



UP-2019-0015-SI

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184724
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials [Signature]

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BEL AIR RD ZIP CODE 21236
BUSINESS NAME BOUCH FORMS #257 ZONING _____
OWNER'S NAME 7560 BEL AIR LLC PHONE NO. 410-889-0200 HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 16404 STEVENSON RD STEVENSON, MD 21153
APPLICANT/OWNER'S AGENT MADAYA LEE - BUTCLIFFE ARCH PHONE NO. 410-484-7016
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☒ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 25 feet x 10 feet = 162 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) Pylon sign

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

[Signature]
Signature

6-5-19
Date

MADAYA LEE
Print/Type Name

☐ Require Planning Signature [Signature]

Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)
[Signature] JSS 6/5/19
Signature Initials Date



\$300

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184724

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials JSK

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 Bel Air Rd ZIP CODE 21236
BUSINESS NAME Phyllis Farms #257 ZONING _____
OWNER'S NAME 7560 Bel Air LLC PHONE NO. 410-884-0200 HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 10404 Stevenson Rd Stevenson MD 21153
APPLICANT/OWNER'S AGENT Madaya Lee - Patchette Arch PHONE NO. 410-484-7010
SIGN COMPANY NAME Absolute Signs PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event

Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 1.910 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 36.40, sides 41.94 and 64.77, and rear 189.94

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install three (3) "Phyllis Farms" signs on fuel canopy

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Madaya Lee
Signature

6-5-19
Date

Madaya Lee
Print/Type Name

☐ Require Planning Signature Wagonese Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)

JSK 6/5/19
Signature Initials Date



\$100

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184774

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCG
Initials gku

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BELAIR RD ZIP CODE 21236
 BUSINESS NAME ROYAL FARM #257 ZONING _____
 OWNER'S NAME 7560 BELAIR LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☐ No
 MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
 APPLICANT/OWNER'S AGENT Mackay Lee - Ritchie Arch. PHONE NO. 410-484-7010
 SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
 TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 146 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 5 feet x 23.5 feet = 11.75 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 136.36, sides 84.91 and 131.25, and rear 21.09

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

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5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) "World Famous Chicken? Fresh Kitchen"
WALL sign on front of store

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Mackay Lee 6-5-19 Mackay Lee
Signature Date Print/Type Name

☐ Require Planning Signature edgorese Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)

JSS 6/5/19
Signature Initials Date



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184724
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials [Signature]

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BELAIR RD ZIP CODE 21236
BUSINESS NAME ROYAL FIRMS #257 ZONING _____
OWNER'S NAME 7560 BELAIR RD LLC PHONE NO. 410-889-0200 HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT MADAYA LEE - POTCHIFFE ARCHITECTS PHONE NO. 410-484-7010
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 1.910 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 130.30, sides 84.91 and 131.25, and rear 21.09.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install (1) one "ROYAL FIRMS" sign on front of store

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

[Signature]
Signature

6-5-19
Date

MADAYA LEE
Print/Type Name

☐ Require Planning Signature [Signature] Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)

[Signature]
Signature

JSS
Initials

6/5/19
Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/5/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1402022910

Election District: 14

Owner Name(s): 7560 BELAIR ROAD LLC

PDM #: 14-0501

Address: 678 REISTERSTOWN RD
BALTIMORE, MD 21208

Zoning District(s): DR 5.5
BM AS

BL AS

Premise Address: 7560 BELAIR RD

Elevation Range: 206ft - 230ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Overlea-Rossville	X		X									X	FWW NSD 6/5/19
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1955-3472; R-1954-3120; 1975-0008-XA; 2017-0356-X	X		X	X	X	X			X	X	X		JG

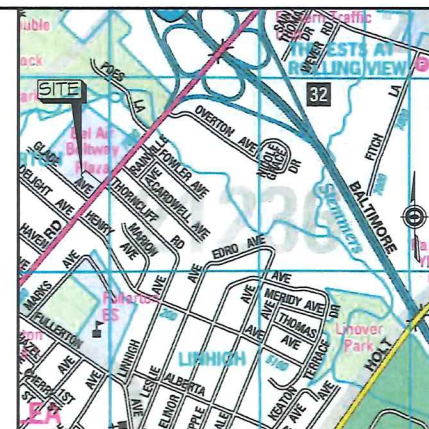
TYPE	SOIL SERIES	HYDROLOGIC GROUP	HYDRIC	HIGHLY ERODIBLE	BUILDING CONSTRAINTS	DRAINAGE
Uub	Urban land	D	NO	NO	NOT RATED	NOT RATED
CbD	Chillum	C	NO	NO	VERY LIMITED	WELL DRAINED



- SLOPES FROM 15% TO 25%
SLOPES GREATER THEN 25%
EXISTING STORMDRAIN
EXISTING WATER MAIN
EXISTING SANITARY MAIN
EXISTING BUILDING
EXISTING FENCE
SOILS LINE
EXISTING CONTOUR INT.
EXISTING CONTOUR INDEX
SITE BOUNDARY
LOT LINE
EXISTING SIDEWALK
ADJOINER BOUNDARY
EXISTING EASEMENT
EXISTING CURB
EXISTING ELECTRIC (APPROX.)
EXISTING GAS (APPROX.)
PROPOSED BUILDING
PROPOSED CONTOUR
PROPOSED CURB
BUILDING RESTRICTION LINE
PROP. WATER SERVICE
PROP. ROOF LEADER
LIMIT OF DISTURBANCE

NOTES:

- | | | | | |
|----|--|-----|---|---|
| 1. | Existing topography, surface features and utility inverts shown hereon are based on an as-built survey by GWS, Inc., dated September 2016. | 6. | EXISTING USE: | COMMERCIAL |
| 2. | The underground utilities shown on this plan are the proposed locations based on the approved construction plans and is shown for informational purposes only. | 7. | DEVELOPMENT STANDARDS: | STEEP SLOPES ARE AS SHOWN. NO ERODIBLE SOILS ARE PRESENT ON SITE. |
| 3. | Contractor to field verify locations of existing utilities prior to construction. | 8. | EXISTING IMPERVIOUS AREA: | 1.50 AC. |
| 4. | The proposed grading shown on this plan meets the requirements set forth by Baltimore County Department of Environmental Protection and Sustainability and complies with Article 33, Title 5 of the Baltimore County Code. However, due to building types and layout, some field adjustments may be required. All changes must comply with the above mentioned requirements. | | PROPOSED IMPERVIOUS AREA: | 1.26 AC. |
| 5. | All swales have been designed by the engineer to convey runoff according to Baltimore County Department of Public Works standards. | | TREATED BY MICRO-BIORETENTION: | 0.56 AC. |
| 6. | There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement or other forested retention areas, except as permitted by the Baltimore County Department of Environmental Protection and Sustainability. | 9. | THE SITE IS LOCATED IN ZONE(S) "X" (UNSHADED AS SHOWN ON FEMA RATE MAP 2400101041E WITH EFFECTIVE DATE OF SEPTEMBER 26, 2008. | |
| | | 10. | EXISTING CONTOURS ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY GWS, INC. IN SEPTEMBER OF 2016 AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS. | |
| | | | | HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88 |
| | | 11. | WATERSHED NAME: | BACK RIVER |
| | | | WDEINGT: | NOEDINGT |
| | | | RIVER BASIN NAME: | PATAPSCO RIVER |
| | | | SUBSHED NAME: | STEMMERS RUN |
| | | 12. | THE PREDOMINANT SOIL PRESENT ON SITE ARE OF THE UuB (URBAN LAND) SOIL SERIES. | |
| | | 13. | DRG NUMBER: | DRG-12317C |



LOCATION MAP

SCALE: 1" = 1000'

SITE DATA

- | | | |
|-----|---|---|
| 1. | OWNER: | 7560 BELAIR ROAD LLC
578 REISTERSTOWN ROAD
BALTIMORE MD, 21208 |
| 2. | DEVELOPER: | CLOVERLAND FARMS DAIRY, INC.
3611 ROLAND AVENUE
BALTIMORE, MD 21211 |
| 3. | PROPERTY INFORMATION: | TAX MAP - 81 PARCEL NUMBER - 57 |
| 4. | SITE AREA: | 1.744± ACRES |
| 5. | EXISTING ZONING: | BL |
| 6. | EXISTING USE: | COMMERCIAL |
| 7. | DEVELOPMENT STANDARDS: | STEEP SLOPES ARE AS SHOWN. NO ERODIBLE
SOILS ARE PRESENT ON SITE. |
| 8. | EXISTING IMPIEVIOUS AREA: | 1.50 AC. |
| 9. | PROPOSED IMPIEVIOUS AREA: | 1.26 AC. |
| 10. | TREATED BY MICRO-BIORETENTION: | 0.55 AC. |
| 11. | THE SITE IS LOCATED IN ZONE(s) "X" (UNSHADED) AS SHOWN ON FEMA
RATE MAP 2400100410F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. | |
| 12. | EXISTING CONTOURS ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY
G.W.S. IN SEPTEMBER OF 2016 AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88 | |
| 13. | WATERSHED NAME: | BACK RIVER |
| 14. | MIDSEDT: | 02150901 |
| 15. | RIVER BASIN NAME: | PATAPSCO RIVER |
| 16. | SUBSHED NAME: | STEMMERS RUN |
| 17. | THE PREDOMINANT SOIL PRESENT ON SITE ARE OF THE UuB (URBAN LAND) SOIL
SERIES. | |
| 18. | DRG NUMBER: | DRG-112817C |

LIMIT OF DISTURBANCE: 79,367 S.F. (1.82 AC.±)

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83 (2011)
VERTICAL - NAVD 1988



BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND SUSTAINABILITY

APPROVED FOR GRADING

DATE _____

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No. 21808
EXPIRATION DATE: 12/15/19

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE
APPROVED DEVELOPMENT PLAN.

CONSULTANT'S CERTIFICATION

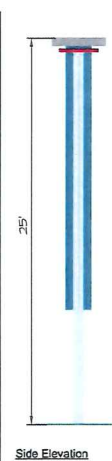
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

SIGNATURE	DATE
JUSTIN OTTENSMEYER, PROF. L.S.	2/8/08
PRINT NAME	MD LICENSE NO.

OWNER'S/DEVELOPER'S
CERTIFICATION-GRADING

I/WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND WITH THE REQUIREMENTS SPECIFIED IN ARTICLE 33, TITLE 5 OF THE BALTIMORE COUNTY CODE.

SIGNATURE OWNER/DEVELOPER	DATE
PRINT NAME	TITLE



37" 19'

ROYAL FARMS

CABINET: 6/40 ALUMINUM WITH ACRYLIC LETTER, ILLUMINATED WITH NEON
 INSTALLATION: WALL MOUNT, CONCRETE SCREWS AS SHOWN IN #2
 TOTAL SIGN SQUARE FOOTAGE: 37.09'

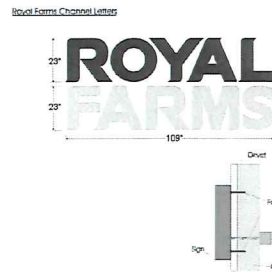
Diagram of a sign for "ROYAL FARMS". The sign is 2' wide and 4' high. The top section is white with "ROYAL" in blue and "FARMS" in green, with a blue arrow pointing right. The bottom section is solid blue. Dimensions are given in feet: 1.45' for the top section, .64' for the bottom section, and 1.125' for the total height.

16"4"

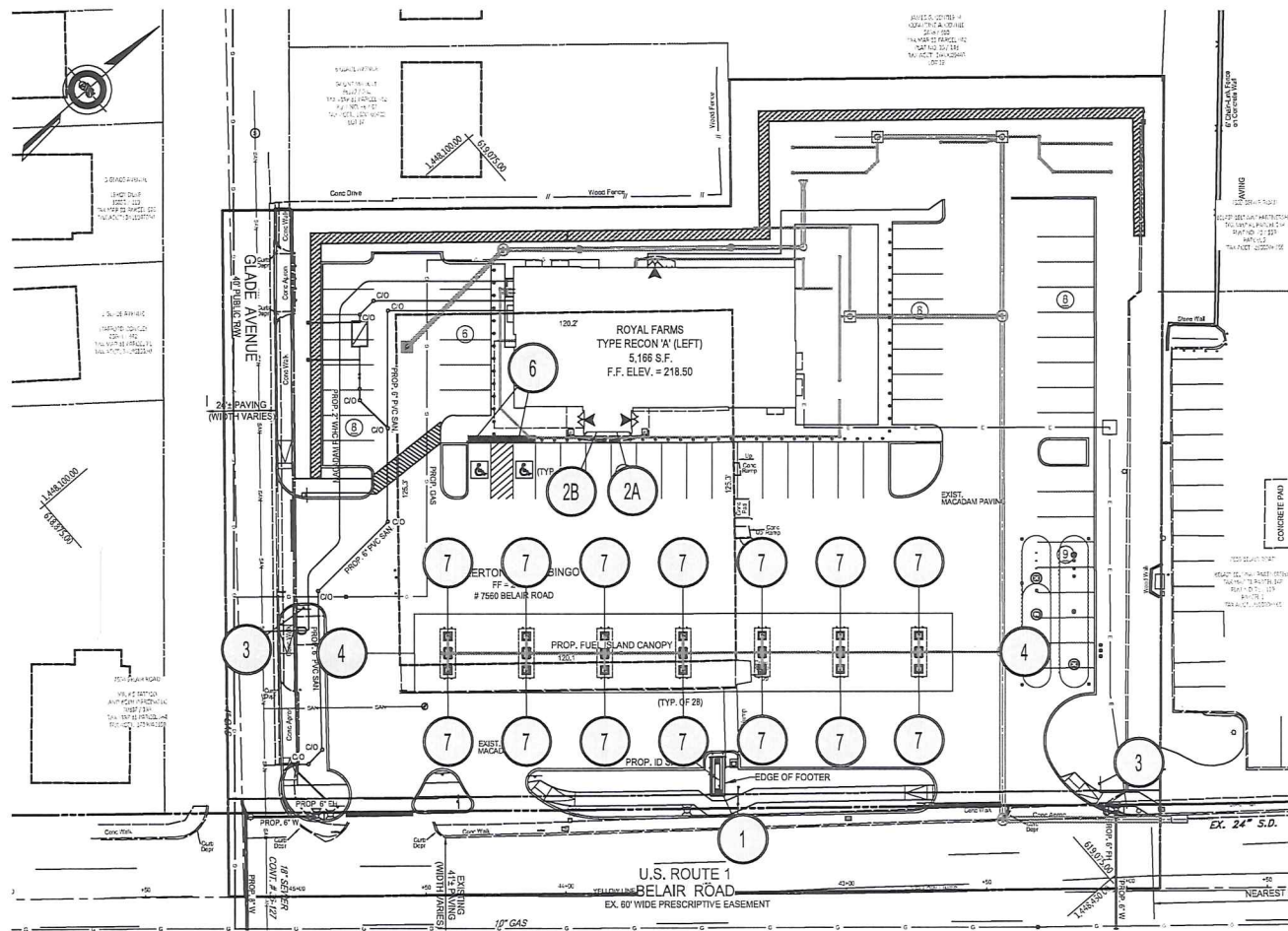
FRESH KITCHEN

FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYALCOT COPPER RED
NOTE: ONLY 'F' AND 'K' ARE UPPERCASE. ALL OTHER LETTERS LOWERCASE

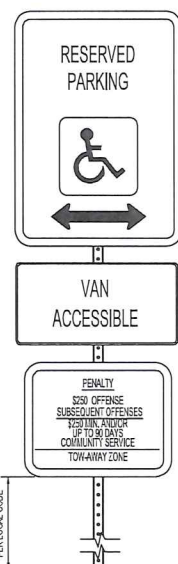
3 STANDARD DIRECTIONAL SIGN
NOT TO SCALE



4 CANOPY SIGNS



SIGN PLAN
NOT TO SCALE



LEGEND AND BORDER - GREEN
BACKGROUND - WHITE
SIGN SHALL BE R7-8 (12"x18")

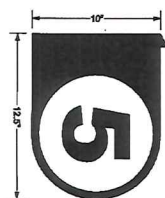
WHITE SYMBOL ON BLUE
BACKGROUND

WHERE APPLICABLE LEGEND -
GREEN
BACKGROUND - WHITE
(RETROFLECTIVE)
PROVIDE VAN ACCESSIBLE SIGN
R7-8a
(12"x6") WHERE REQUIRED

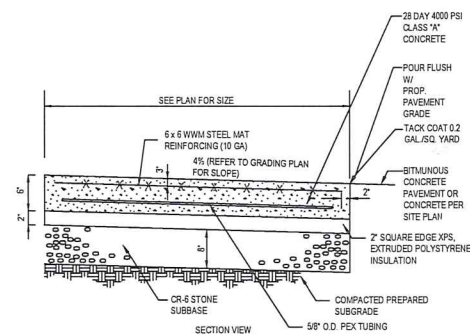
LEGEND - BLACK
BACKGROUND - WHITE
(REFLECTIVE)
SIGN SHALL BE R7-8P
(10"x12")

FINE VARIES PER JURISDICTION

BREAKAWAY POST



7 PUMP DESIGNATOR BLADE SIGN
NOT TO SCALE



NOTE:
1. ALL ON-SITE CONCRETE IS TO HAVE A TWO-PART DAYTON SEALER - J15/J35 APP
2. SCHEMATIC ONLY. STRUCTURAL DESIGN REQUIRED BY STRUCTURAL ENGINEER.
BOHLER ENGINEERING DOES NOT IMPLY CERTIFICATION OF ANY STRUCTURAL DESIGN OF
THIS DETAIL BY THE SIGNING OF THESE PLANS. BOHLER ENGINEERING SHALL BE HELD
HARMLESS IN THE EVENT OF STRUCTURAL FAILURE.

INSULATED 6" CONCRETE PAVEMENT
AT CAR WASH DE-ICING SYSTEM DETAIL
NOT TO SCALE

NOTE:

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

6 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83 (2011)
VERTICAL - NAVD 1988



OWNER:	DEVELOPER:
7560 BEL AIR ROAD LLC 678 REISTERSTOWN ROAD BALTIMORE MD, 21208	CLOVERLAND FARMS DARY / TWO FARMS INC. 3611 ROLAND AVENUE BALTIMORE, MD 21211 PHONE: 410-899-0220

DRAWING:

SITE DETAILS #3

PROJECT:

ROYAL FARMS STORE #257

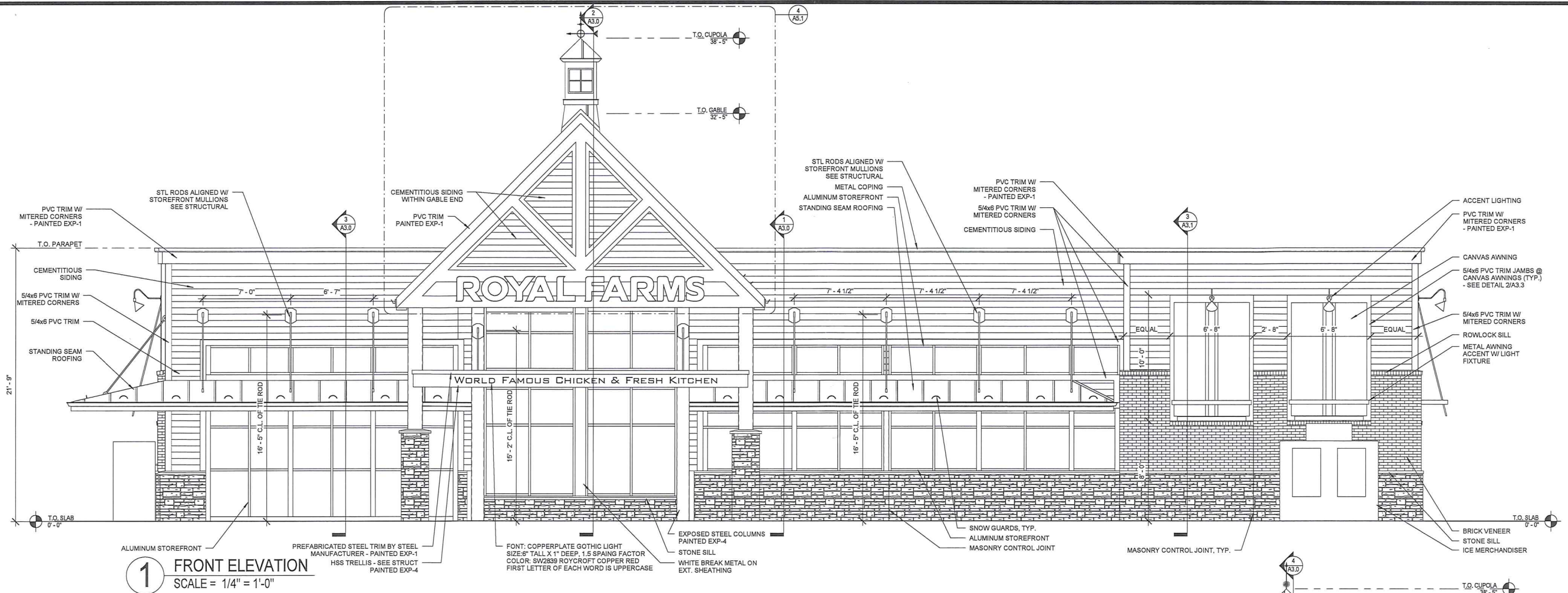
7560 BEL AIR ROAD
TAX MAP: 81

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14
PARCEL: 57
BALTIMORE COUNTY, MARYLAND

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

 ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION
 WATERBURY CORPORATE CAMPUS
 4922 MILLENNIUM DRIVE, SUITE 100
 BELCAMP, MD 21017
<http://www.gwsinc.com> Fax: (410) 287-2345

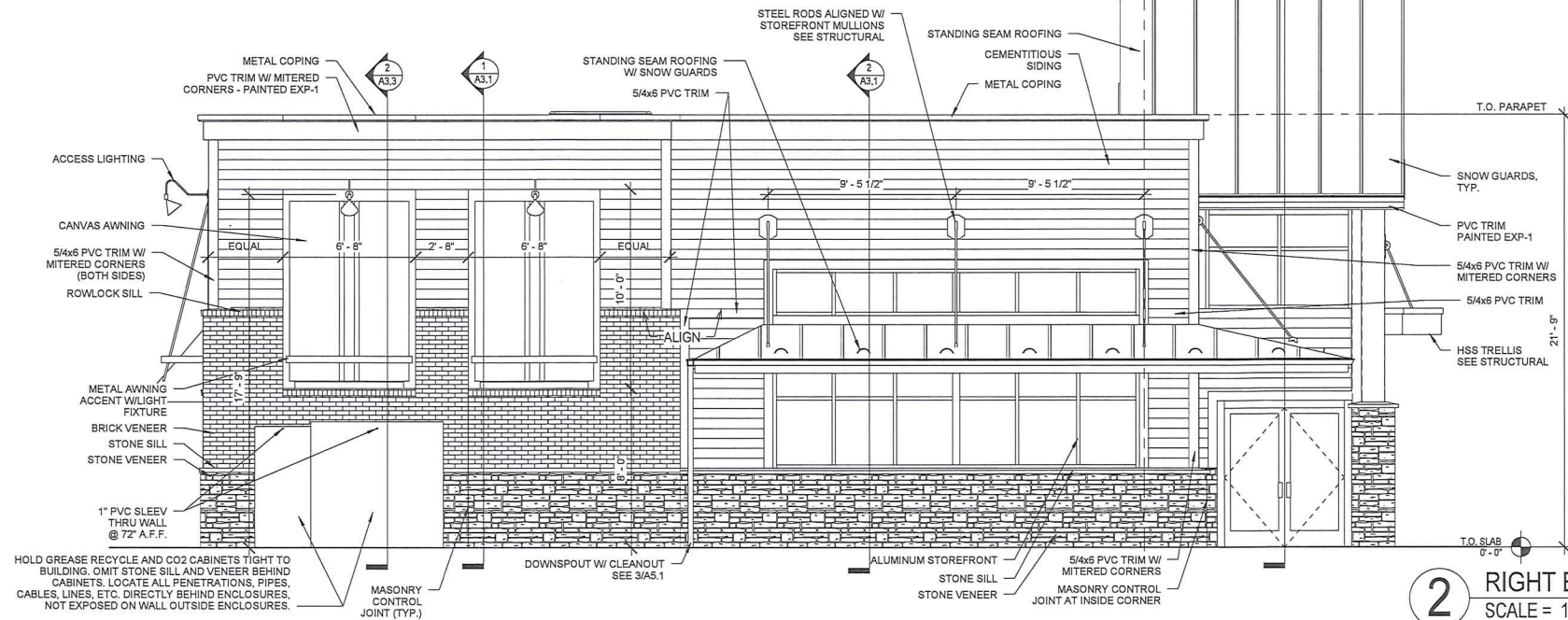
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly LICENSED PROFESSIONAL LAND SURVEYER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 21958 EXP. DATE: 12/15/2019	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DESIGNED BY:</td><td>JRO</td></tr> <tr><td>DRAWN BY:</td><td>JRO / TWH</td></tr> <tr><td>CHECKED BY:</td><td>CWC</td></tr> <tr><td>PROJECT NO.</td><td>11748</td></tr> <tr><td>DATE:</td><td>January 10, 2019</td></tr> <tr><td>SCALE:</td><td>NOT TO SCALE</td></tr> <tr> <td>DRAWING NUMBER:</td> <td>SHEET NUMBER:</td> </tr> <tr> <td style="font-size: 2em;">C-35</td> <td style="font-size: 2em;">35 OF --</td> </tr> </table>	DESIGNED BY:	JRO	DRAWN BY:	JRO / TWH	CHECKED BY:	CWC	PROJECT NO.	11748	DATE:	January 10, 2019	SCALE:	NOT TO SCALE	DRAWING NUMBER:	SHEET NUMBER:	C-35	35 OF --
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C-35	35 OF --																



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

NOTE:

1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
3. SEE SHEET A6.1 FOR EXTERIOR FINISH SCHEDULE.



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

RATCLIFFE
ARCHITECTS
1044 Stevenson Road
Baltimore, MD 21236
P: 410.484.1000 F: 410.484.1001

ROYAL FARMS

7560 Belair Road
Baltimore County, MD 21236
Store #257

ELEVATIONS

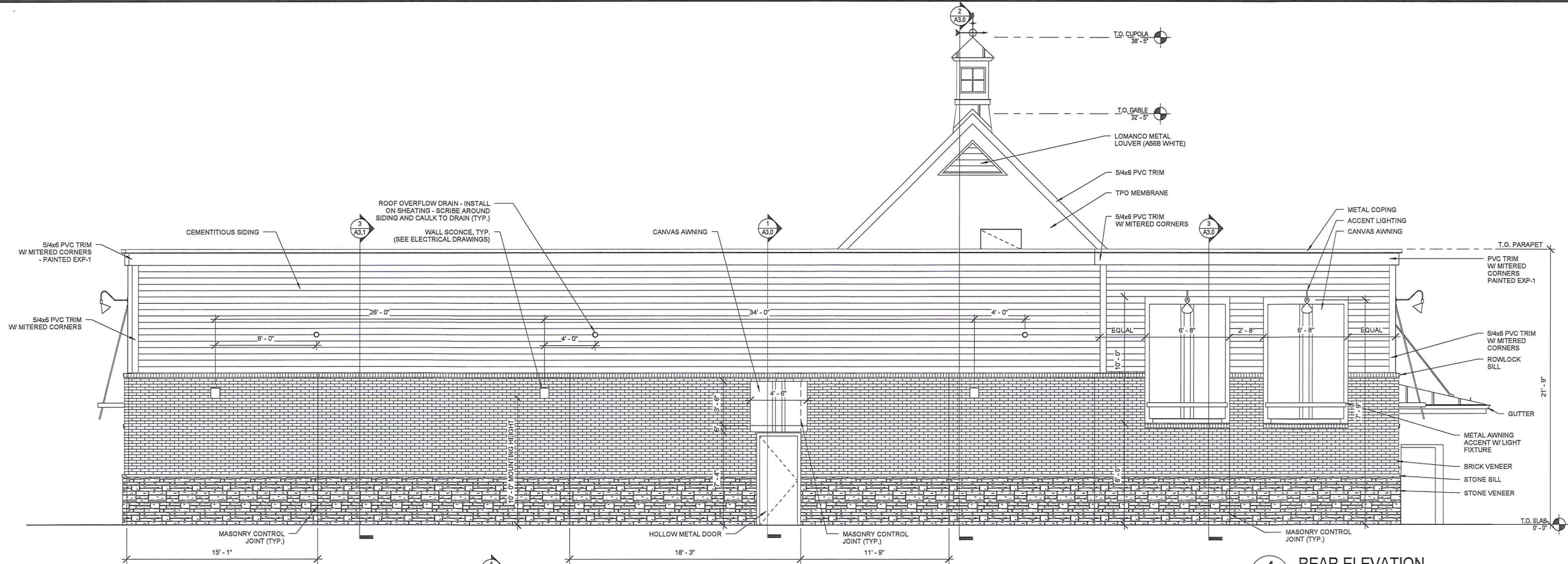
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1	01-03-18	PERMIT SET
2		CONSTRUCTION SET

SCALE 1/4" = 1'-0"

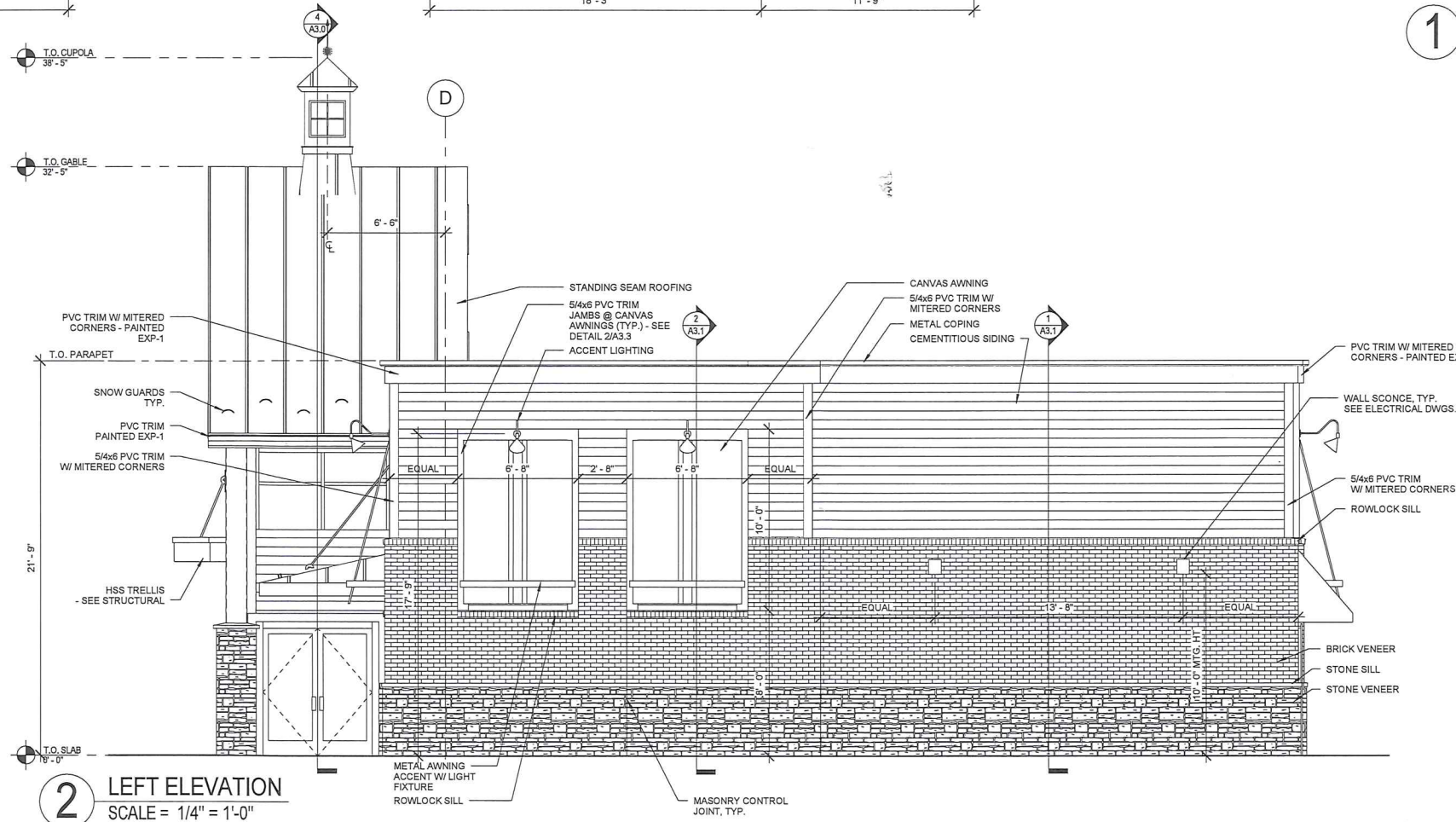
DRAWN BY RW

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A2.0



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



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

NOTE:

1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
3. SEE SHEET A6.1 FOR EXTERIOR FINISH SCHEDULE.

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ROYAL FARMS

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Store #257

ELEVATIONS

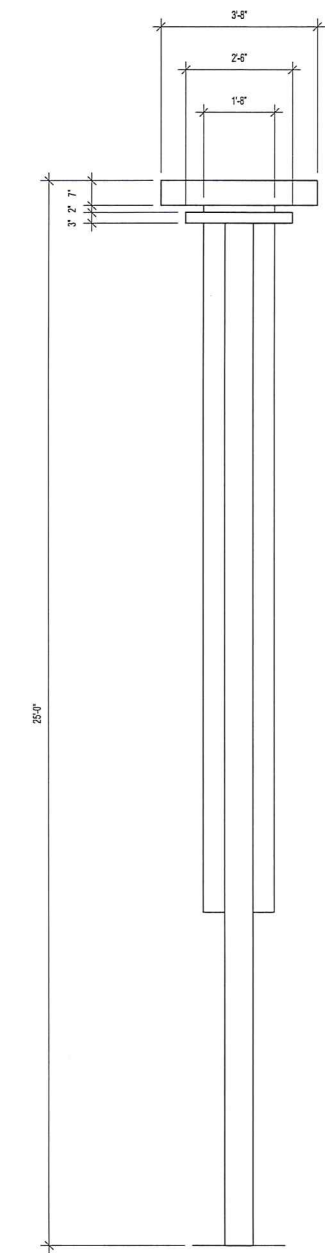
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	01-03-18	PERMIT SET
		CONSTRUCTION SET

SCALE 1/4" = 1'-0"

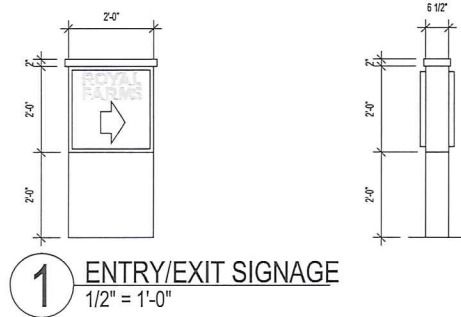
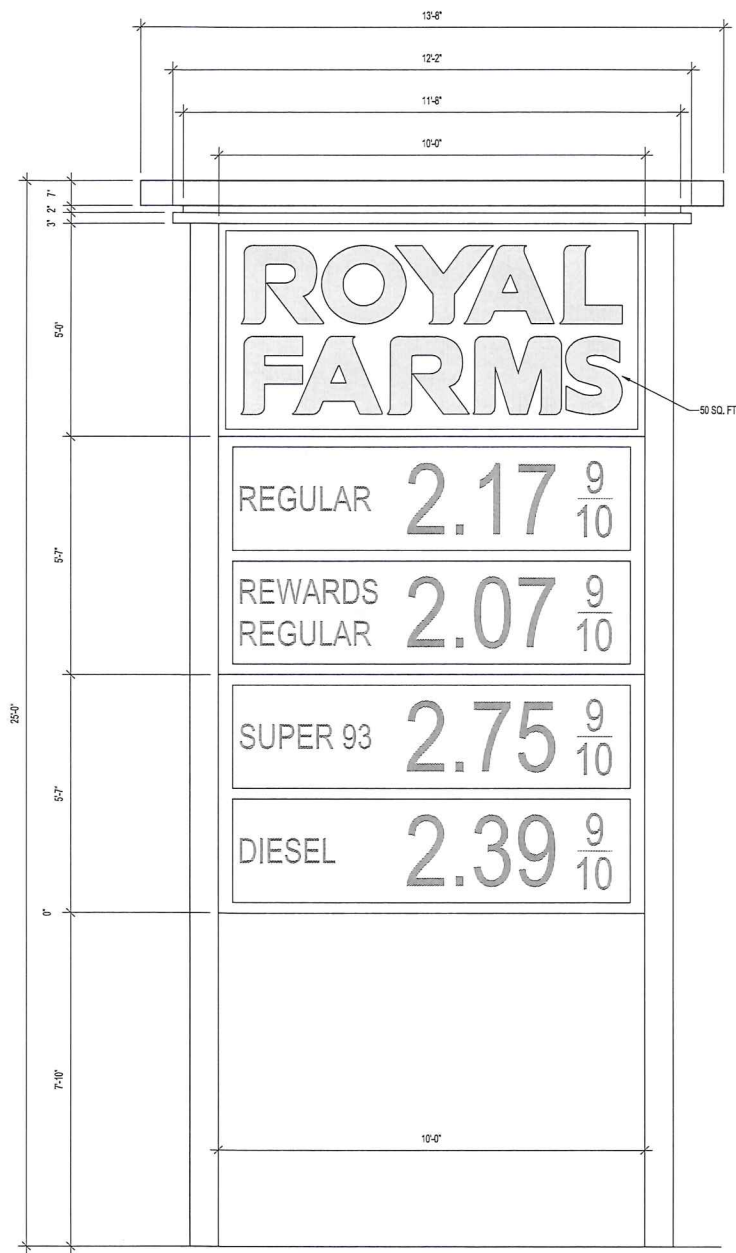
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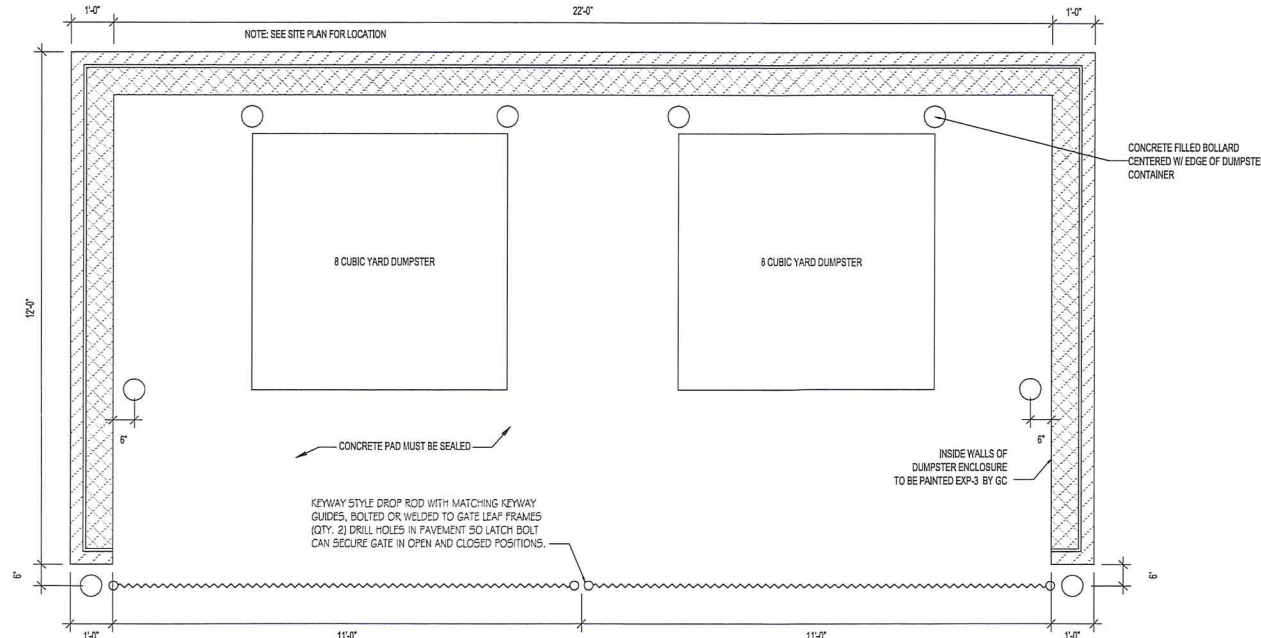
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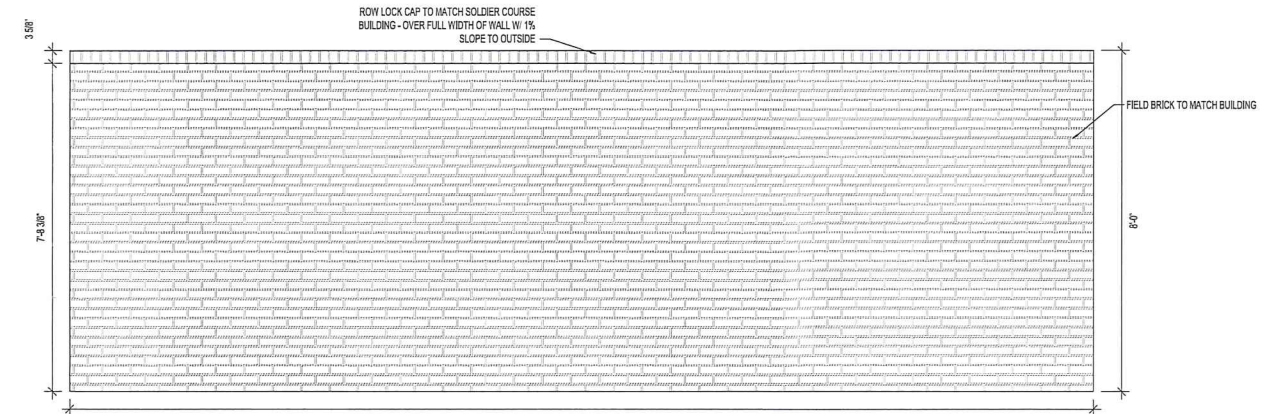
2 FUEL SIGN ELEVATION
1/2" = 1'-0"



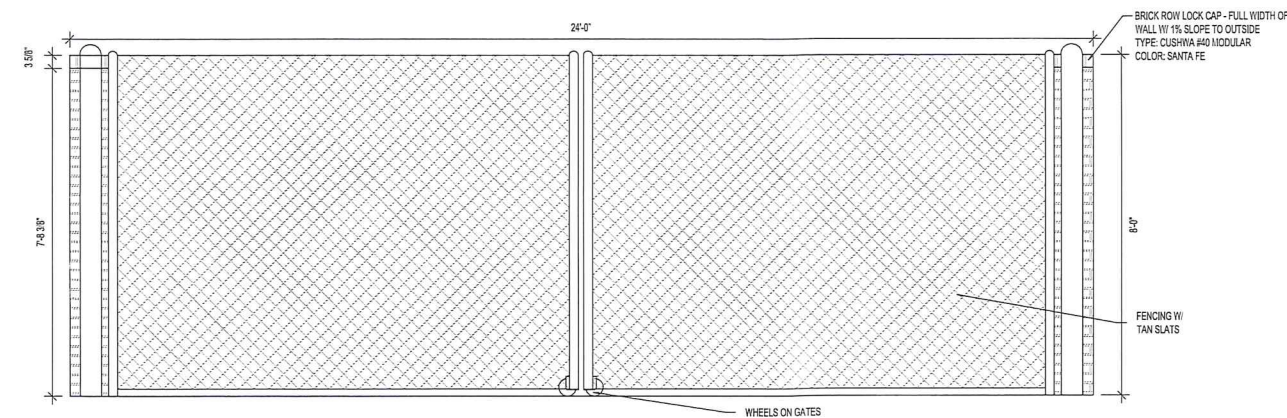
1 ENTRY/EXIT SIGNAGE
1/2" = 1'-0"



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



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



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

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ROYAL FARMS

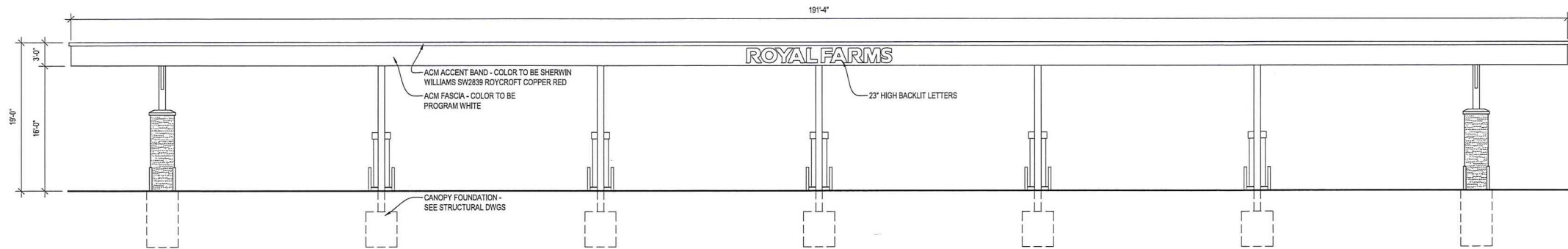
7560 BOWEN ROAD
BOWEN, MD 21236
SURF 0257

DUMPSTER ENCLOSURE & EXTERIOR SIGNAGE

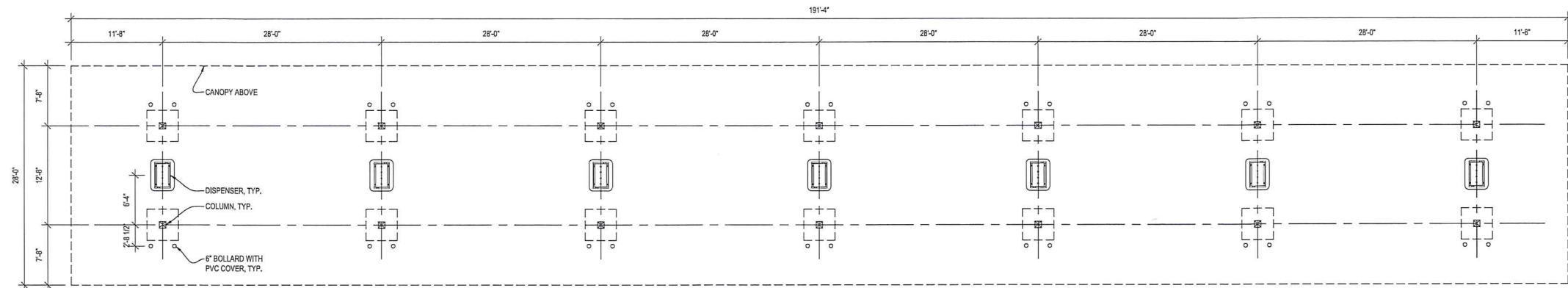
#	REVISED DATE	CONTENT
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		CONSTRUCTION SET

SCALE: NOTED
DRAWN BY: RW
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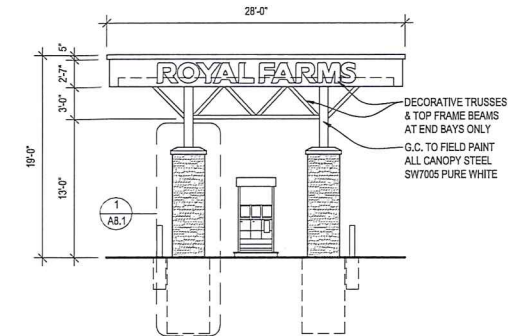
A7.0



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



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



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

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ROYAL FARMS

7560 BOWEN ROAD
BOWEN, MD 21236
SIR 257

FUEL CANOPY

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SCALE NOTED

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A8.0