRENT	MOUNTING	CCT	COLOR	OPTIONS/RETROFIT ACCESSORIES
CLED	LED surface mount fixture	7.700 mA	IS: Surface Mount	5		

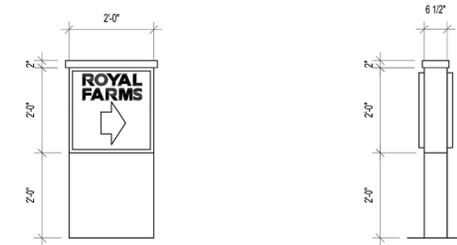
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



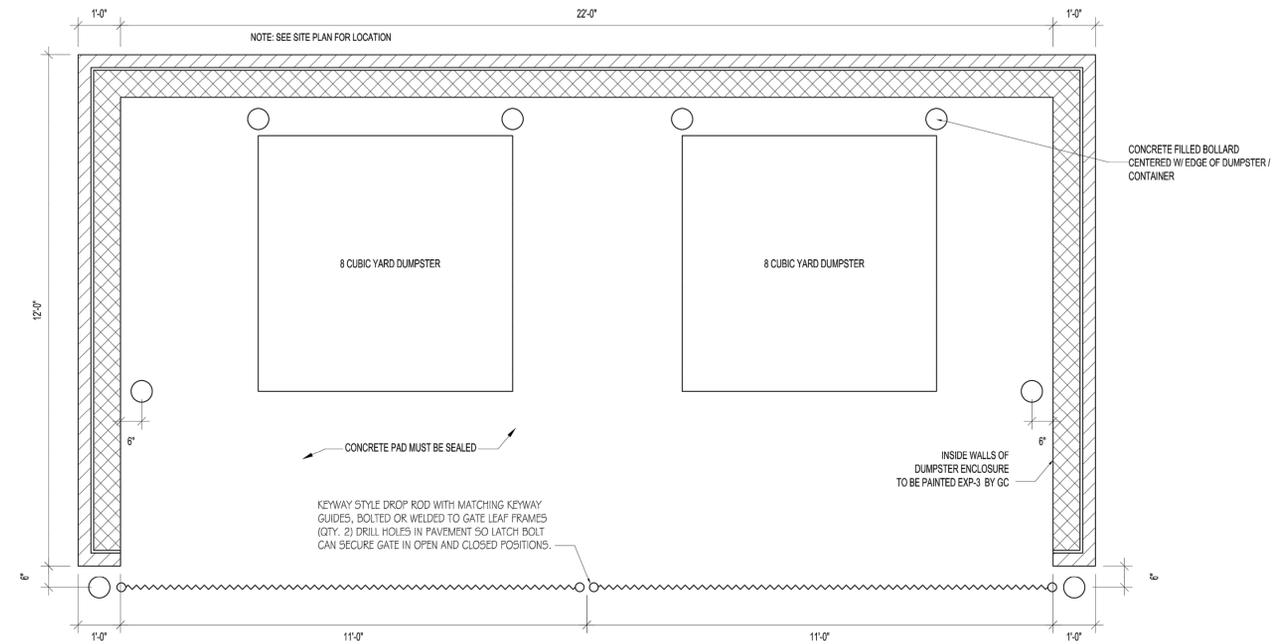
**2 MONUMENT SIGN**  
1/2" = 1'-0"



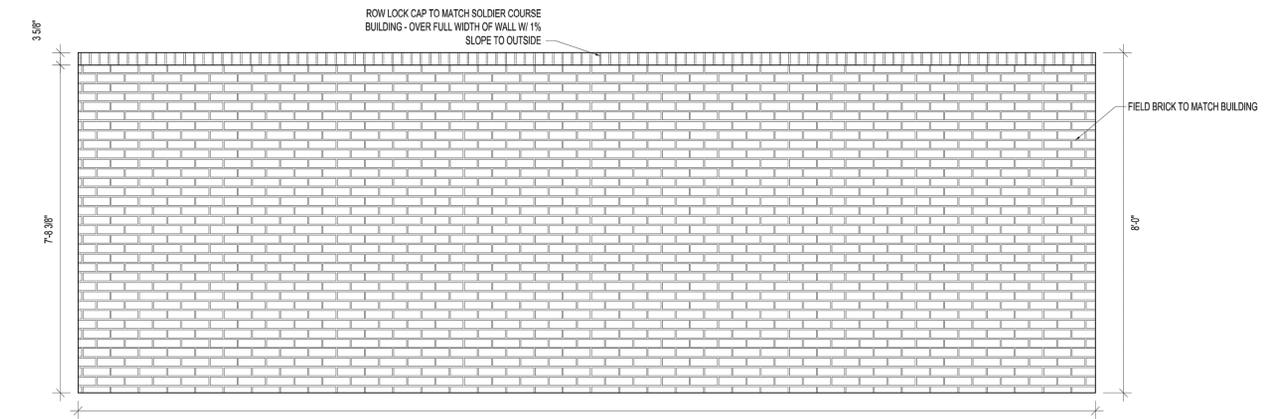
**1 ENTRY/EXIT SIGN**  
1/2" = 1'-0"



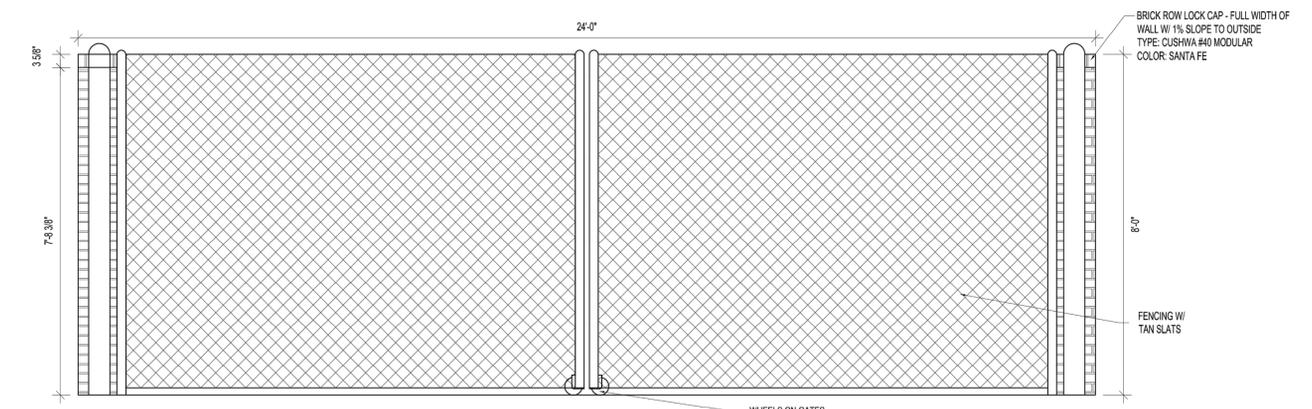
**3 DUMPSTER ENCLOSURE - PLAN**  
1/2" = 1'-0"



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



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



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

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

SHEET NUMBER  
**16 OF 17**

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



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

# ROYAL FARMS

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

**RA** RATCLIFFE  
ARCHITECTS

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

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER  
1 OF 6



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

# ROYAL FARMS

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

**RA** RATCLIFFE  
 ARCHITECTS

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

MAP: 0114 GRID: 0024 PARCEL: 4966

SHEET NUMBER  
 2 OF 6



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

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

# ROYAL FARMS

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

**RA** RATCLIFFE  
ARCHITECTS

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

MAP: 0114 GRID: 0024 PARCEL: 4966

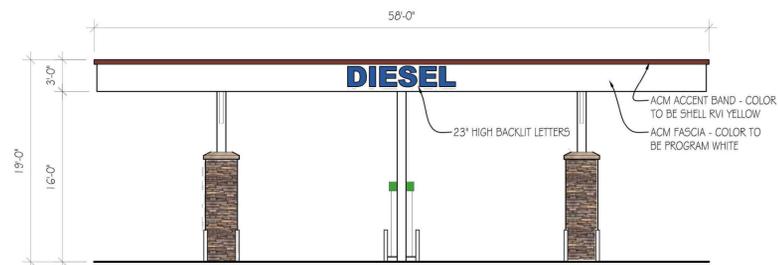
SHEET NUMBER  
3 OF 6



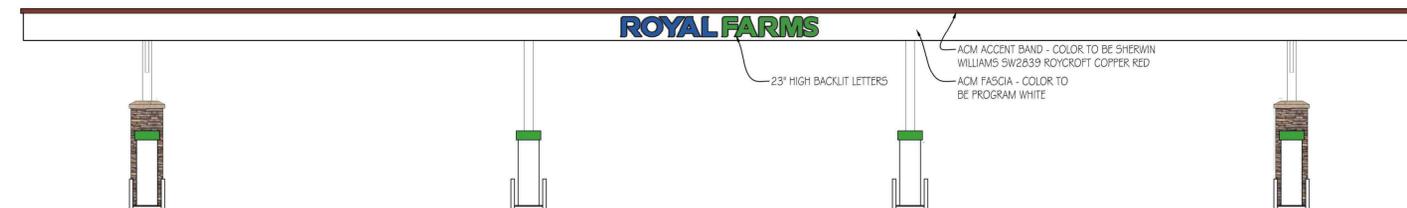
**4 DIESEL CANOPY SIDE ELEVATION**  
1/8" = 1'-0"



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



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



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

**ROYAL FARMS**

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

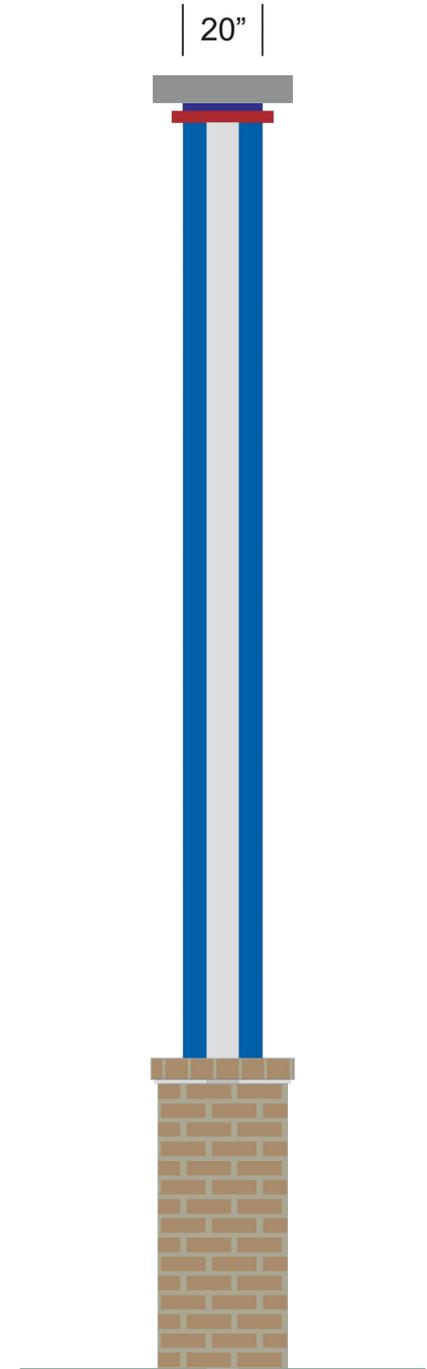
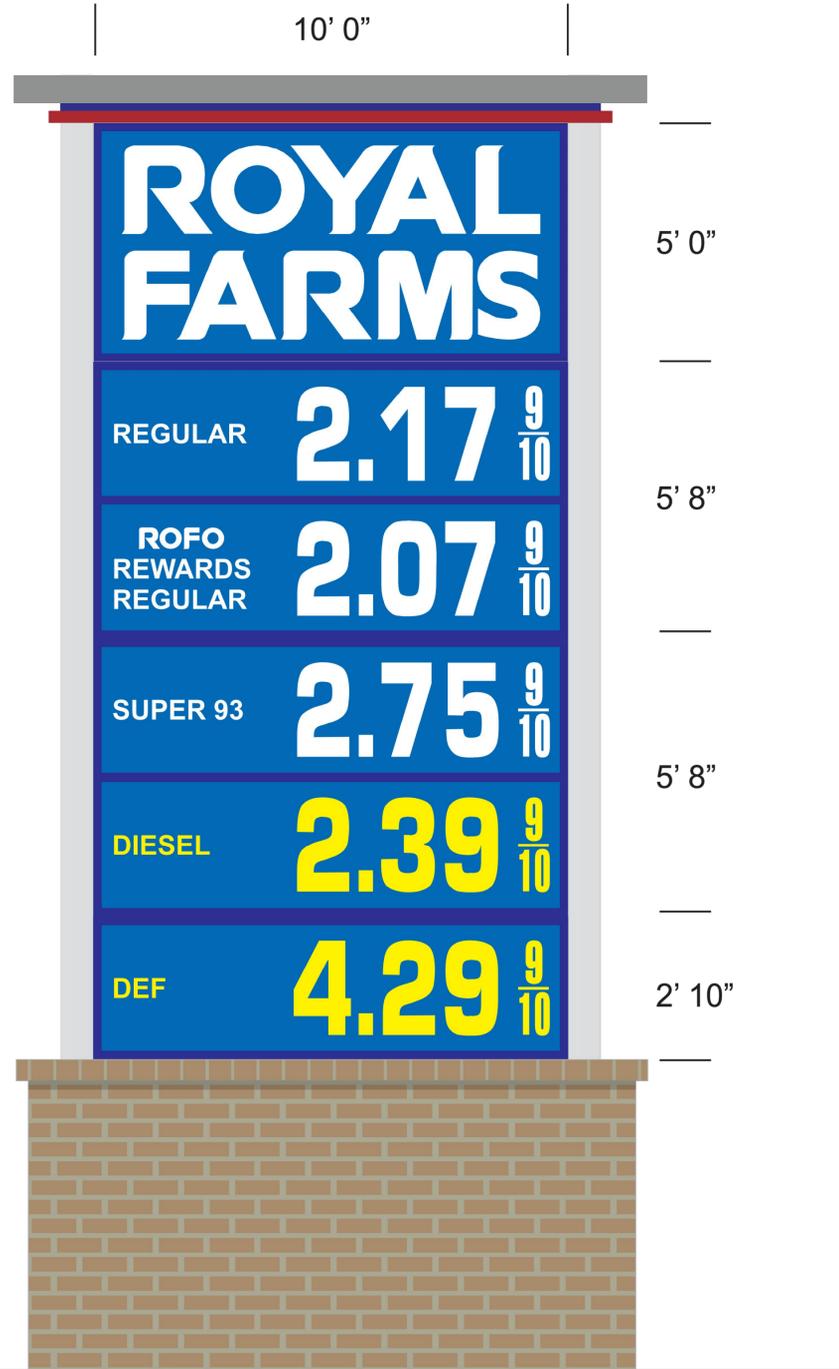
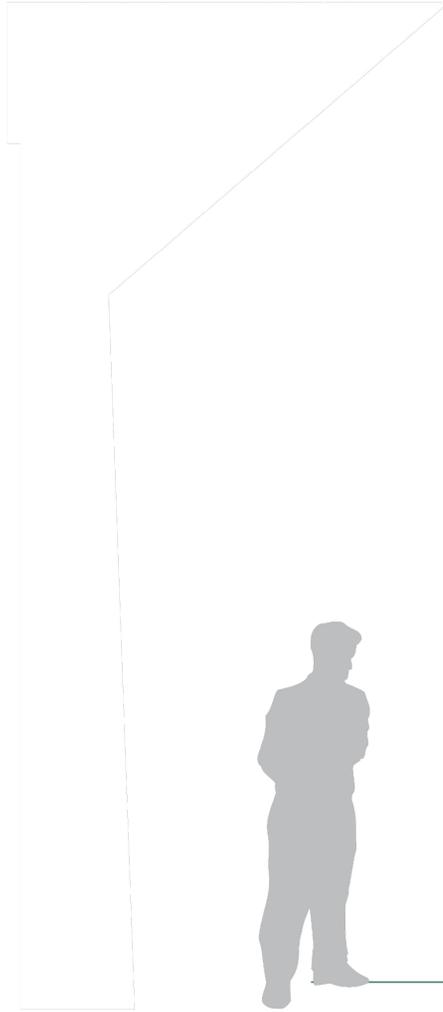
**RATCLIFFE**  
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153  
Phone 410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com

**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.

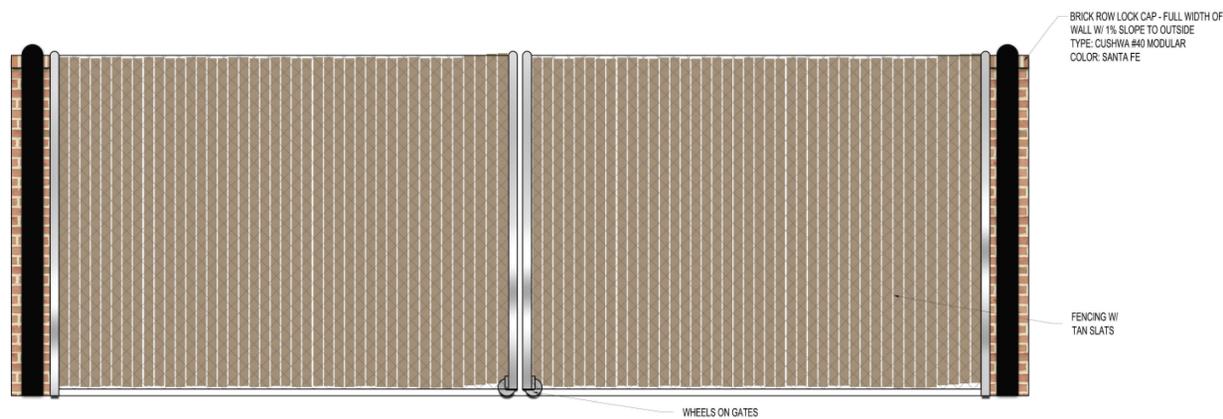


**ROYAL FARMS**

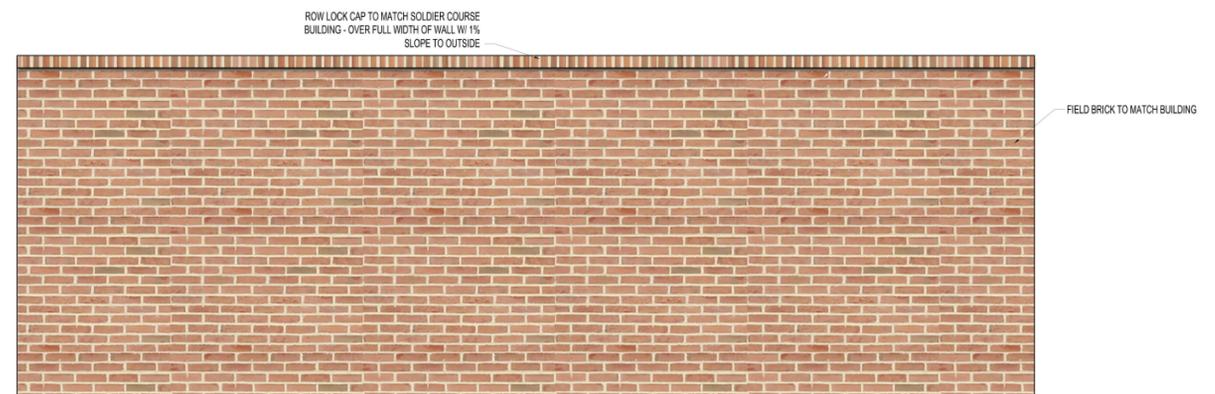
ROYAL FARMS #323  
7 CORPORATE CENTER COURT  
WESTMINSTER, MD  
OCTOBER 17TH, 2019

**RA** RATCLIFFE  
ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153  
Phone 410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com



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

**RA** | **RATCLIFFE**  
 ARCHITECTS

10404 Stevenson Road • Stevenson, Maryland 21153  
 Phone 410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com



To: Westminster Planning and Zoning Commission

From: Andrew R. Gray, Comprehensive Planner

cc: Mark A. Depo, Director of Community Planning and Development  
Andrea Gerhard, Comprehensive Planner  
Sandra Anderson, Main Street Manager

Date: May 8, 2020

Subject: **2020 PLANNING AND ZONING COMMISSION ELECTIONS**

**BACKGROUND**

On April 9, 2020, Staff presented information to the Commission about the upcoming Planning and Zoning Commission (“Commission”) elections.

Pursuant to the PZC Commission Rules and Regulations (“Rules”), Section III. Quorum and Officers:

“At its regularly scheduled meeting in the month of May, the PZC will elect from among its members a Chair and Vice-Chair to serve for the term of one year each. An affirmative majority vote of the members present will be necessary to elect members as officers. Officers may serve for as many consecutive terms as elected.”

Any member can be the Chair or Vice Chair. Pursuant to Section III., J., in the Rules, “the alternate member shall be expected to attend all meetings of the Commission and is entitled to participate in the meeting, as are the regular members, except in the matter of voting”. If the Commission elects the Alternate member as either the Chair or Vice-Chair, their role would stay the same except they would preside over the meeting.

**REQUEST**

Staff requests the Planning and Zoning Commission elect from its members a Chair and Vice-Chair to serve a term of one year.