

ROYAL FARMS STORE #230

**ROUTE 1 &
MONTEVIDEO ROAD**

Howard County, Maryland

DESIGN ADVISORY PANEL APPLICATION PACKAGE

OWNER:

MIT-MONTEVIDEO, LLC
8850 COLUMBIA PARKWAY #400
COLUMBIA, MARYLAND 21045
410-579-2442
CONTACT: MARK LEVY

DEVELOPER:

ROYAL FARMS
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
410-889-0200
CONTACT: JEFF BAINBRIDGE

Design Advisory Panel
PROJECT NARRATIVE

Project Overview:

The Royal Farms Store #230 project is located on the southern corner on the intersection of US Route 1 and Montevideo Road in Elkridge, Maryland. It is Parcel 16 of Tax Map 43. The project boundary was previously recorded as Parcel 'A' as Plat #20994. The site is zoned B-1-CR. The total acreage is 4.04 acres. A portion of this Parcel will be developed (by others) as a CVS. The CVS already has a Site Development Plan approved through DPZ and shall be constructed prior to the Royal Farms. The CVS layout is shown in the Site Plan and Perspective sketch for this Royal Farms DAP application/meeting.

Site Layout:

The proposed Royal Farms Store building will face Route 1 and will sit back from the CVS building. The proposed 8 gas pumps (4 islands) shall be located in the front of the store. The canopy over the gas pumps shall align more closely with the front of the CVS building. There will be two means of access into the project site. One will be off existing Montevideo Road on the east side of the site. The second access will be off the west side of the site from the "Future Road" that is to be constructed under a DPW Capital Project this summer. There will be no direct access from Route 1. The proposed building will rise above the intersection of Route 1 and Montevideo Road. The ground elevation at the intersection is 193.00+/- while the floor elevation of the proposed building is 207.50. There will be outdoor seating on the front and side of building for patrons. There will be some proposed head in parking spaces along Route 1 in front of the gas pumps.

The site shall be landscaped in accordance with the Subdivision Regulations, Landscape Manual, and Chapter 3 of the Route 1 Manual. Additionally, the two bio-retention facilities for SWM purposes located along the northeast corner of the property shall be planted with grasses and shrubs. Conceptual landscaping is shown on the Site Plan Exhibit.

The proposed development of this parcel with the Royal Farms along with its modern architecture design will greatly enhance and activate this intersection along the Route 1 corridor.

Architecture:

The following changes/concessions from the standard Royal Farm Architecture are being proposed to better conform to the architecture of the CVS building to help maintain a harmonious appearance of the project site:

1. We agree to modify our brick color to match CVS.
2. We offer to modify our hardi-plank (cementitious siding) to match CVS top band of EIFS.

3. Our white trim board, especially in the gable/entry feature area, will be a substitute for their “Peach” colored entry EIFS.
4. Propose that we keep stone, which is harmonious with natural materials on our site and provides relief from mass of brick.
5. Our storefront colors already match.
6. Standing seam roof color matches CVS aluminum canopies throughout.

As a wrap up to comments above, we are conceding to modify our main field materials to match colors set by CVS. CVS elevations do contain multiple colors of EIFS, which we feel is a sub-standard material for this type of construction, and we will substitute for sturdier/lower maintenance materials such as cementitious siding and pvc trimboards.

Energy Efficiency:

See attached Sustainability Strategy (next page).

Royal Farms #230 Sustainability Strategy

LEED and Green Building Design

- Since 2007, all new Royal Farms Stores are built to LEED Standards; those that meet certain Location Criteria (urban or densely populated suburban) become LEED Certified.
- Royal Farms uses native and adaptive vegetation for all landscaping, eliminating the need for irrigation.
- Royal Farms stores use water fixtures that reduce a stores water use for toilets, urinals and sinks by 42% as compared with a similar building.
- The roofing materials for Royal Farms stores, gas canopies and car washes are 100% reflective and reduce the Urban Heat Island Effect.
- Royal Farms stores are designed with a very efficient HVAC and envelope system that saves an average of 15-23% in energy use as compared with a similar building. This variance in savings is due to the size of the site on which the store is located. A larger site means higher savings
- All Royal Farm's HVAC, electrical and plumbing systems have been fully commissioned to ensure proper function and operation.
- 100% commitment to LED lighting throughout, which reduces energy use and frequency of replacement.
- Royal Farms Store typically diverts over 75% of construction debris from landfills during the construction process.
- An average of 20% of the materials used in Royal Farms store construction comes from within 500 miles of the store location, greatly reducing the negative impact from transportation of materials (carbon dioxide and other greenhouse gasses).
- An average of 25% of the materials used in Royal Farms store construction comes from recycled materials, vastly reducing the impact on virgin or raw material sources.
- Over 50% of the wood used in the construction for all Royal Farms stores comes from Forest Stewardship Council Certified Forests, reducing the profligation of clear cut wood harvesting practices.

- At all new Royal Farms stores, the amount of outside air brought in through the ventilation system is 30% higher than required by system standards, thus increasing employee and customer comfort in the store.
- All materials used in Royal Farms store construction are low-emitting, meaning they do not off-gas harmful dioxides and other chemicals which can cause illness and discomfort in building occupants.
- Royal Farms stores filters all of its waste oil from frying to biodiesel standards, and it is then given to companies for that use.
- Royal Farms has implemented a Green Cleaning and Integrated Pest Management policy which ensures that no harmful chemicals or practices are used in store maintenance, thus improving employee and customer comfort and safety.
- Royal Farms has implemented a Solid Waste Management policy which outlines recycling goals and metrics for each and every store.
- Royal Farms is setting new benchmarks and has become one of the top 10 in LEED sustainably built retail stores.
- Royal Farms currently has 27 LEED Certified stores, and should have 3 more by the end of 2016.

**PYLON SIGN
SQ. FTG.**

"ROYAL FARMS" - 50 SQ. FT.

"REGULAR" - 28 SQ. FT.

"DIESEL" - 28 SQ. FT.

"PRODUCT DISPLAY" - 9 SQ. FT.

"PRODUCT DISPLAY" - 9 SQ. FT.

TOTAL - 124 SQ. FT.



2012 GOALPOST WITHOUT CAR WAS:

NOT TO SCALE



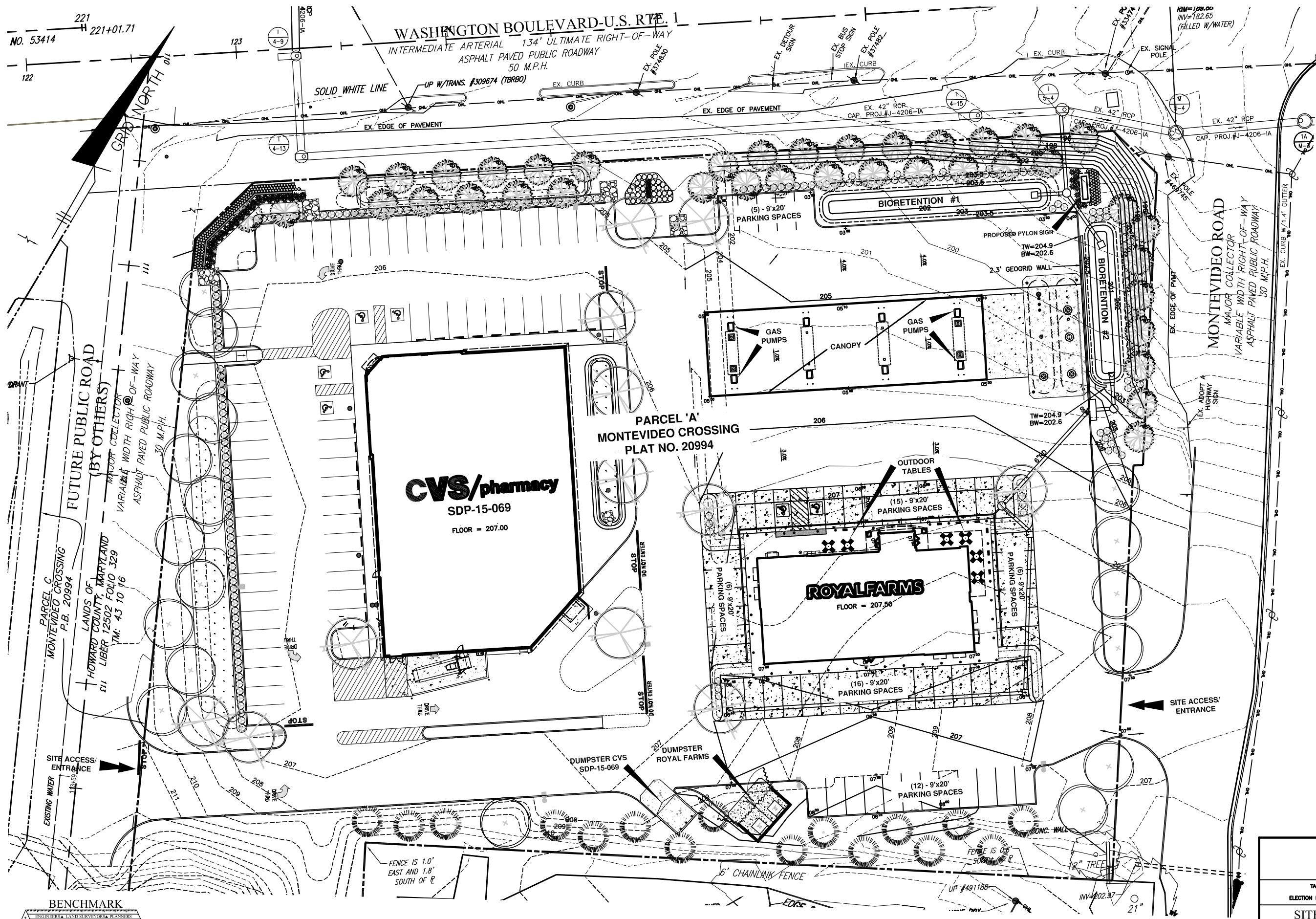
ROYAL FARMS

ROYAL FARMS

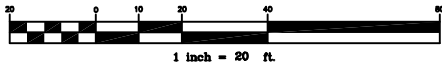
ROYAL FARMS

WORLD FAMOUS CHICKEN & FRESH EGG

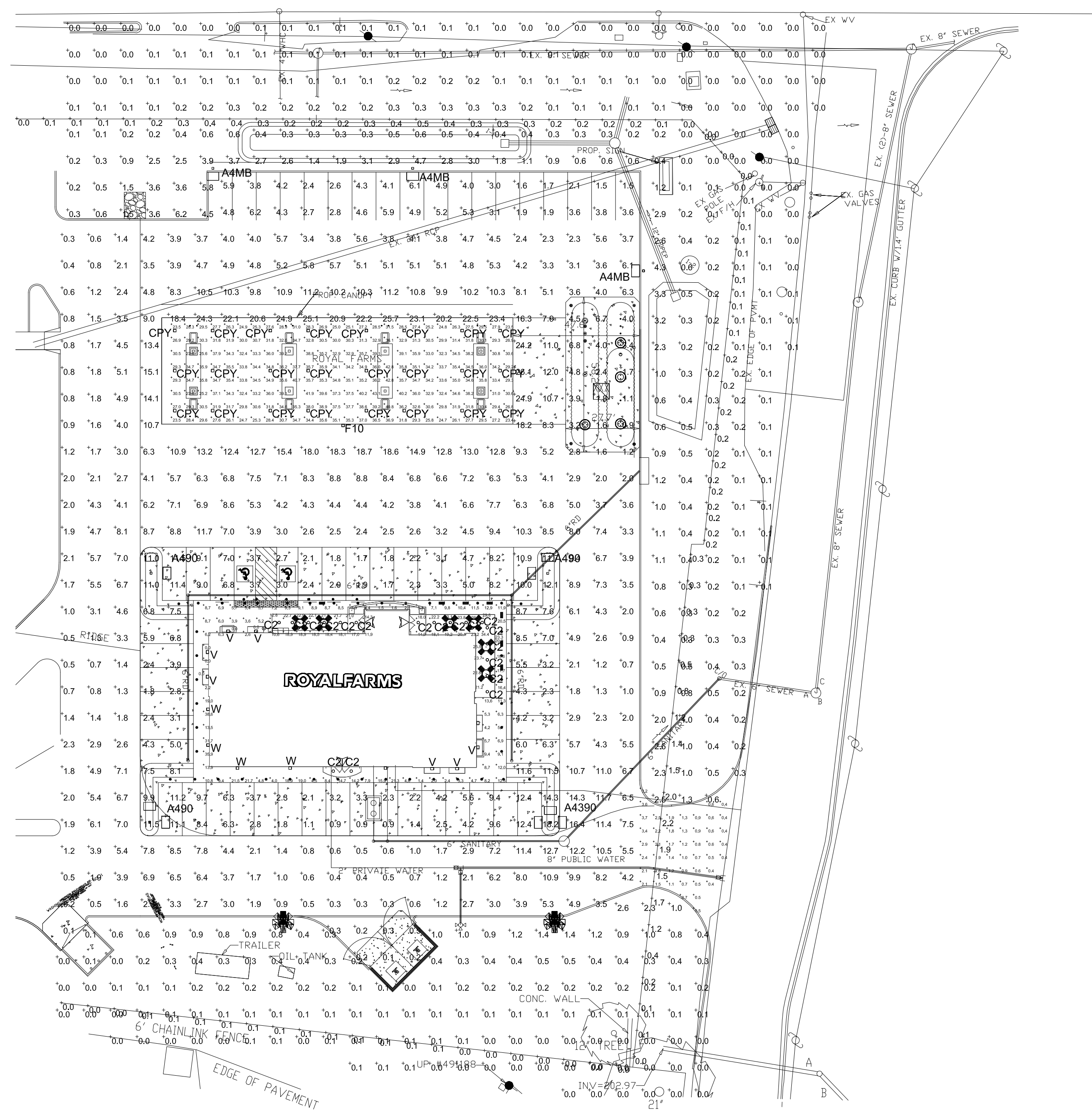
Walgreens



BENCHMARK
 ENGINEERS, LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE - SUITE 318 - ELLSWORTH CITY, MARYLAND 21043
 (P) 410-465-8106 (F) 410-465-8644
 WWW.BE-CIVILENGINEERING.COM



ROYAL FARMS STORE #230	
<small>TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</small>	
SITE PLAN FOR DESIGN ADVISORY PANEL	
DATE: MARCH 18, 2016	BEI PROJECT NO. 1916-RF
SCALE: AS SHOWN	SHEET 1 OF 1



SITE LIGHTING PHOTOMETRICS
SCALE: 1"=30'-0"

Schedule	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Number Lamps	Notes	Lumens Per Lamp	Light Loss Factor	Wattage
CPY	CPY	21	CPY	CPY2000-100-000	CONFIGURED FROM ONE CPY2000 CANOPY (2000 LUMENS) IN FLAT LENS, 100% ADOX	2000	1		2000	0.9	100
W	W	5	W	W1000-100-000	CONFIGURED FROM ONE W1000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50
A4MB	A4MB	3	A4MB	A4MB1000-100-000	CONFIGURED FROM ONE A4MB1000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50
F10	F10	1	F10	F101000-100-000	CONFIGURED FROM ONE F101000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50
A490	A490	3	A490	A4901000-100-000	CONFIGURED FROM ONE A4901000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50
C2	C2	10	C2	C21000-100-000	CONFIGURED FROM ONE C21000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50
V	V	3	V	V1000-100-000	CONFIGURED FROM ONE V1000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50
A4390	A4390	1	A4390	A43901000-100-000	CONFIGURED FROM ONE A43901000 (1000 LUMENS) IN FLAT LENS, 100% ADOX	1000	1		1000	0.9	50

Symbol	Symbol	Ang	Min	Max	Min	Max	Angle
CPY	CPY	±	5.7%	26.1%	0.1%	26.1%	57.0°
W	W	±	1.3%	3.7%	0.4%	3.7%	3.3°
A4MB	A4MB	±	15.5%	43.1%	23.4%	43.1%	14.1°
F10	F10	±	15.5%	43.1%	0.0%	NA	NA
A490	A490	±	15.5%	43.1%	0.0%	NA	NA
C2	C2	±	15.5%	43.1%	0.0%	NA	NA
V	V	±	12.7%	34.6%	0.0%	NA	NA

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13905, EXPIRATION DATE: 2018-01-11

RATCLIFFE ARCHITECTS
10004 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 • Fax: 410-484-3819 • info@ratcliffearchitects.com

KIBART CONSULTING ENGINEERS
10004 Stevenson Road, Suite 301
Stevenson, Maryland 21153
410-484-7010 • Fax: 410-484-3819 • info@kibart.com

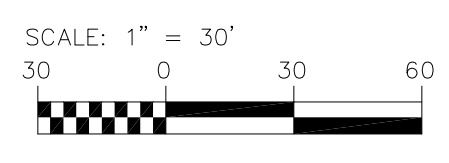
ROYAL FARMS STORE
MONTEVIDEO RD. JESSUP, MD
HOWARD COUNTY, MD
STORE #230

SITE LIGHTING PHOTOMETRICS

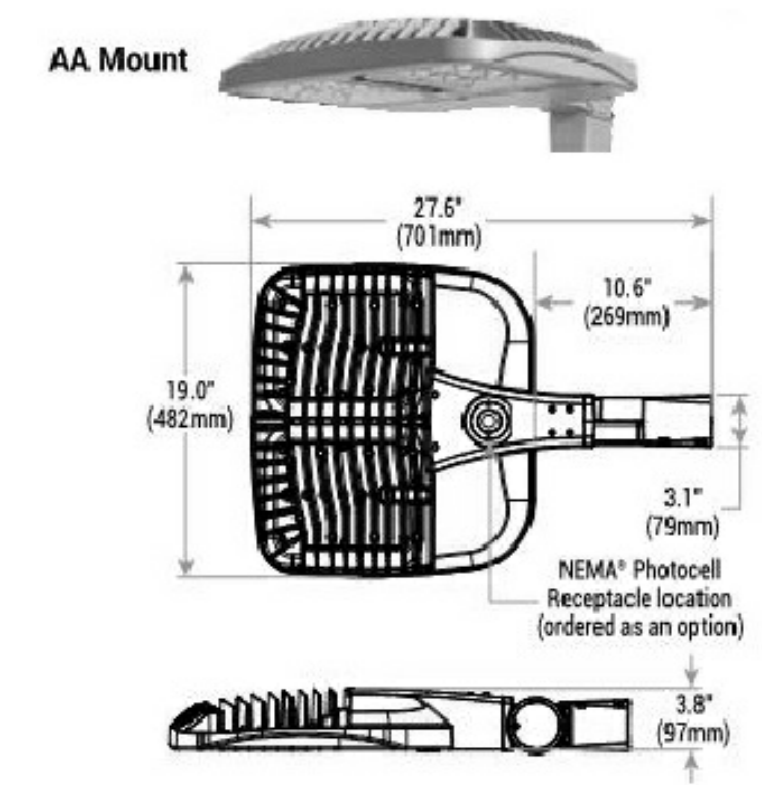
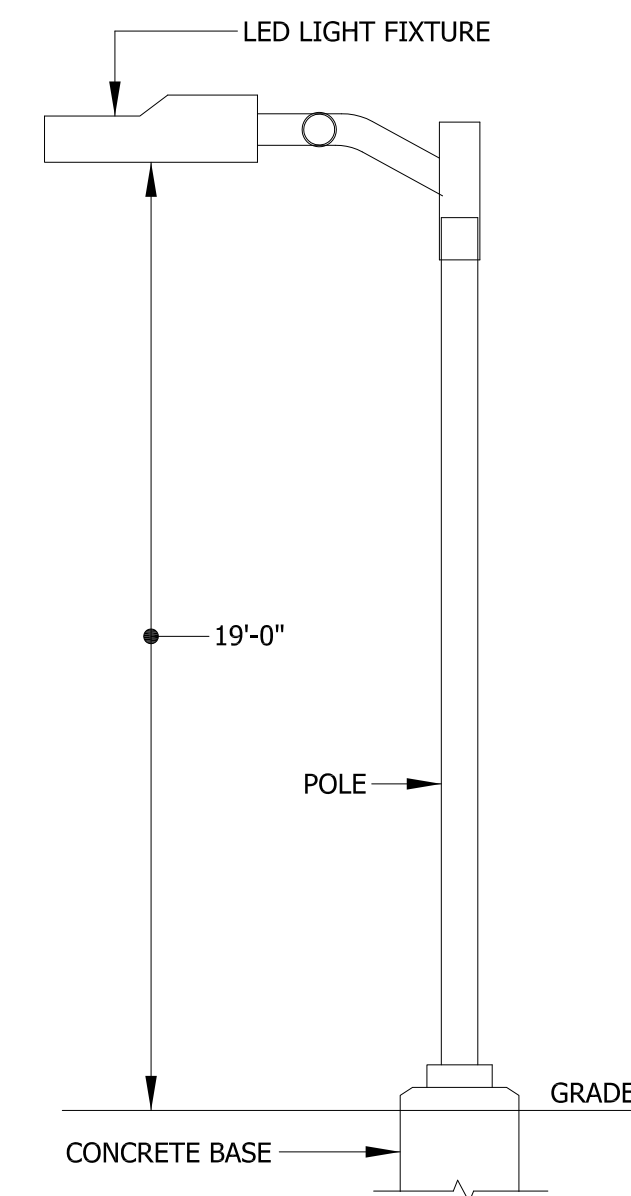
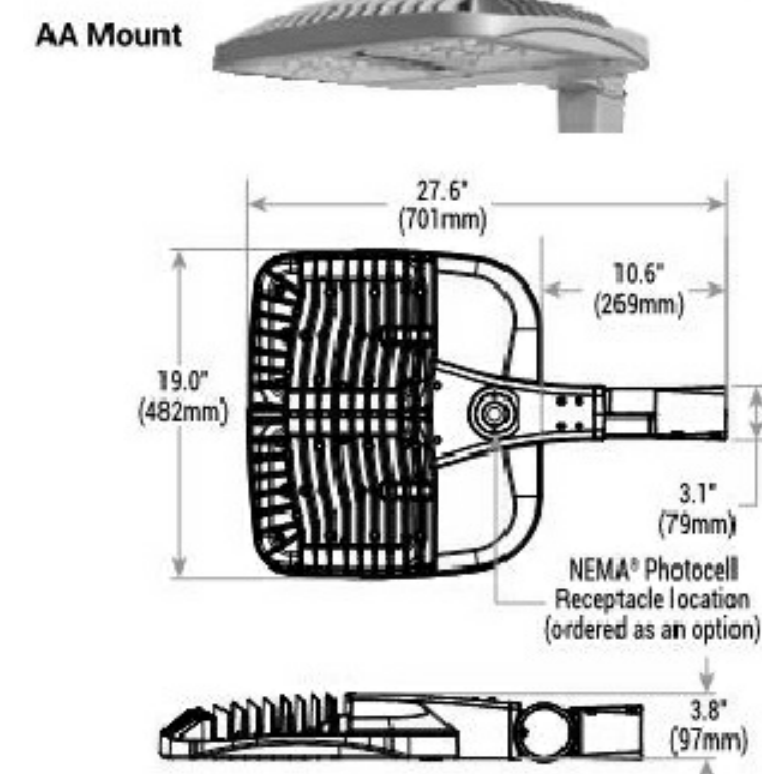
TITLE BLOCK	REVISED =	
KEY	NOT REVISED =	
#	REVISED DATE	CONTENT
---	---	PERMIT SET
---	---	BID SET
---	---	CONST. SET

DATE: 02.8.16
SCALE: NOTED
DRAWN BY: KEC

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



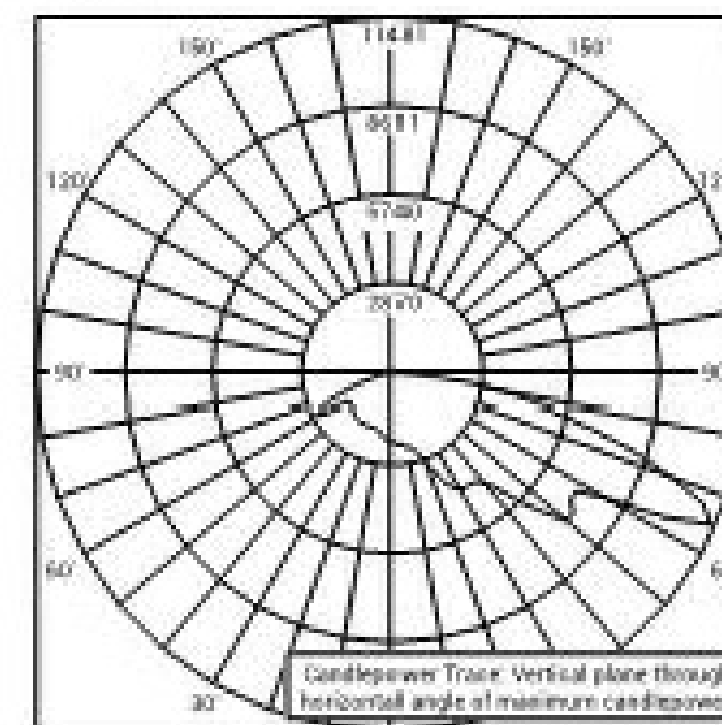
LCI.1



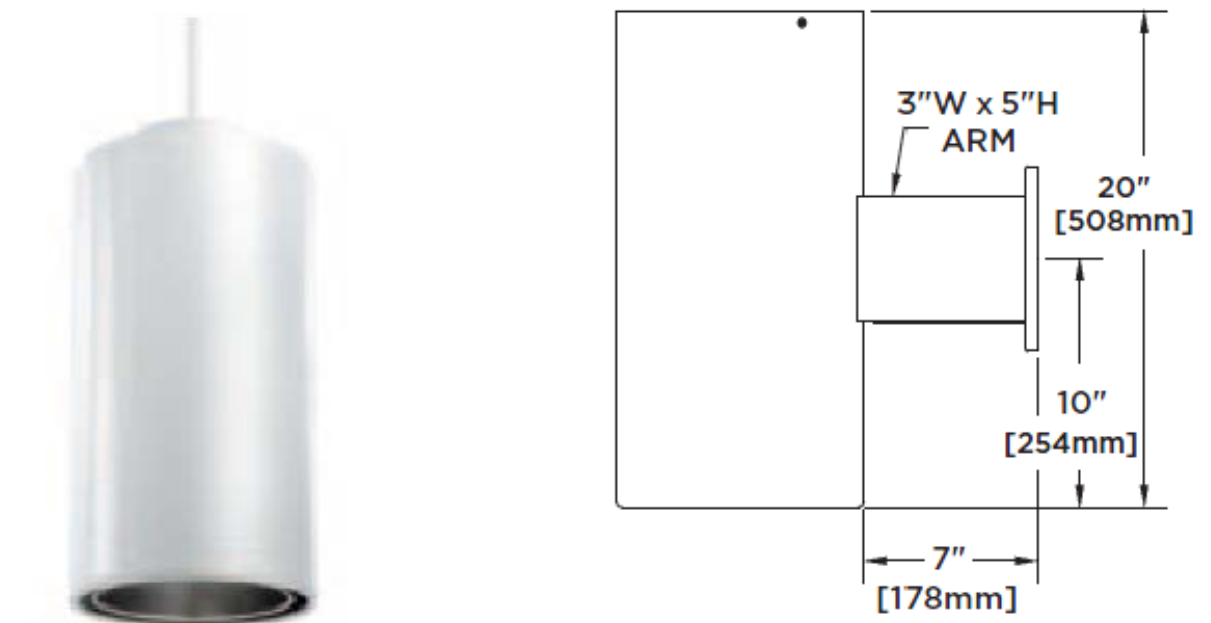
FIXTURE TYPE F10 IMAGE AND DETAIL

SCALE: NONE
 NOTE: FIXTURE WALL MOUNTED ON SIDE OF GAS CANOPY AT 17'-0" ABOVE GRADE.

3ME



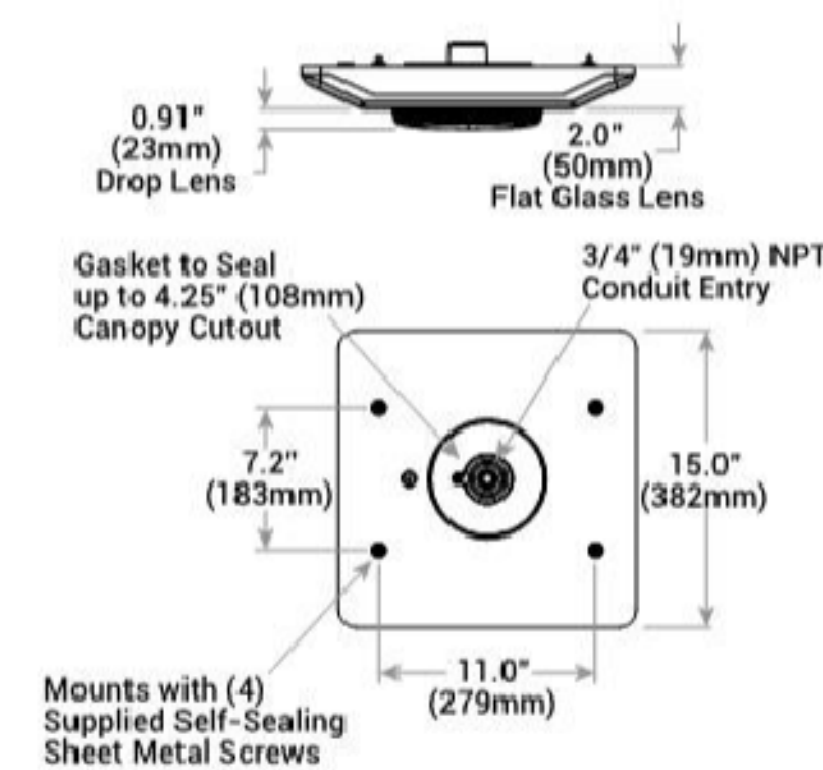
RESTL Test Report #: PL03478-001
 OSQ A ** 3ME J 40K-UL
 Initial Delivered Lumens: 16,257



FIXTURE TYPE W IMAGE AND DETAIL

SCALE: NONE
 NOTE: FIXTURE MOUNTED ON BUILDING WALL AT HEIGHT INDICATED ON ARCHITECTURAL ELEVATIONS.

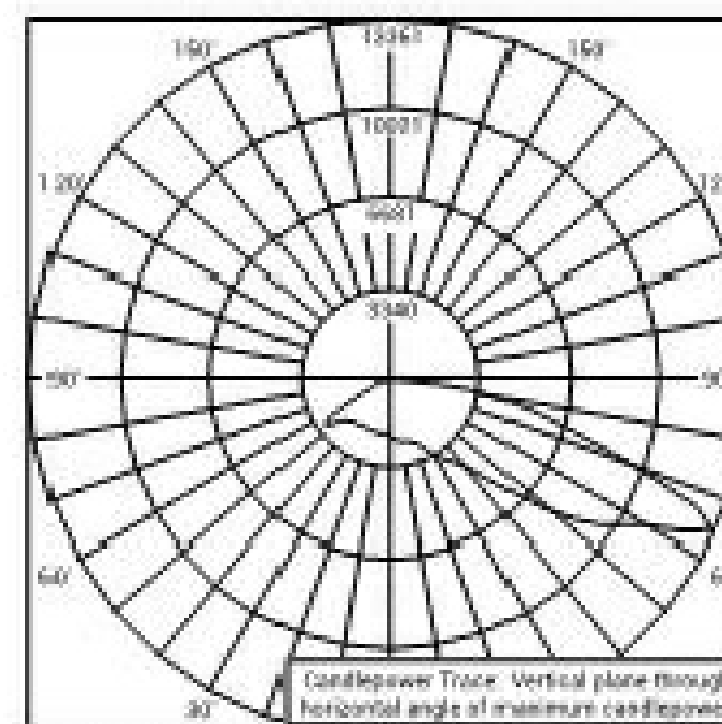
DM Mount



FIXTURE TYPE CPY IMAGE AND DETAIL

SCALE: NONE
 NOTE: FIXTURE DIRECT MOUNTED TO GAS CANOPY @ 19'-0" ABOVE GRADE.

4ME

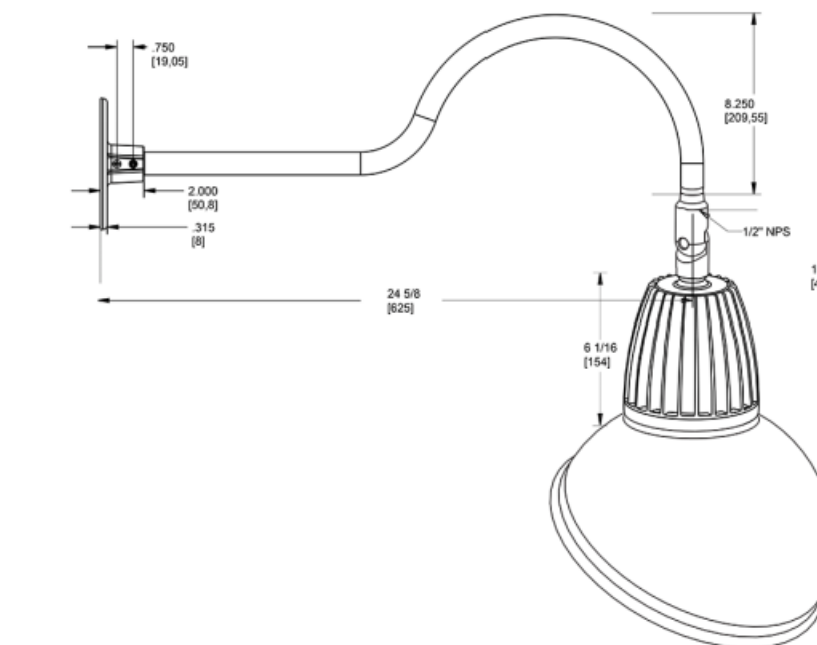


RESTL Test Report #: PL03496-001
 OSQ A ** 4ME J 40K-UL
 Initial Delivered Lumens: 16,293

NOTE: CANDLEPOWER CURVE INDICATING LIGHT DISTRIBUTION DIRECTED TOWARD GRADE (NO LIGHT SPILL ABOVE HORIZONTAL PLANE).

FIXTURE TYPE A3, A3MB, A4, & A4MB IMAGE AND DETAIL

SCALE: NONE
 NOTE: FIXTURE MOUNTED ON POLE TOP AT 19'-0" ABOVE GRADE.



FIXTURE TYPE V IMAGE AND DETAIL

SCALE: NONE
 NOTE: FIXTURE MOUNTED ON BUILDING WALL AT HEIGHT INDICATED ON ARCHITECTURAL ELEVATIONS.

RATCLIFFE ARCHITECTS
 10404 Stevenson Road
 Stevenson, Maryland 21153
 410-484-7010 • Fax 410-484-3819 • peers@ratcliffearch.com

KIBART CONSULTING ENGINEERS
 10000 Rockville Road, Suite 201
 Rockville, MD 20850
 Phone: 410-484-1121

ROYAL FARMS

ROYAL FARMS STORE
 MONTEVIDEO RD. JESSUP, MD
 HOWARD COUNTY, MD
 STORE #230

SITE LIGHTING STATISTICS

TITLE BLOCK KEY	REVISED	NOT REVISED
#	REVISED DATE	CONTENT
--	--	PERMIT SET
--	--	BID SET
--	--	CONST. SET

DATE: 02.8.16
 SCALE: NOTED
 DRAWN BY: KEC

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

LC1.2