



#189

8391 Washington Blvd

Jessup, Maryland 20794

DESIGN ADVISORY PANEL APPLICATION
MAY 2022

DEVELOPMENT TEAM

Developer / Applicant:



Planning / Civil Engineering / Landscape Architecture:



Architect:



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PROJECT DESCRIPTION

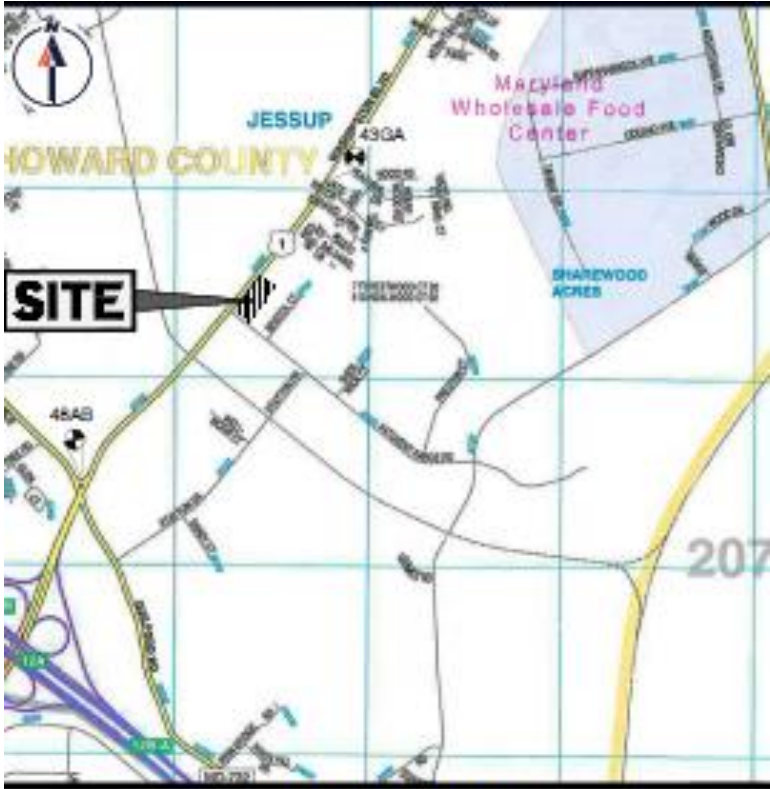
The proposed Royal Farms Convenience Store will be located at 8391 Washington Boulevard along U.S. Route 1 in Jessup at the intersection of Patuxent Range Road. The site exists as a former truck storage lot, vacant U-Haul building and consists of mostly impervious area. The subject property is approximately 4.14AC and is zoned B-1. A convenience store is permitted by-right in the B-1 Zone.

There are no sensitive environmental features located on the subject site.

Access to the site is proposed from Washington Boulevard (U.S. Route 1) via one (1) right-in only entrance, and one (1) right-in/right-out access. Access from Patuxent Range Road will be provided by a shared access drive with the rear adjoining property and is subject to an existing access easement.

The site's landscape design addressed the County's perimeter and internal parking lot requirements, as well as U.S. Route 1 Corridor Guidelines.

AERIAL PHOTO



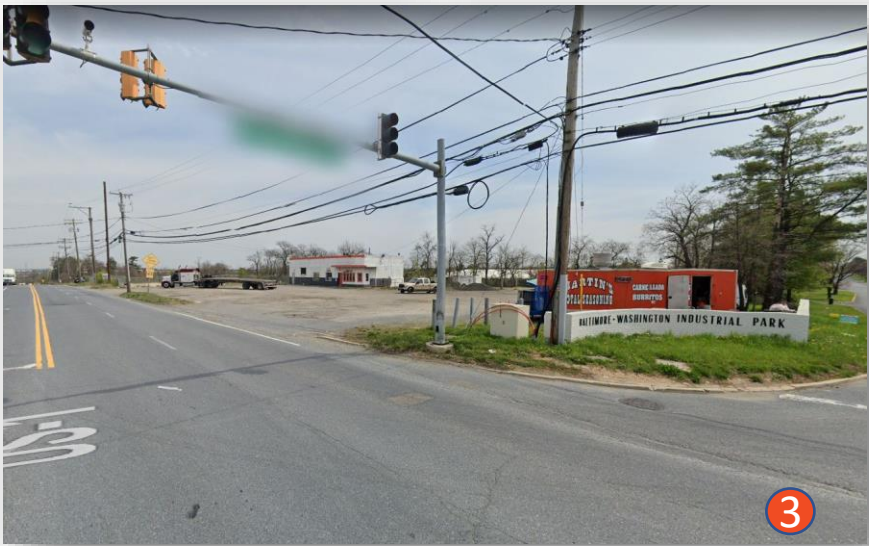
VICINITY MAP

SCALE: 1"=2000'

PLAN REFERENCE:

Copyright: ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES 41-B2

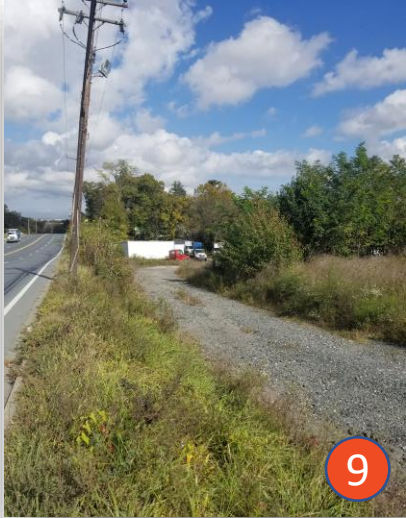
CONTEXT PHOTOS



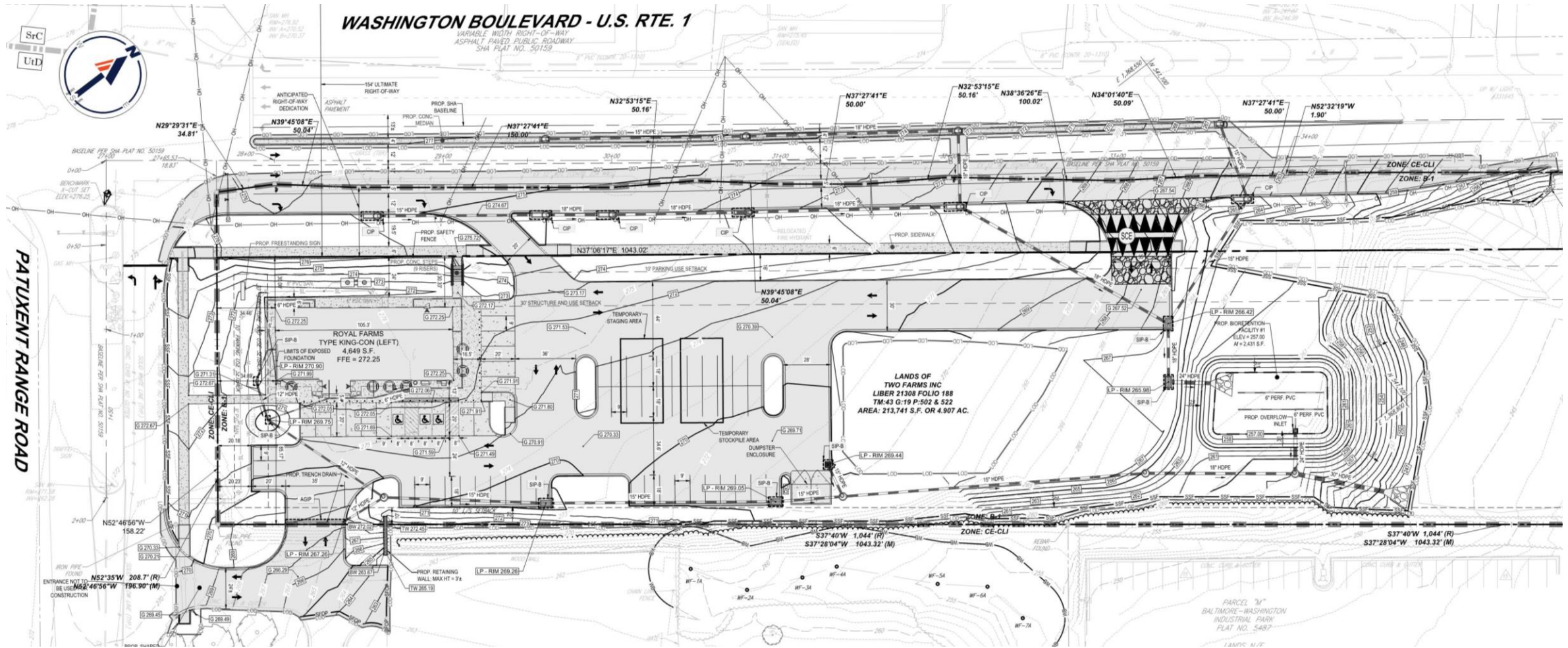
CONTEXT PHOTOS



CONTEXT PHOTOS

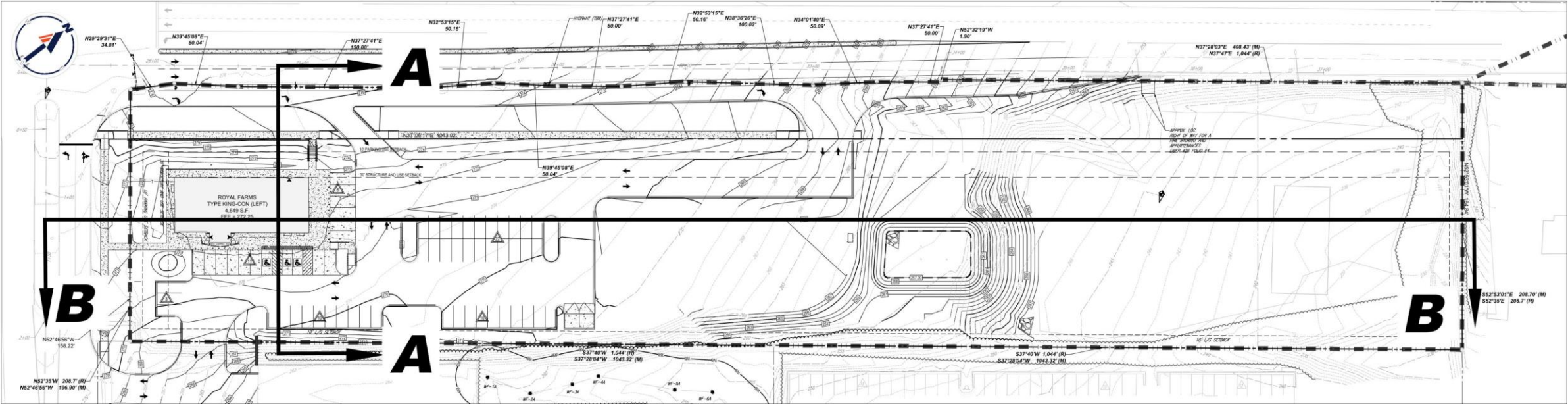


PROPOSED SITE / GRADING PLAN



SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE PLAN & DETAILS

CROSS SECTION OF SUBJECT PROPERTY

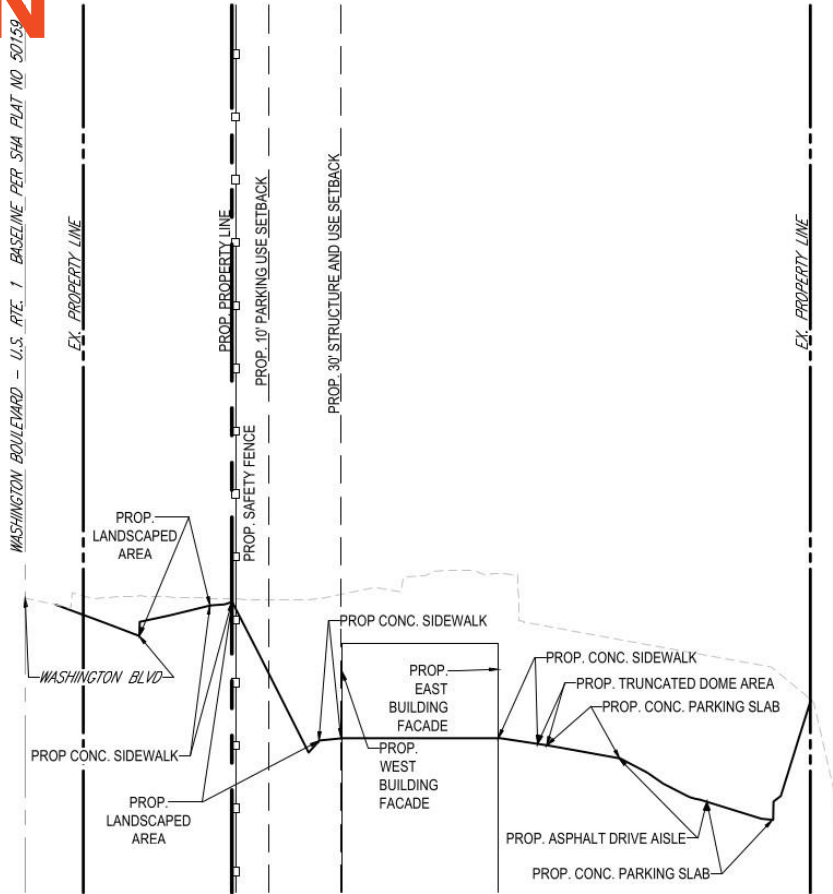


SITE MAP

SCALE: 1" = 30'

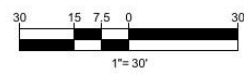
CROSS SECTION

A-A



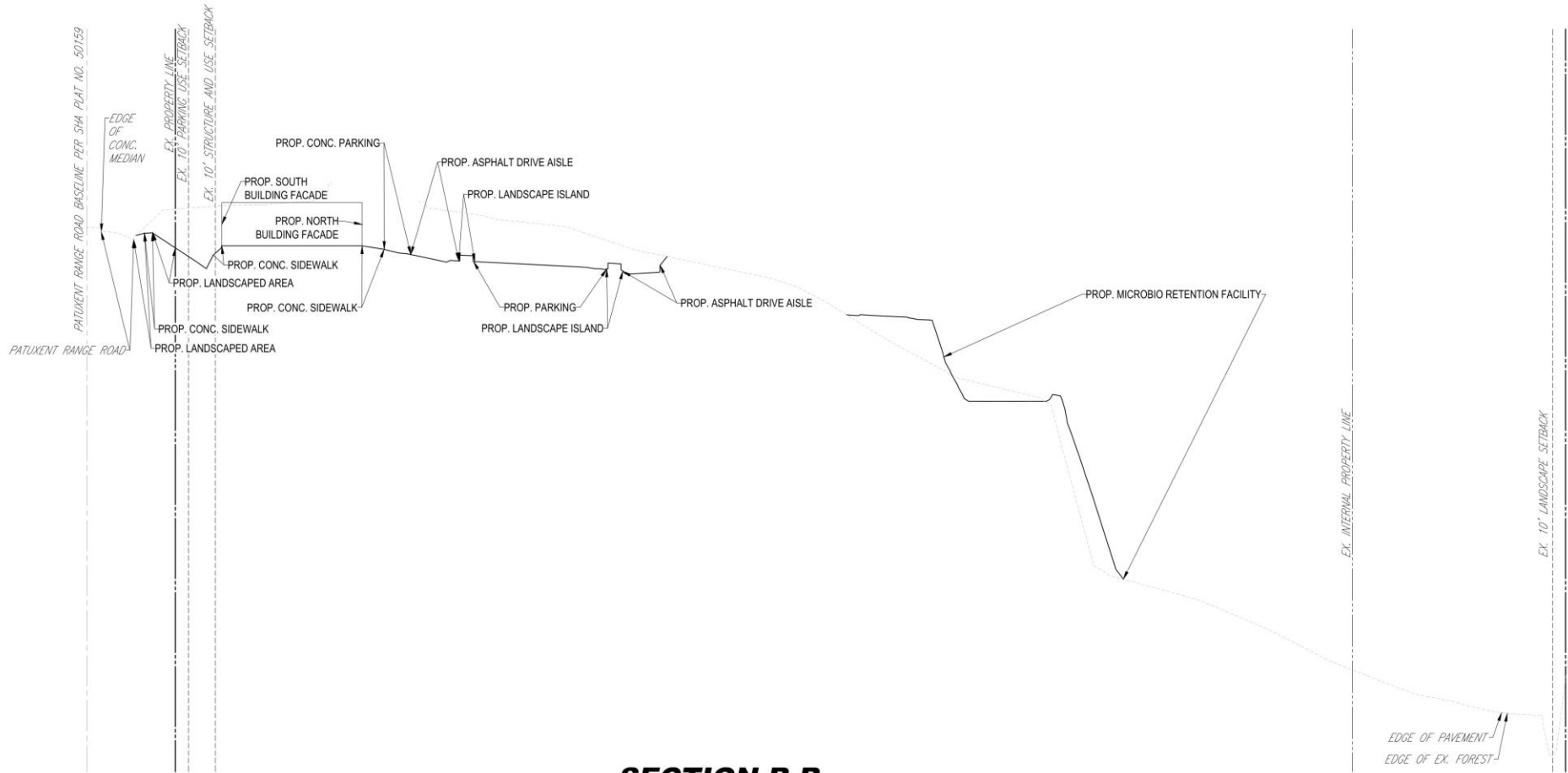
SECTION A-A

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



CROSS SECTION

B-B

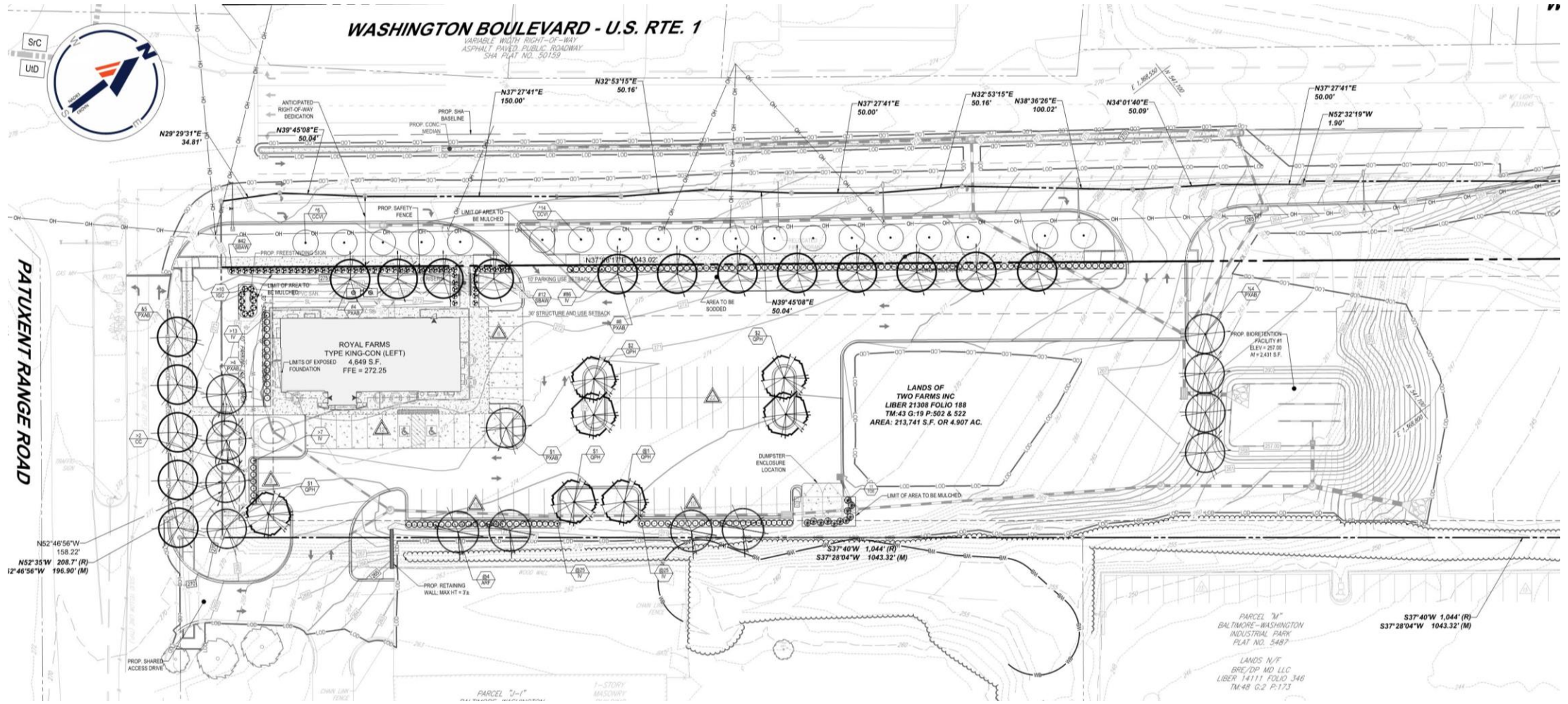


SECTION B-B

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



LANDSCAPE PLAN



SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LANDSCAPE PLAN & DETAILS

LANDSCAPE PLAN DETAILS

LANDSCAPE SCHEDULE						
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	ARF	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2 1/2-3" CAL. / 12-14'	B+B
	PXAB	26	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL. / 12-14'	B+B
	QPH	7	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL. / 12-14'	B+B
SUBTOTAL:		37				
ORNAMENTAL TREES						
	CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL. / 8-10'	B+B
	CCVI	19	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	1-1 1/2" CAL. / 8-10'	B+B
SUBTOTAL:		21				
EVERGREEN TREES						
	TOE	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
DECIDUOUS SHRUBS						
	IV	156	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
	SBAW	54	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	#3 CAN
SUBTOTAL:		210				
EVERGREEN SHRUBS						
	IGC	10	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.						

STREET TREE REQUIREMENTS				
STREET	LINEAR FEET	SPACING	TREES REQUIRED	TREES PROVIDED
ROUTE 1	566'	30 L.F.	19 TREES	19 TREES "A" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
PATUXENT RANGE	197'	40 L.F.	5 TREES	5 TREES "&" INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LANDSCAPE PLAN & DETAILS

LANDSCAPE PLAN DETAILS

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY (FRONT - ROUTE 1)	ADJACENT TO ROADWAY (SIDE - PATUXENT RANGE RD)	ADJACENT TO PROPERTY (REAR- NON RESIDENTIAL)	ADJACENT TO PROPERTY (SIDE - NON RESIDENTIAL)
PERIMETER	PERIMETER A	PERIMETER B	PERIMETER C	PERIMETER D
LANDSCAPE TYPE	B	B	A	A
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	566'	197'	566'	208'
CREDIT FOR EXISTING VEGETATION (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED: SHADE TREES OTHER TREES EVERGREEN TREES SHURBS	NUMBER OF PLANTS REQUIRED: 12 0 14 0	NUMBER OF PLANTS REQUIRED: 4 0 5 0	NUMBER OF PLANTS REQUIRED: 10 0 0 0	NUMBER OF PLANTS REQUIRED: 4 0 0 0
NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	NUMBER OF PLANTS PROVIDED: 12 0 0 140 *#* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	NUMBER OF PLANTS PROVIDED: 4 0 2 30 *#* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	NUMBER OF PLANTS PROVIDED: 5 0 0 50 *@* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT	NUMBER OF PLANTS PROVIDED: 4 0 0 0 *%* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	63 (INCLUDING 2 ADA SPACES)
NUMBER OF TREES REQUIRED: (1 / 10 SPACES)	NUMBER OF TREES REQUIRED: 7
NUMBER OF PLANTS PROVIDED: SHADE TREES	NUMBER OF PLANTS PROVIDED: 7 *%* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (1 / 10 SPACES)	7 REQUIRED 7 PROVIDED

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LANDSCAPE PLAN & DETAILS

ILLUSTRATIVE PLAN



PRECEDENT IMAGES



Spiraea X Bumalda
Anthony Waterer Spirea



Platanus X Acerifolia
Bloodgood London



Ilex Glabra 'Compacta'
Dwarf Inkberry Holly



Cornus Sericea
Redosier Dogwood



Quercus Phellos
Willow Oak



Cercis Canadensis
Eastern Redbud



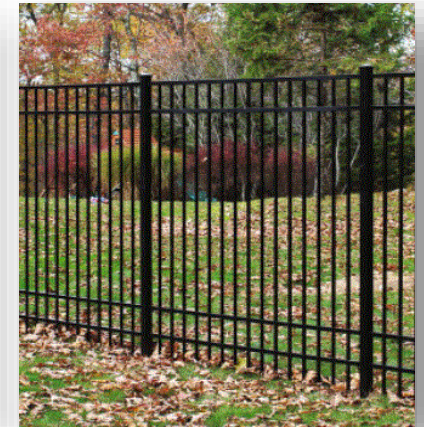
Thuja Occidentalis 'Emerald'
Emerald Green Arborvitae



Acer Rubrum
Red Sunset Maple

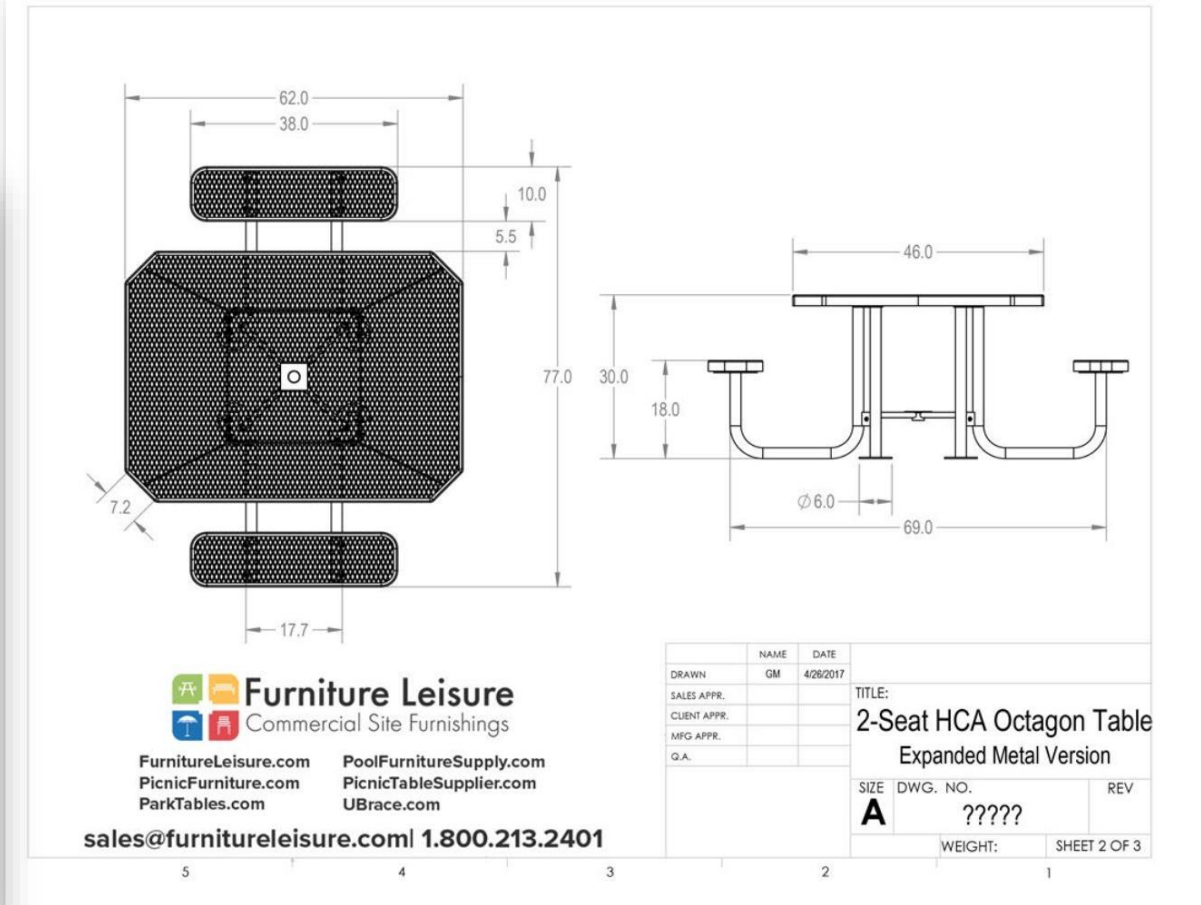
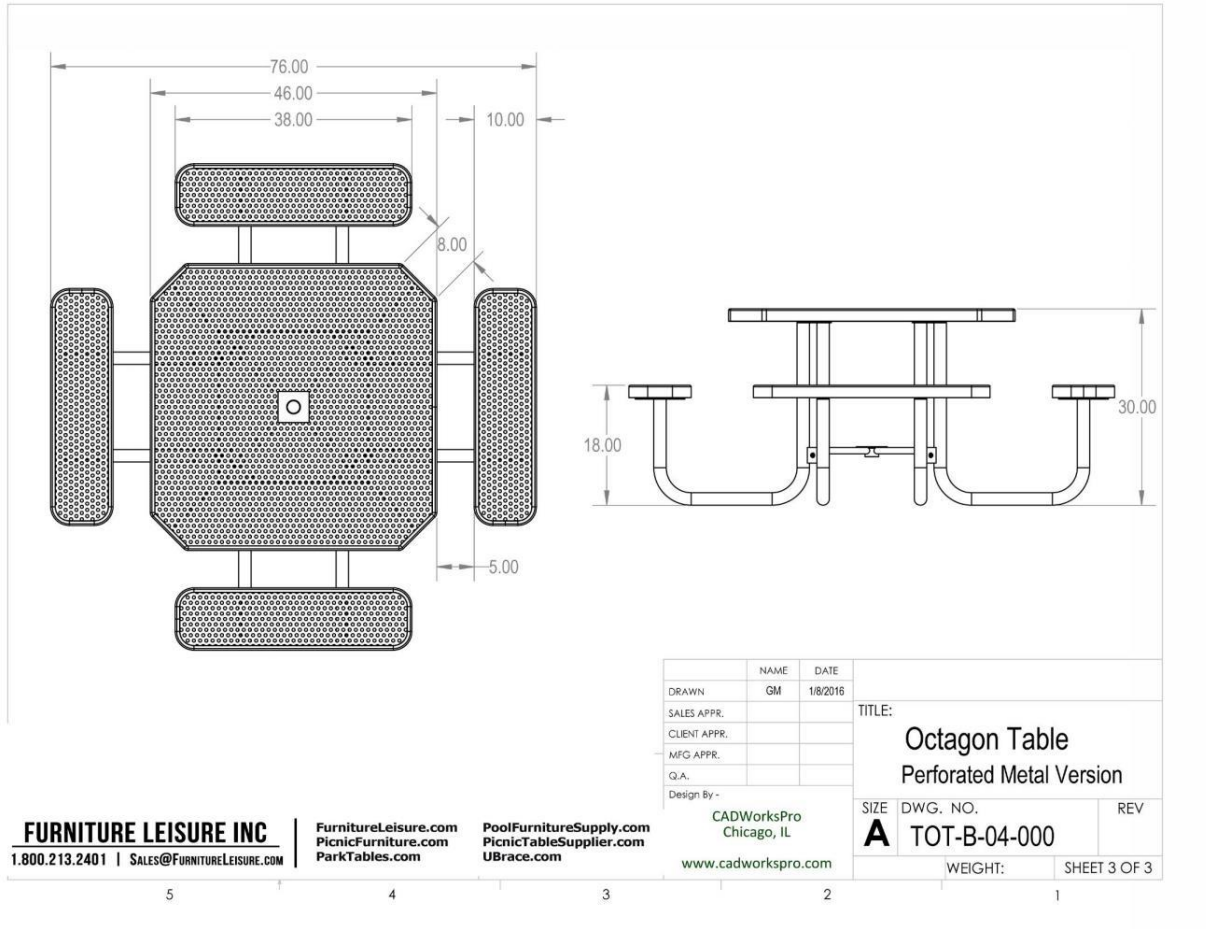


Crataegus Crus-Gallivar Infermis
Thornless Cockspur Hawthorn

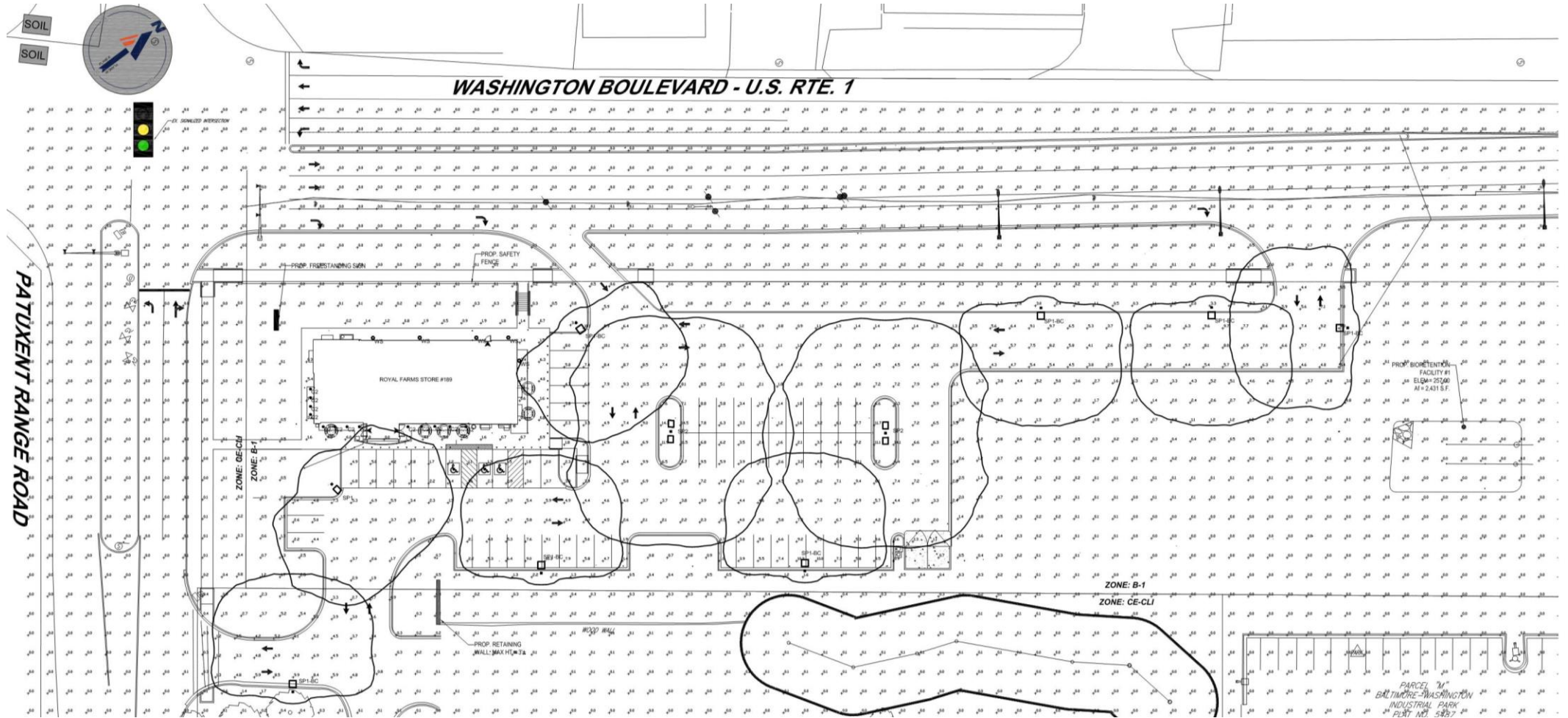


Aluminum Safety
Fence

PRECEDENT IMAGES



LIGHTING PLAN



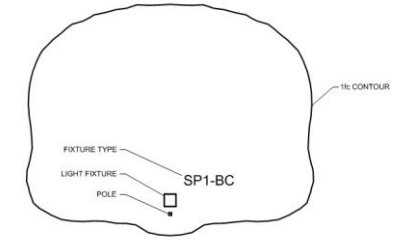
SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.

LIGHTING PLAN DETAILS

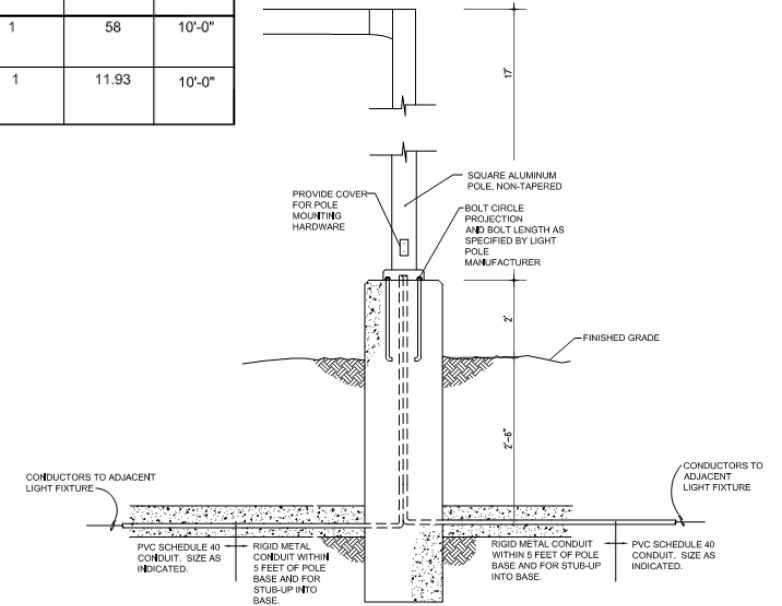
Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	SP1	1	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-280-5K-T4 (1).les	29122	0.9	284.52	19'-0"
□	SP1-BC	7	BEACON PRODUCTS	VP-L-96NB-280-5K-T4 - BC	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-280-5K-T4-BC (1).les	29122	0.9	284.52	19'-0"
□	SP2	2	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	VP-L-96NB-280-5K-T4 (1).les	29122	0.9	853.55	19'-0"
○	WS	5	PROGRESS LIGHTING	P5642-3030K9	P5642-3030K9 6" diameter down wall mount LED cylinder with LEDs moved closer to opening.	42 - NICHIA 3000K LEDs	1	P5642-30-30K-90/8789-31.les	2565	1	58	10'-0"
○	C2	13	PRESCOLITE	LB6LEDA10L - 35K	DOWNLIGHTS	3500K LEDs	1	6182.les	1038	1	11.93	10'-0"

ALL WALLED MOUNTED FIXTURES AND/OR POLE MOUNTED LIGHT FIXTURES SHALL BE MOUNTED 90 DEGREES TO FINISHED GRADE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building lights	+	2.8 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Area	+	4.9 fc	14.5 fc	0.8 fc	18.1:1	6.1:1
Spill Lighting	+	0.1 fc	5.4 fc	0.0 fc	N/A	N/A



2 LUMINAIRE DETAIL
NOT TO SCALE



1 POLE BASE DETAIL
NOT TO SCALE

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.

LIGHTING PLAN DETAILS

VIPER L SERIES LARGE VIPER LUMINAIRE	Cat.#		
	Job	Type	

SPECIFICATIONS Intended Use: The Beacon Viper Luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to reduce the lighting up to 1000W ft/c or more. Luminaires are suitable for wet locations.	Controls/Options: <ul style="list-style-type: none"> Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Basic contact Beacon Products if project requirements vary from standard configuration. Available with Energear for optional dimming, timed dimming with any color, or timed dimming based on time of night (see www.beaconproducts.com/products/energear/). In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/site-sync/
Construction: <ul style="list-style-type: none"> Manufactured with die cast aluminum. Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D222 coating and base of adhesion test requirements. External hardware is corrosion resistant. One piece optical cartridge system consisting of an LED engine, LED lenses, optics, gasket and stainless steel bezel. Cartridge is held together with internal brass standoffs secured to the board so that it can be fully replaced as a one piece optical system. Two-piece silicone and microsil air polycarbonate beam guard ensures a weather-proof seal around each individual optic. 	Installation: <ul style="list-style-type: none"> Mounting options for horizontal arm, vertical finion or traditional arm mounting available. Mounting hardware included.
Electrical: <ul style="list-style-type: none"> Luminaire accepts 120V through 277V, 60 Hz to 60 Hz (5A), 347V, or 480V input. Power factor is ≥ .90 at full load. Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls. Component-to-component wiring within the luminaire may carry no more than 30% of rated load and is certified by UL for use at 600VAC at 90°C or higher. Flg disconnects are certified by UL for use at 600 VAC, 15A or higher, 15A rating applies to primary (AC) side only. Future electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. Optional Eagle ANSI C136.41-2013 key-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices. Surge protection - 20kA. LifeShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a wide temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out", allowing the luminaire to revert to full power in the event of an interruption of power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). 	Finish: <ul style="list-style-type: none"> FS polyester powder-coat electrostatically applied and thermocured. FS finish consists of a five stage pre-treatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish. The finish meets the AAMA 2604 performance specification which includes passing a 3000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D222 and resists surface impacts of up to 160 impacts.
CERTIFICATIONS/LISTINGS 	Warranty: Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S) 	Dimensions
Mounting Options 	Dimensions

ORDERING INFORMATION ORDERING EXAMPLE: VP-L/96NB-280/4K/T4/UVN/PCR-TL/BLC/RA/BBT

VP-L	ENGINE-WATTS	LED COLOR	VOLTAGE	ELECTRICAL OPTIONS	IBRD DETERRENT	FINISH
VP-L	64NB-125 120W LED array	3K 3000K	120V 120-277V	PCR-TL 7 pin head lock receptacle with photo control	BSP Bird spike	BST Basic Black Textured
	80NB-180 180W LED array	4K 4000K	347V 347K			BMT Black Matte Textured
	80NB-235 235W LED array	5K 5000K	480V 480V	PRC-SC 7 pin head lock receptacle with starting cap		BWT White Textured
	96NB-270 270W LED array			2PF dual power feed		MST Metallic Bronze Textured
	96NB-290 290W LED array			PCRU 7 pin head lock receptacle		BZT Bronze Textured
	96NB-395 395W LED array					DBT Dark Bronze Textured

OPTICS*	LEFT RIGHT OPTICS*	CONTROL OPTIONS
T1 Type I	T1L Type 1 left	GEN-XX Energies
T2 Type II	T1R Type 1 right	SWF SiteSync Field Commission
T3 Type III	T2L Type 2 left	SWM SiteSync Wireless Pre-Commission with Motion Sensor
T4 Type IV	T2R Type 2 right	SWP SiteSync Wireless Pre-Commission with Motion Detection
T5 Type V	T3L Type 3 left	SCR_PAM Programmable Occupancy Sensor w/ daylight control (120-277 volts only)
T6 Type VI	T3R Type 3 right	
T7 Type VII	T4L Type 4 left	
T8 Type VIII	T4R Type 4 right	
T9 Type IX	FRL Front row left	
T10 Type X	FRR Front row right	

HOUSE SIDE SHELD ACCESSORIES
HSS/VP-L/90-FR/XXX 90° shield front or back
HSS/VP-L/120-FR/XXX 120° shield front or back
HSS/VP-L/150-FR/XXX 150° shield front or back
HSS/VP-L/180-FR/XXX 180° shield front or back
HSS/VP-L/270-FR/XXX 270° shield front or back
HSS/VP-L/360/XXX full shield

(Refer to page 4 for shield images)

Accessory and Services (Ordered Separately)										
<table border="1"> <tr> <th>Catalog Number</th> <th>Description</th> </tr> <tr> <td>SWUSB*</td> <td>SiteSync Based on USB flash drive (Windows based only)</td> </tr> <tr> <td>SWTAB*</td> <td>SiteSync Windows Tablet</td> </tr> <tr> <td>SWBRG*</td> <td>SiteSync Wireless Bridge Node</td> </tr> <tr> <td>SCR-REMOTE</td> <td>Remote Control for SCR_PAM option. Order at least one per project to program and control.</td> </tr> </table>	Catalog Number	Description	SWUSB*	SiteSync Based on USB flash drive (Windows based only)	SWTAB*	SiteSync Windows Tablet	SWBRG*	SiteSync Wireless Bridge Node	SCR-REMOTE	Remote Control for SCR_PAM option. Order at least one per project to program and control.
Catalog Number	Description									
SWUSB*	SiteSync Based on USB flash drive (Windows based only)									
SWTAB*	SiteSync Windows Tablet									
SWBRG*	SiteSync Wireless Bridge Node									
SCR-REMOTE	Remote Control for SCR_PAM option. Order at least one per project to program and control.									

PRE-RECOMMENDED WIRING INFORMATION: When ordering a luminaire with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or Energies website information must be completed. This form includes Project Location, Group information, and Operating schedule. For more detailed information please visit www.hubbellighting.com/products/wireless-control-hubbell-lighting-technology.

SiteSync features with Motion control (SWM) require the mounting height of the fixture for selection of the beam.

Examples: VP-L/96NB-280/4K/T4/UVN/PCR-TL/BLC/RA/BBT SiteSync only
 VP-L/96NB-280/4K/T4/UVN/PCR-TL/BLC/RA/BBT SiteSync with Motion Control

*Must specify group and zone information at time of order, see www.hubbell@hubbell.com for further details.
 *Specify mounting height.
 *T4 only only.
 *To rotate left or right, specify L or R after the optical distribution example T4L.
 *Not available for AC or 480V input.
 *When ordering Energies, specify the module wiring code example 021-015. See Energies brochure and instructions for wiring code and options. Not available with sensor options.
 *Not available for AC or 480V input.
 *Order at least one SW-REMOTE for each location to program and control.
 *This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/specifications/specifications>

Hubbell Control Solutions - Accessories (sold separately)									
<table border="1"> <tr> <th>Catalog Number</th> <th>Description</th> <th>HCS System</th> </tr> <tr> <td>NXFM-110-UVV</td> <td>On-Fixture Module (7-pin, On / Off / Dim, Daylight Sensor with HubNET Radio and Bluetooth® Radio, 120-480VAC</td> <td>NX Distributed Intelligence™</td> </tr> <tr> <td>WB-IME-L</td> <td>On-Fixture Module (7-pin or 5-pin, On / Off / Dim, Daylight Sensor with iSCAPE Radio, 110-480VAC</td> <td>iSCAPE™ Lighting Control</td> </tr> </table>	Catalog Number	Description	HCS System	NXFM-110-UVV	On-Fixture Module (7-pin, On / Off / Dim, Daylight Sensor with HubNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™	WB-IME-L	On-Fixture Module (7-pin or 5-pin, On / Off / Dim, Daylight Sensor with iSCAPE Radio, 110-480VAC	iSCAPE™ Lighting Control
Catalog Number	Description	HCS System							
NXFM-110-UVV	On-Fixture Module (7-pin, On / Off / Dim, Daylight Sensor with HubNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™							
WB-IME-L	On-Fixture Module (7-pin or 5-pin, On / Off / Dim, Daylight Sensor with iSCAPE Radio, 110-480VAC	iSCAPE™ Lighting Control							

For additional information related to these accessories please visit www.hubbell.com/control-solutions. Options provided for use with integrated sensor. Please view specification sheet ordering information table for details.

Beacon Products • 2041 58th Avenue Circle East, Bradenton, FL 34203 • Phone: 800-345-4928
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
 © 2017 BEACON PRODUCTS. All Rights Reserved. For more information visit our website www.beaconproducts.com • Made in USA, NOVEMBER 9, 2017 1:30 PM

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.

LIGHTING PLAN DETAILS



Project: _____
 Fixture Type: **WS**
 Location: _____
 Contact: _____

P5642 SERIES

LED Wall Mount • Wet Location



Specifications:

Description:

The P5642 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits.

Construction:

- Powdercoated Antique Bronze (-20), White (-30), Black (-31), Metallic Gray (-82)
- Die-cast aluminum construction
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Covers a standard 4" recessed outlet box
- Mounting strap for outlet box included

P5642-30/30K

Images:



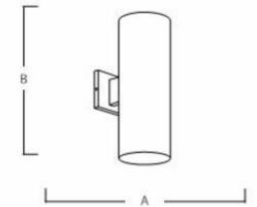
Performance:

Number of Modules	2
Input Power	29W per module
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	2000/68 (LM-79) PER MODULE
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30 C
Max. Operating Temp	30 C
Warranty	5 yrs.
Labels	cCSAus certified for wet locations

Dimensions:

A	B
6"	18"

Extends H/CTR
 8-7/8" 8"



Catalog number:

Base	Finish	Color Temp	CRI
P5642	20 - Antique Bronze 30 - White 31 - Black 82 - Metallic Gray	30K - 3000K	90 CRI

For more information visit our website: www.progresslighting.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.



LIGHTING PLAN DETAILS

Downlights | LB6LED SERIES

CAT#: _____ Job: _____ Type: **C2**



Features

Built for superior LED performance packed with feature

- 12-13 watt input power
- ENERGY STAR® qualified (WH)
- New construction with DBXQL housing; can be used to meet California Title 24 requirements for commercial buildings
- Retrofit applications with compatible 6" housings from Prescolite or others using universal screw-base adapters
- Photometric testing per IESNA LM-79 2008 standards
- Lumen output and distribution comparable up to a 75W PAR incandescent lamp or 26W CFL lamp
- Dimmable to 15% with most standard dimmers
- Easy installation with (3) friction spring clips and diffuse polycarbonate lens controls direct glare
- Up to 60,000 hours at 70% lumen maintenance per TM-21
- Integral aluminum heat sink to maximize life expectancy and lumen output
- UL/cUL classified or cCSAus listed in Prescolite and many competitive housings
- Suitable for wet locations

Certifications/Listings



Ordering Information

LB6LEDA10L	30K	-	WH	LG1S
TRIM	LED COLOR	CRI	TRIM COLOR	ACCESSORIES
LB6LEDA10L 6" 1100 lumen LiteBox LED module with dimming to 15% 120V	30K 3000K 35K 3500K 40K 4000K	Blank 80+	WH White BL Black Z Zet BA Brushed Aluminum BZ Bronze	LG1S Dual-lite 100 VA surface mount LiteGear emergency lighting inverter LG1R Dual-lite 100 VA recessed mount LiteGear emergency lighting inverter LG1T Dual-lite 100 VA recessed ceiling T-grid mount LiteGear emergency lighting inverter LG2S Dual-lite 250 VA surface mount LiteGear emergency lighting inverter DBXQL IC/Non-IC airtight housing with supply wire quick connects

Whiteway Quick Ship:

All options in with White Trim

WHITEWAY WHITEWAY LIGHTING, A Division of Hubbell Lighting Inc
1085 Johnson Drive, Buffalo Grove, IL 60089
800-544-4848 | www.whiteway-ltg.com



SEE EXHIBITS PROVIDED AT THE END OF THE PRESENTATION FOR FULL SCALE LIGHTING PLAN & DETAILS.

BUILDING PERSPECTIVES

FRONT



BUILDING PERSPECTIVES

LEFT AND RIGHT



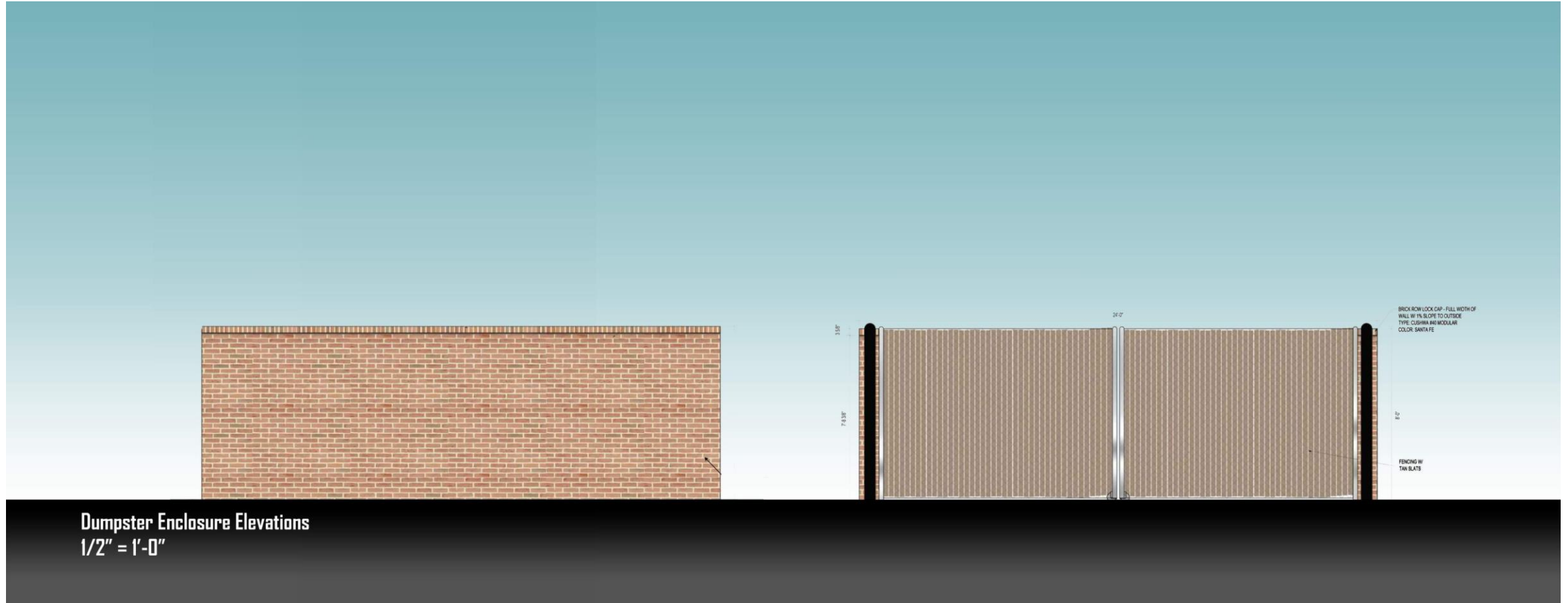
BUILDING PERSPECTIVES

REAR



BUILDING PERSPECTIVES

DUMPSTER ENCLOSURE



SIGNAGE DETAILS

FRONT



RATCLIFFE
ARCHITECTS



SIGNAGE DETAILS

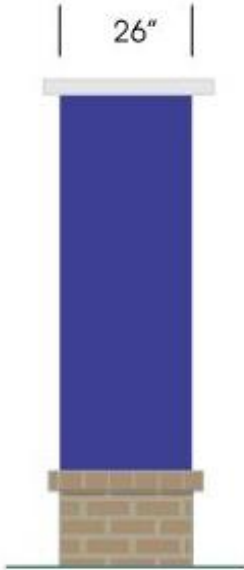
REAR



SIGNAGE DETAILS



Front Elevation
Scale 1/4" = 1'



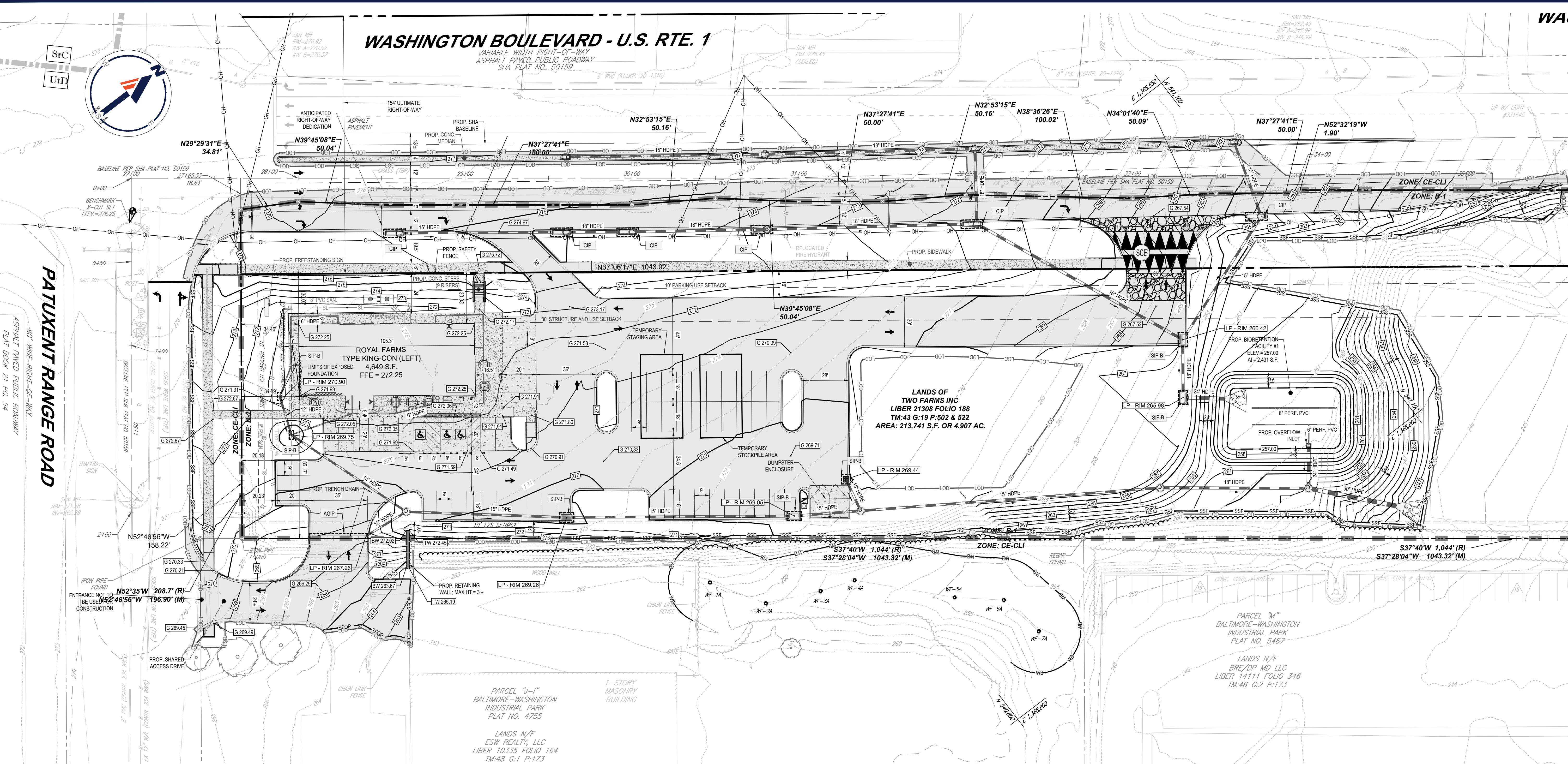
Side Elevation
Scale 1/4" = 1'



EXHIBIT A

SITE GRADING PLAN

WASHINGTON BOULEVARD - U.S. RTE. 1
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 SHA PLAT NO. 50159



REVISIONS

REV	DATE	COMMENT	DRAWN BY

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 Know what's below.
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PROJECT NO.:	MD202102
DRAWN BY:	MUR
CHECKED BY:	BRR
DATE:	5/17/22
CAD ID:	MD202102 - ECP - 0

ENVIRONMENTAL CONCEPT PLAN

FOR
ROYAL FARMS #189

LOCATION OF SITE
 8391 WASHINGTON BOULEVARD
 JESSUP, MARYLAND
 HOWARD COUNTY
 TAX MAP 43, GRID 19
 PARCELS 502 & 522
 6TH ELECTION DISTRICT

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
 MARYLAND LICENSE # 4808
 I, BRADLEY B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4808B, EXPIRATION DATE: 7/30/23

SHEET TITLE:

SCHEMATIC GRADING, EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

2

ORG. DATE - 5/17/22

ESD SUMMARY TABLE

DRAINAGE AREA	FAC. NUM. / TYPE	MDE TYPE	TOTAL DA		IMPERV. AREA		IMPERV. %	Qe	At			ESDv		Pe PROVIDED	RECHARGE PROVIDED 4" DEPTH (CF)	
			S.F.	AC	S.F.	AC			REQUIRED (S.F.)	PROVIDED (S.F.)	2% DA (S.F.)	PONDING DEPTH (FT.)	REQUIRED (CF)			PROVIDED (CF)
B #1	BIORET	F-6	71,874	1.65	43,560	1.00	61%	1.75	1437.48	2431.00	1437.48	1.00	3,594	3,661	1.03"	0.0
TOTAL PROVIDED			71,874		43,560	1.00			1437	2,431	PASS		3,594	3,661	1.03	0
TOTAL REQUIRED														2,362	1.00	0

LEGEND:

- SOIL LABEL
- SOIL DIVIDE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STANDARD INLET PROTECTION
- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EX. CONTOUR
- PROP. CONTOUR
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- RIP RAP
- IMPERVIOUS AREA

CUT FILL ANALYSIS

TOTAL CUT = 9,092 CY
 TOTAL FILL = 2,877 CY (15% SHRINKAGE FACTOR APPLIED)
 TOTAL EXPORT = 6,215 CY

NOTE:

THE PROPOSED BIORETENTION FACILITY SHALL BE CONSTRUCTED ONLY UPON PERMANENT STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA AND PERMISSION GRANTED FROM THE SEDIMENT CONTROL INSPECTOR.

NOTES:

- ALL UNDERGROUND ROOF LEADERS WILL BE 4" OR 6" HDPE PIPE.
- THE PROJECT IS CONSIDERED REDEVELOPMENT; THEREFORE RECHARGE IS NOT REQUIRED.
- ALL BIORETENTION FACILITIES WILL HAVE OUTFALL PIPES SIZED TO HANDLE THE 10-YR STORM EVENT.
- THIS SITE IS LOCATED IN THE LITTLE PATUXENT RIVER WATERSHED AND QUANTITY MANAGEMENT IS NOT REQUIRED.
- STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED BY ONE (1) BIORETENTION FACILITY.
- HAZARD CLASS FOR ALL SWM FACILITIES IS "A" DUE TO NO LIFE LOSS FOR FAILURE.
- STEEP SLOPES ARE LOCATED ON-SITE AS SHOWN ON THE PLAN. WETLANDS ARE LOCATED ON THE ADJACENT PROPERTY AS SHOWN ON THE PLAN. THERE ARE NO KNOWN STREAMS LOCATED ON-SITE. THE SITE IS NOT LOCATED WITHIN THE CRITICAL AREA. THESE WERE FIELD VERIFIED ON 11/22/20.
- AN AGREEMENT WILL BE OBTAINED FROM THE ADJACENT PROPERTY OWNER FOR THE DISTURBANCE SHOWN ON THE NEIGHBORING PROPERTY FOR THE SHARED ACCESS DRIVE.

LIMIT OF DISTURBANCE 156,380 S.F. OR 3.59 AC.

SOILS

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL RATING	K FACTOR	HIGHLY ERODIBLE?
UID	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 15 PERCENT SLOPES	D	NOT RATED	NO

NOTE: ENTIRE SITE AND IMMEDIATE VICINITY IS OF THE SOIL TYPE LISTED ABOVE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

OWNER:	TWO FARMS INC 3611 BALTIMORE AVE BALTIMORE, MD 21211 CONTACT: CHRIS BOLLINO PHONE: 410-889-0200	DEVELOPER:	ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MD 21211 CONTACT: CHRIS BOLLINO PHONE: 410-889-0200
TAX MAP:	43	GRID:	19
6TH ELECTION DISTRICT,	HOWARD COUNTY, MARYLAND	ZONED:	B-1
SUBDIVISION NAME: N/A		DEED #:	21308/00188
PREVIOUS FILE NO.:		N/A	
FILE NO. ECP-22-067			

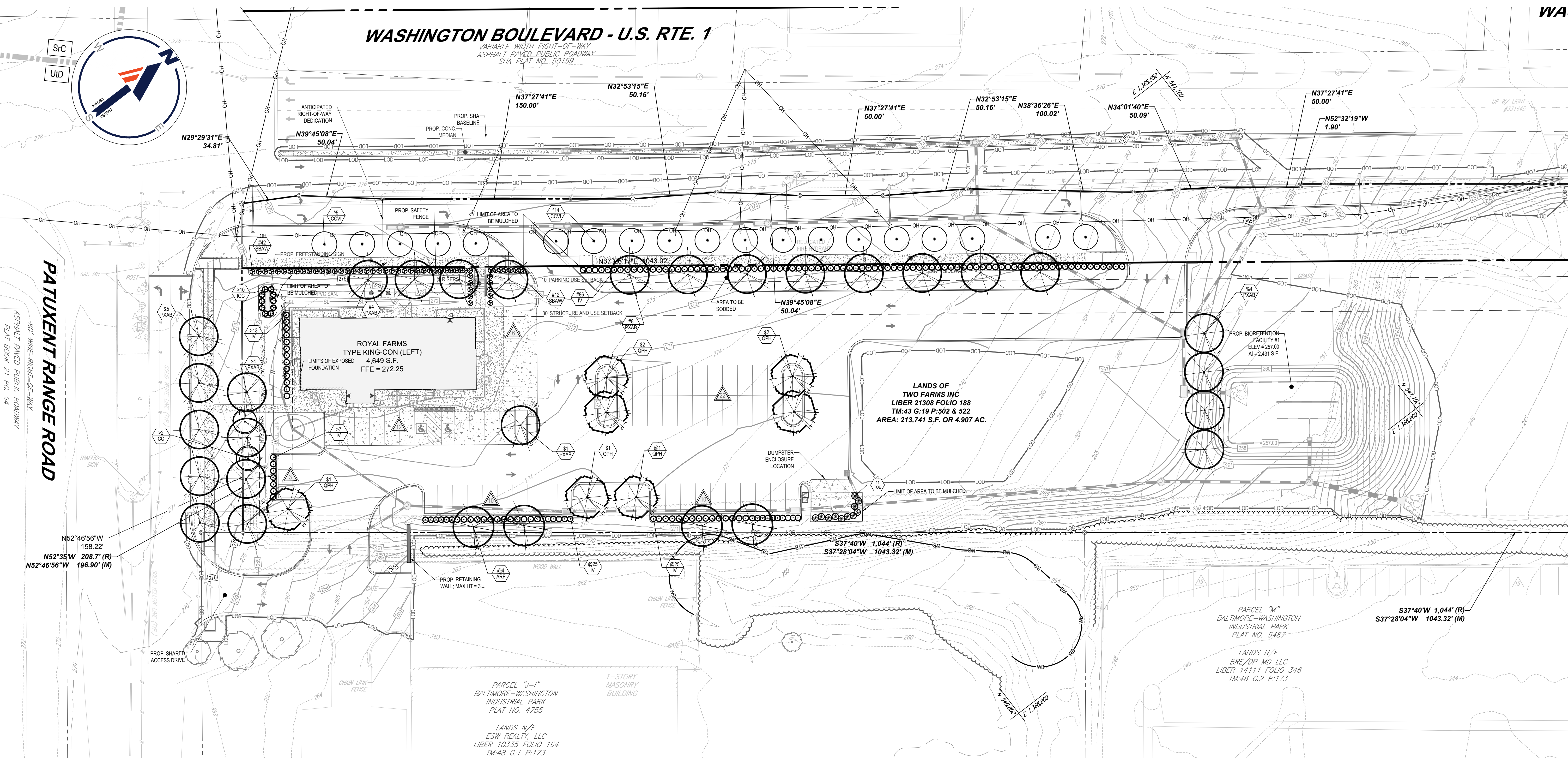


EXHIBIT B

LANDSCAPE PLAN

WASHINGTON BOULEVARD - U.S. RTE. 1
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 SHA PLAT NO. 50159

PATUXENT RANGE ROAD
 80' WIDE RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 PLAT BOOK 21, PG. 94



REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT NO.:	MD202102
DRAWN BY:	MUR
CHECKED BY:	BRR
DATE:	5/17/22
CAD ID.:	MD202102-LSP-1REV

ENVIRONMENTAL CONCEPT PLAN

FOR
ROYAL FARMS #189

LOCATION OF SITE
 8391 WASHINGTON BOULEVARD
 JESSUP, MARYLAND
 HOWARD COUNTY
 TAX MAP 43, GRID 19
 PARCELS 502 & 522
 6TH ELECTION DISTRICT

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

E.R. McWILLIAMS
 REGISTERED LANDSCAPE ARCHITECT
 MARYLAND LICENSE # 307
 PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 307, EXPIRATION DATE: 9/2022

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
C-701
 ORG. DATE - 5/17/22

LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
ARF	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2 1/2-3" CAL. / 12-14'	B+B	
PXAB	26	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL. / 12-14'	B+B	
QPH	7	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL. / 12-14'	B+B	
SUBTOTAL: 37						
ORNAMENTAL TREES						
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL. / 8-10'	B+B	
CCVI	19	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	1-1 1/2" CAL. / 8-10'	B+B	
SUBTOTAL: 21						
EVERGREEN TREES						
TOE	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6"	B+B	
DECIDUOUS SHRUBS						
IV	156	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN	
SBAW	54	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	#3 CAN	
SUBTOTAL: 210						
EVERGREEN SHRUBS						
IGC	10	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN	

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY (FRONT - ROUTE 1)		ADJACENT TO ROADWAY (SIDE - PATUXENT RANGE RD)		ADJACENT TO PROPERTY (REAR - NON RESIDENTIAL)		ADJACENT TO PROPERTY (SIDE - NON RESIDENTIAL)	
	PERIMETER A	PERIMETER B	PERIMETER B	PERIMETER C	PERIMETER C	PERIMETER D	PERIMETER D	
LANDSCAPE TYPE	B	B	B	A	A	A	A	
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	566'	197'	566'	208'	208'	208'	208'	
CREDIT FOR EXISTING VEGETATION (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	NUMBER OF PLANTS REQUIRED:	
SHADE TREES	12	4	4	10	4	4	4	
OTHER TREES	0	0	0	0	0	0	0	
EVERGREEN TREES	14	5	5	0	0	0	0	
SHRUBS	0	0	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	NUMBER OF PLANTS PROVIDED:	
SHADE TREES	12	4	4	5	4	4	4	
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0	0	
SHRUBS (10:1 SUBSTITUTION)	140	30	30	50	0	0	0	

N INDICATES MATERIAL USED TO MEET THIS REQUIREMENT **N* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT @N* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT %N* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

STREET TREE REQUIREMENTS

STREET	LINEAR FEET	SPACING	TREES REQUIRED	TREES PROVIDED
ROUTE 1	566'	30 L.F.	19 TREES	19 TREES *** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
PATUXENT RANGE	197'	40 L.F.	5 TREES	5 TREES *N* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	63 (INCLUDING 2 ADA SPACES)
NUMBER OF TREES REQUIRED: (1 / 10 SPACES)	NUMBER OF TREES REQUIRED: 7
NUMBER OF PLANTS PROVIDED: SHADE TREES	NUMBER OF PLANTS PROVIDED: 7 *N* INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (1 / 10 SPACES)	7 REQUIRED 7 PROVIDED

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER: TWO FARMS INC
 3611 BALTIMORE AVE
 BALTIMORE, MD 21211
 CONTACT: CHRIS BOLLINO
 PHONE: 410-889-0200

DEVELOPER: ROYAL FARMS
 3611 ROLAND AVENUE
 BALTIMORE, MD 21211
 CONTACT: CHRIS BOLLINO
 PHONE: 410-889-0200

TAX MAP: 43 GRID: 19 ZONED: B-1
 PARCELS: 502 & 522
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SUBDIVISION NAME: N/A
 DEED # 21308/00188

PREVIOUS FILE NO.: N/A

FILE NO. ECP-22-067



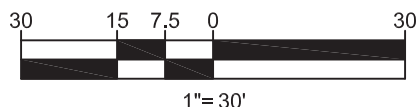
EXHIBIT C

ILLUSTRATIVE PLAN



ROYAL FARMS #189

MD202102



05/17/2022

WASHINGTON BOULEVARD AND PATRUXENT RANGE ROAD
JESSUP, HOWARD COUNTY, MARYLAND





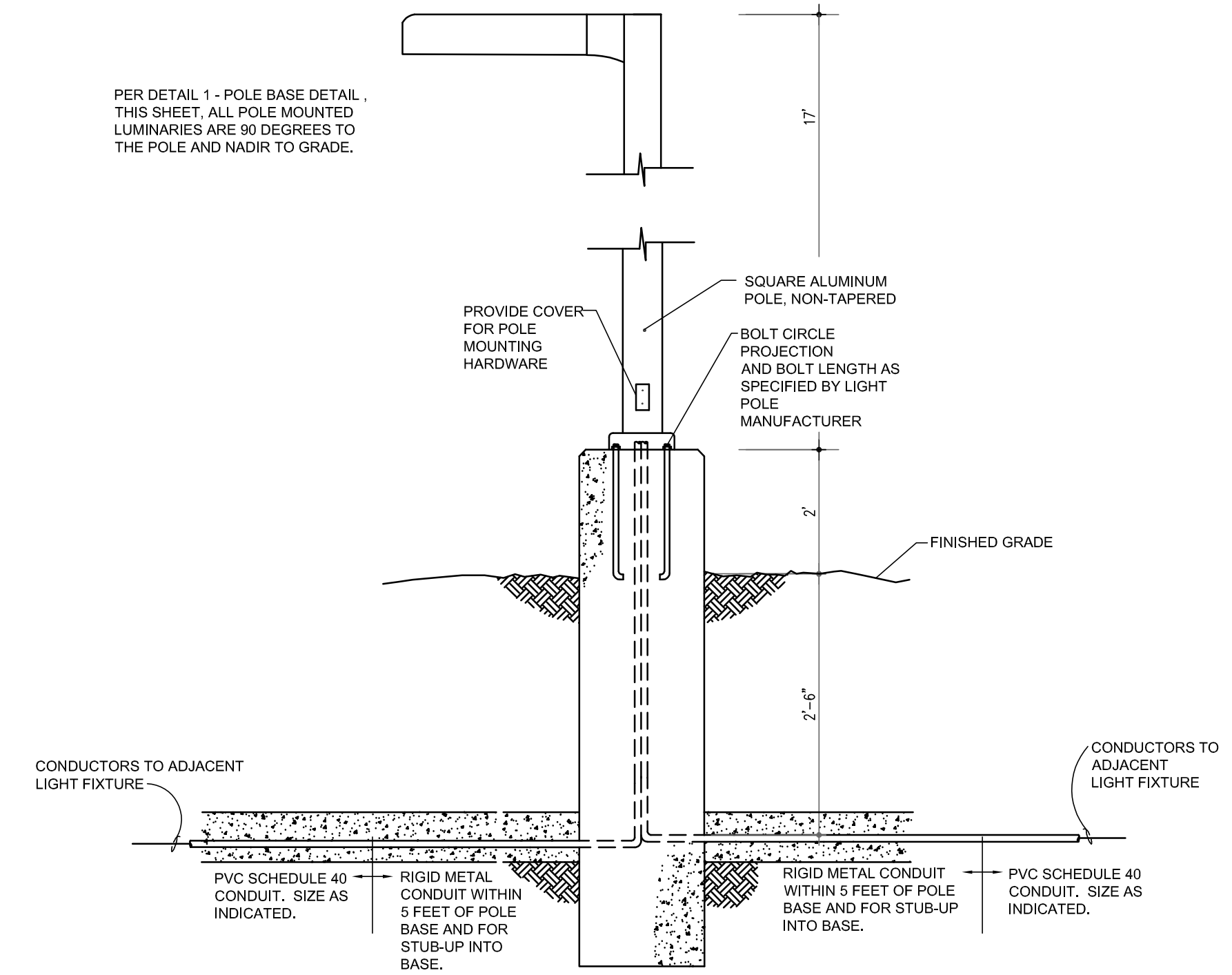
EXHIBIT D

LIGHTING PLAN

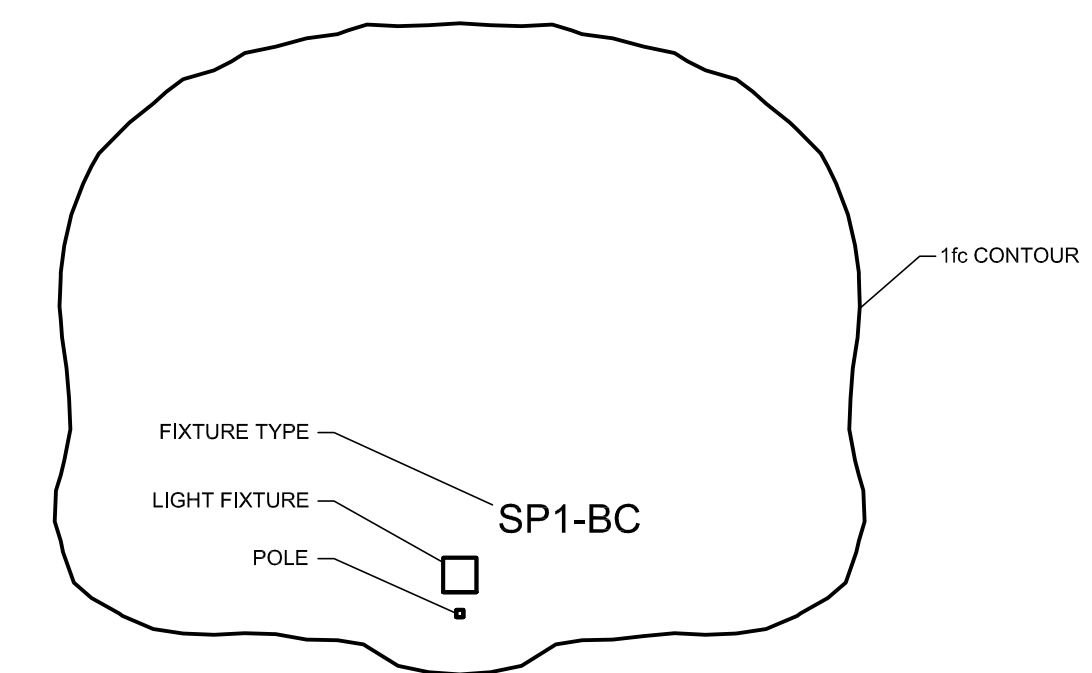
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
◻	SP1	1	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-280-5K-T4 (1).ies	29122	0.9	284.52	19'-0"
◻	SP1-BC	7	BEACON PRODUCTS	VP-L-96NB-280-5K-T4 - BC	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3036	1	VP-L-96NB-280-5K-T4-BC (1).ies	29122	0.9	284.52	19'-0"
◻	SP2	2	BEACON PRODUCTS	VP-L-96NB-280-5K-T4	LARGE VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	VP-L-96NB-280-5K-T4 (1).ies	29122	0.9	853.55	19'-0"
○	WS	5	PROGRESS LIGHTING	P5642-3030K9	P5642-3030K9 6" diameter down wall mount LED cylinder with LEDs moved closer to opening.	42 - NICHIA 3000K LEDs	1	P5642-30-30K-90/8789-31.ies	2565	1	58	10'-0"
○	C2	13	PRESCOLITE	LB6LEDA10L - 35K	DOWNLIGHTS	3500K LEDs	1	6182.ies	1038	1	11.93	10'-0"

ALL WALLED MOUNTED FIXTURES AND/OR POLE MOUNTED LIGHT FIXTURES SHALL BE MOUNTED 90 DEGREES TO FINISHED GRADE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building lights	+	2.8 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Area	+	4.9 fc	14.5 fc	0.8 fc	18.1:1	6.1:1
Spill Lighting	+	0.1 fc	5.4 fc	0.0 fc	N/A	N/A



1 POLE BASE DETAIL
NOT TO SCALE



2 LUMINAIRE DETAIL
NOT TO SCALE

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland. License Number 26556. Expiration Date: 06/30/2023.

RATCLIFFE ARCHITECTS
10004 Stevenson Road
410-484-7000 • Fax: 410-484-8919 • perc@ratcliffearchitects.com

KCI
KCI CONSULTANTS
ARCHITECTS
ENGINEERS
PLANNERS
SCIENTISTS

ROYAL FARMS

8391 Washington Boulevard
Jessup, MD
STORE #189

TITLE BLOCK
KEY REVISED = ■
NOT REVISED = □

REVISED DATE CONTENT

SCALE: NOTED

DRAWN BY: BET

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