

UP-2019-0275-SI



\$200

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

USE PERMIT RECEIPT # 191955

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C. Initials: [Signature]

SIGN USE PERMIT

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

PROPERTY ADDRESS 7301 BETHLEHEM BLVD, PARCEL 318 ZIP CODE 21219 BUSINESS NAME ROYAL FARMS #345 ZONING MH-1M (PROP-PERPU) OWNER'S NAME TRADEPOINT ATLANTIC PHONE NO. HISTORIC DISTRICT Yes No MAILING ADDRESS 1600 SPARROWS POINT, BALTIMORE MD 21219 APPLICANT/OWNER'S AGENT BRUNNELLY CZIANKOSKI ARCHITECTS PHONE NO. 410 484 7010 SIGN COMPANY NAME PHONE NO. TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 150170174000

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 = 190 square feet Height: feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 5'5" sides 17'8" and 10'5" and rear 42'8" 44'4" 16'1" 46'10" 4'5"

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- 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 TWO 'ROYAL FARMS' GAS PRICE PYLON SIGNS DOUBLE SIDED SIGN SQ. FT. = 50 S.F. CORNER LOT? [checked]

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] Date 12/19/19 Print/Type Name BRUNNELLY CZIANKOSKI

Require Planning Signature N/A Date

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

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY) Signature [Signature] Initials RJ Date 12/19/19

Baltimore County Government
Department of Permits Approvals and Inspections
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

January 12, 2018

Bohler Engineering
Mr. Michael Gesell
901 Dulaney Valley Road Suite 801
Towson, MD 21204

RE: Tradepoint Atlantic Royal Farms
2001 Wharf Road
Tracking Number: DRC-2017-00196
DRC Number: 010918E; Dist. 15C7

Dear Mr. Gesell:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code, and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on January 2, 2018, 2017, and made the following recommendations:

The DRC has determined, your project provisionally meets the requirements of a **limited exemption** under Section 32-4-106(a)(1)(vi).

Now that you have received this limited exemption, please proceed with building permit application.

Bohler Engineering
Tradepoint Atlantic Royal Farms
January 12, 2018
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

Please note that compliance with subtitles 3, 4 and 5 of Title 4, Article 32, Baltimore County Code, is required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

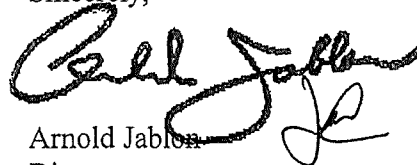
Herein find a Zoning Review Hearing Checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications. Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 12th day of January 2018, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permit that may be required for this project, your application will be processed subject to the conditions set forth above, and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to the permit approval. For further information, contact Richard A. Zeller at 410-229-2332.

Sincerely,



Arnold Jablon
Director

AJ: JMC:dak

C: File

Richard A. Zeller
Venable, LLP; Christopher D. Mudd
Tradepoint, Development LLC; 1600 Sparrows Point Boulevard; Baltimore, MD 21219

Visit the County's Website at www.baltimorecountymd.gov

Pt. Bk./Folio # C031846
Pt. Bk. 0000031, Folio 0846

111A1

7800

2005

2005

2005

OXYGEN PLANT RD

111B1

RAMP

2001

I 695

I 695

BETHLEHEM BLVD

I 695

I 695

SE 6-G

BETHLEHEM BLVD

16 ED

MH IM

7001

RAMP

7301

7 CD

COLD MILL RD

2019-0365-A

2018-0365-A

WAREHOUSE RD

111A2

2006-0170-SPHX

2006-0170-SPHX

Pt. Bk./Folio # C031784
Pt. Bk. 0000031, Folio 0783

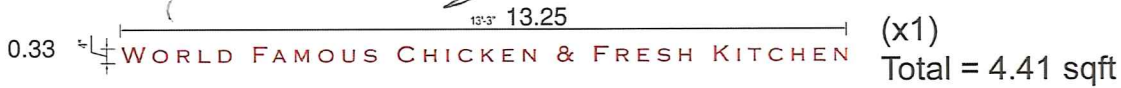
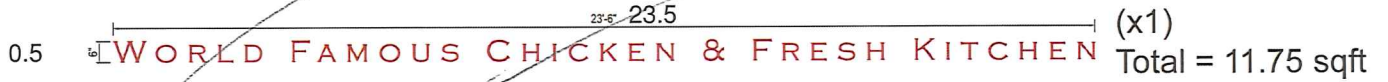
SE 7-G

1700

111B2

RFS #345 - Proposed Signage

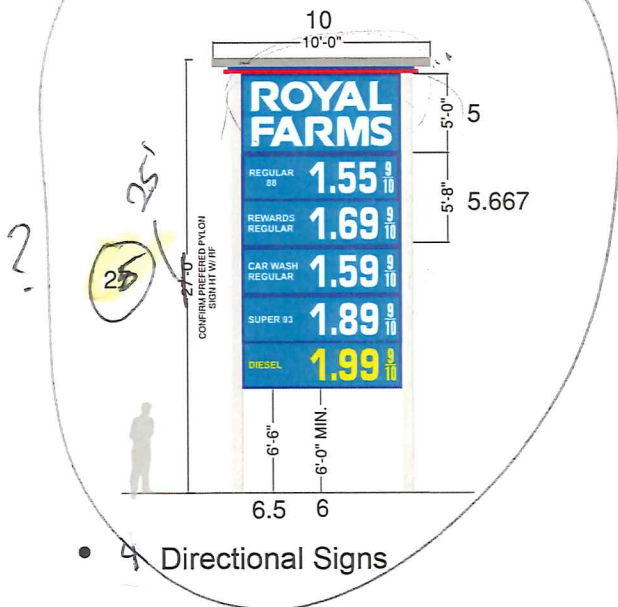
- 4 no. Signs to be located on convenience store



- 3 no. Building Signs on Fuel Canopy



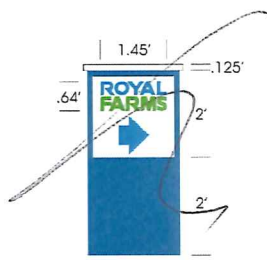
- 2 Pylon Signs



- "Royal Farms" = 50 sqft
- "Regular 88" = 28 sqft
- "Rewards Regular" = 28 sqft
- "Car Wash Regular" = 28 sqft
- "Super 93" = 28 sqft
- "Diesel" = 28 sqft

Total = 190 sqft

- 4 Directional Signs



- (x4) Total = 4 sqft
- "Royal Farms" =
- $0.64' \times 1.45' = 0.928'$
- $0.928' / 8' = 0.116 \times 100\% =$
- 11.6% of total sqft
- (X4) Total = 4 sqft



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
11/14/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **1502024000**

Election District: **15**

Owner Name(s): TRADEPOINT ATLANTIC LLC
Address: 1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
Premise Address: SPARROWS POINT BLVD

PDM #:
Zoning District(s): MH IM
DR 5.5
Elevation Range: 8ft - 18ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alls.	Add / Ext. Alls.	Piers/Pillings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment									
Contact Agency	Potential Overlay Issues																						
Code Enforcement	Open Code Enforcement Actions: Do NOT Issue Permit																						
	Growth Tier 1: Served by public sewer and inside URDL																						
	<table border="1"> <thead> <tr> <th>Case#</th> <th>Type</th> <th>Action Status</th> </tr> </thead> <tbody> <tr> <td>CE1800040</td> <td>Electrical</td> <td>Inspection Scheduled</td> </tr> <tr> <td>CG1700087</td> <td>Grading</td> <td>Monitor</td> </tr> </tbody> </table>	Case#	Type	Action Status	CE1800040	Electrical	Inspection Scheduled	CG1700087	Grading	Monitor	<p><i>TC, 11/15/19</i> <i>EIBC.</i></p>												<p><i>JWP</i> <i>11/14/19</i> <i>OK To FILE</i></p>
Case#	Type	Action Status																					
CE1800040	Electrical	Inspection Scheduled																					
CG1700087	Grading	Monitor																					
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100																							
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X	X	X	X	X	X	X					X										
	100 Year Flood Zone	X	X			X	X	X					X										
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.																						
	Chesapeake Bay Critical Area	X	X			X		X						<i>JWP</i> <i>11/14/19</i> <i>OK To FILE</i>									
	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									
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X			X												

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C



Application is hereby made to the electrical inspection division to install the equipment listed below

BALTIMORE COUNTY MARYLAND
 DEPARTMENT OF PERMITS, APPROVALS, & INSPECTIONS
 Towson, Maryland 21204

BUILDING ADDRESS RFS 345 - 7300 BETHLEHEM BLVD, BALTIMORE MD 21219

Map Coordinates District
 4941-H1 15

IDENTIFICATION	Name	Address	City	State	Zip	Phone #
Property Owner	Tradepoint Atlantic - 1600 Sparrows Point. Baltimore. MD 21219					
Tenant	Royal Farms #345					

APPLICANTS AFFIDAVIT OF LICENSEE – It is explicitly understood that any permit issued pursuant to this application is conditioned upon full compliance by the applicant with all provisions of the State and County Regulations. If the permit is granted, and any of the foregoing provisions are not fully complied with, service will be withheld, even though the permit has previously been issued. "I do solemnly declare and affirm, under the penalties of perjury, that the contents of the foregoing application are true and correct."

Company Clinton Electric Co Phone # 410-453-9800
 License Holder Michael Watt License # MG10702
 Signature Michael Watt Date 11/14/19

EXISTING AND PROPOSED STRUCTURE USE
 Commercial Residential

INSTALLATION
 New Renovation Addition Replacement

BRIEF DESCRIPTION OF WORK:

- Install 4 Wall signs on Convenience store;
- Install 2 Wall signs on Gas Fuel Canopy;
- Install 1 Wall sign on Diesel Fuel Canopy;
- Install 2 Freestanding Pylon Signs
- Install 4 Freestanding Directional Signs

BGE WORK ORDER #

SERVICES: LIST EACH SERVICE METER BY AMPS (A), VOLTS (V), AND PHASE (PH)

() A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,
 () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,

TOTAL SERVICE AMPS 1 PH () TOTAL SERVICE AMPS 3 PH ()

DEVICES: LIST THE NUMBER OF EACH TYPE OF DEVICE TO BE INSTALLED (includes CU/AL repair)

Light Fixtures() Switches() Receptacles() CATV() Phone() Sm. Detect.() Ceil Fan()
 Control Device() Sensors() Other (list type in description above)(13)

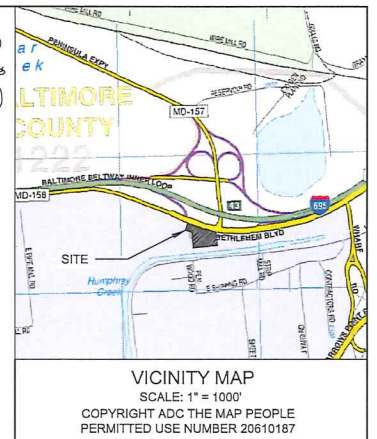
EQUIPMENT: LIST THE NUMBER OF EACH PIECE OF FIXED (HARD WIRED) EQUIPMENT TO BE INSTALLED

Space Heating() Cooling() Subpanels() Motors() Generators() Transfer Switches()
 Cooking Appliances() Transformers() Refrigeration() Light Poles () Dishwashers() Disposals ()
 Electric Vehicle Chargers() Compressors() Water Heaters () Other (list type in description above)()

OTHER: CHECK TO INDICATE IF ONE OR MORE OF THE FOLLOWING IS TO BE INSTALLED:

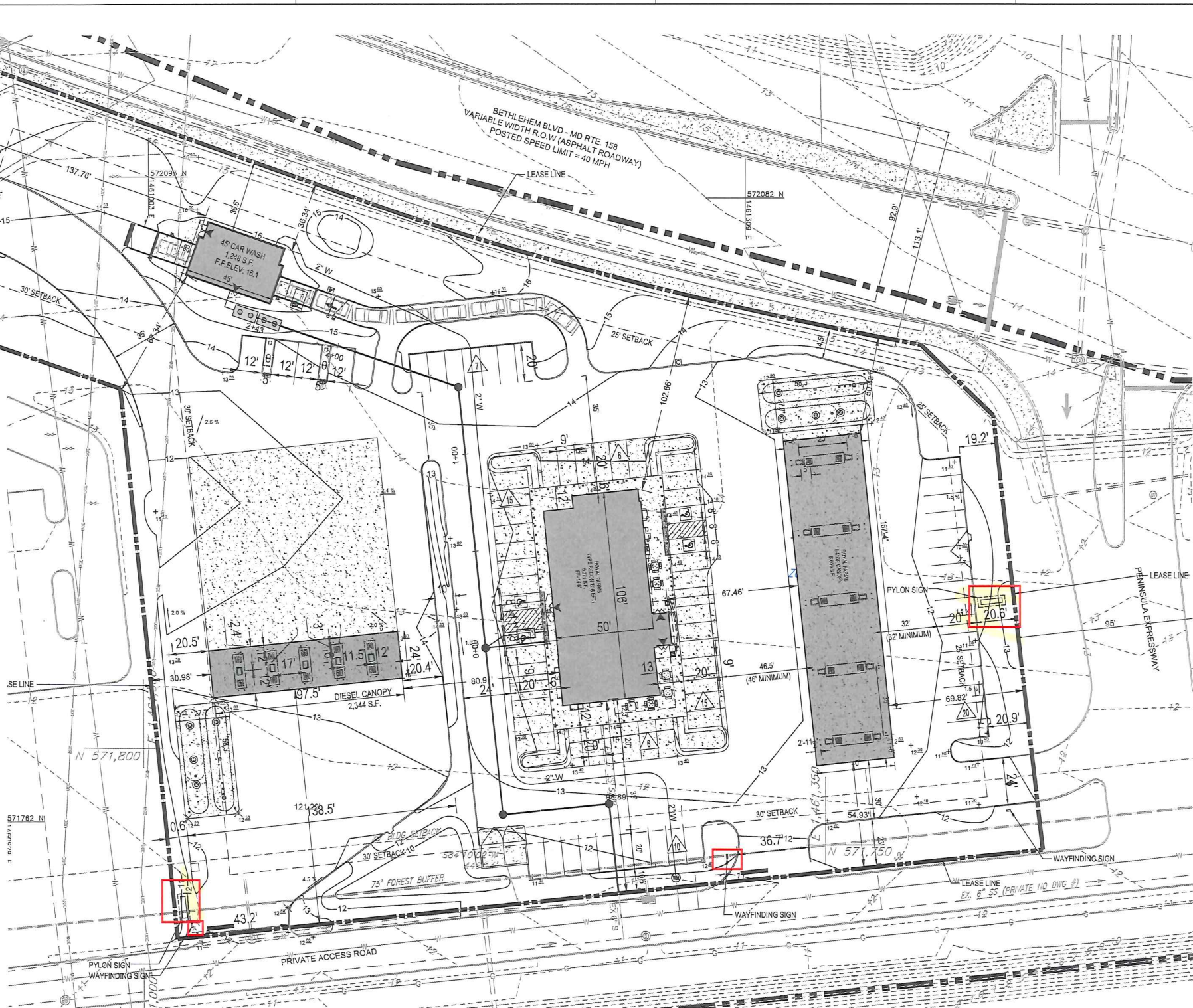
Swimming Pool Geothermal System Solar PV System Sign Elevator Carnival Meter Stack Trailer
 Other (list type in description above)

It is the responsibility of the licensee to verify the permit information prior to any inspections. A fee will be charged for any amendments made to the permit which were not on this application. Solar PV Installations require a separate packet which is available on our website (www.baltimorecountymd.gov/Agencies/permits/pdm_elecinspec). Baltimore County currently uses the most recent edition of the ADC Baltimore County map book for finding Map Coordinates. Protect your license. Do not put this permit on display.



GENERAL NOTES

- PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
- PARCEL(S): P318
- TAX ACCOUNT NUMBER: 150202400
- ACREAGE: ±3.68 AC
SQUARE FOOTAGE: ±160,553 SF
GROSS AREA: ±160,553 SF / ±3.68 AC
PROPOSED ROW DEDICATION: 0 SF / 0 AC
PROPOSED NET AREA: ±160,553 SF / ±3.68 AC
- DEED REFERENCE: 35478-379
- TAX MAP: 111
- CENSUS TRACT NUMBER: 45240
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDGEMERE COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100555G, DATED MAY 5, 2014.
- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402 OF THE BCZR.
- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TILE NUMBER: 111A2
- ZONING HISTORY CASE NO: NONE
- CURRENT ZONING - MH-1M (MANUFACTURING, HEAVY)
- PROPOSED ZONING - PER PUD
- SETBACKS:
PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
SIDE = 30' MIN.
REAR = 30' MIN.
PER SPECIAL REGULATION - FUEL SERVICE STATIONS
MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: OPEN AREA
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 32.33'
ROLL-OVER CAR WASH = 15.38'
GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY PROPOSED PUBLIC WATER AND SEWER:
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
CONVENIENCE STORE = 2,601 SF
RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
SERVICE STATION USE = 705 SF
ROLL-OVER CAR WASH = 1,248 SF
- FLOOR AREA RATIO: 6.819 SF / 160,553 SF = 0.41 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR COMBINATION USES:
20 FUELING STATIONS @ 1500 SF / EACH = 30,000 SF
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 SF = 1000 SF
4 x 2,601 = 10,404 SF SITE AREA FOR CONVENIENCE STORE USE
6 x 2,740 = 16,440 SF SITE AREA FOR RESTAURANT USE
57,844 SF SITE AREA REQUIRED < 160,553 SF SITE AREA PROVIDED
- PARKING REQUIRED:
CONVENIENCE STORE USE
2,601 SF @ 51/1000 = 13
RESTAURANT USE
2,085 SF @ 161/1000 = 33
OUTDOOR SEATING
675 SF @ 161/1000 = 11
SERVICE STATION USE (705 SF)
MAXIMUM EMPLOYEES PER SHIFT = 4
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 68
TOTAL PROVIDED = 83
- PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 20'
HANDICAP SPACE = 8' x 20' (with 6' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12' x 20'
- EXISTING UTILITY DATA PULLED FROM BALTIMORE COUNTY/ BOHLER ENGINEERING.
- EXISTING RIGHT-OF-WAY DATA PULLED FROM BALTIMORE COUNTY.



LEGEND

---	SHEET MATCH LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING TREE LINE
---	EXISTING FOREST BUFFER
---	EXISTING WATER EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BUILDING
---	EXISTING WATER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
---	PROPOSED BUILDING
---	PROPOSED PRIVACY FENCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED TRENCH DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED SWIM EASEMENT
---	PROPOSED LANDSCAPE BEDDING

Dewberry
Dewberry Engineers INC
321 BALLENGER CENTER DR.
SUITE 103
FREDERICK, MD 21703
301.663.9158
301.663.3679 (FAX)
www.dewberry.com

ROYAL FARMS
DEVELOPER/APPLICANT
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS- NO. 345
INTERSECTION OF BETHLEHEM RD & PENINSULA EXP
SPARROWS POINT, MD
BALTIMORE COUNTY
PARCEL: 0318 TAX MAP: 0111 GRID: 0014

REVISIONS

No.	DATE	BY	Description

No. DATE BY Description

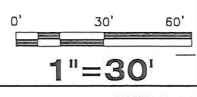
SEAL

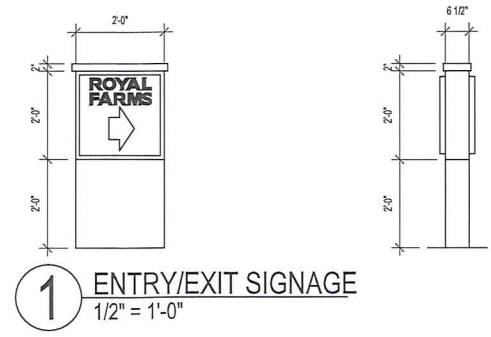
TITLE
SITE PLAN TO ACCOMPANY BUILDING PERMIT
DRC #010918E
PAI #010918E
SITE PLAN

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15095, EXPIRATION DATE: DECEMBER 21, 2018.

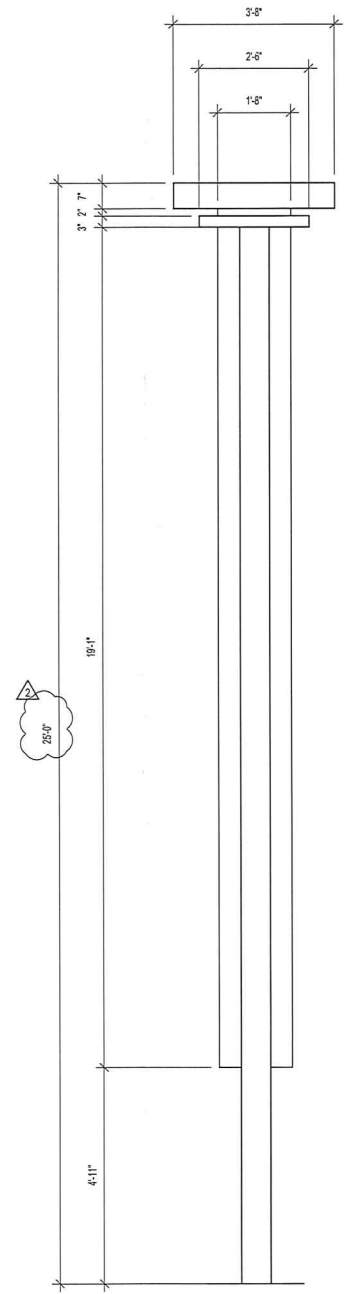
PROJECT NO. 50088756
BC J.O. 210-204-BC CONT. -UAO
1
SHEET NO. 1 OF 1

DRAWN BY: JDB
APPROVED BY: JMC
CHECKED BY: JMC/JCL
DATE: AUGUST 2018

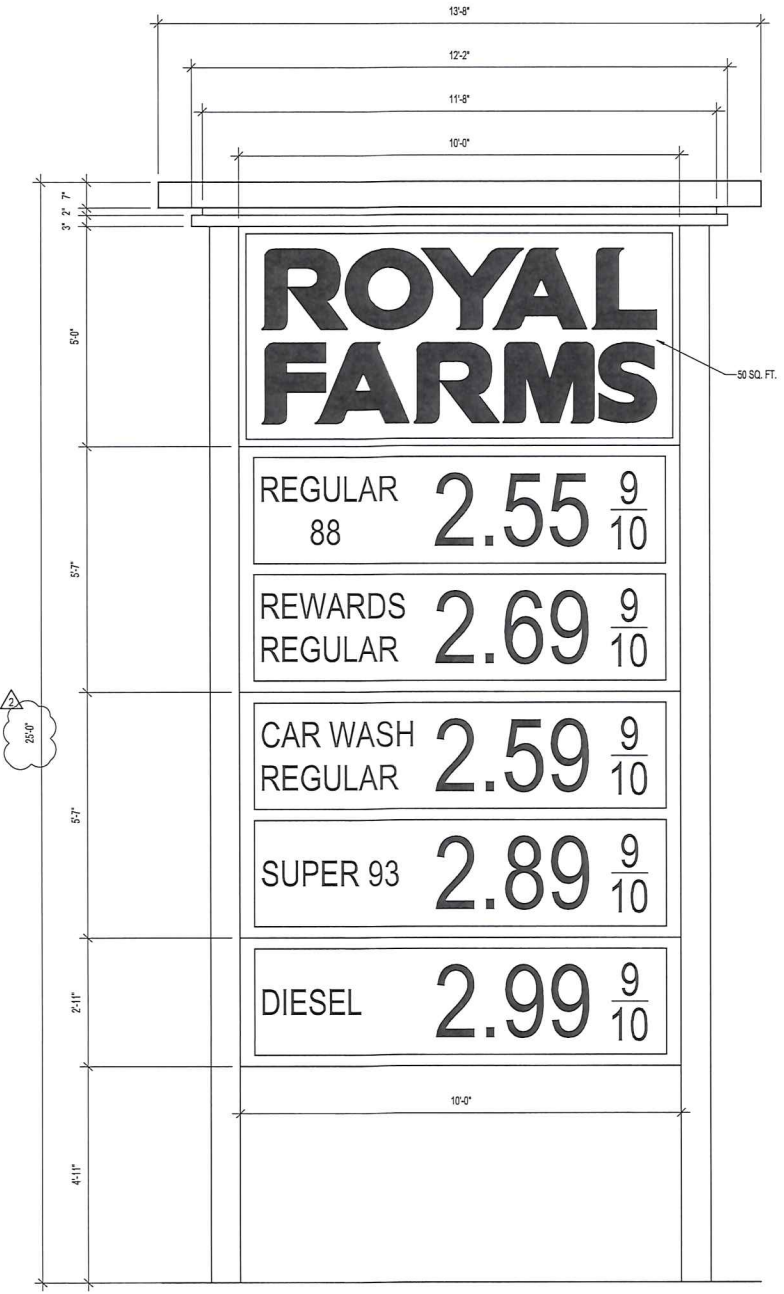




1 ENTRY/EXIT SIGNAGE
1/2" = 1'-0"



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



R. RATCLIFFE
ARCHITECTS
10064 Stevenson Road
Stevenson, Maryland 21153
410-662-7010 • Fax 410-662-3819 • info@ratcliffearchitect.com

ROYAL FARMS
TRADEPOINT ATLANTIC
SPARROWS POINT, MD 21219
STORE #345

DUMPSTER ENCLOSURE

#	REVISED DATE	CONTENT
	08-16-18	PERMIT SET
	06-25-19	CONSTRUCTION SET
△	07-05-19	BID ADDENDUM #1
△	07-25-19	BID ADDENDUM #2
△	10-23-19	CONST. REV. #1
△	12-18-19	CONST. REV. #2

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



\$100

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

USE PERMIT RECEIPT # 191954

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C. Initials: [Signature]

SIGN USE PERMIT

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

PROPERTY ADDRESS 7301 BETHLEHEM BLD, PARCEL 318 ZIP CODE 21219
BUSINESS NAME ROYAL FARMS #345 ZONING MH-1M (PROP. PER PAD)
OWNER'S NAME TRADE POINT ATLANTIC PHONE NO. HISTORIC DISTRICT [] Yes [X] No
MAILING ADDRESS 1600 SPARROWS POINT, Baltimore MD 21219
APPLICANT/OWNER'S AGENT BRUNNELLY CIZIANO-SKI - KATCHER PHONE NO. 410 484 7010
SIGN COMPANY NAME [] PHONE NO.
TYPE OF SIGN: [] Window Sign TAX ACCOUNT NO. 150, 20, 24000

[] Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: [] Yes [X] No
[X] Permanent [] Changeable Copy [X] Wall [] Face Change Only [] Non-Illuminated
[] Freestanding [] Pylon [] Monument [] Illuminated (separate electrical permit required)

Size: 0.5 feet x 23.5 feet = 11.75 square feet Height: feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 176' 5", sides 13' 11" and 178' 10", and rear 268' 11"

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

Table of Sign Regulations: 450.4.1.- 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 "WORLD FAMOUS CHICKEN & FRESH KITCHEN" SIGN ON FRONT OF STORE
CORNER LOT? [X]

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] 12/19/19 BRUNNELLY CIZIANO-SKI
Signature Date Print/Type Name

[] Require Planning Signature N/A Date

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

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
[Signature] RS 12/19/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
11/14/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information	Tax Account Number: 1502024000	Election District: 15
Owner Name(s): TRADEPOINT ATLANTIC LLC	PDM #:	
Address: 1600 SPARROWS POINT BLVD BALTIMORE, MD 21219	Zoning District(s): MH IM DR 5.5	
Premise Address: SPARROWS POINT BLVD	Elevation Range: 8ft - 18ft	

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alls.	Add / Ext. Alls.	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																				
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	Open Code Enforcement Actions: Do NOT issue Permit <table border="1"> <thead> <tr> <th>Case#</th> <th>Type</th> <th>Action Status</th> </tr> </thead> <tbody> <tr> <td>CE1800040</td> <td>Electrical</td> <td>Inspection Scheduled</td> </tr> <tr> <td>CG1700087</td> <td>Grading</td> <td>Monitor</td> </tr> </tbody> </table>	Case#	Type	Action Status	CE1800040	Electrical	Inspection Scheduled	CG1700087	Grading	Monitor	<p><i>TY 11/15/19</i> ELECTRICAL OK</p>										<p><i>JWB</i> <i>11/14/19</i> <i>OK TO FILE</i></p>
Case#	Type	Action Status																			
CE1800040	Electrical	Inspection Scheduled																			
CG1700087	Grading	Monitor																			
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X	X	X	X	X	X	X			X										
	100 Year Flood Zone	X	X		X	X	X				X										
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.																				
	Chesapeake Bay Critical Area	X	X		X	X								<p><i>JWB</i> <i>11/14/19</i> <i>OK TO FILE</i></p>							
	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	X		OK To File							
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X			X										

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form 171C



BALTIMORE COUNTY MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, & INSPECTIONS

Towson, Maryland 21204

Application is hereby made to the electrical inspection division to install the equipment listed below

BUILDING ADDRESS: RFS 345 - 7300 BETHLEHEM BLVD, BALTIMORE MD 21219

Map Coordinates District

4941-H1

15

IDENTIFICATION	Name	Address	City	State	Zip	Phone #
Property Owner	Tradepoint Atlantic -	1600 Sparrows Point.	Baltimore.	MD	21219	
Tenant	Royal Farms #345					

APPLICANTS AFFIDAVIT OF LICENSEE - It is explicitly understood that any permit issued pursuant to this application is conditioned upon full compliance by the applicant with all provisions of the State and County Regulations. If the permit is granted, and any of the foregoing provisions are not fully complied with, service will be withheld, even though the permit has previously been issued. "I do solemnly declare and affirm, under the penalties of perjury, that the contents of the foregoing application are true and correct."

Company Clinton Electric Co Phone # 410-453-9800

License Holder Michael Watt License # MG10702

Signature [Signature] Date 11/14/19

EXISTING AND PROPOSED STRUCTURE USE

Commercial Residential

INSTALLATION

New Renovation Addition Replacement

BRIEF DESCRIPTION OF WORK:

Install 4 Wall signs on Convenience store;
 Install 2 Wall signs on Gas Fuel Canopy;
 Install 1 Wall sign on Diesel Fuel Canopy;
 Install 2 Freestanding Pylon Signs
 Install 4 Freestanding Directional Signs

BGE WORK ORDER #

SERVICES: LIST EACH SERVICE METER BY AMPS (A), VOLTS (V), AND PHASE (PH)

() A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,
 () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,

TOTAL SERVICE AMPS 1 PH () TOTAL SERVICE AMPS 3 PH ()

DEVICES: LIST THE NUMBER OF EACH TYPE OF DEVICE TO BE INSTALLED (includes CU/AL repair)

Light Fixtures() Switches() Receptacles() CATV() Phone() Sm. Detect.() Ceil Fan()
 Control Device() Sensors() Other (list type in description above)(13)

EQUIPMENT: LIST THE NUMBER OF EACH PIECE OF FIXED (HARD WIRED) EQUIPMENT TO BE INSTALLED

Space Heating() Cooling() Subpanels() Motors() Generators() Transfer Switches()
 Cooking Appliances() Transformers() Refrigeration() Light Poles () Dishwashers() Disposals ()
 Electric Vehicle Chargers() Compressors() Water Heaters () Other (list type in description above)()

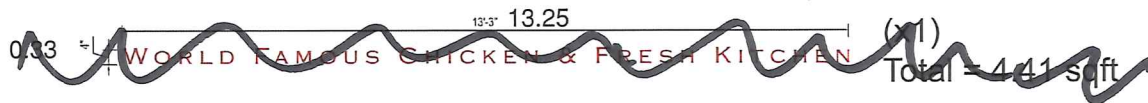
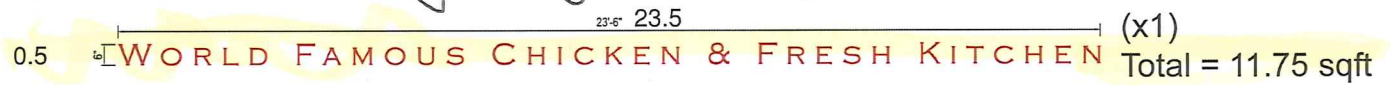
OTHER: CHECK TO INDICATE IF ONE OR MORE OF THE FOLLOWING IS TO BE INSTALLED:

Swimming Pool Geothermal System Solar PV System Sign Elevator Carnival Meter Stack Trailer
 Other (list type in description above)

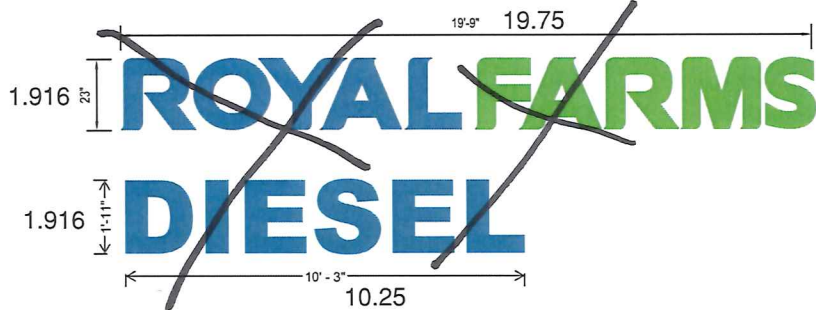
It is the responsibility of the licensee to verify the permit information prior to any inspections. A fee will be charged for any amendments made to the permit which were not on this application. Solar PV Installations require a separate packet which is available on our website (www.baltimorecountymd.gov/Agencies/permits/pdm_elecinspec). Baltimore County currently uses the most recent edition of the ADC Baltimore County map book for finding Map Coordinates. Protect your license. Do not put this permit on display.

RFS #345 - Proposed Signage

- 4 no. Signs to be located on convenience store



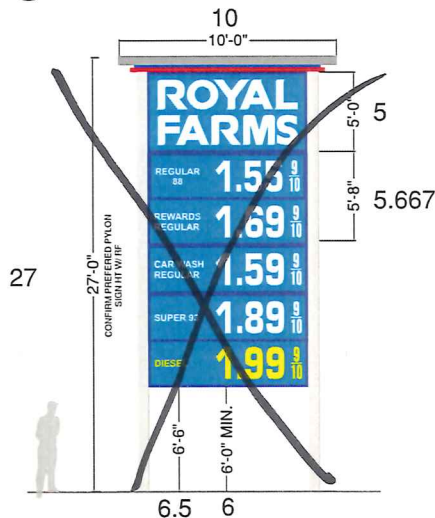
~~2 no. Building Signs on Fuel Canopy~~



~~(X2) Total = 37.85 sqft~~

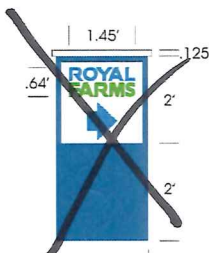
~~(X1) Total = 19.6 sqft~~

~~2 Pylon Signs~~

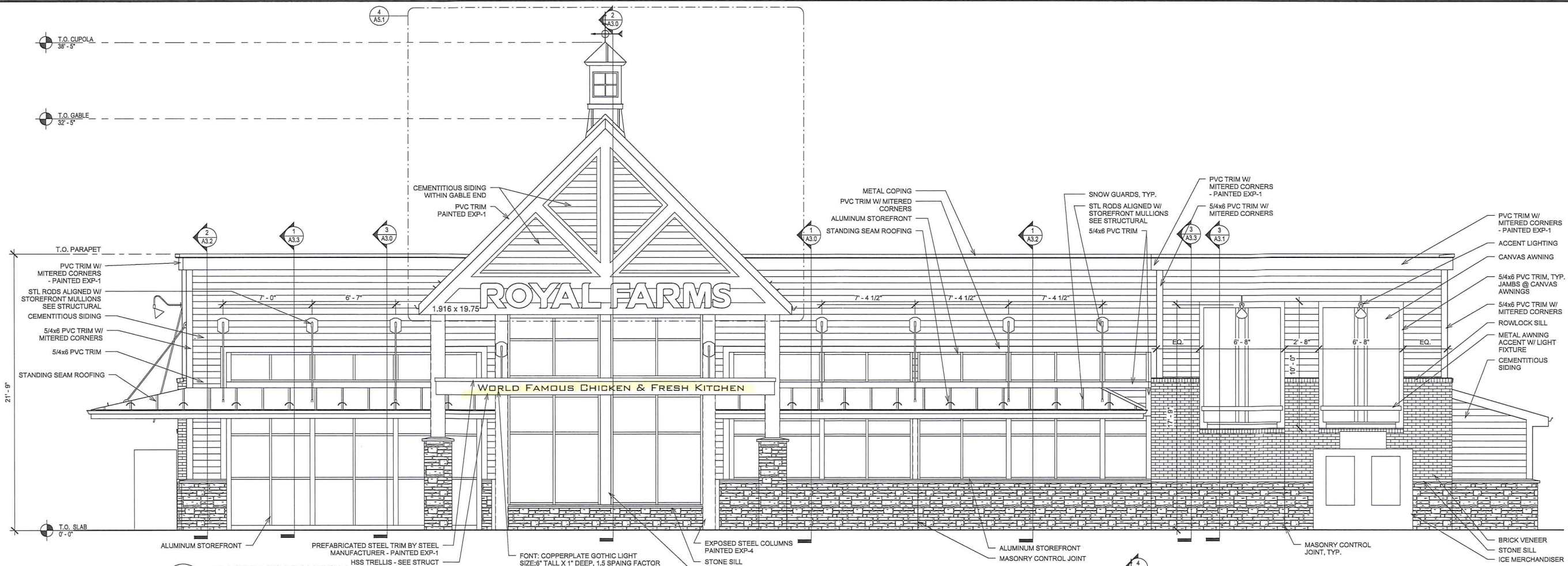


~~"Royal Farms" = 50 sqft
 "Regular 88" = 28 sqft
 "Rewards Regular" = 28 sqft
 "Car Wash Regular" = 28 sqft
 "Super 93" = 28 sqft
 "Diesel" = 28 sqft
 Total = 190 sqft~~

~~4 Directional Signs~~

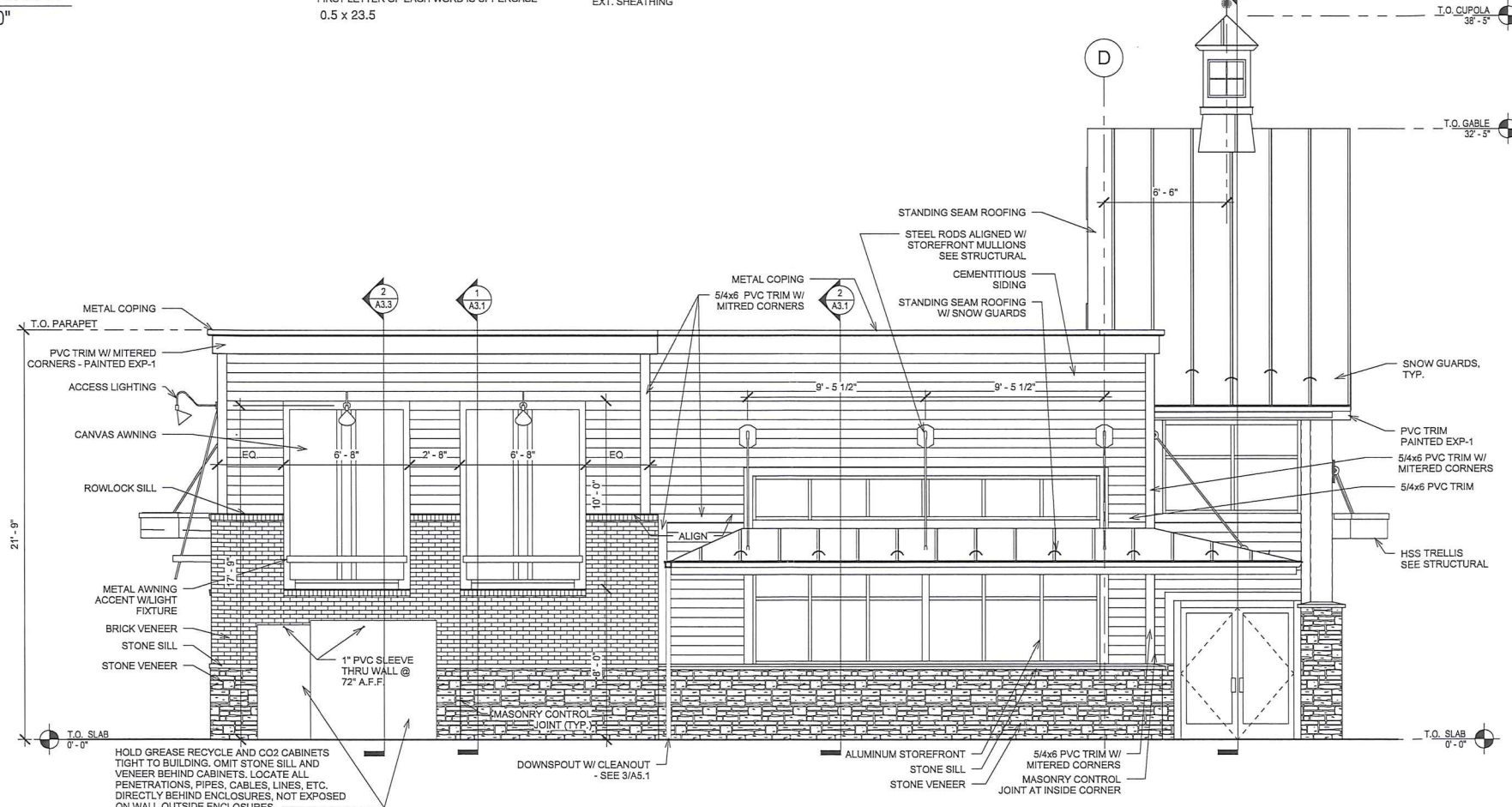


~~(x4) Total = 4 sqft
 "Royal Farms" =
 $0.64' \times 1.45' = 0.928'$
 $0.928' / 8' = 0.116 \times 100\% =$
 11.6% of total sqft
 (X4) Total = 4 sqft~~



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

FONT: COPPERPLATE GOTHIC LIGHT
SIZE: 8" TALL X 1" DEEP, 1.5 SPACING FACTOR
COLOR: SW2839 ROYCROFT COPPER RED
FIRST LETTER OF EACH WORD IS UPPERCASE
0.5 x 23.5



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

HOLD GREASE RECYCLE AND CO2 CABINETS
TIGHT TO BUILDING. OMIT STONE SILL AND
VENEER BEHIND CABINETS. LOCATE ALL
PENETRATIONS, PIPES, CABLES, LINES, ETC.
DIRECTLY BEHIND ENCLOSURES, NOT EXPOSED
ON WALL OUTSIDE ENCLOSURES.

- 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.

RATCLIFFE
ARCHITECTS
10114 Stevenson Road
Stevenson, Maryland 21153
410-442-7010 • Fax: 410-442-3819 • info@ratcliffe.com

ROYAL FARMS
7300 BETHLEHEM BLVD.
BALTIMORE, MD 21219
STORE #345

ELEVATIONS

#	REVISED DATE	CONTENT
	08-16-18	PERMIT SET
		CONSTRUCTION SET

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

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

A2.0



25
\$200

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

USE PERMIT RECEIPT
191954

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: *[Signature]*

SIGN USE PERMIT

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

PROPERTY ADDRESS 7301 BELLEHEM BLD, PARCEL 318 ZIP CODE 21219
BUSINESS NAME ROYAL FARMS #315 ZONING MA-1M (PROP. PER. PUD)
OWNER'S NAME TRADEPOINT ATLANTIC PHONE NO. _____ HISTORIC DISTRICT Yes No
MAILING ADDRESS 1600 SPORROWS POINT, Baltimore MD 21219
APPLICANT/OWNER'S AGENT Brunnelly Czianowski-Ratliff Architects PHONE NO. 410 484 7010
SIGN COMPANY NAME _____ PHONE NO. _____

TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 150 / 20 / 24000

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: 19.16 feet x 19.75 feet = 3785 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 176'5", sides 13'11" and 178'10", and rear 208'11"
234'6" 214'0" 180'0" 200'0"

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- 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 "ROYAL FARMS" SIGN ON FRONT OF STORE (wall length 106')
INSTALL ONE "ROYAL FARMS" SIGN ON REAR OF STORE (wall length 106')

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

12/19/19
Date

Brunnelly CZIANOSKI
Print/Type Name

Require Planning Signature N/A Date _____

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

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
[Signature] RT 12/19/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
11/14/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **1502024000**

Election District: **15**

Owner Name(s): TRADEPOINT ATLANTIC LLC
Address: 1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219

PDM #:
Zoning District(s): MH IM
DR 5.5

Premise Address: SPARROWS POINT BLVD

Elevation Range: 8ft - 18ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.										Agency Acknowledgment
	Potential Overlay Issues										
Contact Agency	Growth Tier 1: Served by public sewer and inside URDL										
Code Enforcement	Open Code Enforcement Actions: Do NOT Issue Permit										<i>JWB</i> <i>11/14/19</i> <i>OK To File</i>
	Case#	Type	Action Status								
County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	CE1800040	Electrical	Inspection Scheduled								<i>Ty</i> <i>11/15/19</i> <i>ELBC</i>
	CG1700087	Grading	Monitor								
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X	X	X	X	X	X	X	X	X	
	100 Year Flood Zone	X	X		X	X	X			X	
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.										<i>JWB</i> <i>11/14/19</i> <i>OK To File</i>
	Chesapeake Bay Critical Area	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.										OK To File
	100 Year Flood Zone	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	

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C



BALTIMORE COUNTY MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, & INSPECTIONS

Towson, Maryland 21204

Application is hereby made to the electrical inspection division to install the equipment listed below

BUILDING ADDRESS

RFS 345 - 7300 BETHLEHEM BLVD, BALTIMORE MD 21219

Map Coordinates District

4941-H1

15

IDENTIFICATION	Name	Address	City	State	Zip	Phone #
Property Owner	Tradepoint Atlantic -	1600 Sparrows Point.	Baltimore.	MD	21219	
Tenant	Royal Farms #345					

APPLICANTS AFFIDAVIT OF LICENSEE - It is explicitly understood that any permit issued pursuant to this application is conditioned upon full compliance by the applicant with all provisions of the State and County Regulations. If the permit is granted, and any of the foregoing provisions are not fully complied with, service will be withheld, even though the permit has previously been issued. "I do solemnly declare and affirm, under the penalties of perjury, that the contents of the foregoing application are true and correct."

Company Clinton Electric Co Phone # 410-453-9800

License Holder Michael Watt License # MG10702

Signature Michael Watt Date 11/14/19

EXISTING AND PROPOSED STRUCTURE USE

Commercial Residential

INSTALLATION

New Renovation Addition Replacement

BRIEF DESCRIPTION OF WORK:

- Install 4 Wall signs on Convenience store;
- Install 2 Wall signs on Gas Fuel Canopy;
- Install 1 Wall sign on Diesel Fuel Canopy;
- Install 2 Freestanding Pylon Signs
- Install 4 Freestanding Directional Signs

BGE WORK ORDER #

SERVICES: LIST EACH SERVICE METER BY AMPS (A), VOLTS (V), AND PHASE (PH)

() A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,

TOTAL SERVICE AMPS 1 PH () TOTAL SERVICE AMPS 3 PH ()

DEVICES: LIST THE NUMBER OF EACH TYPE OF DEVICE TO BE INSTALLED (includes CU/AL repair)

Light Fixtures() Switches() Receptacles() CATV() Phone() Sm. Detect.() Ceil Fan() Control Device() Sensors() Other (list type in description above)(13)

EQUIPMENT: LIST THE NUMBER OF EACH PIECE OF FIXED (HARD WIRED) EQUIPMENT TO BE INSTALLED

Space Heating() Cooling() Subpanels() Motors() Generators() Transfer Switches() Cooking Appliances() Transformers() Refrigeration() Light Poles () Dishwashers() Disposals () Electric Vehicle Chargers() Compressors() Water Heaters () Other (list type in description above)()

OTHER: CHECK TO INDICATE IF ONE OR MORE OF THE FOLLOWING IS TO BE INSTALLED:

Swimming Pool Geothermal System Solar PV System Sign Elevator Carnival Meter Stack Trailer Other (list type in description above)

It is the responsibility of the licensee to verify the permit information prior to any inspections. A fee will be charged for any amendments made to the permit which were not on this application. Solar PV Installations require a separate packet which is available on our website (www.baltimorecountymd.gov/Agencies/permits/pdm_elecinspec). Baltimore County currently uses the most recent edition of the ADC Baltimore County map book for finding Map Coordinates. Protect your license. Do not put this permit on display.

RFS #345 - Proposed Signage

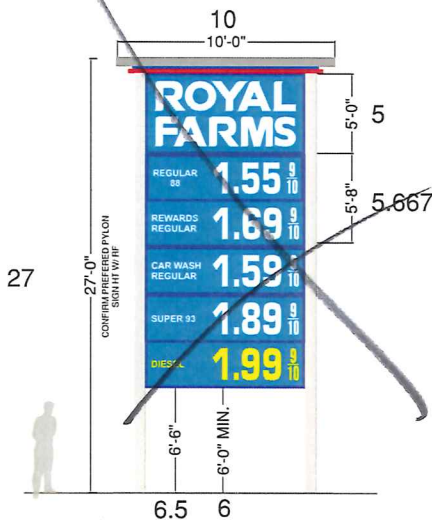
- 2 no. Signs to be located on convenience store



- 3 no. Building Signs on Fuel Canopy

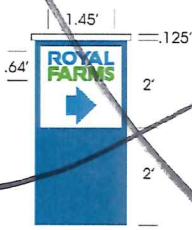


- 2 Pylon Signs

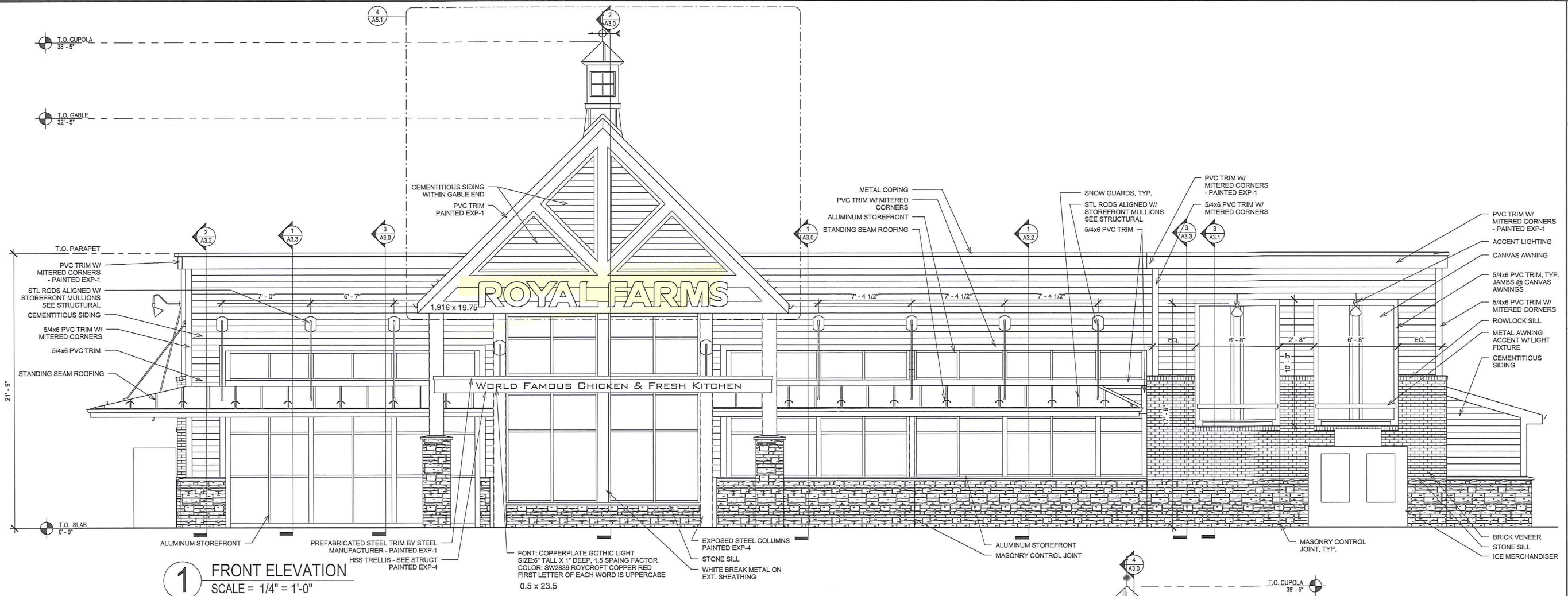


"Royal Farms" = 50 sqft
 "Regular 88" = 28 sqft
 "Rewards Regular" = 28 sqft
 "Car Wash Regular" = 28 sqft
 "Super 93" = 28 sqft
 "Diesel" = 28 sqft
 Total = 190 sqft

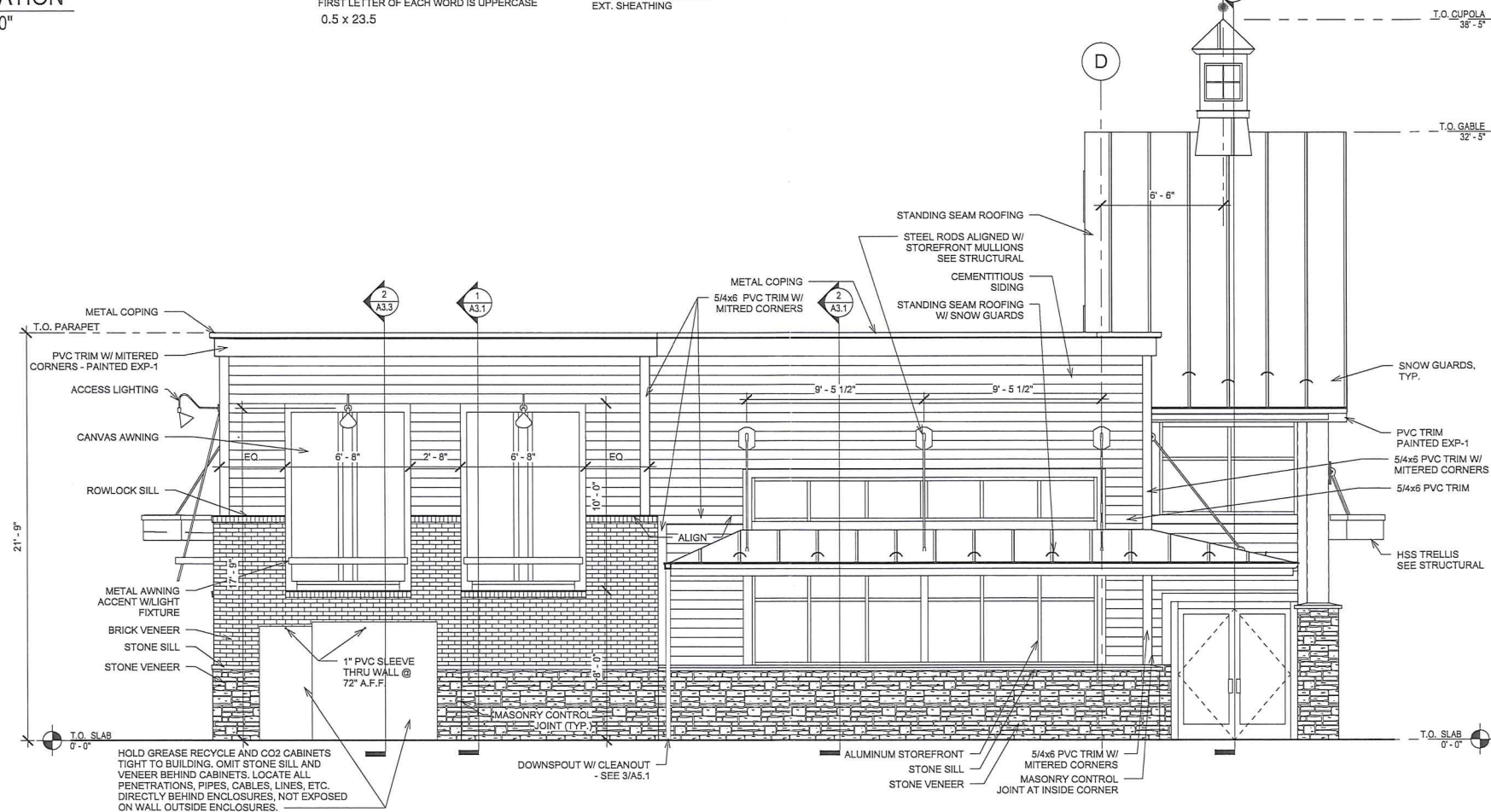
- 4 Directional Signs



(x4) Total = 4 sqft
 "Royal Farms" =
 $0.64' \times 1.45' = 0.928'$
 $0.928' / 8 = 0.116 \times 100\% = 11.6\%$ of total sqft
 (X4) Total = 4 sqft



1 FRONT 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.

RATCLIFFE
ARCHITECTS
10914 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 • Fax: 410-484-3419 • info@ratcliffe.com

ROYAL FARMS
7300 BETHLEHEM BLVD.
BALTIMORE, MD 21219
STORE #345

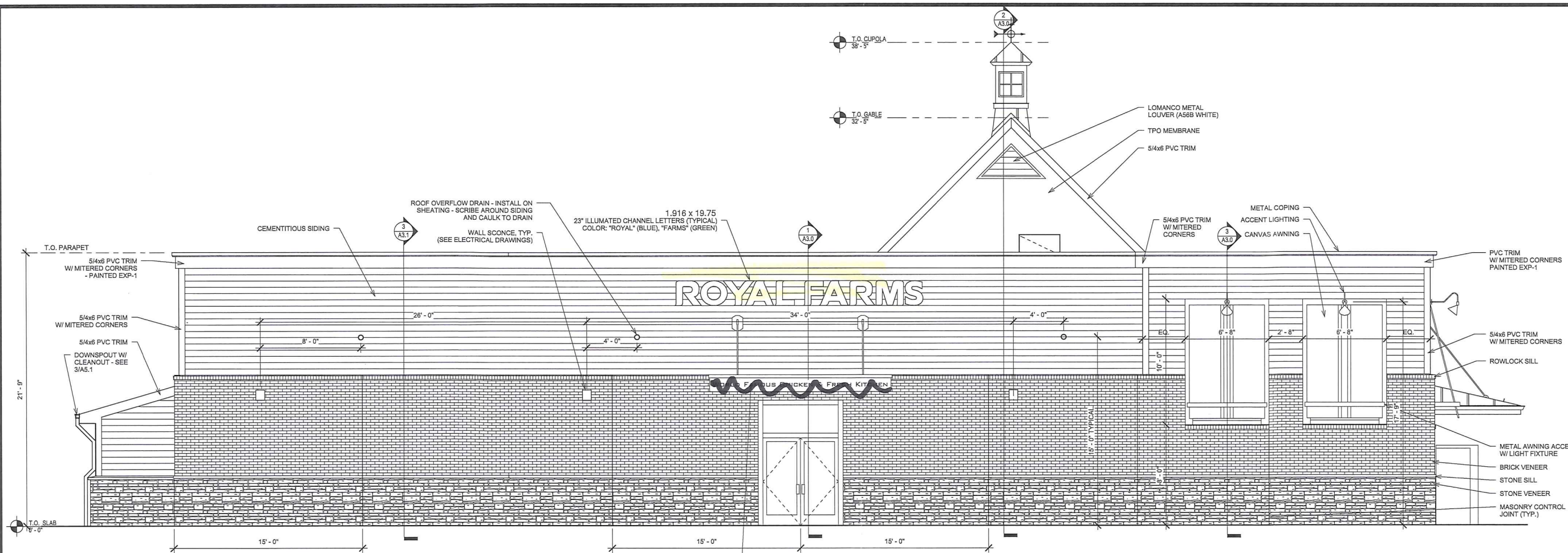
ELEVATIONS

#	REVISED DATE	CONTENT
	08-16-18	PERMIT SET
		CONSTRUCTION SET

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

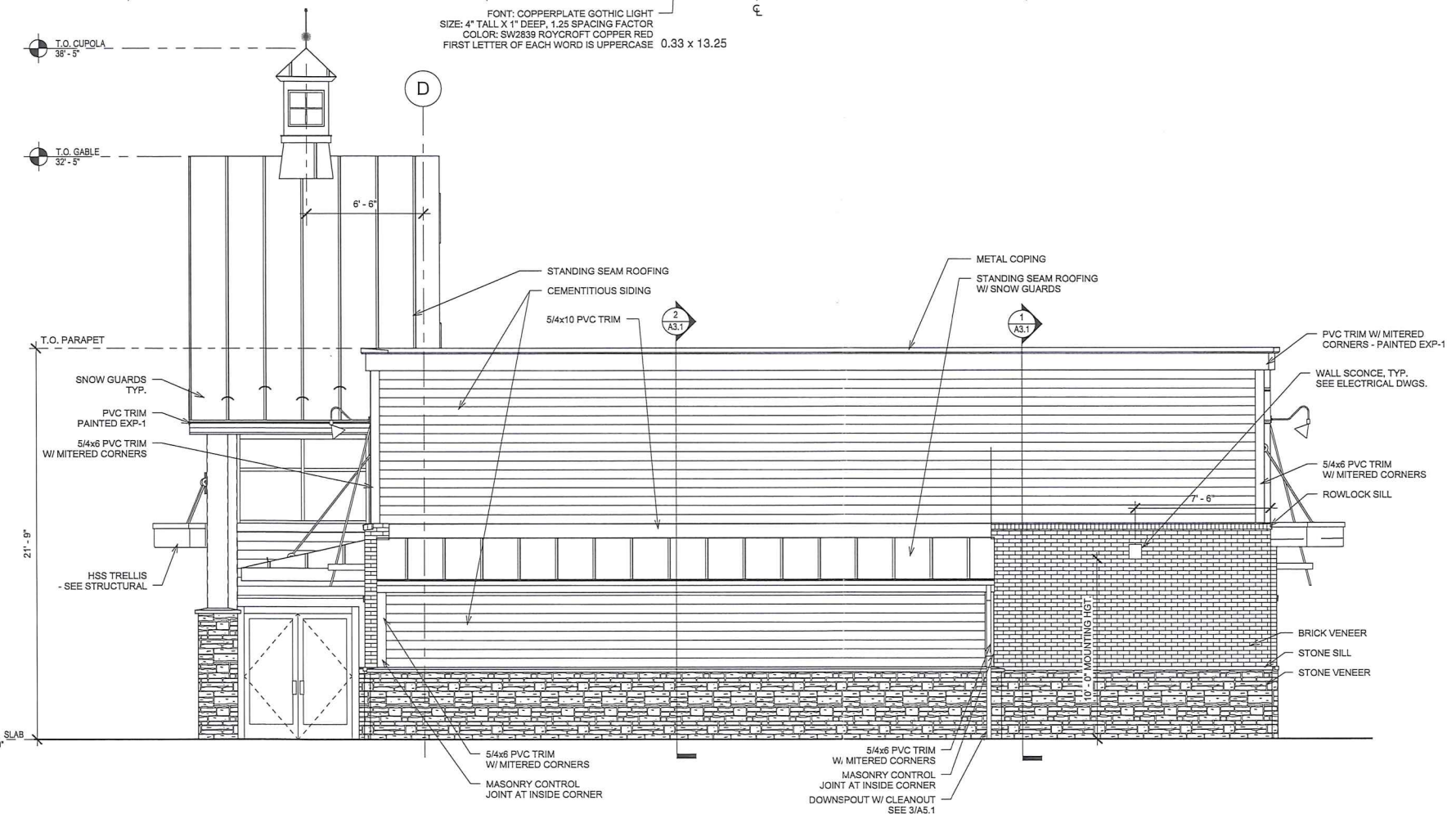
THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976 AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

A2.0



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

FONT: COPPERPLATE GOTHIC LIGHT
SIZE: 4" TALL X 1" DEEP, 1.25 SPACING FACTOR
COLOR: SW2839 ROYCROFT COPPER RED
FIRST LETTER OF EACH WORD IS UPPERCASE 0.33 x 13.25



2 RIGHT 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.

RATCLIFFE ARCHITECTS
10014 Stevenson Road
Stevenson, Maryland 21153
410-844-7010 • Fax: 410-844-3419 • info@ratcliffearch.com

ROYAL FARMS
7300 BETHLEHEM BLVD.
BALTIMORE, MD 21219
STORE #345

ELEVATIONS

#	REVISED DATE	CONTENT
	08-16-18	PERMIT SET
		CONSTRUCTION SET

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

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

A2.1



2 = \$200

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

USE PERMIT RECEIPT # 191954

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C. Initials: [Signature]

SIGN USE PERMIT

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

PROPERTY ADDRESS 7301 BETLEHEM BLD, PARCEL 318 ZIP CODE 21219 BUSINESS NAME ROYAL FARMS #345 ZONING MH-1M (PROP. PER. PUD) OWNER'S NAME TRADEPOINT ATLANTIC PHONE NO. HISTORIC DISTRICT [] Yes [X] No MAILING ADDRESS 1600 SPARROWS POINT, BALTIMORE, MD 21219 APPLICANT/OWNER'S AGENT Brunnelly Czianoski - Ratcliffe PHONE NO. 410 484 7010 SIGN COMPANY NAME ARZUFFI PHONE NO. TYPE OF SIGN: [] Window Sign TAX ACCOUNT NO. 150 / 20 / 24000

[] Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: [] Yes [X] No [X] Permanent [] Changeable Copy [X] Wall [] Face Change Only [] Non-Illuminated [] Freestanding [] Pylon [] Monument [X] Illuminated (separate electrical permit required)

Size: 19.14 feet x 19.75 feet = 37.85 square feet Height: feet (freestanding signs) Property Line/Street Right-of-Way Setbacks: front 68' 11", sides 54' 8" and 58' 11", and rear 335' 11"

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

Table of Sign Regulations: 450.4.1.- 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 TWO "ROYAL FARMS" SIGNS ON GAS FUEL CANOPY CORNER LOT? [X]

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] Date 12/19/19 Print/Type Name BRUNNELLY CZIANOSKI [] Require Planning Signature N/A Date

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

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY) Signature [Signature] Initials RT Date 12/19/19



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
11/14/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **1502024000**

Election District: **15**

Owner Name(s): TRADEPOINT ATLANTIC LLC
Address: 1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
Premise Address: SPARROWS POINT BLVD

PDM #:
Zoning District(s): MH IM
DR 5.5
Elevation Range: 8ft - 18ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.										Agency Acknowledgment									
	Potential Overlay Issues											Initial & Date								
Contact Agency	Growth Tier 1: Served by public sewer and inside URDL																			
	New Com Bldg.	Interior Alls.	Add / Ext. Alls.	Piers/Pillings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower-Antenna	Signs	Elect. & Plumb								
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	Open Code Enforcement Actions: Do NOT Issue Permit <table border="1"> <thead> <tr> <th>Case#</th> <th>Type</th> <th>Action Status</th> </tr> </thead> <tbody> <tr> <td>CE1800040</td> <td>Electrical</td> <td>Inspection Scheduled</td> </tr> <tr> <td>CG1700087</td> <td>Grading</td> <td>Monitor</td> </tr> </tbody> </table>										Case#	Type	Action Status	CE1800040	Electrical	Inspection Scheduled	CG1700087	Grading	Monitor	<p><i>Ty 11/15/19</i> <i>ELEC</i></p> <p><i>JWB</i> <i>11/14/19</i> <i>OK TO FILE</i></p>
Case#	Type	Action Status																		
CE1800040	Electrical	Inspection Scheduled																		
CG1700087	Grading	Monitor																		
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X	X	X	X	X	X			X										
	100 Year Flood Zone	X	X		X	X	X			X										
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.																			
	Chesapeake Bay Critical Area	X	X		X		X													
	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								
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X		X										

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C

Application is hereby made to the electrical inspection division to install the equipment listed below

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, & INSPECTIONS
Towson, Maryland 21204



ELECTRICAL PERMIT NUMBER

Building Permit No. Required if Issued

BUILDING ADDRESS

RFS 345 - 7300 BETHLEHEM BLVD, BALTIMORE MD 21219

Map Coordinates District

4941-41

15

Table with 5 columns: IDENTIFICATION, Name, Address, City, State Zip, Phone #. Rows include Property Owner (Tradepoint Atlantic) and Tenant (Royal Farms #345).

APPLICANTS AFFIDAVIT OF LICENSEE - It is explicitly understood that any permit issued pursuant to this application is conditioned upon full compliance by the applicant with all provisions of the State and County Regulations.

Company Clinton Electric Co Phone # 410-453-9800

License Holder Michael Watt License # MG10702

Signature [Signature] Date 11/14/19

EXISTING AND PROPOSED STRUCTURE USE

[X] Commercial [] Residential

INSTALLATION

[X] New [] Renovation [] Addition [] Replacement

BRIEF DESCRIPTION OF WORK:

- Install 4 Wall signs on Convenience store;
Install 2 Wall signs on Gas Fuel Canopy;
Install 1 Wall sign on Diesel Fuel Canopy;
Install 2 Freestanding Pylon Signs
Install 4 Freestanding Directional Signs

BGE WORK ORDER #

SERVICES: LIST EACH SERVICE METER BY AMPS (A), VOLTS (V), AND PHASE (PH)

() A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,
() A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,

TOTAL SERVICE AMPS 1 PH () TOTAL SERVICE AMPS 3 PH ()

DEVICES: LIST THE NUMBER OF EACH TYPE OF DEVICE TO BE INSTALLED (includes CU/AL repair)

Light Fixtures() Switches() Receptacles() CATV() Phone() Sm. Detect.() Ceil Fan()
Control Device() Sensors() Other (list type in description above)(13)

EQUIPMENT: LIST THE NUMBER OF EACH PIECE OF FIXED (HARD WIRED) EQUIPMENT TO BE INSTALLED

Space Heating() Cooling() Subpanels() Motors() Generators() Transfer Switches()
Cooking Appliances() Transformers() Refrigeration() Light Poles () Dishwashers() Disposals ()
Electric Vehicle Chargers() Compressors() Water Heaters () Other (list type in description above)()

OTHER: CHECK TO INDICATE IF ONE OR MORE OF THE FOLLOWING IS TO BE INSTALLED:

[] Swimming Pool [] Geothermal System [] Solar PV System [X] Sign [] Elevator [] Carnival [] Meter Stack [] Trailer
[] Other (list type in description above)

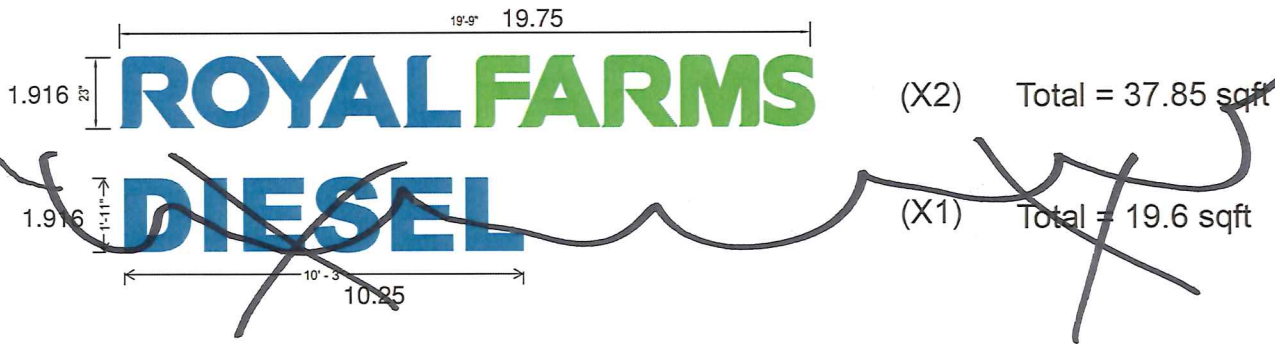
It is the responsibility of the licensee to verify the permit information prior to any inspections. A fee will be charged for any amendments made to the permit which were not on this application.

RFS #345 - Proposed Signage

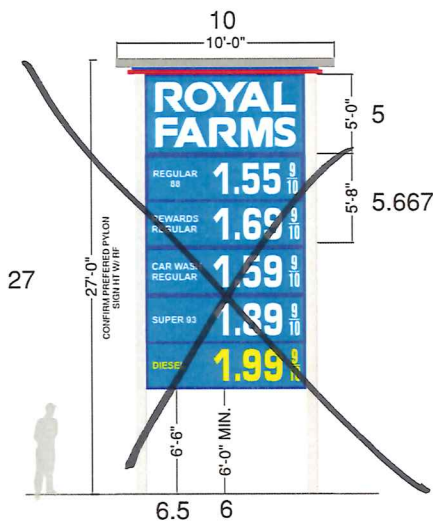
- 4 no. Signs to be located on convenience store



- 3 no. Building Signs on Fuel Canopy



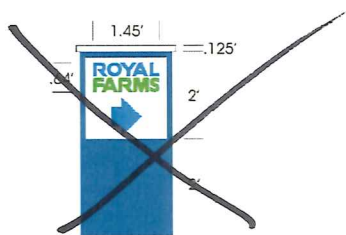
- 2 Pylon Signs



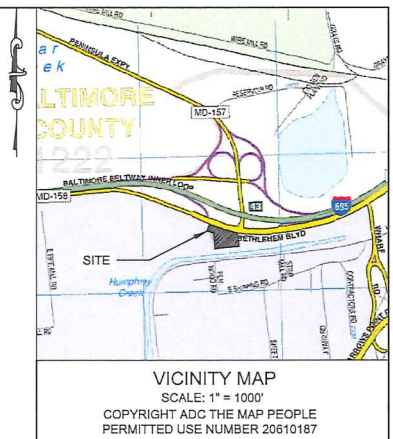
~~"Royal Farms" = 50 sqft~~
~~"Regular 88" = 28 sqft~~
~~"Rewards Regular" = 28 sqft~~
~~"Car Wash Regular" = 28 sqft~~
~~"Super 93" = 28 sqft~~
~~"Diesel" = 28 sqft~~

~~Total = 190 sqft~~

- 4 Directional Signs

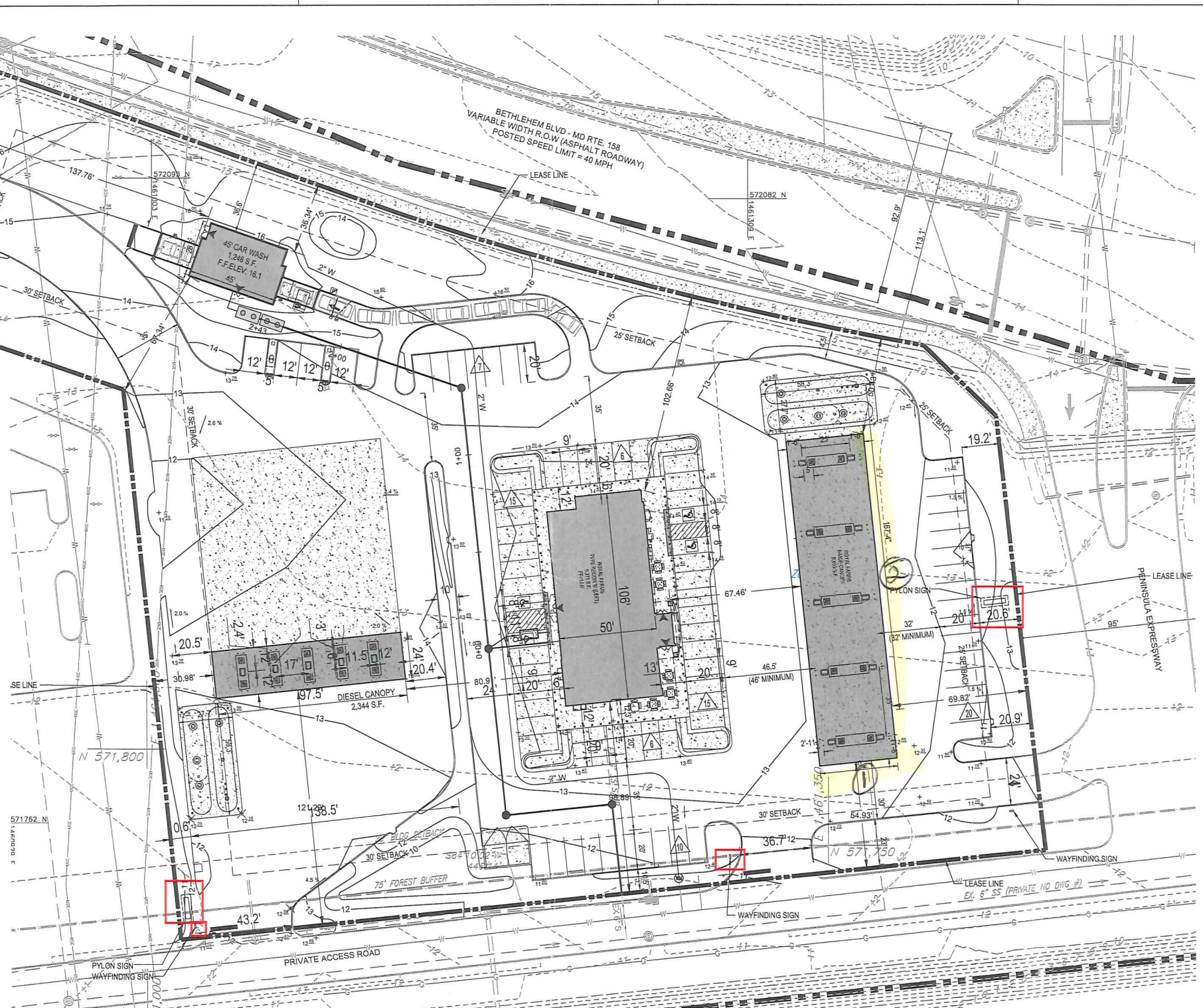


~~(x4) Total = 4 sqft~~
~~"Royal Farms" =~~
~~0.64' x 1.45' = 0.928'~~
~~0.928' / 8' = 0.116 x 100% =~~
~~11.6% of total sqft~~
~~(X4) Total = 4 sqft~~



GENERAL NOTES

- PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
- PARCEL(S): P318
- TAX ACCOUNT NUMBER: 150202400
- ACREAGE: ±3.68 AC
SQUARE FOOTAGE: ±160,553 SF
GROSS AREA: ±160,553 SF / ±3.68 AC
PROPOSED ROW DEDICATION: 0 SF / 0 AC
PROPOSED NET AREA: ±160,553 SF / ±3.68 AC
- DEED REFERENCE: 35478-379
- TAX MAP: 111
- CENSUS TRACT NUMBER: 45340
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDGEMERE COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100555G, DATED MAY 5, 2014.
- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TILE NUMBER: 111A2
- ZONING HISTORY CASE NO: NONE
- CURRENT ZONING - MH-M (MANUFACTURING, HEAVY)
- PROPOSED ZONING- PER PUD
- SETBACKS:
PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
SIDE = 30' MIN.
REAR = 30' MIN.
PER SPECIAL REGULATION - FUEL SERVICE STATIONS
MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: OPEN AREA
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 32.33'
ROLL-OVER CAR WASH = 15.38'
GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY PROPOSED PUBLIC WATER AND SEWER:
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
CONVENIENCE STORE = 2,601 SF
RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
SERVICE STATION USE = 705 SF
ROLL-OVER CAR WASH = 1,248 SF
FLOOR AREA RATIO: 6.619 SF / 160,553 SF = 0.41 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR COMBINATION USES:
20 FUELING STATIONS @ 1500 SF / EACH = 30,000 SF
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 SF = 1000 SF
4 x 2,601 = 10,404 SF SITE AREA FOR CONVENIENCE STORE USE
5 x 2,740 = 13,700 SF SITE AREA FOR RESTAURANT USE
57,844 SF SITE AREA REQUIRED < 160,553 SF SITE AREA PROVIDED
- PARKING REQUIRED:
CONVENIENCE STORE USE
2,601 SF @ 51/1000 = 13
RESTAURANT USE
2,065 SF @ 161/1000 = 33
OUTDOOR SEATING
675 SF @ 161/1000 = 11
SERVICE STATION USE (705 SF)
MAXIMUM EMPLOYEES PER SHIFT = 4
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 68
TOTAL PROVIDED = 83
- PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 20'
HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12' x 20'
- EXISTING UTILITY DATA PULLED FROM BALTIMORE COUNTY/BOHLER ENGINEERING.
- EXISTING RIGHT-OF-WAY DATA PULLED FROM BALTIMORE COUNTY.



LEGEND

--- (dashed line)	SHEET MATCH LINE
--- (solid line)	EXISTING MAJOR CONTOUR
--- (dashed line)	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING TREE LINE
---	EXISTING FOREST BUFFER
---	EXISTING WATER EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVHD ELECTRIC
---	EXISTING BUILDING
---	EXISTING WATER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER EASEMENT
---	MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
---	PROPOSED BUILDING
---	PROPOSED PRIVACY FENCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED TRENCH DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED STORM DRAIN
---	PROPOSED SWM EASEMENT
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED LANDSCAPE BEDDING

Dewberry
Engineers INC
321 BALLENGER CENTER DR
SUITE 103
FREDERICK, MD 21703
301.683.3158
301.683.3679 (FAX)
www.dewberry.com

DEVELOPER/APPLICANT
ROYALFARMS
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS- NO. 345
INTERSECTION OF BETHLEHEM RD & PENINSULA EXP
SPARROWS POINT, MD
BALTIMORE COUNTY
PARCEL: 0318 TAX MAP: 0111 GRID: 0014

REVISIONS

No.	DATE	BY	Description

No. DATE BY Description

SEAL

STATE OF MARYLAND
JAMES H. BOHLER
PROFESSIONAL ENGINEER

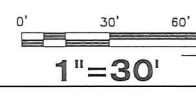
TITLE
SITE PLAN TO ACCOMPANY BUILDING PERMIT
DRC #010918E
PAI #010918E
SITE PLAN

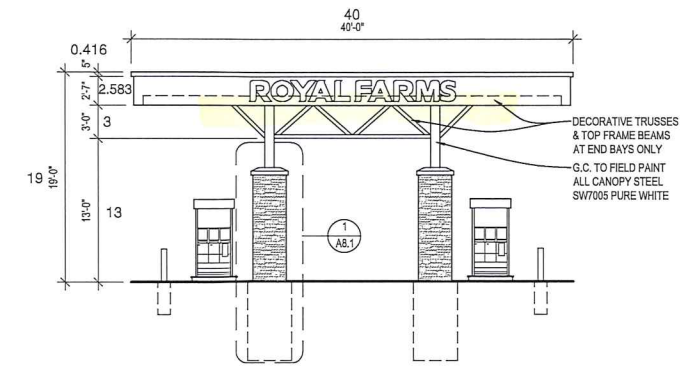
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18098, EXPIRATION DATE: DECEMBER 31, 2018.

PROJECT NO. 50088756
BC J.O. 210-204-BC CONT. -UAO
1

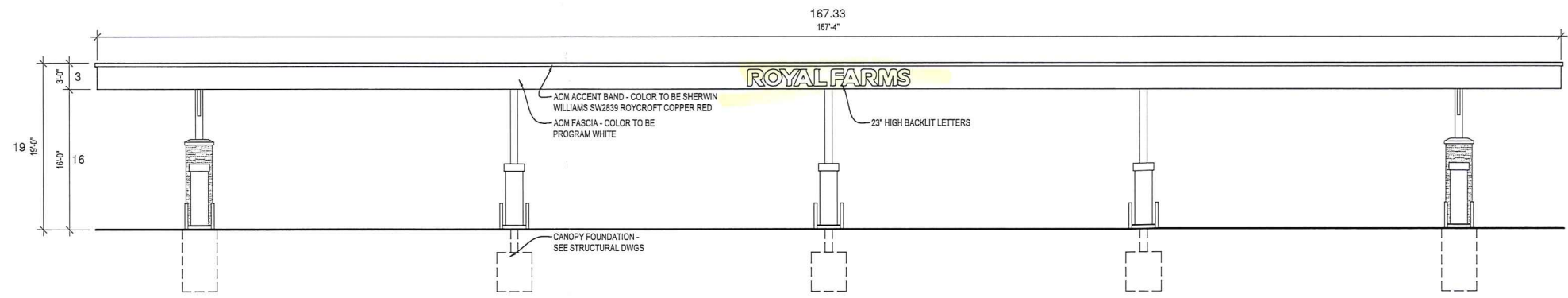
DRAWN BY: JDB
APPROVED BY: JMC
CHECKED BY: JMC/JCL
DATE: AUGUST 2018

SHEET NO. 1 OF 1

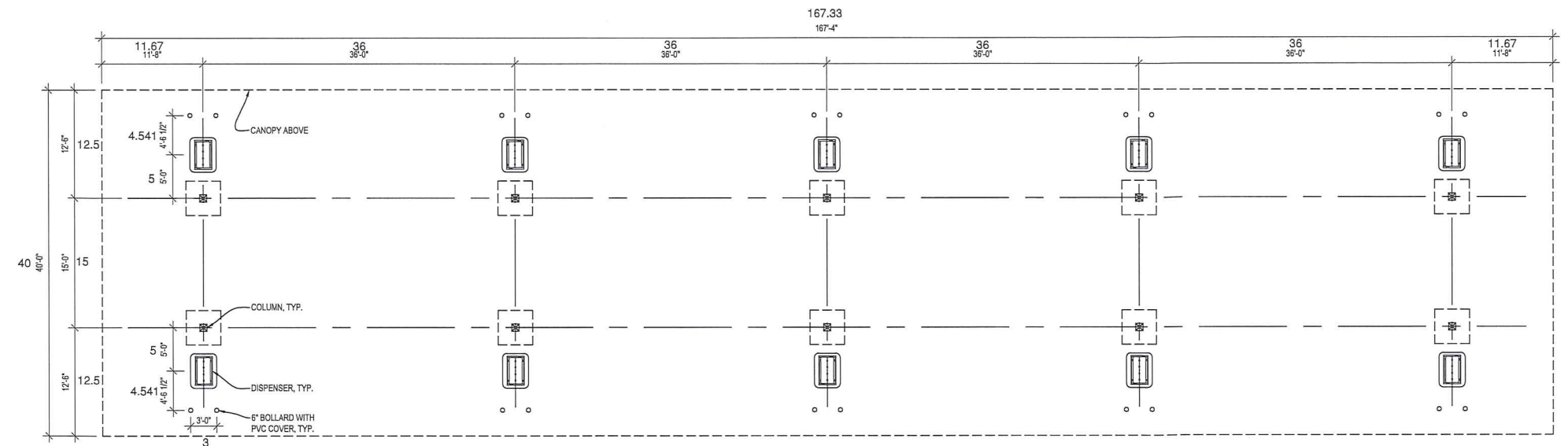




3 FUEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



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



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

RATCLIFFE ARCHITECTS
11044 Stevenson Road
Stevenson, Maryland 21153
410-881-7110 • Fax: 410-881-8819 • info@ratcliffearch.com

ROYAL FARMS

7300 BETHLEHEM BLVD.
BALTIMORE, MD 21219
STORE #345

FUEL CANOPIES

#	REVISED DATE	CONTENT
	08-16-18	PERMIT SET
		CONSTRUCTION SET

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.

A8.0



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

USE PERMIT RECEIPT # 191954

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C. Initials: [Signature]

#100

SIGN USE PERMIT

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

PROPERTY ADDRESS 7301 BETHLEHEM BLVD, PARCEL 318 ZIP CODE 21219
 BUSINESS NAME ROYAL FARMS # 345 ZONING MH-1M (PROP. PER PUD)
 OWNER'S NAME TRADEPOINT ATLANTIC PHONE NO. _____ HISTORIC DISTRICT Yes No
 MAILING ADDRESS 11600 SPARROWS POINT, BALTIMORE, MD 21219
 APPLICANT/OWNER'S AGENT BRUNNELLY CLZIANOSKI PHONE NO. 410 484 7010
 SIGN COMPANY NAME KATCLIFFE ARCHITECTS PHONE NO. _____

TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 150 120 124000

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

Property Line/Street Right-of-Way Setbacks: front 316.5", sides 120'-7" and 252'11", and rear 29'11".

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

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4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
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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 "DIESEL" SIGN ON DIESEL 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.

[Signature] Date 12/19/19 Print/Type Name BRUNNELLY CLZIANOSKI

Require Planning Signature N/A Date _____

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

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
[Signature] Initials RT Date 12/19/19



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111 W. Chesapeake Avenue
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Permit Processing Commercial Permit & Development Report

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Premise Address: SPARROWS POINT BLVD

PDM #:
Zoning District(s): MH IM
DR 5.5
Elevation Range: 8ft - 18ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alls.	Add / Ext. Alls.	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														
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	Open Code Enforcement Actions: Do NOT Issue Permit Case# Type Action Status ----- CE1800040 Electrical Inspection Scheduled CG1700087 Grading Monitor														TC 11/15/19 ELEC JWB 11/14/19 OK TO FILE
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area 100 Year Flood Zone	X	X	X	X	X	X	X			X				
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review. Chesapeake Bay Critical Area 100 Year Flood Zone	X	X	X	X	X		X							JWB 11/14/19 OK TO FILE
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Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X	X	X				X				

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Form171C



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BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, & INSPECTIONS
Towson, Maryland 21204

BUILDING ADDRESS RFS 345 - 7300 BETHLEHEM BLVD, BALTIMORE MD 21219

Map Coordinates 4941-H1 District 15

IDENTIFICATION	Name	Address	City	State	Zip	Phone #
Property Owner	Tradepoint Atlantic - 1600 Sparrows Point. Baltimore. MD 21219					
Tenant	Royal Farms #345					

APPLICANTS AFFIDAVIT OF LICENSEE – It is explicitly understood that any permit issued pursuant to this application is conditioned upon full compliance by the applicant with all provisions of the State and County Regulations. If the permit is granted, and any of the foregoing provisions are not fully complied with, service will be withheld, even though the permit has previously been issued. "I do solemnly declare and affirm, under the penalties of perjury, that the contents of the foregoing application are true and correct."

Company Minton Electric Co Phone # 410-453-9800
 License Holder Michael Watt License # MG10702
 Signature Michael Watt Date 11/14/19

EXISTING AND PROPOSED STRUCTURE USE Commercial Residential

INSTALLATION New Renovation Addition Replacement

BRIEF DESCRIPTION OF WORK:
 Install 4 Wall signs on Convenience store;
 Install 2 Wall signs on Gas Fuel Canopy;
 Install 1 Wall sign on Diesel Fuel Canopy;
 Install 2 Freestanding Pylon Signs
 Install 4 Freestanding Directional Signs

BGE WORK ORDER #

SERVICES: LIST EACH SERVICE METER BY AMPS (A), VOLTS (V), AND PHASE (PH)
 () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,
 () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,
 TOTAL SERVICE AMPS 1 PH () TOTAL SERVICE AMPS 3 PH ()

DEVICES: LIST THE NUMBER OF EACH TYPE OF DEVICE TO BE INSTALLED (includes CU/AL repair)
 Light Fixtures() Switches() Receptacles() CATV() Phone() Sm. Detect.() Ceil Fan()
 Control Device() Sensors() Other (list type in description above)(13)

EQUIPMENT: LIST THE NUMBER OF EACH PIECE OF FIXED (HARD WIRED) EQUIPMENT TO BE INSTALLED
 Space Heating() Cooling() Subpanels() Motors() Generators() Transfer Switches()
 Cooking Appliances() Transformers() Refrigeration() Light Poles () Dishwashers() Disposals ()
 Electric Vehicle Chargers() Compressors() Water Heaters () Other (list type in description above)()

OTHER: CHECK TO INDICATE IF ONE OR MORE OF THE FOLLOWING IS TO BE INSTALLED:
 Swimming Pool Geothermal System Solar PV System Sign Elevator Carnival Meter Stack Trailer
 Other (list type in description above)

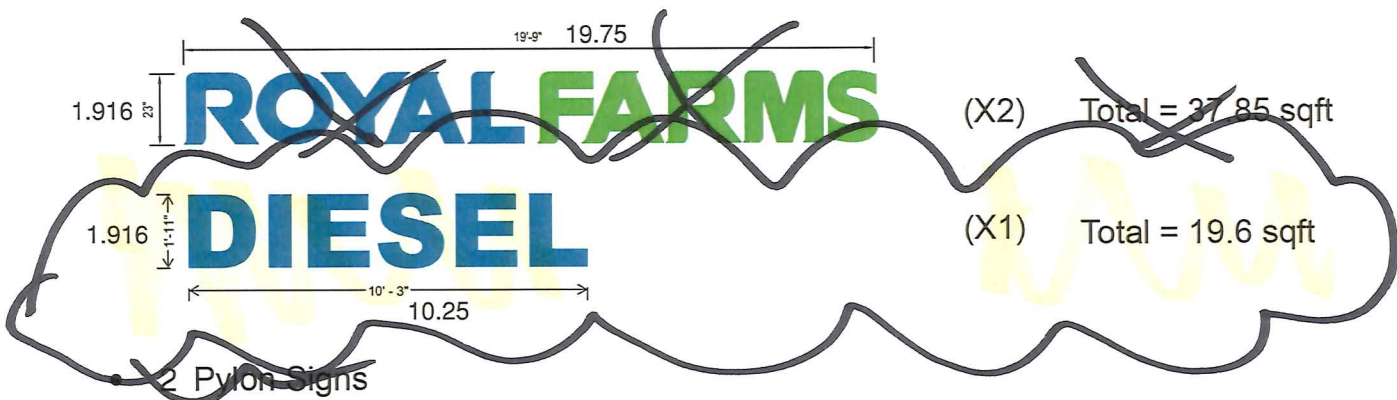
It is the responsibility of the licensee to verify the permit information prior to any inspections. A fee will be charged for any amendments made to the permit which were not on this application. Solar PV Installations require a separate packet which is available on our website (www.baltimorecountymd.gov/Agencies/permits/pdm_elecinspec). Baltimore County currently uses the most recent edition of the ADC Baltimore County map book for finding Map Coordinates. Protect your license. Do not put this permit on display.

RFS #345 - Proposed Signage

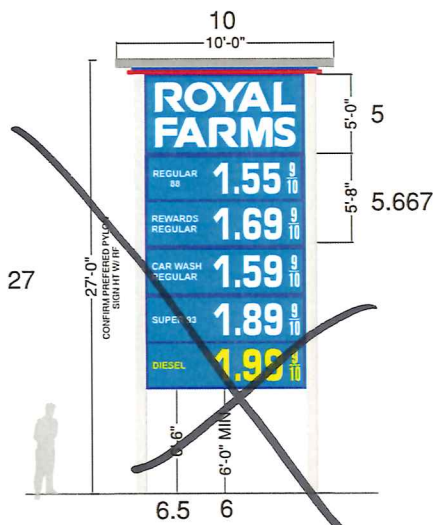
- 4 no. Signs to be located on convenience store



- 3 no. Building Signs on Fuel Canopy

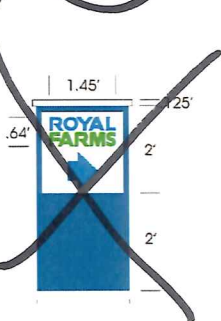


- 2 Pylon Signs

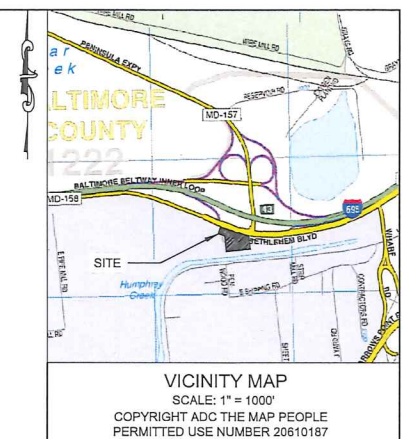


~~"Royal Farms" = 50 sqft~~
~~"Regular 88" - 28 sqft~~
~~"Rewards Regular" = 28 sqft~~
~~"Car Wash Regular" = 28 sqft~~
~~"Super 93" = 28 sqft~~
~~"Diesel" = 28 sqft~~
~~Total = 190 sqft~~

- 4 Directional Signs



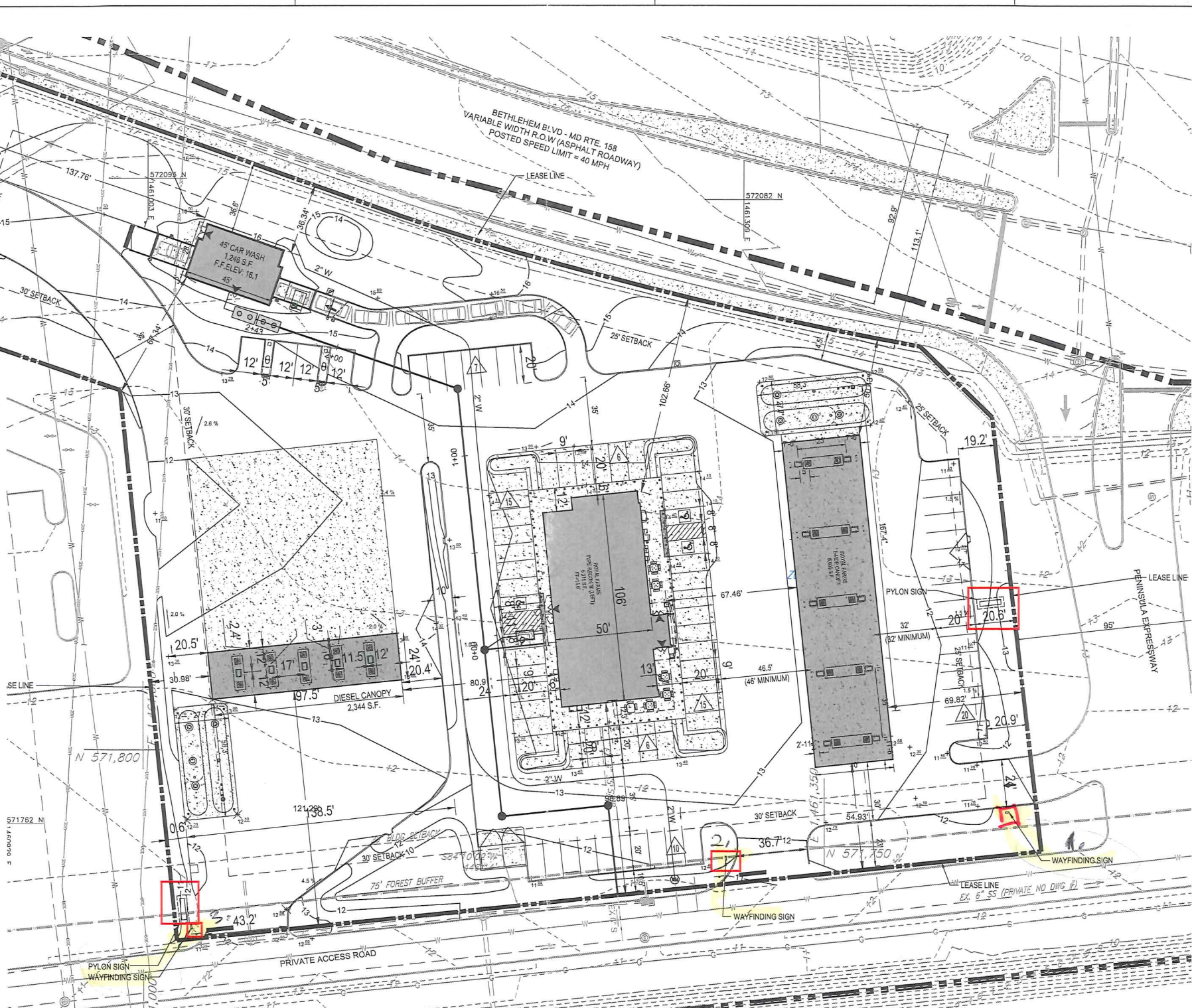
~~(x4) Total = 4 sqft~~
~~"Royal Farms" =~~
 ~~$0.64' \times 1.45' = 0.928'$~~
 ~~$0.928' / 8' = 0.116 \times 100\% =$~~
~~11.6% of total sqft~~
~~(X4) Total = 4 sqft~~



VICINITY MAP
SCALE: 1" = 1000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20610167

GENERAL NOTES

- PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
- PARCEL ID: P318
- TAX ACCOUNT NUMBER: 150202400
- ACREAGE: ±3.68 AC
SQUARE FOOTAGE: ±160,553 SF
- GROSS AREA: ±160,553 SF / ±3.68 AC
PROPOSED ROW DEDICATION: 0 SF / 0 AC
PROPOSED NET AREA: ±160,553 SF / ±3.68 AC
- DEED REFERENCE: 35478-379
- TAX MAP: 111
- CENSUS TRACT NUMBER: 45240
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDGEMERE COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100555G, DATED MAY 5, 2014.
- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TITLE NUMBER: 111A2
- ZONING HISTORY CASE NO.: NONE
- CURRENT ZONING - MH-1M (MANUFACTURING, HEAVY)
- PROPOSED ZONING - PER PLUD
- SETBACKS:
PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
SIDE = 30' MIN.
REAR = 30' MIN.
PER SPECIAL REGULATION - FUEL SERVICE STATIONS
MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: OPEN AREA
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 32.33'
ROLL-OVER CAR WASH = 15.38'
GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY PROPOSED PUBLIC WATER AND SEWER:
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
CONVENIENCE STORE = 2,601 SF
RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
SERVICE STATION USE = 705 SF
ROLL-OVER CAR WASH = 2,248 SF
FLOOR AREA RATIO: 6,819 SF / 160,553 SF = 0.41 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR COMBINATION USES:
20 FUELING STATIONS @ 1500 SF / EACH = 30,000 SF
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 SF = 1000 SF
4 x 2,601 = 10,404 SF SITE AREA FOR CONVENIENCE STORE USE
6 x 2,740 = 16,440 SF SITE AREA FOR RESTAURANT USE
57,844 SF SITE AREA REQUIRED < 160,553 SF SITE AREA PROVIDED
- PARKING REQUIRED:
CONVENIENCE STORE USE
2,601 SF @ 5/1000 = 13
RESTAURANT USE
2,065 SF @ 16/1000 = 33
OUTDOOR SEATING
675 SF @ 16/1000 = 11
SERVICE STATION USE (705 SF)
MAXIMUM EMPLOYEES PER SHIFT = 4
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 68
TOTAL PROVIDED = 83
- PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 20'
HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
VACUUM CLEANER SPACE = 12' x 20'
- EXISTING UTILITY DATA PULLED FROM BALTIMORE COUNTY/ BOHLER ENGINEERING.
- EXISTING RIGHT-OF-WAY DATA PULLED FROM BALTIMORE COUNTY.



LEGEND

---	SHEET MATCH LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING TREE LINE
---	EXISTING FOREST BUFFER
---	EXISTING WATER EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BUILDING
---	EXISTING WATER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER EASEMENT
---	MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
---	PROPOSED BUILDING
---	PROPOSED PRIVACY FENCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED TRENCH DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED SWIM EASEMENT
---	PROPOSED LANDSCAPE BEDDING

4 #3

Dewberry
Dewberry Engineers INC
321 BALLENGER CENTER DR SUITE 103
FREDERICK, MD 21703
301.663.3158
301.663.3679 (FAX)
www.dewberry.com

DEVELOPER/APPLICANT
ROYAL FARMS
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS- NO. 345
INTERSECTION OF BETHLEHEM RD & PENINSULA EXP
SPARROWS POINT, MD
BALTIMORE COUNTY
PARCEL: 0318 TAX MAP: 0111 GRID: 0014

REVISIONS

No.	DATE	BY	Description

No. DATE BY Description

SEAL

TITLE
SITE PLAN TO ACCOMPANY BUILDING PERMIT
DRC #010918E
PAI #010918E
SITE PLAN

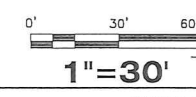
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18068, EXPIRATION DATE: DECEMBER 21, 2018.

PROJECT NO. 50088756

BC J.O. 210-204-BC CONT. -UAO
1

DRAWN BY: JDB
APPROVED BY: JMC
CHECKED BY: JMC/JCL
DATE: AUGUST 2018

SHEET NO. 1 OF 1



RFS #345 - Proposed Signage

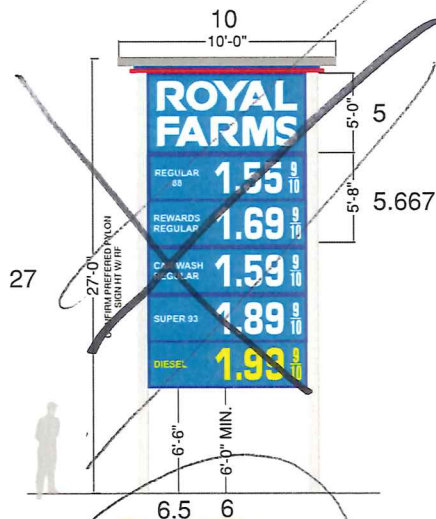
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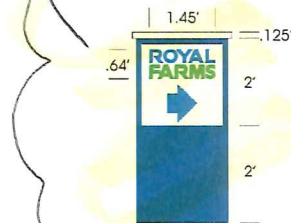


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 "Regular 88" - 28 sqft
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 Total = 190 sqft~~

- 4 Directional Signs



4 NOS

DOUBLE-SIDED

(x4) Total = 4 sqft
 "Royal Farms" =
 $0.64' \times 1.45' = 0.928'$
 $0.928' / 8' = 0.116 \times 100\% =$
 11.6% of total sqft
 (X4) Total = 4 sqft



BALTIMORE COUNTY MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, & INSPECTIONS

Towson, Maryland 21204

Application is hereby made to the electrical inspection division to install the equipment listed below

BUILDING ADDRESS

RFS 345 - 7300 BETHLEHEM BLVD, BALTIMORE MD 21219

Map Coordinates District

4941-H1

15

IDENTIFICATION	Name	Address	City	State	Zip	Phone #
Property Owner	Tradepoint Atlantic	- 1600 Sparrows Point.	Baltimore.	MD	21219	
Tenant	Royal Farms #345					

APPLICANTS AFFIDAVIT OF LICENSEE - It is explicitly understood that any permit issued pursuant to this application is conditioned upon full compliance by the applicant with all provisions of the State and County Regulations. If the permit is granted, and any of the foregoing provisions are not fully complied with, service will be withheld, even though the permit has previously been issued. "I do solemnly declare and affirm, under the penalties of perjury, that the contents of the foregoing application are true and correct."

Company Clinton Electric Co Phone # 410-453-9800

License Holder Michael Watt License # MG10702

Signature [Signature] Date 11/14/19

EXISTING AND PROPOSED STRUCTURE USE

Commercial Residential

INSTALLATION

New Renovation Addition Replacement

BRIEF DESCRIPTION OF WORK:

- Install 4 Wall signs on Convenience store;
- Install 2 Wall signs on Gas Fuel Canopy;
- Install 1 Wall sign on Diesel Fuel Canopy;
- Install 2 Freestanding Pylon Signs
- Install 4 Freestanding Directional Signs

BGE WORK ORDER #

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() A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH, () A () V () PH,

TOTAL SERVICE AMPS 1 PH () TOTAL SERVICE AMPS 3 PH ()

DEVICES: LIST THE NUMBER OF EACH TYPE OF DEVICE TO BE INSTALLED (includes CU/AL repair)

Light Fixtures() Switches() Receptacles() CATV() Phone() Sm. Detect.() Ceil Fan() Control Device() Sensors() Other (list type in description above)(13)

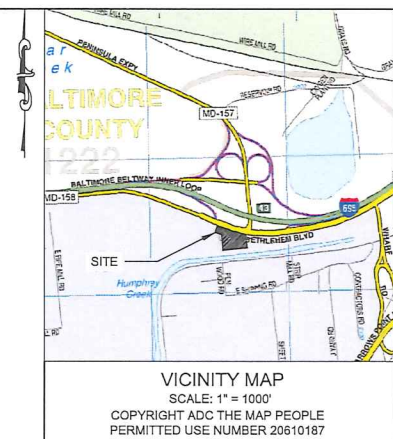
EQUIPMENT: LIST THE NUMBER OF EACH PIECE OF FIXED (HARD WIRED) EQUIPMENT TO BE INSTALLED

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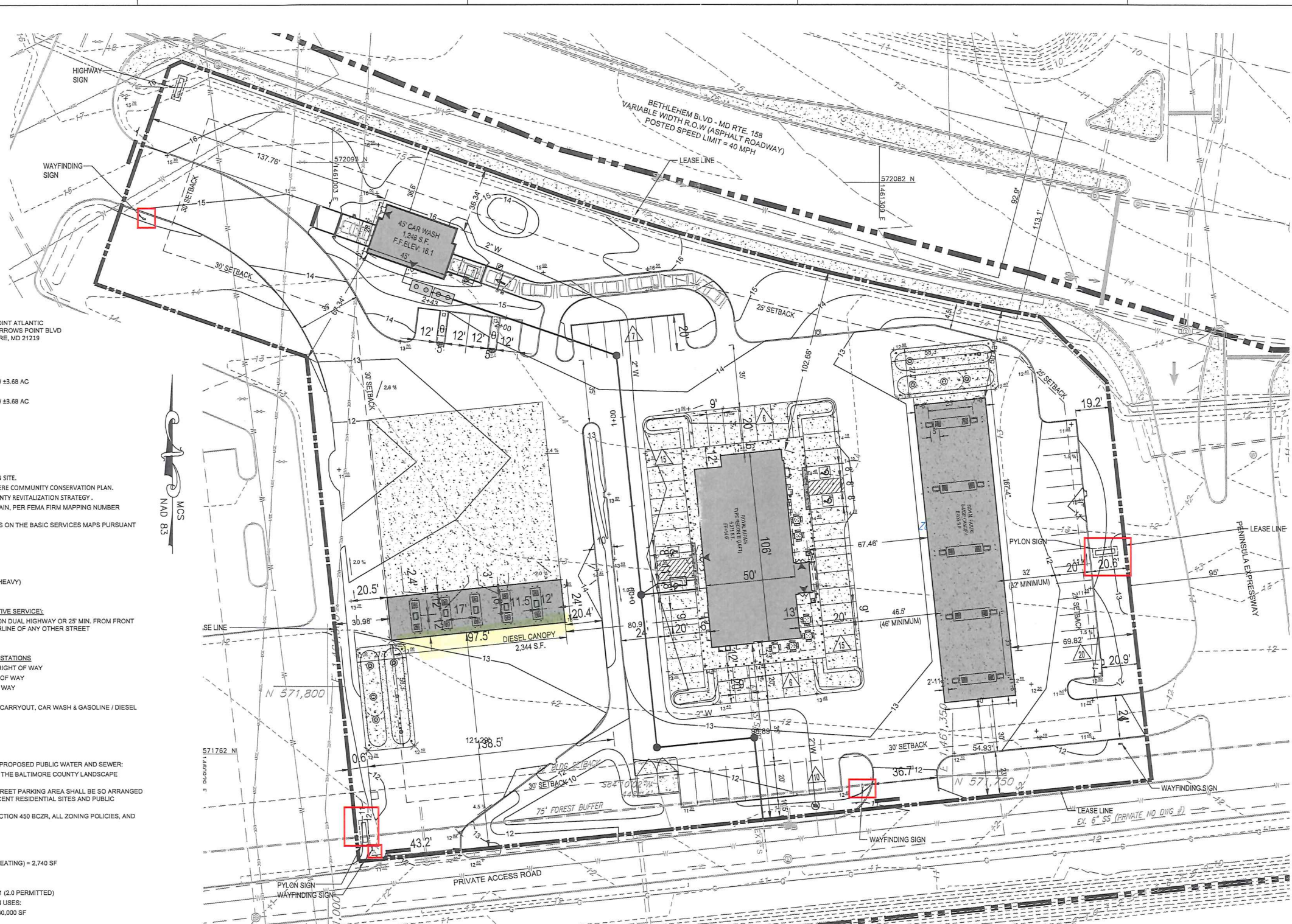
OTHER: CHECK TO INDICATE IF ONE OR MORE OF THE FOLLOWING IS TO BE INSTALLED:

Swimming Pool Geothermal System Solar PV System Sign Elevator Carnival Meter Stack Trailer Other (list type in description above)

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VICINITY MAP
SCALE: 1" = 1000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20510187



GENERAL NOTES

- PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
- PARCEL(S): P318
- TAX ACCOUNT NUMBER: 150202400
- ACREAGE: ±3.68 AC
SQUARE FOOTAGE: ±160,553 SF
- GROSS AREA: ±160,553 SF / ±3.68 AC
PROPOSED ROW DEDICATION: 0 SF / 0 AC
PROPOSED NET AREA: ±160,553 SF / ±3.68 AC
- DEED REFERENCE: 35478-379
- TAX MAP: 111
- CENSUS TRACT NUMBER: 45240
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
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- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
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- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402 OF THE CODE.
- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TILE NUMBER: 111A2
- ZONING HISTORY CASE NO: NONE
- CURRENT ZONING - MH-M (MANUFACTURING, HEAVY)
- PROPOSED ZONING - PER PUD
- SETBACKS:
PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
SIDE = 30' MIN.
REAR = 30' MIN.
PER SPECIAL REGULATION - FUEL SERVICE STATIONS
MAIN STRUCTURE = 35' MIN FROM STREET RIGHT OF WAY
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GASOLINE/DIESEL CANOPY = 19'
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- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
CONVENIENCE STORE = 2,601 SF
RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
SERVICE STATION USE = 705 SF
ROLL-OVER CAR WASH = 1,248 SF
- FLOOR AREA RATIO: 6.619 SF / 160,553 SF = 0.41 (2.0 PERMITTED)
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20 FUELING STATIONS @ 1500 SF / EACH = 30,000 SF
ADDITIONAL SITE AREA FACTOR:
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4 x 2,601 = 10,404 SF SITE AREA FOR CONVENIENCE STORE USE
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57,844 SF SITE AREA REQUIRED < 160,553 SF SITE AREA PROVIDED
- PARKING REQUIRED:
CONVENIENCE STORE USE
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RESTAURANT USE
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675 SF @ 16/1000 = 11
SERVICE STATION USE (705 SF)
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ATM = 1
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VACUUM CLEANER SPACE = 12' x 20'
- EXISTING UTILITY DATA PULLED FROM BALTIMORE COUNTY/ BOHLER ENGINEERING.
- EXISTING RIGHT-OF-WAY DATA PULLED FROM BALTIMORE COUNTY.

LEGEND

---	SHEET MATCH LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING TREE LINE
---	EXISTING FOREST BUFFER
---	EXISTING WATER EASEMENT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVHD ELECTRIC
---	EXISTING BUILDING
---	EXISTING WATER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER EASEMENT
---	MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
---	PROPOSED BUILDING
---	PROPOSED PRIVACY FENCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED WATER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED TRENCH DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED SWM EASEMENT
---	PROPOSED LANDSCAPE BEDDING

Dewberry
DEVELOPER/APPLICANT
ROYAL FARMS
Dewberry Engineers INC
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS- NO. 345
INTERSECTION OF BETHLEHEM RD & PENINSULA EXP
SPARROWS POINT, MD
BALTIMORE COUNTY
PARCEL: 0318 TAX MAP: 0111 GRID: 0014

REVISIONS

No.	DATE	BY	Description

No. DATE BY Description

SEAL

TITLE: **SITE PLAN TO ACCOMPANY BUILDING PERMIT**

DRC #010918E
PAI #010918E

SITE PLAN

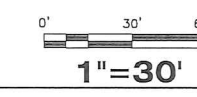
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19066, EXPIRATION DATE: DECEMBER 21, 2018.

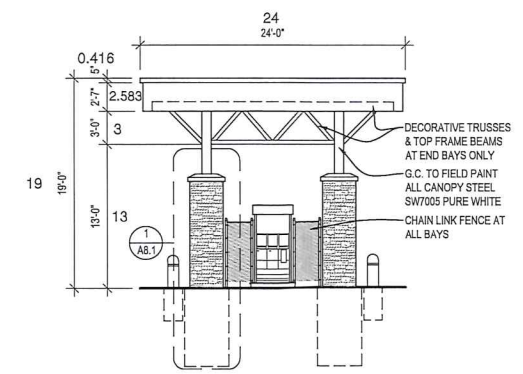
PROJECT NO. 50088796

BC J.O. 210-204-BC CONT. -UAO

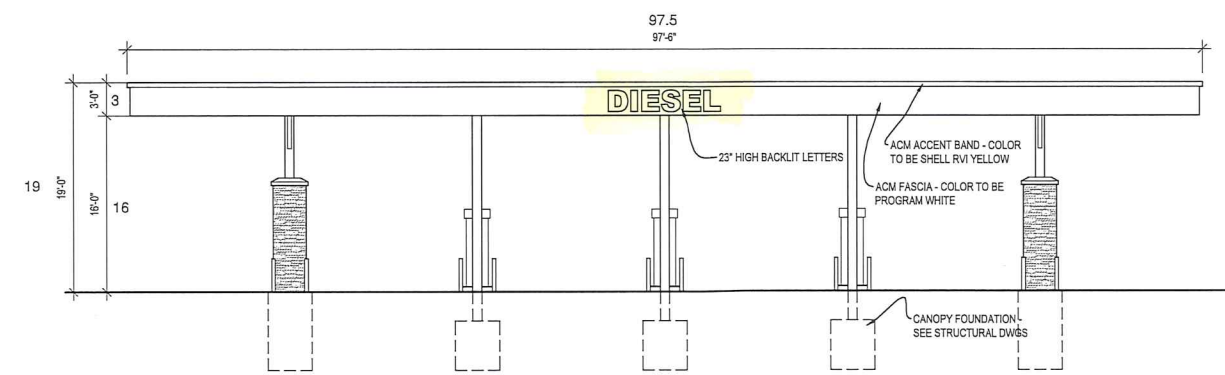
1

DATE: AUGUST 2018 SHEET NO. 1 OF 1

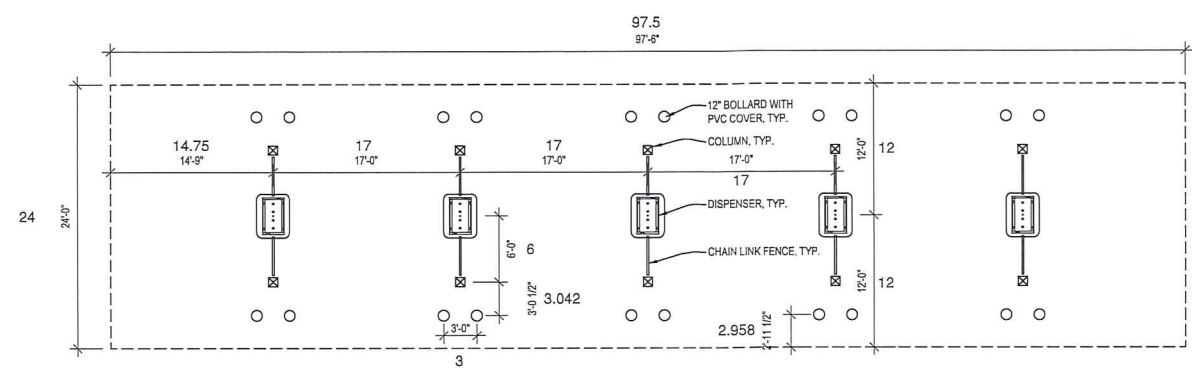




1 DIESEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



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



3 DIESEL CANOPY PLAN
1/8" = 1'-0"

RATCLIFFE
ARCHITECTS
1004 Stevenson Road
Stevenson, Maryland 21153
410-881-7010 • Fax: 410-881-8819 • info@ratcliffearch.com

ROYAL FARMS

7300 BETHLEHEM BLVD.
BALTIMORE, MD 21219
STORE #345

DIESEL FUEL CANOPY

#	REVISED DATE	CONTENT
	08-16-18	PERMIT SET
		CONSTRUCTION SET

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.

A8.1



4 =
\$800

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

USE PERMIT RECEIPT
191954

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: *[Signature]*

SIGN USE PERMIT

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

PROPERTY ADDRESS 7301 BETHLEHEM BLD, PARCEL 38 ZIP CODE 21219
BUSINESS NAME ROYAL FARMS #315 ZONING MH-1M (PROP. PER 200)
OWNER'S NAME TRADEPOINT ATLANTIC PHONE NO. _____ HISTORIC DISTRICT Yes No
MAILING ADDRESS 1100 SPARROWS POINT, BALTIMORE MD 21219
APPLICANT/OWNER'S AGENT BRUNNELLY CZIANOSKI - RATCHLEFF PHONE NO. 410 484 7010
SIGN COMPANY NAME _____ ARCHITECTS PHONE NO. _____
TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 150 / 20 / 24000

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: 2 feet x 4 feet = 4 square feet Height: 4 feet (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front 160' 9" sides 10' 11" and 29' 10" and rear 286' 3"
438' 7" 411" 419' 10" 27' 11"
131' 6" 21' 10" 214' 4" 430' 9"
570' 11" 43' 4" 89' 10" 131' 9"

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

Table of Sign Regulations: 450.4.1.- 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 FOUR DIRECTIONAL SIGNS AT ENTRANCES
(WAY FINDING) ALL DOUBLE-SIDED
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] 12/19/19 BRUNNELLY CZIANOSKI
Signature Date Print/Type Name

Require Planning Signature N/A Date _____

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

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
[Signature] RT 12/19/19
Signature Initials Date



Permits, Approvals & Inspections
 111 W. Chesapeake Avenue
 Towson, MD 21204

Report Generated On:
 11/14/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **1502024000**

Election District: **15**

Owner Name(s): TRADEPOINT ATLANTIC LLC
 Address: 1600 SPARROWS POINT BLVD
 BALTIMORE, MD 21219
 Premise Address: SPARROWS POINT BLVD

PDM #:
 Zoning District(s): MH IM
 DR 5.5
 Elevation Range: 8ft - 18ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111.

Contact Agency

Potential Overlay Issues

Growth Tier 1: Served by public sewer and inside URDL

Code Enforcement

County Office Building
 Room 213
 Phone: 410-887-8099
 Rental Housing: 410-887-6060
 Bldg. Inspections: 410-887-3953
 Finance: 410-887-4100

Open Code Enforcement Actions: Do NOT Issue Permit		
Case#	Type	Action Status
CE1800040	Electrical	Inspection Scheduled
CG1700087	Grading	Monitor

New Com Bldg.
 Interior Alts.
 Add / Ext. Alts.
 Piers/Fillings
 Grading/SW
 Tanks
 Ret.Walls/Bulk
 Razing
 Chg. of Occup.
 Tower Antenna
 Signs
 Elect. & Plumb

Agency Acknowledgment
 Initial & Date

EPS-Dev. Coord.

County Office Building
 Room 319
 Phone: 410-887-3733

Chesapeake Bay Critical Area
 100 Year Flood Zone

X X X X X X X X
 X X X X X X X

PAI-Sed. Control Insp.

County Office Building
 Room G-21
 Phone: 410-887-3226

Note: All Razing Permits must be sent to Sediment Control for review.
 Chesapeake Bay Critical Area
 100 Year Flood Zone

X X X X X
 X 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 X

Building Plans Review

County Office Building
 Room 120
 Phone: 410-887-3987

100 Year Flood Zone

X X X X X X X

*Ty 11/15/19
 ELEC*

*JWB
 11/14/19
 OK To File*

*JWB
 11/14/19
 OK To File*

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
 Form171C