

## Request for Variance – Justification

Applicant: Christina Day of Empire Graphics

Sign Permit Application: B02420081

Retailer: Floor & Décor

Address for Request: 75 Dover Rd, Glen Burnie, MD

We are requesting a hearing to obtain a variance of the current sign code for the new Floor & Décor retail store located at 75 Dover Road, Glen Burnie, MD. This store is a part of the Glen Burnie Crossing shopping center.

The current Anne Arundel County code, Article 18-3-309 (c) states “Identification signs on not more than three facades, so long as the combined area of the signs do not exceed 12% of the area of each facade and the area of all signs do not exceed 400 square feet”.

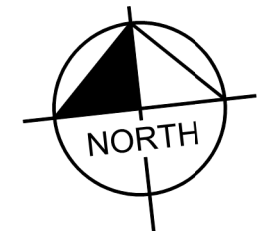
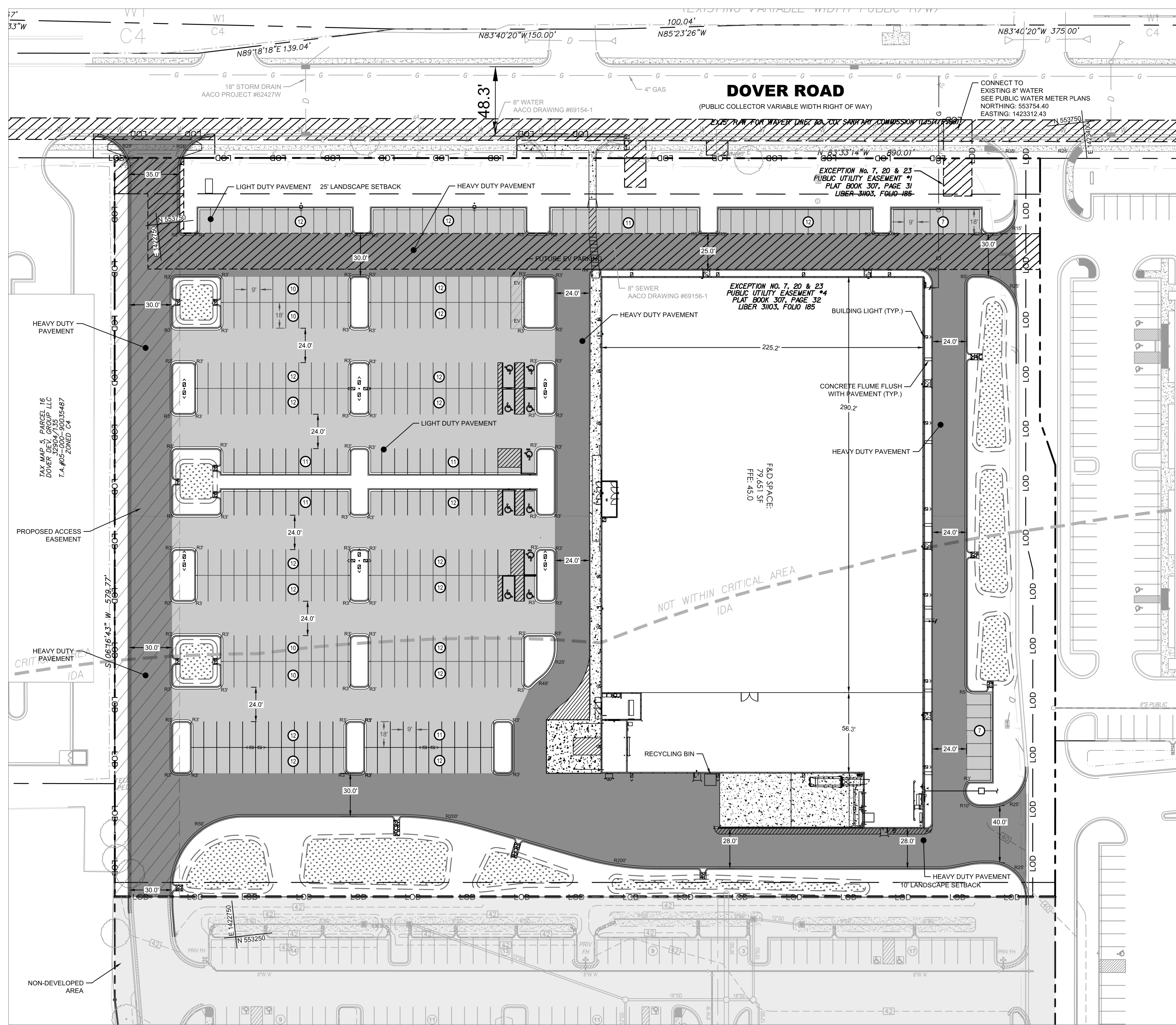
Obtaining this variance would allow Floor & Décor to exceed the current code by 447.01 SF. The standard sign package for Floor & Décor consists of six (6) exterior wall mounted signs and one (1) freestanding pylon sign, an overall square footage of 847.01 of signage. This is the package standard to the Floor & Décor brand.

The store size is 79,651 square feet of space. To allow only 12% of this exterior to have signage would barely be visible to the public on the roadways and would serve as a disadvantage to the retailer, causing customers not to see and know that Floor & Décor is located here; this would cause a significant impact on their financial wellbeing. The exterior of this 79,651 SF of building has more than enough space to home this signage in a clean and professional manner while providing sufficient advertisement to the public of the retailer, their products and where the customer pick-up area is located. Please note that the sign package includes not only business identification but also products offered and available.

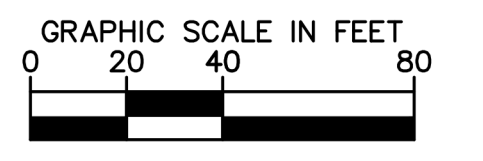
As you can see with the sign package that is included, all elevations are shown just as they will be presented and installed on the storefront as clean and sharp.

We ask that you gracefully grant Floor & Décor the variance requested, as to not hinder the success of this retailer.

Plotted By: Edrudes, Audrey - Sheet Set F&D - Dover Grading Plan - Layout SITE PLAN - January 24, 2023 - 01:58:13pm - K:\BAL-CIVIL\4208004-f&d-dover-rd\CAD\plan\site\grading plan\_C-200 SITE AND UTILITY PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE PLAN**  
SCALE: 1" = 40'



**SITE INFORMATION**

THE SUBJECT PROPERTY IS LOCATED ON DOVER ROAD, 650' EAST OF THE INTERSECTION OF RITCHEE HIGHWAY AND DOVER ROAD. THE PROPERTY IS ZONED C-4, AND ITS DESIGNATED LAND USE IS FOR COMMERCIAL PURPOSES. CURRENTLY THE SITE IS A SMALL UNDEVELOPED CONCRETE AREA ON THE NORTH AND GRASSY AREA SOUTH.

- ADDRESS: 75 DOVER ROAD, GLEN BURNIE, MD, 21060
- TAX ACCOUNT NUMBERS: 500090075548
- DEED REFERENCES: /17712 / 00093
- TAX MAP / GRID / PARCEL: 5 / 19 / 207
- EXISTING ZONING: C-4
- EXISTING USE: UNDEVELOPED
- PROPOSED ZONING: C-4
- PROPOSED USE: COMMERCIAL
- GROSS SITE AREA: 7.71 AC
- LIMITS OF DISTURBANCE: 7.71 AC
- ARCHAEOLOGICAL SITES: NONE ON SITE
- HISTORIC RESOURCES: NONE ON SITE
- CEMETERIES: NONE ON SITE
- WATER: PROPOSED WATER TO CONNECT TO EXISTING 8" WATER MAIN.
- SANITARY: PROPOSED SEWER LATERAL TO CONNECT TO EXISTING 8" SEWER.
- SOILS ON SITE: SAb, SASSAFRAS FINE SANDY LOAM (15%), SUB, SASSAFRAS URBAN LAND COMPLEX (80%), UZ, URBAN LAND (5%)
- STEEP SLOPES/BUFFER: NONE ON-SITE
- HIGHLY ERODIBLE SOIL: NONE ON-SITE

**Table 6: Flexible Pavement Design Thickness**

Flexible Pavement Layer	Standard Duty (inches)	Heavy Duty (inches)
HMA Superpave 9.5mm Surface Course	1.25	1.5
HMA Superpave 19.0mm Intermediate Course	2.0	2.5
Graded Aggregate Base Course or CR-6 Equivalent	6.0	8.0

**NOTES:**

- Hot Mix Asphalt Surface and Base Course material should meet the specifications in Sections 901 and 904 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Aggregate Base Course material should meet the specification in Section 901.01 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Hot Mix Asphalt (HMA) Surface and Base Course material should be placed in accordance with Section 504 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Aggregate Base Course should be placed in accordance with Section 501 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Aggregate Base Course should be placed on a subgrade compacted to 98% of maximum dry density per Standard Proctor.

Partial construction of the pavement is strongly discouraged because of the likelihood of pavement and subgrade failure. This failure will occur because the partial pavement is inadequate for supporting construction loads and maneuvering of equipment.

Preliminary rigid concrete pavement sections are provided in the table below:

**Table 7: Rigid Pavement Design Thickness**

Rigid Pavement Layer	Standard Duty (inches)	Heavy Duty (inches)
Portland Cement Concrete Pavement	5.0	6.0
Dense Graded Aggregate Base Course CR-6 Equivalent	4.0	4.0
Compacted Subgrade (Minimum)	12.0	12.0

**NOTES:**

- Portland Cement Concrete Pavement material should meet the specifications in Sections 902 and 908 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Graded Aggregate Base Course material should meet the specification in Section 901.01 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Unreinforced Portland Cement Concrete Pavement should be placed in accordance with Section 500 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Graded Aggregate Base Course should be placed in accordance with Section 501 of the 2022 Maryland Department of Transportation *Standard Specifications for Construction and Materials*.
- Graded Aggregate Base Course should be placed on a subgrade compacted to 98% of maximum dry density per Standard Proctor.

**SITE & UTILITY LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF DISTURBANCE
- SETBACK
- EXISTING EASEMENT
- PROPOSED ACCESS EASEMENT
- EXISTING CRITICAL AREA LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM STRUCTURES
- EXISTING SEWER
- PROPOSED SEWER LATERAL
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE BENDS
- PROPOSED MICRO-BIORETENTION FACILITY

CALL 48 HOURS BEFORE YOU DIG

**811**

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR FILING	11/04/22	AE

**Kimley-Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230  
PHONE: 443-743-4470  
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 31373  
EXPIRATION DATE 01/31/2025

KHA PROJECT	114208004
DATE	JAN., 2023
SCALE	AS SHOWN
DESIGNED BY	ALE
DRAWN BY	ALE
CHECKED BY	JBS

**SITE PLAN**

GRADING PLAN  
**FLOOR & DECOR**  
75 DOVER ROAD, GLEN BURNIE, MD 21060  
SF#1980-213; #P#2022-0017-00-NF  
TAX MAP 5 - GRID 19 - PARCEL 207  
LOT 5RRR  
ANNE ARUNDEL COUNTY  
MARYLAND  
ELECTION DISTRICT 5

TIMOTHY J. MARTIN  
RAY ENGINEERING INC.  
190 ADMIRAL COCHRANE DRIVE  
SUITE 175  
ANNAPOLIS, MD 21401  
PHONE: 410-897-9290



OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPTS THIS RECORD PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATES ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE; SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF ARTICLE 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED; THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING.

NONE

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

DOVER ROAD REALTY, LLC  
BY DOVER ROAD LANDING, LLC, MANAGER  
BY EDWARD ST. JOHN, LLC, MANAGER  
BY EDWARD ST. JOHN, GENERAL MANAGER

*Edward St. John*  
EDWARD A. ST. JOHN  
8/1/10 DATE

8/1/10 DATE

*Edward St. John*  
EDWARD A. ST. JOHN  
8/1/10 DATE

8/1/10 DATE

SURVEYOR'S CERTIFICATE (PLAT PREPARATION)

I HEREBY CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY:

RITCHIE HIGHWAY GENERAL PARTNERSHIP TO DOVER ROAD REALTY, LLC BY A DEED DATED MARCH 30, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 17712, FOLIO 093 AND BY A DEED DATED FEBRUARY 25, 2009 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20919, FOLIO 449.

THE REQUIREMENTS OF SECTION 3-108, OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS HAVE BEEN SATISFIED.

*Timothy J. Martin*  
TIMOTHY J. MARTIN  
PROFESSIONAL LAND SURVEYOR #10989  
RAY ENGINEERING INC.

7-29-10 DATE



SURVEYOR'S CERTIFICATE (FOR THE BOUNDARY)

I HEREBY CERTIFY THAT THE PROPERTY BOUNDARY SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR AND THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY:

RITCHIE HIGHWAY GENERAL PARTNERSHIP TO DOVER ROAD REALTY, LLC BY A DEED DATED MARCH 30, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 17712, FOLIO 093 AND BY A DEED DATED FEBRUARY 25, 2009 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 20919, FOLIO 449.

*Richard A. Rader*  
RICHARD A. RADER  
PROFESSIONAL LAND SURVEYOR #10106  
LEO W. RADER SURVEYORS, INC. (BOUNDARY ONLY)  
REGISTERED LAND SURVEYOR  
38 BELFAST ROAD  
TIMONIUM, MD 21093  
(410)252-2920

8-1-10 DATE



ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 17, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

COMMON PARKING AND ACCESS STATEMENT

COMMON PARKING AND ACCESS TO THE USES OF EACH LOT IN THIS SUBDIVISION AS SHOWN ON THIS (THESE) PLAT(S) HAS BEEN PROVIDED THROUGHOUT USING DRIVEWAYS OR ACCESS EASEMENTS. ANY CHANGE IN USE OR CHANGE IN THE LOCATION OF ACCESS FOR ANY LOT SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPLICABLE PARKING REQUIREMENTS FOUND IN THE ANNE ARUNDEL COUNTY CODE. REFER TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 22391, FOLIO 468.

Bay Engineering Inc.

Engineers, Planners and Surveyors  
190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@beyengineering.com

LEO W. RADER SURVEYORS, INC.  
REGISTERED LAND SURVEYOR  
38 BELFAST ROAD  
TIMONIUM, MD 21093  
(410)252-2920

MAA REVIEW NOTE

THE ENTIRE PROPERTY SHOWN HEREON IS SUBJECT TO THE MARYLAND AVIATION ADMINISTRATION REVIEW AND APPROVAL. DUE TO ITS LOCATION WITHIN THE BWI AIRPORT 4 MILE DISTRICT.

DEVELOPMENT PLAN STATEMENT

DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING. ALL EXISTING FOREST, WOODS, AND TREES ARE TO BE RETAINED AS SHOWN ON THE FINAL DEVELOPMENT PLAN.

STORMWATER MANAGEMENT NOTE

THIS SUBDIVISION CONTAINS PRIVATE STORMWATER MANAGEMENT FACILITIES FOR LOTS 5, 6, 7, 8 & 9. IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16, SECTION 3-207(A), ANNE ARUNDEL COUNTY CODE, AN INSPECTION AND MAINTENANCE AGREEMENT HAS BEEN EXECUTED WITH ANNE ARUNDEL COUNTY AS STORMWATER MAINTENANCE AGREEMENT # 90-1102 UNDER GP #02013528 AND RECORDED IN LIBER 5499, FOLIO 95. IN ADDITION, THE OWNERS OF EACH LOT (RRR, 6 & 7) ARE SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR RIGHTS, OWNERSHIP, AND MAINTENANCE RESPONSIBILITIES OF THE ON-SITE PRIVATE SWM FACILITIES. RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 22391, FOLIO 468.

STANDARD RIGHT TO DISCHARGE

I, DOVER ROAD REALTY, LLC, PERSONAL REPRESENTATIVES FOR SELVES, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT TO DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS AND RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

DOVER ROAD REALTY, LLC  
BY DOVER ROAD LANDING, LLC, MANAGER  
BY EDWARD ST. JOHN, LLC, MANAGER  
BY EDWARD ST. JOHN, GENERAL MANAGER

*Edward St. John*  
EDWARD A. ST. JOHN  
8/1/10 DATE

FOREST TABULATION (AREAS OUTSIDE CRITICAL AREA)

NET TRACT AREA	8.08 AC.
EXISTING FOREST	1.99 AC.
CONSERVATION THRESHOLD @ 15%	1.21 AC.
EXISTING FOREST UNDER EASEMENT	0.00 AC.
REFORESTATION CREDIT	0.00 AC.
PROPOSED CLEARING	1.99 AC.
REFORESTATION REQUIREMENT	2.62 AC.

APPLICANT IS PROPOSING OFFSET MITIGATION PLANTING BANK TO MEET THE REFORESTATION REQUIREMENTS. SEE MODIFICATION NOTES (#10002 BELOW)

CRITICAL AREA NOTE

TOTAL AREA WITHIN CRITICAL AREA=23.9 ACRES (IDA & RCA)

CRITICAL AREA DESIGNATION

AREA	ON-SITE IDA	ON-SITE RCA	ON-SITE IDA BUFFER	ON-SITE IDA & RCA BUFFER/RCA	ON-SITE/OFFSITE RCA AND IDA BUFFER
AREA	15.4 AC.	8.5 AC.	0.41 AC.	8.91 AC.	9.16 AC. (LIMIT OF DISTURBANCE W/IN SHA R/W AND ONSITE RCA)
IMPERVIOUS AREA LIMITATIONS	N/A	15% (55,539 S.F. OR 1.28 AC.)	N/A	N/A	N/A
EXISTING WOODLAND	N/A	370,260 S.F. OR 8.5 AC.	17,647 S.F. OR 0.41 AC.	387,907 S.F. OR 8.91 AC.	397,950 S.F. OR 9.14 AC.
ALLOWED CLEARING	N/A	20% MAX (74,052 S.F. OR 1.7 AC.)	N/A	N/A	N/A

TOTAL PROPOSED FOREST CONSERVATION PROPERTY = 8.63 AC. OF WHICH 8.39 AC. IS WITHIN THE RCA OR 98.7% OF THE EXISTING RCA WOODLAND.

PROPOSED FOREST CLEARING WITHIN BUFFER IDA/RCA (ON-SITE AND OFF-SITE) IS 20,093 S.F. OR 5.1% OF IDA/RCA BUFFER FOREST REMOVAL.

MITIGATION FOR CRITICAL AREA CLEARING: TOTAL MITIGATION REQUIRED IS 87,522 S.F. WITH 22,786 S.F. BEING MITIGATED WITH ON-SITE PLANTING AND 64,736 S.F. BEING MITIGATED AT AN OFF-SITE CRITICAL AREA PLANTING BANK.

FOREST CONSERVATION PROPERTY

THE FOREST CONSERVATION PROPERTY IS SHOWN THUSLY ON THESE PLATS, PER THE REQUIREMENTS OF COMAR 27.01.02.04 (C3). THERE SHALL BE NO CLEARING, TRIMMING, DUMPING, STORAGE, OR STRUCTURE WITHIN THE FOREST CONSERVATION PROPERTY AREAS, EXCEPT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 1-14-10 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 22391, FOLIO 468.

MODIFICATIONS

# 9638 - MODIFICATION TO SKIP THE SKETCH PLAN PROCESS THAT WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON DECEMBER 20, 2007.

# 10002 - MODIFICATION TO MODIFY ARTICLE 17-6-307(C) TO ALLOW CLEARING BELOW THE FOREST CONSERVATION THRESHOLD IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 17, TITLE 2 OF THE ANNE ARUNDEL COUNTY CODE. HAS BEEN APPROVED PER A DECISION LETTER DATED SEPTEMBER 17, 2008 WITH THE FOLLOWING CONDITIONS:

- APPLICANT IS REQUIRED TO SEEK A LOCATION FOR OFFSET MITIGATION, SATISFACTORY TO THE COUNTY FORESTER, IF AN OFFSITE LOCATION CANNOT BE FOUND, A FEE-IN-LIEU OF THE 2.62 ACRES OF REQUIRED PLANTING MUST BE SUBMITTED.

#10167 - MODIFICATION TO MODIFY ARTICLE 17, TITLE 6, SUBTITLE 4, SECTION 401 TO ALLOW DISTURBANCE TO ONSITE NON-TIDAL WETLANDS AND BUFFER WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON DECEMBER 17, 2009, CONDITIONED UPON DEMONSTRATING FULL AUTHORIZATION FROM MDE PRIOR TO GRADING PERMIT APPROVAL.

#10391 - MODIFICATION TO MODIFY ARTICLE 17-3-203(A) TO EXTEND RESUBMITTAL TIMEFRAME REQUIREMENTS WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON MAY 13, 2009.

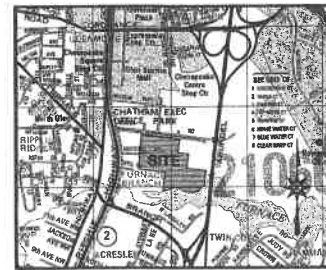
RECORDED IN BOOK PAGE PLAT NO.

LOT SUMMARY

LOT	S.F.	ACRES
LOT 5 RRR	587,298	13.462
LOT 6	98,727	2.221
LOT 7	708,980	16.276
TOTAL SITE AREA	1,395,005	31.979

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING

*John P. Tom*  
LARRY R. TOM, OFFICER  
PLANNING AND ZONING, AND ALSO FOR  
DIRECTOR, ENVIRONMENTAL HEALTH  
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)



VICINITY MAP

SCALE 1"=2,000'

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO 3 LOTS, RENAME THE SUBDIVISION, CREATE PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, AND ABANDON EXISTING EASEMENTS.
- 2. THE PROPERTY IS SHOWN ON ANNE ARUNDEL COUNTY TOPOGRAPHIC SHEET P-5.
- 3. SURVEY CONTROL NOTE:  
THE COORDINATE SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AS ESTABLISHED IN THIS AREA FROM THE FOLLOWING ANNE ARUNDEL COUNTY SURVEY CONTROL POINTS  
STATION 1474  
N 553001317  
E 1422122070  
STATION 1475  
N 554539397  
E 1421837337
- 4. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS DESIGNATED AS INTENSELY DEVELOPED AREA (IDA), AND RESOURCE CONSERVATION AREA (RCA).
- 5. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE A10 (LEV. B) & C AS SHOWN ON FEMA MAP 240008-0006C, DATED MAY 2, 1983 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 6. THIS SITE WAS PREVIOUSLY RECORDED UNDER MS# 1992-126, IN PLAT BOOK 150, PAGE 45, PLAT NUMBER 8118, AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES.
- 7. THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 22391, FOLIO 468.

SITE TABULATIONS

TOTAL LOTS PROPOSED	=3 (SEE AREA TABULATION THIS SHEET)
CURRENT ZONING	=C4 - COMMERCIAL DISTRICT
DENSITY	=N/A
GROSS SITE AREA	=31.98 ACRES OR 1,393,005 SQ.FT.
IDA AREA	=15.4 AC.
RCA AREA	=8.5 AC.
OUTSIDE CRITICAL AREA	=8.08 AC.
IDA AREA	=N/A
OPEN SPACE	=N/A
RECREATION AREA	=N/A
MAXIMUM LOT COVERAGE	=85% MAX. (ALL IMPERVIOUS SURFACES) IN C-4 AND 15% MAX. WITHIN RCA.
FAR	=1.0 MAX.

ZONING

C4 ZONING - COMMERCIAL ZONE DISTRICT

PLAT 1 OF 3  
MAJOR SUBDIVISION

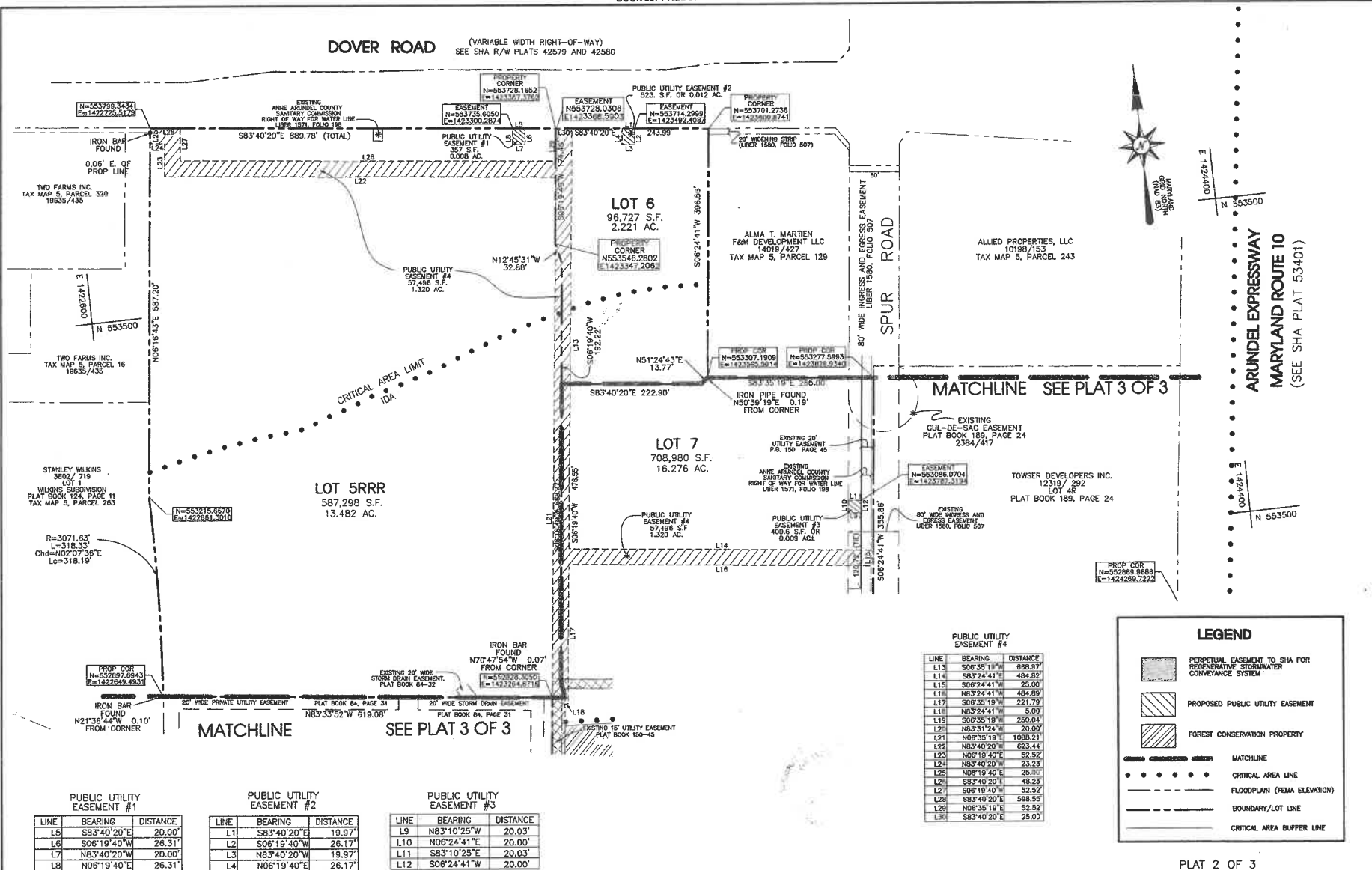
\*\*\*GLEN BURNIE CROSSING  
(FORMERLY GLEN BURNIE COMMERCE CENTER)

SUB. #1980-213 - PROJECT #2007-0096-00NF  
TAX MAP 5 ~ GRID 19 ~ PARCEL 207

JULY, 2010  
ZIP CODE: 21061 / DATUM: MD NAD 83  
DRAWN BY: D. MILLER / R. IMHOF  
FIFTH DISTRICT ~ A.A. Co. MARYLAND

P183510 MSA SSU 1235 9590-1

DOVER ROAD (VARIABLE WIDTH RIGHT-OF-WAY) SEE SHA R/W PLATS 42579 AND 42580



RECORDED 07/09/2010  
 CHADWICK COURT 728 A.A. COUNTY  
 2000 001 - 8 - P. 1-28  
 PRINTED 08/07/10 07:10:07  
 MSA 554 1235 9590-2  
 ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, Plat Book 307, pp. 30-32, MSA 554 1235 9590-2)

**PUBLIC UTILITY EASEMENT #4**

LINE	BEARING	DISTANCE
L13	S06°35'11"W	868.87
L14	S83°24'41"W	484.82
L15	S06°24'41"W	25.00
L16	N83°24'41"E	484.89
L17	S06°35'19"W	221.79
L18	N83°24'41"E	5.00
L19	S06°35'19"W	250.04
L20	N83°31'24"E	20.00
L21	N06°19'40"E	1088.21
L22	N83°40'20"E	623.44
L23	N06°19'40"E	52.52
L24	N83°40'20"E	23.23
L25	N06°19'40"E	25.52
L26	S83°40'20"E	48.23
L27	S06°19'40"E	52.52
L28	S83°40'20"E	596.55
L29	N06°19'40"E	52.52
L30	S83°40'20"E	25.00

**LEGEND**

- PERPETUAL EASEMENT TO SHA FOR REGENERATIVE STORMWATER CONVEYANCE SYSTEM
- PROPOSED PUBLIC UTILITY EASEMENT
- FOREST CONSERVATION PROPERTY
- MATCHLINE
- CRITICAL AREA LINE
- FLOODPLAIN (FEMA ELEVATION)
- BOUNDARY/LOT LINE
- CRITICAL AREA BUFFER LINE

**PUBLIC UTILITY EASEMENT #1**

LINE	BEARING	DISTANCE
L5	S83°40'20"E	20.00'
L6	S06°19'40"W	26.31'
L7	N83°40'20"W	20.00'
L8	N06°19'40"E	26.31'

**PUBLIC UTILITY EASEMENT #2**

LINE	BEARING	DISTANCE
L1	S83°40'20"E	19.87'
L2	S06°19'40"W	26.17'
L3	N83°40'20"W	19.97'
L4	N06°19'40"E	26.17'

**PUBLIC UTILITY EASEMENT #3**

LINE	BEARING	DISTANCE
L9	N83°10'25"W	20.03'
L10	N06°24'41"E	20.00'
L11	S83°10'25"E	20.03'
L12	S06°24'41"W	20.00'

**TABLE OF TRAVERSE POINTS**

POINT	NORTHING	EASTING	DESCRIPTION
250	553855.60	1422078.51	TRAV BAR
282	553689.80	1423913.83	TRAV BAR
308	553576.34	1423235.81	TRAV BAR
409	552630.73	1423408.89	TRAV BAR

WE ASSENT TO THIS PLAN OF SUBDIVISION FOR PREPARATION OF PLAT AND BOUNDARY SURVEY & SETTING OF MARKERS

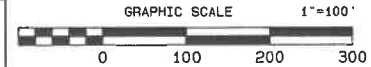
DOVER ROAD REALTY, LLC  
 BY DOVER ROAD LANDING, LLC, MANAGER  
 BY EDWARD ST. JOHN, LLC, MANAGER  
 BY EDWARD A. ST. JOHN, GENERAL MANAGER

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING

LARRY R. JOM, OFFICER  
 PLANNING AND ZONING, AND ALSO FOR DIRECTOR, ENVIRONMENTAL HEALTH ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH (PUBLIC SYSTEMS AVAILABLE)

8/1/10 DATE  
 EDWARD A. ST. JOHN  
 9/2/10 DATE  
 LARRY R. JOM  
 7/29/10 DATE  
 TIMOTHY J. MARTIN  
 PROF. LAND SURVEYOR #10989  
 7/29/10 DATE  
 RICHARD A. RAEDER  
 PROFESSIONAL LAND SURVEYOR #10108

PLAT 2 OF 3  
 MAJOR SUBDIVISION  
**\*\*\*GLEN BURNIE CROSSING**  
 (FORMERLY GLEN BURNIE COMMERCE CENTER)  
 SUB. #1980-213 - PROJECT #2007-0096-CONF  
 TAX MAP 5 ~ GRID 19 ~ PARCEL 207



JULY, 2010  
 ZIP CODE: 21061 / DATUM: MD NAD 83  
 DRAWN BY: D. MILLER / R. IMHOFF  
 FIFTH DISTRICT ~ A.A. CO. MARYLAND

**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 180 Admiral Cochrane Drive, Suite 175  
 Annapolis, Maryland 21401  
 410.897.9290  
 410.897.9295 fax  
 email: info@bsyengineering.com

**LEO W. RAEDER SURVEYORS, INC.**  
 REGISTERED LAND SURVEYOR  
 38 BELFAST ROAD  
 TIMONUM, MD 21068  
 (410)252-2820

RECORDED IN BOOK PAGE PLAT NO.

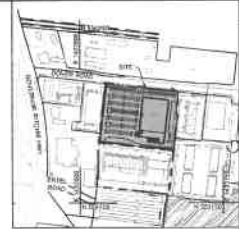
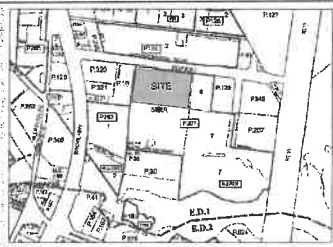
P183511 MSA 554 1235 9590-2



# FLOOR & DECOR - DOVER ROAD GRADING PLAN

## ANNE ARUNDEL COUNTY, MARYLAND

### S#1980-213; P#2022-0017-00-NF



**VICINITY MAP**  
SCALE: 1" = 500'

#### SITE INFORMATION

1. ADDRESS: 76 DOVER ROAD  
GLEN BURNIE, MARYLAND 21060
2. ZONING: G-4
3. TAX ACCOUNT NUMBER: 000-001-0544
4. DEED REFERENCE: 07/12/2005
5. EXISTING USE: VACANT
6. PROPOSED USE: COMMERCIAL
7. HISTORIC RESOURCES: NONE ON SITE
8. OVERSEAS INVESTMENT: NONE ON SITE
9. ARCHAEOLOGICAL SITES: NONE ON SITE
10. CELESTIAL BODIES: NONE ON SITE
11. WATER: 25' DEEP WATER TO CORNER TO EXISTING W/WHOLE LINE
12. SANITARY: 25' DEEP WATER TO CORNER TO EXISTING W/WHOLE LINE
13. WATER USE NOTES:  
- CUL-DE-SAC BAY CRITICAL AREA: NONE ON SITE  
- WATERBODIES: NONE ON SITE  
- 10-15' FLOODPLAIN: NONE ON SITE  
- FEMA FLOODPLAIN: NONE ON SITE  
- WETLANDS: NONE ON SITE  
- STREAMS: NONE ON SITE  
- BOD SPILLAGE: NONE ON SITE  
- EXISTING STORMWATER MANAGEMENT: NONE ON SITE
14. SOILS:  
- STEEP SLOPES: NONE ON SITE  
- HIGHLY ERODIBLE SOIL: NONE ON SITE
15. FORESTS:  
- FOREST CONSERVATION: NONE ON SITE  
- SENSITIVE AREA: NONE ON SITE  
- RARE / THREATENED / ENDANGERED SPECIES HABITAT: NONE ON SITE

#### SURVEY INFORMATION

1. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY MTPS SURVEYING & MAPPING, DATED 09/06/2021.
2. GEOTECHNICAL INFORMATION PER GEOTECHNICAL ENGINEERING STUDY BY SPECIALIZED ENGINEERING, DATED 07/07/21.

#### MODIFICATION #16837

A REQUEST FOR A MODIFICATION OF ARTICLE 17-2-201 WAS REQUESTED TO PROCEED TO FINAL FOR LOT 2006. THE MODIFICATION REQUEST WAS IN COMPLIANCE WITH THE FIVE CRITERIA LISTED IN ARTICLE 17-2-201. THE REQUEST FOR MODIFICATION WAS APPROVED ON MARCH 17, 2022.

#### TSMW

TSMW HAS BEEN ASSESSED BY DIRECT DISCHARGE THROUGH AN ADEQUATE STORM DRAIN SYSTEM DIRECTLY TO FURNACE CREEK. HOWEVER, WE HAVE ALSO INDICATED THAT THE PROPOSED SEDIMENT TRAP WILL INCREASE THE CAPACITY OF VOLUME OVER THE DRAINAGE AREA.

#### OUTFALL STATEMENT

THE PRE AND POST DEVELOPMENT FLOWS FROM THE SITE HAS ONE SITE OUTFALL UNDER THE SAME CONDITIONS. A NEW STORM DRAIN ALIGNED TO THE CURRENT DRAINAGE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

#### CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SOIL AND EROSION IS ADEQUATE TO CONTAIN THE SOIL AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

SIGNATURE: [Signature]  
 M.D. P.E. LICENSE # 31373 DATE 01/21/2025  
 NAME (PRINT): JEFF SMITH  
 FIRM NAME: KIMLEY-HORN AND ASSOCIATES, INC.  
 ADDRESS: 1801 FURNACE STREET, SUITE 401, BALTIMORE, MD 21286

SEAL

SIGNATURE

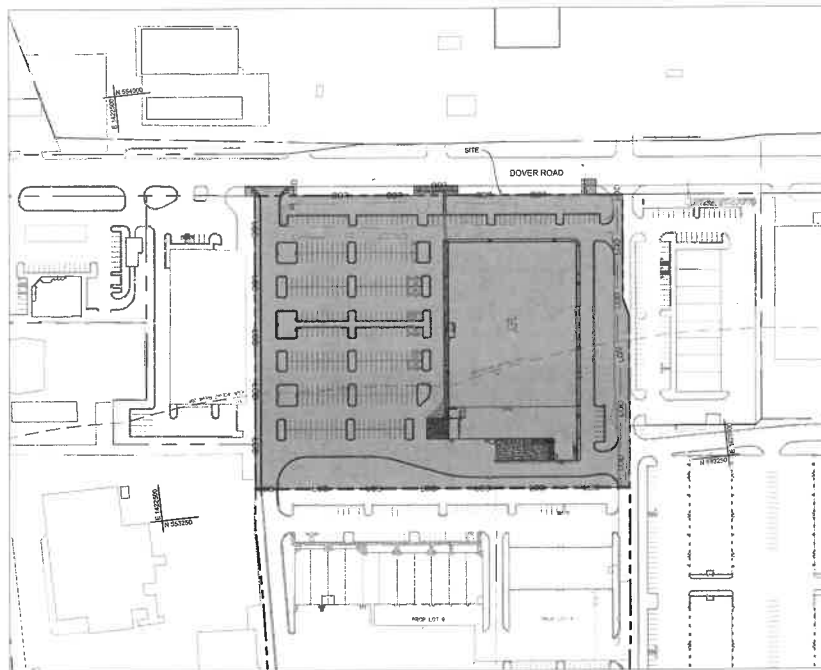
DATE

CALL 48 HOURS BEFORE YOU DIG



IT'S THE LAW! DIAL 811

811 logo with text: "Call before you dig"



#### LOCATION PLAN

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET

0 50 100 200

#### SITE DATA TABLE

PROPOSED LAY OF DISTURBANCE	7.71 AC
EXISTING FLOOR AREA	0 SQ. FT.
PROPOSED FLOOR AREA	79,651 SQ. FT.
PARKING SPACES REQUIRED	79,851 SQ. FT. / 180 SQ. FT. X 75% 332 SPACES
# OF TOTAL PROPOSED PARKING SPACES	332 SPACES

#### MAPPED SOIL TYPES

MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	AREA ON SITE
SaB	SASSPARAS FINE SANDY LOAM 2 TO 5 PERCENT SLOPES	B	351,201 SQFT / 11.18 AC
SvB	SASSPARAS URBAN LANDS COMPLEX 0 TO 3 PERCENT SLOPES	B	297,294 SQFT / 18.14 AC
Uz	URBAN LAND	D	117,429 SQFT / 10.42 AC

#### PROPERTY DEVELOPER

NAME: CENTERPOINT INTEGRATED SOLUTIONS  
 ATTN: TOM MURPHY  
 STREET ADDRESS: 1025 COLE BLVD  
 SUITE 125  
 CITY/STATE: LAKEWOOD, CO. 80461  
 TEL: 978-350-8498  
 EMAIL: TMURPHY@CENTERPOINT-IS.COM

#### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
 ATTN: JEFF SMITH, P.E.  
 1801 PORTER ST  
 SUITE 401  
 BALTIMORE, MD 21230  
 TEL: (443) 743-3470  
 EMAIL: JEFF.SMITH@KIMLEY-HORN.COM

#### LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
 ATTN: RYAN P. COSGROVE  
 215 HARBORVIEW AVE.  
 SUITE 500  
 TOWSON, MD 21284  
 TEL: (443) 948-0250  
 EMAIL: RYAN.COSGROVE@KIMLEY-HORN.COM

#### ARCHITECT

NAME: SELM ARCHITECTS  
 STREET ADDRESS: 345 WEST 44TH STREET  
 CITY/STATE: BALTIMORE, MD 21244  
 TEL: 410-638-1227  
 EMAIL: M.TAYLOR@SELMA.COM

#### PROPERTY OWNER

NAME: DOVER ROAD REALTY LLC  
 STREET ADDRESS: 2550 LORD BALTIMORE DRIVE  
 CITY/STATE: BALTIMORE, MD 21244  
 TEL: 410-638-1227  
 EMAIL: M.TAYLOR@SELMA.COM

#### Sheet List Table

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NOTES AND DETAILS	3
NOTES AND DETAILS	4
NOTES AND DETAILS	5
NOTES AND DETAILS	6
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PROPOSED DRAINAGE AREA MAP	8
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NO.	REVISIONS	DATE	BY
01	BULLETIN #1	07/20/2023	AE
02	ADDITIONAL #1	07/20/2023	AE
03	ADD TECHNICAL & LEGAL NOTES TO THE PLAN	11/23/2023	AE
04	ADD TECHNICAL & LEGAL NOTES TO THE PLAN	11/23/2023	AE
05	ISSUED FOR PERMITS	11/02/2023	AE

**Kimley-Horn**  
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 1801 PORTER STREET, SUITE 401, BALTIMORE, MD 21230  
 WWW.KIMLEY-HORN.COM

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DATE: 11/23/2023  
 TIME: 10:00 AM  
 DRAWN BY: ALE  
 CHECKED BY: JES

COVER SHEET

PROJECT NO. 1980-213  
 SHEET NO. 0017-00-NF  
 FLOOR & DECOR  
 76 DOVER ROAD, GLEN BURNIE, MD 21060  
 S#1980-213; P#2022-0017-00-NF  
 TAX MAP'S LOT 588E  
 LOT 588E  
 ANNE ARUNDEL COUNTY  
 ELECTION DISTRICT 5

SHEET NUMBER  
1

# FLOOR & DECOR

---

Site #:  
75 Dover Road

Glen Burnie, MD 21060

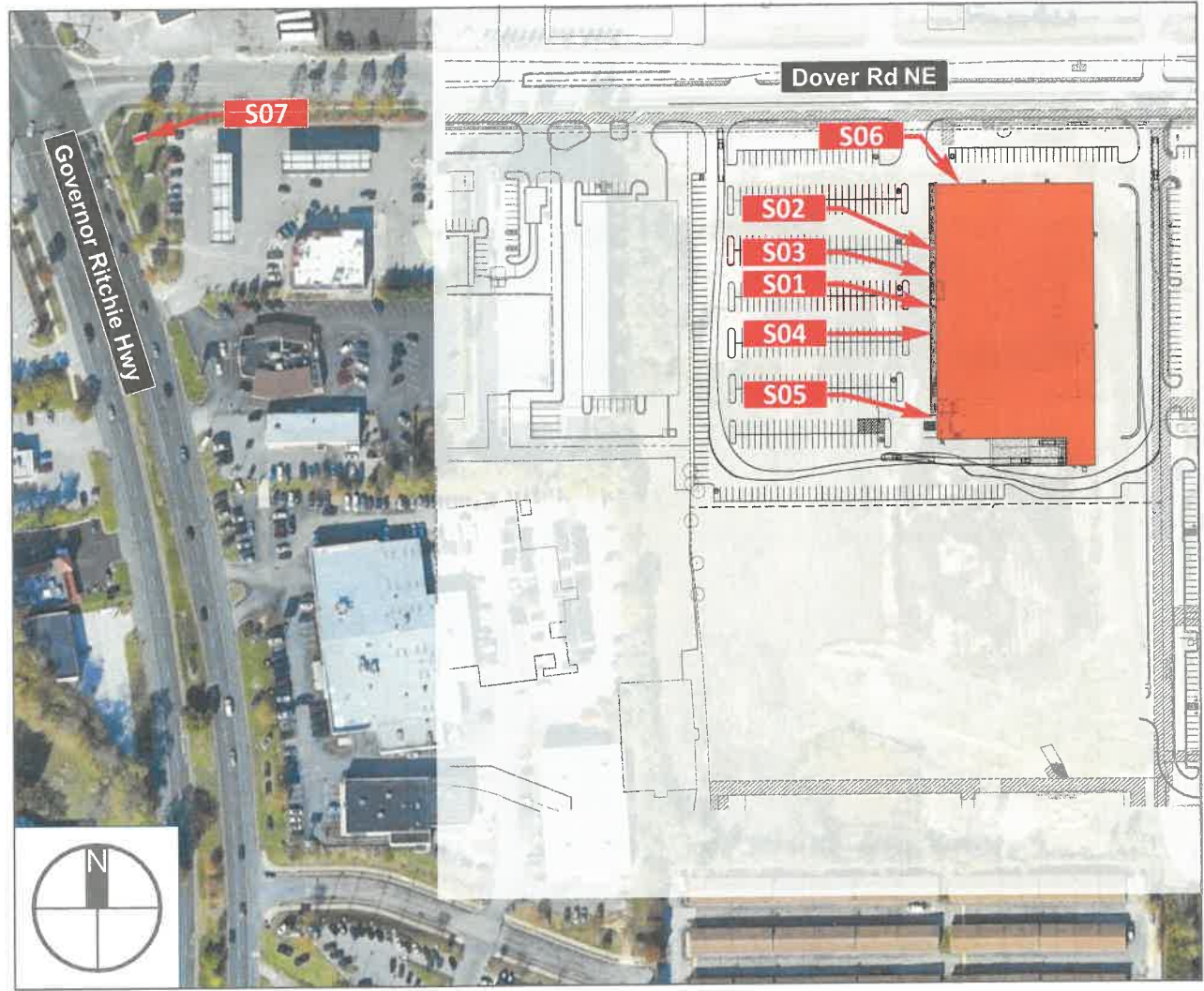
SO#170956  
Created: 05/09/2023  
Revised: 08/10/2023



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
[www.atlasbtw.com](http://www.atlasbtw.com)

**SITE PLAN**

<b>S01</b>	54" Floor & Decor (Stacked)
Type:	Individual Channel Letters   Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	326.7 Sq Ft
<b>S02</b>	36" Tile
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	31.47 Sq Ft
<b>S03</b>	36" Wood
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	45.8 Sq Ft
<b>S04</b>	36" Stone
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	48.6 Sq Ft
<b>S05</b>	12" Floor & Decor Customer Pick-Up -Red
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	25.65 Sq Ft
<b>S06</b>	60" Floor & Decor (Linear)
Type:	Individual Channel Letters   Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	300.54 Sq Ft
<b>S07</b>	Pylon Sign
Type:	Replacement Face
Illumination:	Internally Illuminated Pylon
Square Footage:	68.25 Sq. Ft.





## Face Lit Channel Letters / Wall Sign

Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

### FLOOR DECOR Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red

### & Material & Color:

- Vinyl - 3M 3630-33 Red
- Logo Faces - White Flex Face
- Cabinet - Painted Matthews MP 2032 Red

Code:

NTE 400 Sq Ft Combined, on not more than 3 facades



**Front Elevation (West)**

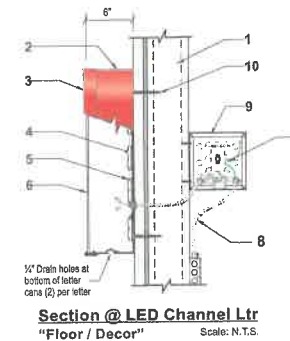
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**Existing**

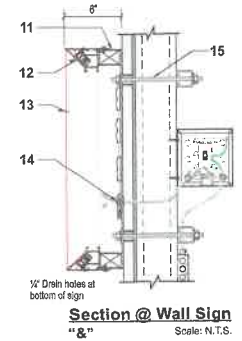


FD-114LOGO-54CLS 326.7 Sq Ft



**Section @ LED Channel Ltr**  
"Floor / Decor"  
Scale: N.T.S.

- Specifications: Channel Letters**
- Existing Facade: Varies per site
  - 0.040" Pre-finished Red letter returns
  - 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
  - 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
  - White LEDs
  - 0.15" White lexan faces w/ first surface applied vinyl/ 3M 3630-33 Red
  - Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
  - Primary electrical feed in UL conduit / customer supplied UL Junction box
  - Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
  - Mounting hardware: Specific Fasteners are TBD



**Section @ Wall Sign**  
"g"  
Scale: N.T.S.

- Specifications: Wall Sign**
- 2" x 3" Aluminum tube frame painted to match Matthews MP 2032 Red
  - Bleed face retro frame (SignComp #2104) w/ cover (SignComp #2121) and 0.060" back. Cabinet painted to match Matthews MP 2032 Red
  - White flex face with first surface applied vinyl/ 3M 3630-33 Red
  - White LEDs
  - Specific Fasteners are TBD

#### ELECTRICAL NOTES

- All materials and fasteners meet 3004.4
- All electrical components are UL listed, labeled and approved.
- Sign grounded according to NEC 6007.7
- Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- All branch circuits per NEC 600.5(B), 1 or (B).2.
- All signs controlled by photo-cell or time clock per FBC 13-415. (ABC), 1.4.
- One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



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800.772.7932  
www.atlasbtw.com

Revisions:

Rev	Description

S01

PM: TN

Drawn By: TLD

Date: 05.09.2023

Address: 75 Dover Rd.

City State: Glen Burnie, MD 21060

Drawing Number

170956

## Face Lit Channel Letters

### Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

### Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red

### Code:

NTE 400 Sq Ft Combined, on not more than 3 facades

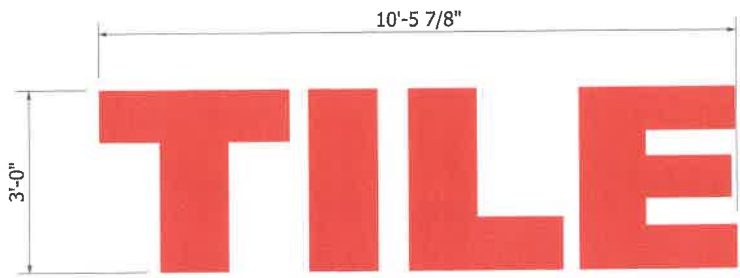


**Front Elevation (West)**

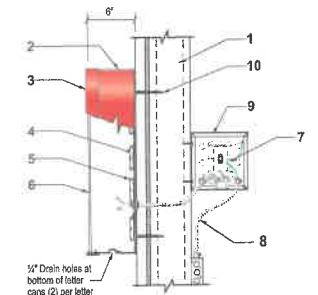
Scale: 1/16" = 1'-0"



**Existing**



**TILE-UC-36 31.47Sq Ft**



**Section @ LED Channel Ltr**  
Scale: N.T.S.

### Specifications: Channel Letters

1. Existing Facade: Varies per site
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan faces w/ first surface applied vinyl  
3M 3630-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: Specific Fasteners are TBD

### ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7.3
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B), 1 or (B), 2.
6. All Signs controlled by photocell or time clock per FBC 13-415, (ABC), 1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A), 1



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### Revisions:

No.	Description	Date

**S02**

PM: TN	Address: 75 Dover Rd.
Drawn By: TLD	City State: Glen Burnie, MD 21060
Date: 05.09.2023	Quantity: 170956

## Face Lit Channel Letters

### Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

### Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red

### Code:

NTE 400 Sq Ft Combined, on not more than 3 facades

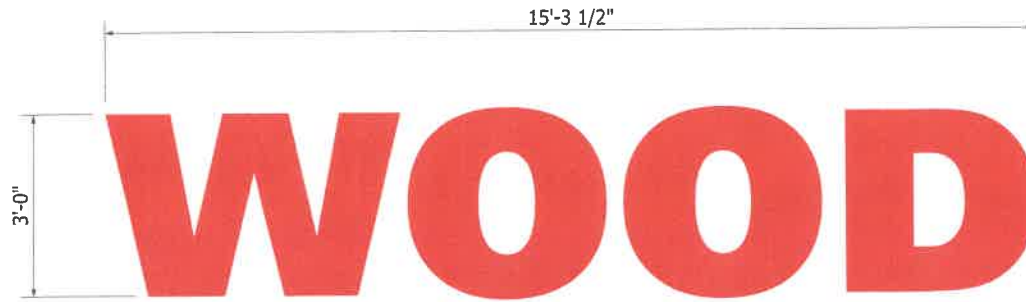


**Front Elevation (West)**

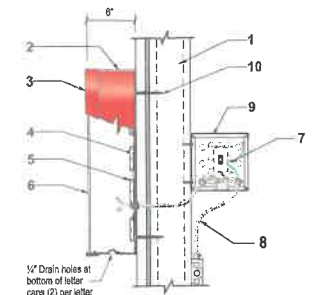
Scale: 1/16" = 1'-0"



**Existing**



**WOOD-UC-36 45.8 Sq Ft**



**Section @ LED Channel Ltr**  
Scale: N.T.S.

### Specifications: Channel Letters

1. Existing Facade: Varies per site
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 380 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan faces w/ first surface applied vinyl 3M 3630-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: Specific Fasteners are TBD

### ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1-4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



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Revisions	By	Date

**S03**

PM: TN	Address: 75 Dover Rd.
Drawn By: TLD	City State: Glen Burnie, MD 21060
Date: 05.09.2023	Drawing Number: 170956

## Face Lit Channel Letters

### Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

### Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red

### Code:

NTE 400 Sq Ft Combined, on not more than 3 facades

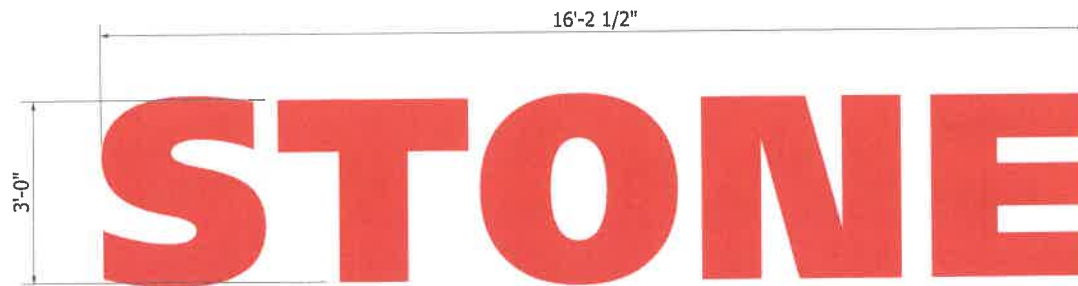


**Front Elevation (West)**

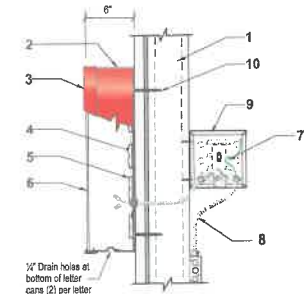
Scale: 1/16" = 1'-0"



**Existing**



**STONE-UC-36 48.6 Sq Ft**



**Section @ LED Channel Ltr**  
Scale: N.T.S.

### Specifications: Channel Letters

- Existing Facade: Varies per site
- 0.040" Pre-finished Red letter returns
- 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 380 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
- White LEDs
- 0.15" White lexan faces w/ first surface applied vinyl 3M 3630-33 Red
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- Mounting hardware: Specific Fasteners are TBD

### ELECTRICAL NOTES

- All materials and fasteners meet 2004.4
- All electrical components are UL listed, labeled and approved.
- Sign grounded according to NEC 5007.3
- Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- All branch circuits per NEC 600.5(8).1 or (B).2.
- All Signs controlled by photocell or time clock per FBC 13-415, (ABC).1.4.
- One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



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www.atlasbtw.com

### Revisions

NO.	DESCRIPTION	DATE

**S04**

PM: TN	Address: 75 Dover Rd.
Drawn By: TLD	City State: Glen Burnie, MD 21060
Date: 05.09.2023	Drawing Number: 170956

## Face Lit Channel Letters

### Action:

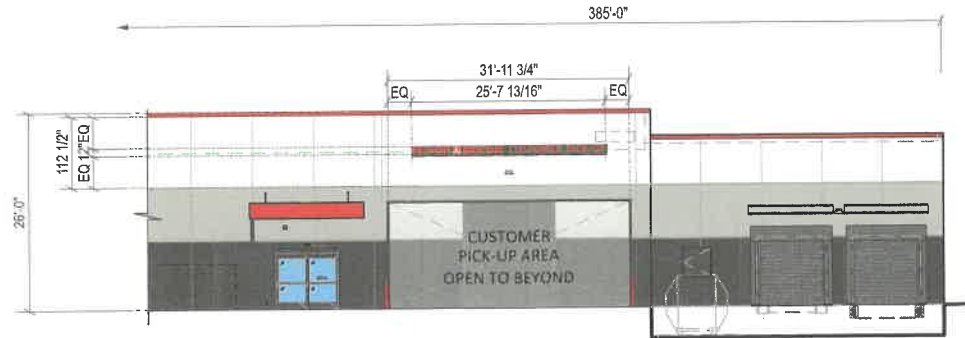
- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

### Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewelite
- Returns - Pre Finished Red

### Code:

NTE 400 Sq Ft Combined, on not more than 3 facades

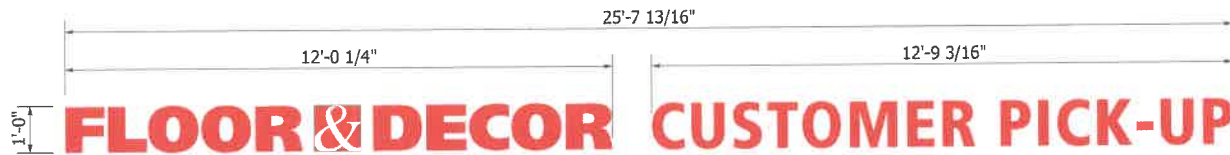


**Front Elevation (West)**

Scale: 1/16" = 1'-0"

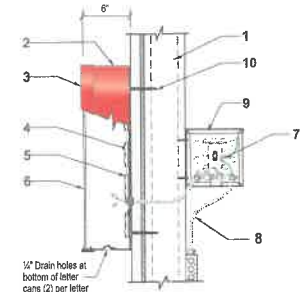


**Existing**



FD-CPU-12CL

25.65 Sq Ft



**Section @ LED Channel Ltr**

Scale: N.T.S.

### Specifications: Channel Letters

1. Existing Facade: Varies per site
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.18" White lexan faces w/ first surface applied vinyl 3M 8830-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: Specific Fasteners are TBD

### ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B), 1 or (B), 2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC), 1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A), 1



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

### Revisions:

1.  
2.  
3.  
4.

S05

PM: TN

Drawn By: TLD

Date: 05.09.2023

Address: 75 Dover Rd.

City State: Glen Burnie, MD 21060

Drawing Number

170956

## Face Lit Channel Letters

### Action:

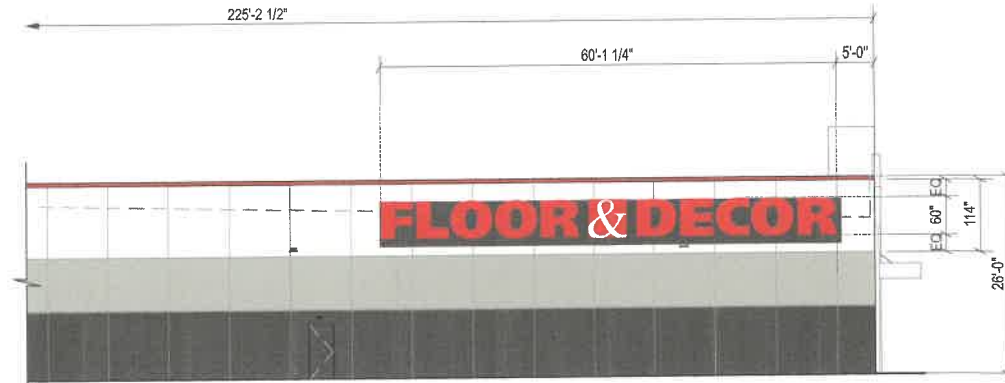
- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

### FLOOR DECOR Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Retainers - 1" Aluminum Deadsoft Painted to match 3M 3630-33 Red
- Returns - Pre Finished Red

### & Material & Color:

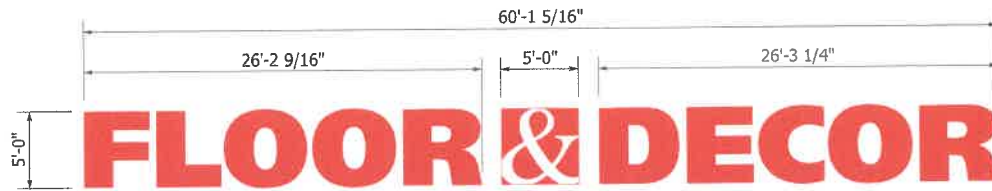
- Vinyl - 3M 3630-33 Red
- Logo Faces - White Flex Face
- Cabinet - Painted Matthews MP 2032 Red



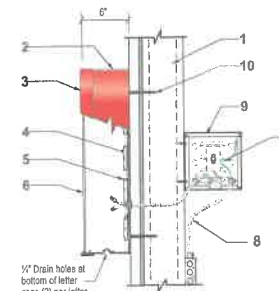
**Left Elevation (North)**  
Scale: 1/16" = 1'-0"



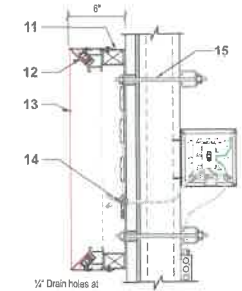
**Full Elevation**



FD-60LOGO-60CLS-LIN 300.54 Sq Ft



**Section @ LED Channel Ltr**  
"Floor / Decor"  
Scale: N.T.S.



**Section @ Wall Sign**  
"&"  
Scale: N.T.S.

#### Specifications: Channel Letters

1. Existing Facade: Varies per site
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelle trimcap (Red) bonded to face and #8 pan head screws to returns. Letters 5" and over 1" Aluminum Deadsoft retainers
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan faces w/ first surface applied vinyl 3M 3630-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: Specific Fasteners are TBD

#### Specifications: Wall Sign

11. 2" x 3" Aluminum tube frame painted to match Matthews MP 2032 Red
12. Bleed face retro frame (SignComp #2104) w/ cover (SignComp #2121) and 0.080" back. Cabinet painted to match Matthews MP 2032 Red
13. White flex face with first surface applied vinyl 3M 3630-33 Red
14. White LEDs
15. Specific Fasteners are TBD

#### ELECTRICAL NOTES

1. All materials and fasteners meet 3054.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7
4. Signs manufactured and listed NEC 600.9 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B), 1 or (B), 2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ARC), 1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A), 1



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#### Revisions:

No.	Description

S06

PM: TN

Drawn By: TLD

Date: 05.09.2023

Address: 75 Dover Rd.

City State: Glen Burnie, MD 21060

Drawing Number

170956


## Pylon | Replacement Faces

Action: Double Sided

- Remove (8) faces from multi tenant sign.
- Relocate "Royal Farms" and "extra space storage" down one spot.
- Remove divider bars.
- Manufacture and install (2) new replacement faces.
- Faces to be white acrylic with vinyl applied.

(2) Digitally printed Low Tack coming soon vinyl to be applied to Floor Decor faces.

### Material & Color:

- Substrate: White Acrylic
- Vinyl: 3M #3630-33 red
-  Vinyl: Digitally printed on low tack vinyl



**Multi-Tenant Pylon Elevation**  
Scale: N.T.S.

68.25 Sq. Ft. per panel



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Revisions:

S07

PM: TN	Address: 75 Dover Rd.
Drawn By: TLD	City State: Glen Burnie, MD 21060
Date: 05.09.2023	Drawing Number: 170956