



40-2019-0114-SJ

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

B _____
A 180777
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials _____

SIGN USE PERMIT

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

PROPERTY ADDRESS 1630 W. JOPPA RD, RUXTON ZIP CODE 21204
BUSINESS NAME ROYAL FARMS #008 ZONING CB
OWNER'S NAME LEONARD J SHADBAUGH PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 9701 MCKINSTRY MILL RD NEW WINDSOR MD 21776
APPLICANT/OWNER'S AGENT DAVID KARCESKY PHONE NO. _____
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410.761.6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 08 / 19 / 061360

☐ 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) 9 FEET
Size: 2'-8" feet x 5'-7" feet = 14.9 square feet Height: 9' feet (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front 5', sides 0' and 150', and rear 150'.

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):

PER LICENSE AGREEMENT WITH BALTIMORE COUNTY
MONUMENT SIGNAGE @ 14.9 SQ. FT (NO CHANGEABLE COPY)
see Council Bill No. 55-18 (BCZR § 50.4 Attachment L.5 (5)) 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 _____ Date 2/25/19 Print/Type Name DAVID KARCESKY

☒ Require Planning Signature _____ Date 2/25/19

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 Jeffrey Pulor Initials JNP Date 2/25/2019



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
3/22/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0819061360

Election District: 8

Owner Name(s): 1630 WEST JOPPA ROAD LLC

PDM #:

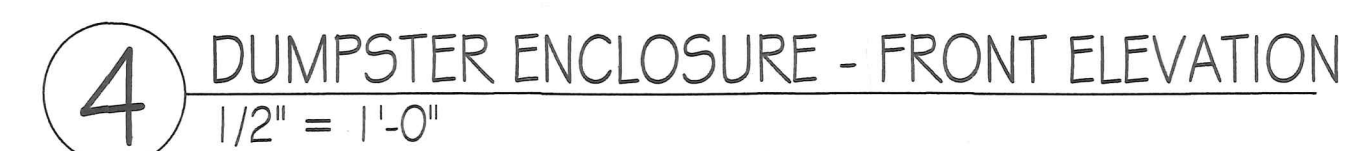
Address: 5 J SCHABDACH 9701 MCKINSTRY MILL ROAD
NEW WINDSOR, MD 21776

Zoning District(s): CB
DR 3.5

Premise Address: 1630 W JOPPA RD

Elevation Range: 250ft - 256ft

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
Contact Agency	Potential Overlay Issues													Initial & Date
	Growth Tier 1: Served by public sewer and inside URDL													
DEPS-Dev. Coord. Jefferson Building 4th Floor Phone: 410-887-3733	100 Year Flood Zone	X		X		X	X	X			X			
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review. 100 Year Flood Zone	X		X		X		X						
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. 100 Year Flood Zone	X	X	X		X	X			X	X	X		OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1989-0031-A; 2018-0185-SPH	X		X	X	X	X			X	X	X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X			X			



ROYAL FARMS

1628 WEST JOPPA ROAD
TOWSON, MARYLAND
STORE #008

PYLON SIGNAGE
 & DUMPSTER
 ENCLOSURE

[illegible]

SCALE	NOTED
DRAWN BY	STAFF

THESE DRAWINGS ARE PROTECTED UNDER THE
COPYRIGHT ACT OF 1976 AND SHALL NOT BE
REUSED WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT.

A7.0

DIMENSIONS
DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE GENERALLY OBTAINED FROM THE ARCHITECT AND ARE INCLUDED AS INFORMATION COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. GENERALLY, ARCHITECTURAL DIMENSIONS WILL GOVERN OVER STRUCTURAL DIMENSIONS. LAYOUT OF BUILDING FOUNDATIONS OR OTHER ITEMS MUST BE MADE USING THE DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS ONLY.

FOOTINGS OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISHED GRADE. A BEARING CAPACITY OF 2000 PSF, FOR FOOTING DESIGN, AND AN EQUIVALENT FLUID PRESSURE OF 50 PCF FOR RETAINING WALL DESIGN, HAS BEEN ASSUMED. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED ON PLAN, FOOTINGS SHALL BE INCREASED IN SIZE OR LOWERED AS DIRECTED BY THE STRUCTURAL ENGINEER. ELEVATIONS INDICATED ON PLAN ARE TO TOP OF FOOTINGS; ADJUST AS REQUIRED TO MEET MASONRY COURSE LINES. ALL FOOTINGS SHALL BE STEPPED AS REQUIRED TO PASS UNDER MECHANICAL PIPING, PROVIDE PIPE SLEEVES OF APPROPRIATE SIZE AND MATERIAL FOR ALL PIPES

THE PLACING OF COMPACTED FILL MATERIAL AND EQUIPMENT USED FOR COMPACTION SHALL BE SUPERVISED AND APPROVED BY A GEOTECHNICAL ENGINEER. ALL FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D 698.

1. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)
2. SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301)
3. DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 315)
4. MANUAL OF STANDARD PRACTICE (CRSI)
5. ACI DETAILING MANUAL (ACI 308.5F-05)
6. STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIAL (ACI 117)
7. CHEMICAL ADMIXTURES FOR CONCRETE (ACI 212.3)
8. HOT WEATHER CONCRETING (ACI 309)
9. COLD WEATHER CONCRETING (ACI 306)
10. STANDARD SPECIFICATIONS FOR CURING CONCRETE (ACI 308.1)
11. GUIDE TO FORMWORK FOR CONCRETE (ACI 347)

CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) AS FOLLOWS:
 1. PYLON FOUNDATION = 4500 PSI A/E, MAXIMUM W/C = 0.45
 DESIGN MIXES FOR CONCRETE REQUIRING 4,000 PSI COMPRESSIVE STRENGTH OR
 GREATER SHALL CONTAIN 100% PORTLAND CEMENT.

REINFORCED - ASTM A 615, GRADE 60 DEFORMED
WELDING WIRE FABRIC - ASTM A 105
SPRICE LAPS FOR ALL REINFORCING SHALL BE CLASS "B" SPlice.
REBAR - ASTM C 150, TYPE OR III
FLY ASH - ASTM C610, IF USED MAXIMUM 10% BY WEIGHT
GROUND GRANULATED BLAST FURNACE SLAKE: ASTM C684, MAXIMUM 10% BY WEIGHT
AGGREGATES - ASTM C 33 ACI 304, ACI 211I
COARSE AGGREGATE - SIZE #10
EXTERIOR CONCRETE SHALL BE AIR ENTRAINED 4%-6%,
ALL CONCRETE, EXCEPT CONCRETE USED FOR FOUNDATIONS, SHALL CONTAIN WATER-
REDUCING ADMIXTURE.
CONCRETE CONTRACTOR SHALL SUBMIT DESIGN MIX FOR ALL CLASSES OF CONCRETE
PRIOR TO PLACING ANY CONCRETE.

WORK SHALL COMPLY WITH ACI 308/ASCE 6 "SPECIFICATIONS FOR MASONRY STRUCTURES".

CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90.

CONCRETE MASONRY UNITS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI AND A MINIMUM PRISM STRENGTH OF $F_m = 1800$ PSI.

BRICK UNITS SHALL CONFORM TO ASTM SPECIFICATION C 216.

MORTAR SHALL CONFORM TO ASTM C 270, TYPE S.

ALL MORTAR JOINTS IN MASONRY WALLS (HORIZONTAL AND VERTICAL) SHALL BE FILLED 100% WITH MORTAR.

REINFORCED MASONRY WALLS SHALL HAVE CELLS FILLED SOLID WITH FEA GRAVEL CONCRETE IN FOUR COURSE MAXIMUM LIFTS. PROVIDE 10% FILL OF EACH COURSE OF CONCRETE TO INSURE WALL IS FILLED SOLID.

SPlice LAPS FOR MASONRY REINFORCEMENT SHALL BE 48 BAR DIAMETERS, UNLESS NOTED.

FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND AWS D1.1

WIDE FLANGE SHAPES, ASTM A992 (FY = 50 KSI)

TUBE STEEL, ASTM A 500, GRADE B (FY = 50 KSI)

PLATE BARS, ANGLE, CHANNEL, ASTM A566 (FY = 36 KSI)

STRUCTURAL BOLTS, ASTM A325, NUTS, ASTM A563, WASHERS, ASTM F436

WELDING ELECTRODES; E70XX

HIGH STRENGTH BOLTS, ASTM A 325

ANCHOR BOLTS, ASTM A 307

BASE PLATE AND BEARING PLATE GROUT, ASTM C1017, NON-METALLIC, NON-SHRINKING

GALVANIZING OF STRUCTURAL STEEL: ASTM A 123 AND ASTM A153 FOR HARDWARE (SURFACE PREPARATION PER SSPC, SP-6)

SPRINT COAT ALL STRUCTURAL STEEL WITH APPROVED PRIMER, UNLESS NOTED.

CONNECTIONS SHALL BE DESIGNED TO SUPPORT 50% BEM WEB SHEAR CAPACITY, PER AISC, UNLESS NOTED.

SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT/ENGINEERS REVIEW FOR THE FOLLOWING ITEMS:

1. CONCRETE REINFORCING STEEL
2. STRUCTURAL STEEL

THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ANY WORK FABRICATED OR INSTALLED INCORRECTLY DUE TO THE CONTRACTOR'S LACK OF VERIFICATION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

AN INDEPENDENT INSPECTION AGENCY, SHALL BE RETAINED AND PAID FOR BY THE OWNER TO INSPECT/MONITOR/TEST THE ITEMS LISTED BELOW. INSPECTION AGENCY SHALL COMPLY AND PERFORM INSPECTION IN ACCORDANCE WITH THE REQUIREMENTS OF IBC "CHAPTER 17, STRUCTURAL TESTS AND SPECIAL INSPECTION."

1. EARTHWORK OPERATIONS INCLUDING VERIFICATION OF SOIL BEARING CAPACITY
2. CAST IN PLACE CONCRETE
3. STRUCTURAL STEEL

THIS SIGNAGE HAS BEEN DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS GOVERNING CODES:

INTERNATIONAL BUILDING CODE (IBC 2015)
MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (ASCE 7-10)

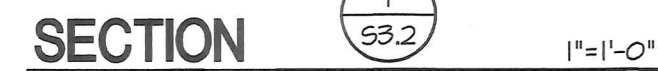
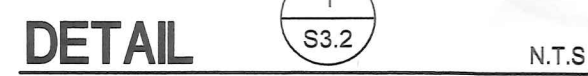
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
MAXIMUM COMPONENTS & CLADDING WIND PRESSURE = 26 PSF

EXPOSURE	=B
WIND IMPORTANCE FACTOR	=1.0

EARTHQUAKE DESIGN DATA:
SEISMIC OCCUPANCY CATEGORY
ASSUMED SITE CLASS

SPECTRAL RESPONSE ACCELERATION, $S_s = 0.16g$
 $S_I = 0.051g$

SEISMIC IMPORTANCE FACTOR = 1.0



"Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 36655, Expiration Date: 06-07-2019."

Smita J. Patel
Date

RATCLIFFE
ARCHITECTS

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410.404.2040 • Fax: 410.404.2040 • info@stevensonoffices.com

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Baltimore, Maryland 21214
Telephone: (410) 254-7500
Facsimile: (410) 254-7100

ROYAL EARRINGS

1628 WEST JOPPA ROAD
TOWSON, MARYLAND
STORE #008

PYLON SIGNAGE & DUMPSTER ENCLOSURE

TITLE BLOCK KEY	REVISED = ☐
	NOT REVISED = ☐

#	REVISED DATE	CONTENT
	08-10-18	PERMIT SET
	08-22-18	CONSTRUCTION SET
△	08-31-18	BID ADDENDUM I

[illegible]

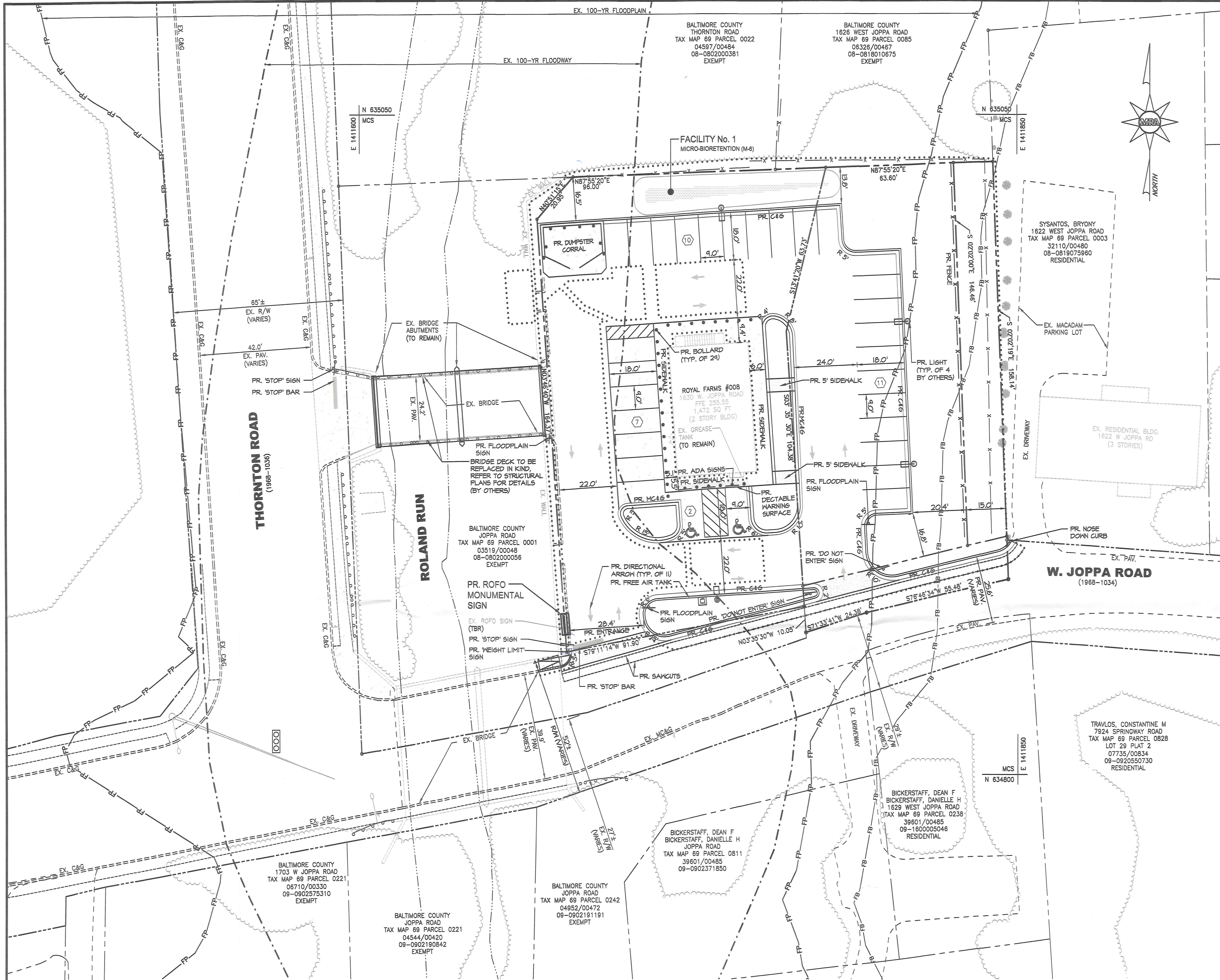
SCALE AS NOTED

DRAWN BY S. PATEL

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COPYRIGHT ACT OF 1976 AND SHALL NOT BE
REUSED WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT.

S3.2





ZONING HISTORY

ZONING CASE NUMBER 1889-0031-A - TO PERMIT A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 20 FEET. AUGUST 16, 1988 THE PETITION FOR A ZONING VARIANCE WAS DISMISSED WITHOUT PREJUDICE.

DRC NO. 2018-00143 - A PARKING LOT EXPANSION WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(c)(1)(i), DATED DECEMBER 5, 2018.

ZONING CASE NUMBER 2018-0185-SPH - TO APPROVE A WAIVER TO PERMIT THE REDEVELOPMENT OF THE PORTION OF THE SITE IN A RIVERINE FLOODPLAIN AND TO ALLOW GRADING, PAVING, UTILITIES AND OTHER SITE WORK AND RELATED PARKING AND ROAD IMPROVEMENTS WITHIN THE FLOODPLAIN, GRANTED ON MARCH 13, 2018. A PLAN SHOWING REVISED PARKING SPACES WAS RECONSIDERED AND GRANTED ON APRIL 13, 2018.

COMMERCIAL PERMIT HISTORY

#1628 W. JOPPA ROAD
PERMIT #B651411
PERMIT #B649465
TYPE: SIGN
TYPE: TANK 1,800 GALLON ABOVE GROUND (PROPANE)

#1630 W. JOPPA ROAD
PERMIT #B306330
PERMIT #B337832
PERMIT #B339690
PERMIT #B521388
PERMIT #B338510
PERMIT #B542998
TYPE: INTERIOR ALTERATIONS
TYPE: 14"x14" WALL MOUNTED SIGN
TYPE: ADD 3 FALSE DORMERS & ENTRANCE OVERHANG TO FRONT OF EX. STORE
TYPE: INTERIOR ALTERATIONS
TYPE: DEMO EXTERIOR VALANCES, STRUCTURAL CHIMNEY, & PAINT EXTERIOR
TYPE: INSTALL CANOPY AT FRONT OF EXISTING BUILDING

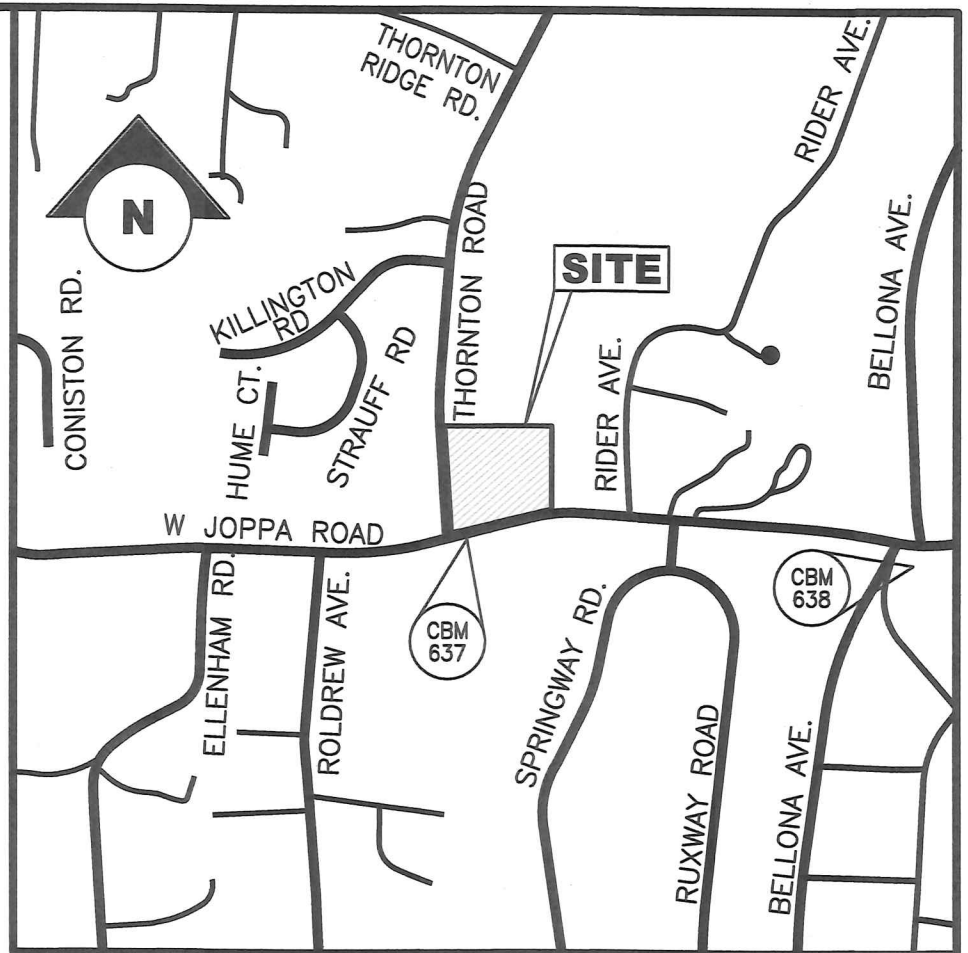
PLAN

SCALE: 1" = 20'



GENERAL NOTES

- PROPERTY INFORMATION:
PROPERTY ADDRESS: 1630 W. JOPPA ROAD (PARCEL 1145)
1628 W. JOPPA ROAD (PARCEL 0002)
TOWSON, MD 21204
- A. SITE AREA:
PARCEL 1145 = 16,552 SF OR 0.38 AC.±
PARCEL 0002 = 11,857 SF OR 0.27 AC.±
GROSS = 28,409 SF OR 0.65 AC.±
- B. ELECTION DISTRICT:
COUNCILMANIC DISTRICT: 2
C. CENSUS TRACT:
TAX MAP: 26 G5
TAX ACCOUNT NO.: 4087.02
#1630 - 0819061360 (PARCEL 1145)
#1628 - 0811017460 (PARCEL 0002)
#1630 - 37392/137
#1628 - 36950/387
- D. DEED REFERENCES:
CB (COMMUNITY BUSINESS)
DR 3.5 (DENSITY RESIDENTIAL)
- ZONING:
ZONING MAP / GIS TILE NO.: 06981
- FLOOR AREA RATIO:
PERMITTED = 0.33
TOTAL BUILDING AREA: 1,472 S.F.
PROVIDED = 0.05 (1,472 S.F. / 28,409 S.F.)
- EXISTING LAND USE:
COMMERCIAL - CONVENIENCE STORE (PARCEL 1145)
RESIDENTIAL - EXISTING HOUSE (PARCEL 0002)
- PROPOSED LAND USE:
COMMERCIAL - CONVENIENCE STORE (NO CHANGE)
RESIDENTIAL - REMOVAL OF EXISTING DWELLING
- PARKING REQUIRED:
PARKING PROVIDED: 8 SPACES (5 SPACES/1000 S.F. GROSS FLOOR AREA)
30 SPACES
- CB ZONE SETBACKS (SECTION 229.6):
FROM PROPERTY LINE
FRONT 25'
REAR OR SIDE (RESIDENTIAL) 20'
REAR OR SIDE (NON-RESIDENTIAL) 10'
- EXISTING BUILDING HEIGHT: 35' 25'
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THIS SITE IS LOCATED IN THE JONES FALLS WATERSHED.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001002245F). THE SITE IS WITHIN THE 100-YR FLOODPLAIN LIMITS AS DELINEATED IN THE HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS, DATE FEBRUARY 2014.
- THE SITE IS LOCATED IN AN AREA OF CONCERN FOR BASIC SEWER SERVICES. THE SITE IS NOT LOCATED WITHIN A FAILED BASIC SERVICE AREA FOR TRANSPORTATION OR WATER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- HOURS FOR EXISTING CONVENIENCE STORE: 5 AM - 12 AM / 7 DAYS PER WEEK.



VICINITY MAP

SCALE: 1"=500'

BENCHMARKS

CBM637
ELEV. 256.93
BRASS DISK IS LOCATED ON WEST END OF THE CONCRETE HEAD WALL ON THE SOUTH SIDE OF W. JOPPA RD.

CBM638
ELEV. 306.32
RR SPIKE IS LOCATED ON W. JOPPA RD AND BELLONA AVE. SOUTH OF THE GUARD RAIL IN NORTH SIDE OF THE POLE 0.5' ABOVE GROUND LEVEL.

LEGEND

- EXISTING
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT-OF-WAY LINE
 - EX. BUILDING
 - EX. WALL
 - EX. CURB
 - EX. EDGE OF PAVEMENT
 - EX. CONCRETE
 - EX. METAL FENCE
 - EX. TREES/SHRUBS
 - EX. WOODS LINE
 - EX. STREAM
 - EX. 100-YR FLOODPLAIN
 - EX. 100-YR FLOODPLAIN
 - EX. FOREST BUFFER
- PROPOSED
- PR. LIMITS OF DISTURBANCE
 - PR. PROPERTY LINE
 - PR. RIGHT-OF-WAY LINE
 - PR. CURB & GUTTER
 - PR. CONCRETE
 - PR. FENCE
 - PR. SIGN
 - PR. BOLLARD
 - PR. ESD FACILITY
 - PR. RIPRAP
 - PR. LIGHTING FIXTURE

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
VERTICAL NAVD 88



Know what's
before you dig.

PROTECT YOURSELF, ONE THING
WORKING DATE NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPROPRIATE.

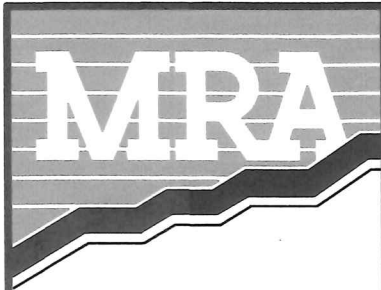
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION
SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED.
THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND
UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS
APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO
VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF
DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN
ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE
REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO
BEGINNING WORK.

FOREST BUFFER VARIANCE NOTE

A VARIANCE FROM THE LAW FOR THE PROTECTION OF WATER
QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WAS GRANTED BY
THE BALTIMORE COUNTY EPS ON NOVEMBER 8, 2017. THIS
VARIANCE ALLOWED PERMANENT IMPACT TO 837 SQUARE FEET OF
FOREST BUFFER FOR ADDITIONAL PARKING AND TRAFFIC
IMPROVEMENTS TO THE ROYAL FARMS STORE. CONDITIONS WERE
PLACED ON THIS APPROVAL TO REDUCE THE WATER QUALITY IMPACTS
INCLUDING THE PURCHASE OF 837 SQUARE FEET OF MITIGATION
CREDIT AT A FOREST BUFFER MITIGATION BANK.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 38291 EXPIRATION DATE: 01/13/2020.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21206

FAX (410) 821-1690

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ROYAL FARMS STORE #008

1628-1630 WEST JOPPA ROAD

PLAN TO ACCOMPANY BUILDING PERMIT
FOR
PROPOSED MONUMENTAL SIGN

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 2ND COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	18850x01
		SCALE:	AS SHOWN
		DATE:	09/04/2018
		DRAWN BY:	DTP
		DESIGN BY:	THS
		REVIEW BY:	THIS
		SHEET:	01 OF 01