

CITY OF CUMBERLAND PLANNING COMMISSION

MEETING AGENDA

December 23, 2024 – 4:30 PM

Mayor and Council Chambers - 2nd Floor – City Hall

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Chairman/Commission Member Comments**
4. **Citizens' Comments**
5. **Reading and approval of minutes of previous meetings**

Consent Items:

None

Public Hearings/Meetings:

- **SPR24-000004 – Cumberland Gateway Real Estate – Ed Scott – Site plan review for the construction of a new 2,325 sq.ft. restaurant, fast-food, with drive-thru service**

Discussion Items:

- **None**

Briefings:

- **None**

6. **City Planner's Report:**
 - **Discussion of future meetings and procedures**
7. **Adjourn**

Kevin Thacker

NOTE: If the scheduled Planning Commission meeting is cancelled due to inclement weather, acts of nature, or the lack of a quorum, any items on the agenda that cannot be conducted will be rescheduled for Planning Commission's next regular meeting.

File Attachments for Item:

I. SPR24-000004 - Cumberland Gateway Real Estate

CITY OF CUMBERLAND (Chapter 25 of Cumberland City Code)

SITE PLAN REVIEW CHECKLIST

Project Name & Application ID #: Chipotle SPR 24-000004

Street Address: 502 Park St.

Parcel ID#: 22-007769

Proposed Uses (According to Use Regulations Table in Article VI, §25-132) and/or development activity:

Restaurants, fast-food, with drive-thru service

Parcel Size: 25,254 sq. ft. Non-res. Bldg. Floor Area: 2,325 sq. ft. # of Multi-Fam. Units: 0

For development impacting slopes > 25%, total land area within limits of disturbance: 0

[] Major Site Plan (§ 25-204) ☒ Minor Site Plan (§ 25-203) [] Planned Development (§ 25-146)

Does the proposed use require a variance or conditional use approval by the Board of Appeals?

[] Conditional Use

[] Variance

Is the project located within a local Historic District? [] Yes (HPC approval required) ☒ No

Is the project located within a Priority Funding Area? ☒ Yes [] No

Review Distribution List:

Internal Reviews:

Sign-off/Approval:

☒ City Planner (Zoning, Subdivision Reg.s, Environmental) / /

☒ Zoning Administration (ADA, Code Issues) / /

[] Engineering (Streets, Stormwater, Water, Sewer, Street Trees) / /

[] Public Safety/Emergency Services / /

[] Historic Preservation (Historic District Only) / /

External Reviews:

[] State Highway Administration / /

[] Soil Conservation (Erosion & Sediment Control/Wetlands) / /

[] MDE/DNR (Non-Tidal Wetlands/Threaten & Endangered Species) / /

Staff Review Completion Date:

Final Approval Date: / / [] Staff Approval [] PC Approval

NOTE: *Bold-faced check boxes on following forms indicate that a comment may be required.*

Last revised – June 6, 2019

GENERAL SITE DESIGN CRITERIA (Article VIII, Section 25-205)

1. General Zoning Ordinance Compliance:

(§§ 25-132 & 25-133)

a. Zoning classification of development site: B-H Business Highway

i. Is proposed use allowed in Zoning District?

☒ Permitted

☐ Conditional (*Must be approved by BOA*)

☐ Pre-existing, nonconforming (*BOA variance may be required*)

☐ Not specified (*ZA Interpretation may be required under § 25-22 [d]*)

☐ Prohibited (*Rezoning will be necessary*)

ii. Applicable overlay zone? _____

☒ N/A

iii. Special Principal Use Provisions apply?...

(Section 25-206)

1. ☐ Multi-Family or Single Family Attached housing (*Go to Section 25-137*)

2. ☐ Automobile Sales & Service Establishments (*Go to Section 25-206 [a]*)

3. ☐ Auto Repair Stations & Garages (*Go to Section 25-206 [b]*)

4. ☐ Auto Service Stations (*Go to Section 25-206 [c]*)

5. ☐ Bed & Breakfast (*Go to Section 25-206 [d]*)

6. ☐ Clubs, Lodges, or Social Buildings (*Go to Section 25-206 [e]*)

7. ☐ Commercial Swimming Pools (*Go to Section 25-206 [f]*)

8. ☐ Communications Towers (*Go to Section 25-206 [g]*)

9. ☐ Drive-In Service Places (*Go to Section 25-206 [h]*)

10. ☐ Hospitals or Nursing Homes (*Go to Section 25-206 [i]*)

11. ☐ Motels, Hotels, or Motor Inns (*Go to Section 25-206 [j]*)

12. ☐ Off-Street Parking Lots or Structures (*Go to Section 25-206 [k]*)

13. ☐ Places of Worship (*Go to Section 25-206 [l]*)

14. ☐ Planned Industrial, Office, or Research Parks (*Go to Section 25-206 [m]*)

15. ☐ Planned Shopping Centers (*Go to Section 25-206 [n]*)

16. ☐ Retail/Accessory Light Manufacturing (*Go to Section 25-206 [o]*)

17. ☐ Schools and Similar Educational Institutions (*Go to Section 25-206 [p]*)

iv. Are accessory structures proposed? (Section 6.04.01)

☐ Yes

☒ No (Skip to #1b)

1. Are proposed accessory structures on same lot as principal use?

☐ Yes

☐ No

2. Are all accessory structures 5+ feet from nearest principal bldg. wall?

☐ Yes

☐ No

3. Are any accessory structures located within a front yard setback?

☐ Yes

☐ No

4. Do any accessory structures exceed 20 feet in height?

☐ Yes

☐ No

5. Do any accessory structures exceed 50% of the max. bldg. height?

☐ Yes

☐ No

6. Will the lot coverage of all accessory bldgs. exceed 30% of the yard?

☐ Yes

☐ No

v. Special accessory use/structure provisions apply?

(Section 25-134)

1. ☐ Residential antennas (*Section 25-134 [b] requirements must be satisfied*)

2. ☐ Domestic Farm Animal structures (*Section 25-134 [c] – requirements must be satisfied*)

3. ☐ Automatic Teller Machines (*Section 25-134 [e] – requirements must be satisfied*)

4. ☐ Public Art (*Section 25-134 [f] – requirements must be satisfied*)

5. ☐ Small Wind Energy Systems (*Section 25-134 [g] – requirements must be satisfied*)

- b. Lot size and development density requirements: (Section 25-133)
- Minimum *base* lot size for zoning district: 10,000
 - Minimum lot area per dwelling unit for zoning district (*res. uses only*): N/A
 - Maximum number of units permitted on site (*multi-family res. only*): N/A
 - Does project site comply with applicable lot size requirements? ☒ Yes ☐ No
- c. Minimum lot width for zoning district: 100' corner Does plan comply? ☒ Yes ☐ No
- d. Minimum building setback requirements for zoning district...
- Front yard: _____ Does plan comply? ☒ Yes ☐ No
 - Side yard: _____ Does plan comply? ☒ Yes ☐ No
 - Rear yard: _____ Does plan comply? ☒ Yes ☐ No
 - Corner lot (secondary street setback 15+ feet) Does plan comply? ☒ Yes ☐ No
 - Front/rear setbacks shall be reduced to correspond to buildings within 100 feet (§ 25-133 [d] [4])
- e. Maximum bldg. height requirement for zone: 50' Does plan comply? ☒ Yes ☐ No
- f. Max. bldg. coverage for zone: 50 % X Lot size: 25,254 = 12,627 Maximum total bldg. coverage
Does plan comply? ☐ Yes ☐ No
- g. Will project generate smoke dust, fumes, or other gases? (§25-138 [b]) ☐ Yes ☒ No
- Is an Air Quality Control Permit from MDE required? ☐ Yes ☒ No
 - Has an Air Quality Control Permit been issued by MDE? ☐ Yes ☐ No
- h. Will project generate an industrial wastewater discharge? (*not specified in Zoning*) ☐ Yes ☒ No
- Is an NPDES Permit from MDE required? ☐ Yes ☐ No
 - Has an NPDES Permit been issued by MDE? ☐ Yes ☐ No
- i. Will project generate heat or glare? (§25-138 [c]) ☐ Yes ☒ No
- Might heat or glare affect areas beyond property boundaries ☐ Yes ☐ No
 - Will such activities be confined within an enclosed building? (*Required*) ☐ Yes ☐ No
- j. Will the use generate vibrations on adjoining properties? (§25-138 [d]) ☐ Yes ☒ No
- Such vibrations shall not be detectable beyond the subject property lines
- k. Will project involve outdoor lighting? (§25-138 [e]) ☒ Yes ☐ No
- Will exposed lights be shielded/directed on site to avoid glare? (*Required*) ☒ Yes ☐ No
 - Will exterior lights be located in the B-L, B-H, B-CBD, B-C or I-G Zones? ☒ Yes ☐ No
 - If *yes*, glare on *prohibited* residential uses shall be limited to 1.0 foot-candles.
 - Glare on all other residential uses shall be limited to 0.4 foot-candles within the first three feet of the property line.
 - Will lights that shine on a public street exceed 1 candle foot at street C/L? ☐ Yes ☒ No
- l. Will the use generate noise that could be disruptive on an adjoining lot? (§25-138 [f]) ☐ Yes ☒ No
- Noise limits in Section 25-138 (f) (2), (3), & (4) shall be satisfied.
- m. Will proposed power facilities conform to the highest safety standards? (§25-138 [g]) ☐ Yes ☒ No
- Will power generation facilities be architecturally integrated into bldg.? ☒ Yes ☐ No
 - Will the power generation facility extend into a required yard? ☐ Yes ☒ No
 - Is the power generation facility screened from streets and abutting lots? ☒ Yes ☐ No
- n. Material storage and waste disposal requirements: (§25-138 [h])
- Are all highly flammable or explosive bulk liquids, solids, & gases (except fuels connected directly to a power or heating device or appliance) stored in underground facilities? ☒ Yes ☐ No
 - Are all outdoor storage facilities for fuel, raw materials, and products enclosed by an approved safety/security fence? ☒ Yes ☐ No

- iii. Are all outdoor storage facilities located and secured on the site in a way that will prevent them from being transported off the lot by natural forces (floods, wind, etc.)? ☒ Yes [] No
- iv. Will all materials stored outdoors that might cause air emissions or a fire hazard be enclosed in containers that will prevent those hazards? ☒ Yes [] No
2. Are the proposed uses generally compatible with neighboring uses? (Section 25-205 [b] [1])
- a. Is the proposed project consistent with the Comp. Plan Future Land Use map? ☒ Yes [] No
- b. Are the proposed uses of a similar nature or use category with adjoining uses? ☒ Yes [] No
- c. Do the proposed uses commonly occur in similar settings in the City? ☒ Yes [] No
- d. Do different adjoining zones allow or conditionally-allow similar uses? ☒ Yes [] No
- e. If proposed site contains a nonconforming structure or use, will the proposed use eliminate or reduce the degree of nonconformity? N/A [] Yes [] No (BOA variance may be required)
- f. Does the project or parking lot (8+ spaces) abut existing residential lots or lots zoned R-E, R-O, R-S, or R-U? [] Yes (Buffer Strip required under Article XIII) ☒ No (Skip to #3)
- i. Is an 8-foot wide buffer strip shown on along all applicable lot boundaries? [] Yes [] No
1. Minimum buffer strip improvement requirements:
- a. Is a solid/continuous landscape screen shown? [] Yes [] No
- b. Are proposed trees/shrubs at least 3.5 feet high? [] Yes [] No
- c. Will proposed species grow to at least 6 feet tall w/in 3 growing seasons? [] Yes [] No
- d. Where buffer strip location is at a lower elevation than the areas to be screened, will the proposed plantings be tall enough to provide the additional height needed to overcome the difference in elevation? [] Yes [] No
- e. If buffer plantings are not practical, is a 6+ foot high fence provided? [] Yes [] No
2. **NOTE:** Within B-C & I-G Zones, PC and BOA may require additional screening
3. Is the project designed to be served by adequate... (Section 25-205 [b] [4])
- a. Public Water? ☒ Yes [] No [] N/A
- i. Has the City Engineer determined that a water study is needed? [] Yes ☒ No
- ii. Are improvement needs from study reflected in the Site Plan? [] Yes [] No
- b. Public Sewer? ☒ Yes [] No [] N/A
- i. Has the City Engineer determined that a water study is needed? [] Yes ☒ No
- ii. Are improvement needs from study reflected in the Site Plan? [] Yes [] No
- c. Streetlights (including placement and specifications)? [] Yes [] No ☒ N/A
- d. Stormwater management facilities? ☒ Yes [] No [] N/A
- i. Will the development disturb more than 5,000 square feet? ☒ Yes [] No (Skip to #3-e)
- ii. Was a stormwater management plan prepared for the site? ☒ Yes [] No
- e. Emergency services? ☒ Yes [] No [] N/A
- f. Refuse disposal and collection? ☒ Yes [] No [] N/A
- g. School Transportation (Not specifically required) [] Yes [] No ☒ N/A

4. Does the site provide for adequate parking & safe traffic/pedestrian access & circulation? (See Article 12)
- a. Has ZA (in consultation with City Engineer) determined that a traffic study is warranted for the project?
☐ Yes ☒ No (Skip to #4-b)
- i. Has required traffic study been submitted? ☐ Yes ☐ No
- ii. Are any recommended improvements incorporated into the plan? ☐ Yes ☐ No
- b. Is project a renovation or expansion of an existing nonconforming structure? ☐ Yes ☒ No – Skip to #4-c below
- i. Will bldg. floor area be expanded by 25%+? ☐ Yes ☐ No – Skip to #4-c-iii below
- ii. If yes, off-street parking requirements in #4-c shall be satisfied for entire building.
- iii. If no, off-street parking requirements in #4-c shall be applied only to building addition.
- c. Compliance with parking/loading requirements (Article 12)
- i. Is the site located within a Gateway Zone? ☐ Yes (*\$ 25-143 standards apply*) ☒ No
1. Is not more than 1/3 of all required parking located in front of the principal building? (*\$25-12 [c] [1]*)
☒ Yes ☐ No
- ii. Is the site located within a Rehab & Redev. Zone? ☐ Yes (*\$ 25-144 standards apply*) ☒ No
- iii. If no to i & ii above, Article 12 standards must be satisfied as determined below...
1. Applicable parking space requirements for proposed uses:
- a. Is applicant seeking a reduction in minimum parking requirements? ☒ No
☐ Yes (*BOA Conditional Use approval required under \$ 25-337 [b] [2]*)
- b. Off-street parking for proposed uses (*Section 25-337 [e]*): _____
- Does plan comply? ☒ Yes ☐ No
- i. Minimum space size requirements: (*Section 25-337 [c]*)
1. Parallel spaces (7 feet X 22 feet)? ☐ Yes ☐ No
2. Standard size perpendicular space (8.5' X 18') ☒ Yes ☐ No
3. Standard size diagonal space (*\$25-337 [c] [6]*) ☐ Yes ☐ No
4. Compact car spaces (*\$25-337 [c] [6]*) ☐ Yes ☐ No
- a. More than 20% compact spaces? ☐ Yes ☐ No
- b. Are compact spaces designated? ☐ Yes ☐ No
5. Will a column or obstruct. interfere w/car doors? ☐ Yes ☐ No
- a. Is space width increased by 1 foot? ☐ Yes ☐ No
- b. Is space size measured from obstruction face? ☐ Yes ☐ No
- ii. Are parking aisles 20 feet+ wide for 2-way traffic? ☐ Yes ☐ No
- iii. Do 1-way traffic aisles comply with *\$25-337 (c) (10)*? ☐ Yes ☐ No
- iv. Are entrance and exit drives: (*Section 25-337 [c] [8]*)
1. Between 10 & 15 feet wide at curb line (1-way) ☐ Yes ☐ No
2. Between 20 & 25 feet wide at curb line (2-way) ☐ Yes ☐ No
- v. For lots >3 spaces, will cars have to back into street? ☐ Yes ☐ No
- c. Handicapped parking requirements (*25-339*): _____
- Does plan comply? ☒ Yes ☐ No

d. Loading area requirements (*Section 25-337 [d]*):

- Does plan comply? ☒ Yes ☐ No
- i. Is more or less loading area needed for use? (up to ZA) ☐ Yes ☐ No
- ii. Are loading spaces 12' X 55' with 14' of clearance? ☒ Yes ☐ No
- iii. Will use of spaces interfere with parking or traffic? ☐ Yes ☒ No
- iv. Are loading areas w/in 50' of a residential zone? ☐ Yes ☒ No
1. Within completely enclosed building? ☐ Yes ☒ No
2. Enclosed on all sides by wall or 6+ foot high painted wood fence? ☒ Yes ☐ No
- e. Will a dustless, durable, all-weather paved surface be provided for all parking areas and associated and associated driveways? (§25-337 [a] [1]) ☒ Yes ☐ No
- f. Are proposed off-street parking areas adequately lighted and shielded to minimize glare on adjoining properties? ☒ Complies with Section 25-138 (e) standards
☐ Does not comply with Section 25-138 (e) standards or lighting data incomplete
- g. Is prop. nonresidential use parking provided in residential zone? (*Section 25-337 [a] [6]*)
☐ Yes ☒ No – Skip this subsection
- i. Is proposed parking area within 600 feet walking distance from proposed bldg.? ☐ Yes ☐ No
- ii. Is proposed parking adequately screened from adjoining residential properties? ☐ Yes ☐ No
- h. Does parking lot have a low wall, curb, or bumper guard along all sides of lot that adjoin a lot line? (*Section 25-337 [a] [9]*) ☒ Yes ☐ No
- i. Will parking facility contain more than 50 new spaces? ☐ Yes ☒ No
- i. Are bicycle parking requirements (§25-340) met? ☐ Yes ☒ No
- ii. Are motorcycle parking requirements (§25-340) met? ☐ Yes ☒ No
- j. Is a joint use parking lot proposed? (§25-338) ☐ Yes ☒ No – Skip this subsection
- i. Are any spaces designated to serve more than 1 use? ☐ Yes ☒ No
1. Are §§25-338 (b) & (d) shared space requirements met? ☒ Yes ☐ No
2. Are shared spaces in a satellite lot? ☒ No
☐ Yes – *Off-site parking modification (§25-341) shall be satisfied*
- ii. Is joint use facility w/in 600' walking distance from use? ☐ Yes ☐ No
- iii. Is joint use parking agreement needed? (§25-338 [g]) ☐ Yes ☐ No

d. Intersection traffic visibility:

(*Section 25-135*)

Project shall provide a clear sight triangle at all intersections, with no visual obstructions between 30 inches and 10 feet above the curb level, in compliance with the following triangle dimensions...

- i. Intersection of 2 street ROWs – 15 feet from point of intersection? ☒ Yes ☐ No
- ii. Intersection of street & alley – 10 feet from point of intersection? ☒ Yes ☐ No
- iii. Intersection of street & driveway – 8 feet from point of intersection? ☒ Yes ☐ No
- e. Is site served by adjoining sidewalks? (*generally needed under §25-205 [b] [2]*) ☒ Yes ☐ No
- i. Are sidewalk improvements needed to serve site? ☐ Yes ☒ No
- ii. Does plan include sidewalks/crosswalks to promote safe pedestrian traffic? ☒ Yes ☐ No

5. **Open space & Sensitive Natural Area Protection:** (§§ 25-138 [a], 25-141, 25-205 [b] [3] & [f])
- a. Is project subject to open space requirements (subdivision)? ☐ Yes ☒ No
 - i. Is required open space shown on Site or Subdivision plan? ☐ Yes ☐ No
 - b. Will project preserve natural drainage areas (streams) and sensitive natural features through minimal grading and preservation of forest areas? (Section 25-138 [a] [2]) ☐ Yes ☐ No
 - c. Do Threatened/Endangered species potentially exist on the site? (§25-141 [b] - [c]) ☐ Yes ☒ No
 - i. Has habitat assessment been performed & coordinated with DNR? ☐ Yes ☐ No
 - ii. Is a Habitat Protection Plan necessary? ☐ Yes ☐ No
 - iii. Does plan properly avoid/minimize impacts to protected species habitats? ☐ Yes ☐ No
 - d. Does the site contain a wetland (National Wetland Inventory)? ☐ Yes ☐ No
 - i. Wetlands to be investigated by Soil Conservation District
 - ii. Is wetland disturbance subject to MDE Non-tidal Wetland Permit? ☐ Yes ☒ No
6. Does development impact slopes or more than 25%? (Section 25-205 [d]) ☐ Yes ☒ No
- a. Developments impacting steep slopes must comply with Section 25-139
 - b. Are Section 25-139 requirements satisfied? ☒ Yes ☐ No
7. Does development impact a 100-year floodplain? (Section 25-205 [e]) ☐ Yes ☒ No
- a. Developments impacting floodplains/floodways must comply with Section 25-140 & Chapter 8, Article II
 - b. Are Section 25-140 & Chapter 8, Article II requirements satisfied? ☒ Yes ☐ No
8. Is the site located within a Gateway Zone? (Section 25-205 [g]) ☐ Yes (Section 25-143 standards apply) ☒ No
9. Is the site located within a Viewshed Protection Overlay District? (Section 25-205 [h]) ☐ Yes (Section 25-145 standards apply) ☒ No
10. Sign Requirements (See Article XIV) – Special standards apply for each Zoning District & Sign Type
Special Planned Development Floating Zone sign standards can be found in 25-146 (d) (4)

**SITE PLAN,
DEVELOPMENT/FINAL STORMWATER MANAGEMENT PLAN,
AND
EROSION & SEDIMENT CONTROL PLAN
CHIPOTLE
AT
CUMBERLAND GATEWAY**

CONCLUSIONS

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 2,285 CUPOLITE RESTAURANT WITH DRIVE-THROUGH WINDOW AND ONLINE ORDER PICKUP AREA, AND ASSOCIATED IMPROVEMENTS THRU REDEVELOPMENT ON SEVERAL PREVIOUS RESIDENTIAL PROPERTIES. CUPOLITE TO OPERATE UNDER A LEASE AGREEMENT.
2. SITE IS ZONED IN HIGHWAY BUSINESS.
3. COSTING PRICES INFORMATION:

[illegible]

MULTI PARCELS ARE TO BE CONSOLIDATED INTO A SINGLE LOT OF 28,264 SF OR 0.67793 ACRES PENDING CITY OF CLEVELAND AND RESOLUTION TO ASSIGN PORTIONS OF EXISTING ALLEYS BETWEEN CECILIA STREET AND WILLIAMS STREET.

- ### **STRENGTHENING/REPAIRING**

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SECOND FRONT" RESULTS AT 1st FOR CORNER LOT

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Date	Performance Period: _____			Available Points	
	# of Days	# of Employees in pay roll	# of Employees in pay roll	# of Employees in pay roll	# of Employees in pay roll
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
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68	68	68	68	68	68
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72	72	72	72	72	72
73	73	73	73	73	73</

Appendix				
Location	Population	total Length in Percentile Classification	Estimated in	Estimated in
Overall	22 of	-	22	22
Subpopulation	Subpopulation 1 (10 of 22)	24.5	22	22
Subpopulation	Subpopulation 2 (12 of 22)	277	22	22
Subpopulation	Subpopulation 3 (10 of 22)	277	22	22

7. PER HECOS WBS SOILS SURVEY, ON-LITE SOILS CONSIST ENTIRELY OF MUD - LEANED CLAY, 0-6% SLOPES. THIS IS CLASSIFIED BY AEC AS HSG TO 1.
8. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
9. THE SITE IS LOCATED IN "OTHER AREAS" ZONE 1 AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP PANEL 240004000A, EFFECTIVE DATE APRIL 1, 2020.



VICINITY MAP
(USGS TOPO QUAD)
SCALE: 1" = 1.000'

SHEET INDEX		REVISIONS	
NO.	DESCRIPTION	DATE	BY
1	START	10/1/80	10/1/80
2	END	10/1/80	10/1/80
3	END	10/1/80	10/1/80
4	END	10/1/80	10/1/80
5	END	10/1/80	10/1/80
6	END	10/1/80	10/1/80
7	END	10/1/80	10/1/80
8	END	10/1/80	10/1/80
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27	END	10/1/80	10/1/80
28	END	10/1/80	10/1/80
29	END	10/1/80	10/1/80
30	END	10/1/80	10/1/80
31	END	10/1/80	10/1/80
32	END	10/1/80	10/1/80
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84	END	10/1/80	10/1/8

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50 EAST LEXINGTON AVENUE
NEW YORK, NY 10017-2453

References

1000 JOURNAL OF CLIMATE

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**UNDERGROUND UTILITY LINE
PROTECTION ACT:**

THE NUMBER AND NUMBER OF RECOMMENDED REVISIONS OF COMMENTS ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE COMMISSION SHALL CONSIDER THE CASES (ORDERS) OF ALL COMPLAINANTS AND COMMENTS BEFORE COMPLETING THE WORK. COM. AND QUALITY OF ALL AT LEAST 2 RECOMMENDED REVISIONS OF COMMENTS.

NOTICE TO THE PUBLIC
 The following information was received from the
 Department of the Interior, Bureau of Land Management,
 Washington, D.C. 20250, dated 10/10/80, regarding
 the proposed action to acquire the land described below.

Muz

RESEARCH
AND DEVELOPMENT
DEPARTMENT

1-800-666-1234
ATTN: Bob Taylor
PO Box 407 Amesbury, Massachusetts
01921-0407
617-253-6000
253-6001



CONCLUSIONS

CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3

FOR MORE INFORMATION:
CALL 1-800-451-7243
OR VISIT US ONLINE AT
WWW.MITCHELLSANDKEENE.COM

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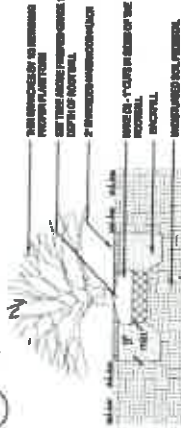
LANDSCAPE
PLAN

TIME 12:00 PM	CITY 7	BOYD/ALCOCK NAME The couple "Boyscouts" / General Union
AGE 18	7	Age release / Teachers / Awaiting final report
SEX M	CITY 10	BOYD/ALCOCK NAME The captain / Military Help
LE 6'4"	10	
WEIGHT 160	CITY 11	BOYD/ALCOCK NAME A woman / Police / Police Officer
DOB 1/24/64	11	Age release / Teachers / "Boyscouts" / Police Officer

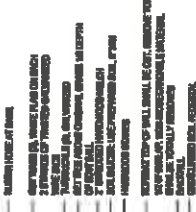
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NUMBER (3) - 1 CUTS IN SIZE OF THE BOTTLE!

E



TYP. B&B SHRUB PLANTING



22

NOTE:
EXISTING CONDITIONS
SHOWN HEREIN ARE
FROM FIELD RUN
SURVEY.

CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 1464, EXPIRATION DATE APR. 30, 2007.

Mutual **MUTUAL** **DATE**
 ADDRESS: **1000 P.E.**
 NAME: **MR. J. E. JONES**
 FOR: **FOR THE COMPANY GROUP, INC.**
 AND: **AND LICENSE NO. 4748; EXP. 10/1/88**

LANDSCAPE
NOTES AND
DETAILS

DATE	TIME	LOCATION	OFFICER
08-31-2014	14:00	1117 W	1117 W
08-31-2014			
1117 W			
1117 W			



**UNDERGROUND UTILITY LINE
PROTECTION ACT:**

THE CHAIRMAN AND MEMBERS OF THE BOARD OF DIRECTORS ARE PLEASED TO ANNOUNCE THAT THE COMPANY HAS AGREEMENTED TO BUY ONLY THE COMPANY'S STOCK THROUGH THE STOCK EXCHANGE OF ALL MEMBERS OF THE BOARD OF DIRECTORS. THE COMPANY HAS AGREED TO BUY ONLY THE COMPANY'S STOCK THROUGH THE STOCK EXCHANGE OF ALL MEMBERS OF THE BOARD OF DIRECTORS.



1. **THE STATE OF TEXAS, County of _____, do hereby certify that _____ is the true and correct owner of the above described property.**
 2. **IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this _____ day of _____, 20____.**
 3. **_____, County Clerk.**
 4. **_____, Notary Public for the State of Texas.**



CG-3.13

11/10/2001
 MICHAEL W. P.I.
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.MICHAELWPI.COM

NOTE:
EXISTING CONDITIONS
SHOWN HEREIN ARE
FROM FIELD RUN
SURVEY.

SIGNAGE PLAN



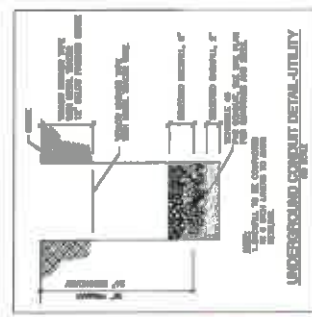
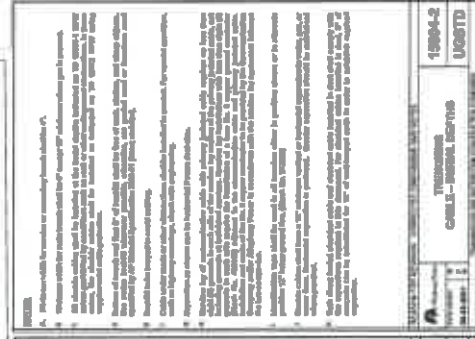
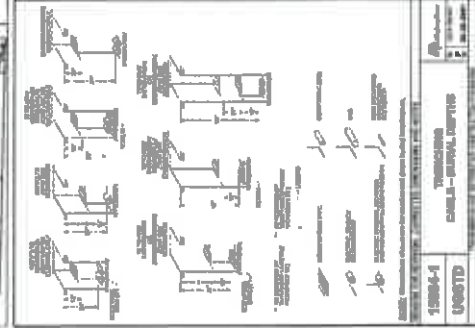
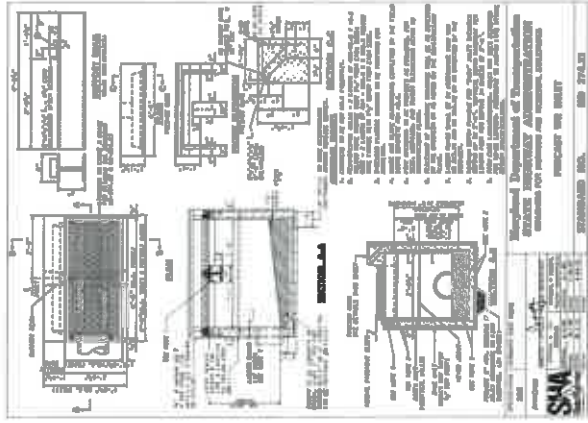
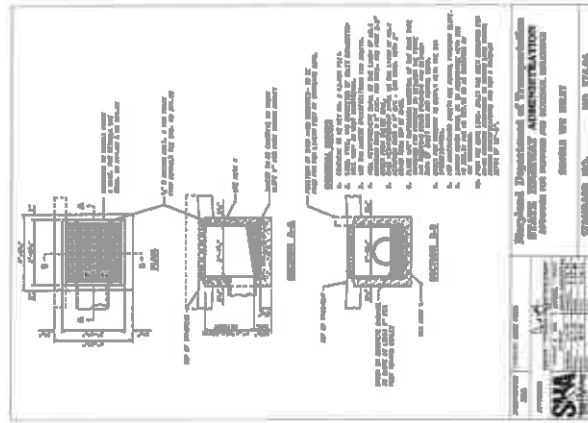
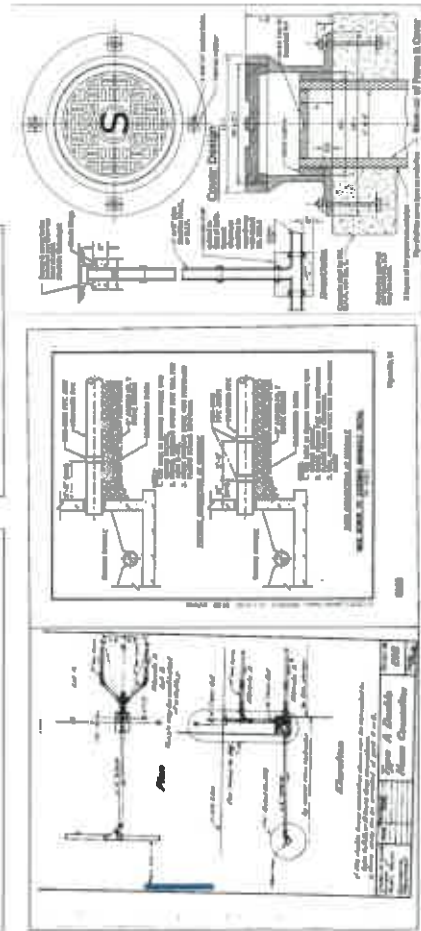
**UNDERGROUND UTILITY LINE
PROTECTION ACT:**



THE REPORTS AND ACTIONS OF MEMBERS OF THE BOARD OF DIRECTORS ARE GIVEN IN AN ADDITIONAL SPECIAL SECTION OF THE JOURNAL, ENTITLED THE COMMERCIAL WORLD.



INTRODUCTION

[illegible]

CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3



SITE DETAILS

**UNDERGROUND UTILITY LINE
PROTECTION ACT**



THE UNIVERSITY OF MICHIGAN LIBRARY

DATE		TIME		PAGE	
11/11/11		11:15		1	
NAME		ID		SIGNATURE	
J. J. J.		1111		J. J. J.	

NOTE:
EXISTING IMPERVIOUS COVER AREAS AND PERCENTAGES, FOR THIS PHASE AND FUTURE PHASES, SHOWN ON THESE PLANS AND ACCOMPANYING COMPUTATIONS ARE DERIVED FROM AERIAL PHOTOGRAPHY OF PRE-EXISTING HOUSES AND DRIVEWAYS PRIOR TO THE PRELIMINARY DEMOLITION ACTIVITIES CONDUCTED BY THE OWNER AND THE CUMBERLAND ECONOMIC DEVELOPMENT CORPORATION (CEDC) THAT WERE INITIATED IN SUPPORT OF THE OVERALL PROJECT.



EXISTING CONDITIONS



NOTE:
EXISTING CONDITIONS SHOWN HEREIN ARE FROM FIELD RUN SURVEY.



UNDERGROUND UTILITY LINE PROTECTION ACT:

THE SERVICE AND LOCATION OF UNDERGROUND UTILITY LINES ARE APPROXIMATELY SHOWN ON THIS PLAN. THE EXACT LOCATION, DEPTH, AND TYPE OF UTILITY LINES ARE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES AND UTILITIES PRIOR TO CONSTRUCTION.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10864, EXPIRATION DATE APRIL 30, 2018.

Mark
MARK J. JAMES, P.E.
P.E. No. 10864
FOR PROFESSIONAL SEALING ONLY, L.L.C.
MD LICENSE NO. 10864, EXPIRATION DATE APRIL 30, 2018

CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3

EXISTING CONDITIONS
NO. 10864
EXPIRATION DATE APRIL 30, 2018



EXISTING CONDITIONS PLAN

DATE	1/1/18
SCALE	1" = 20'
PROJECT NO.	CG-32
DATE	1/1/18
BY	MARK J. JAMES
CHECKED BY	MARK J. JAMES



00-33

[illegible]

800-445-0000

CG-34

100

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR ATTACHED BY ME,
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF NEW JERSEY, LICENSE NO. 11841, EXPIRATION DATE APRIL 15, 2008.

Mutual

SITE PLAN

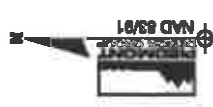
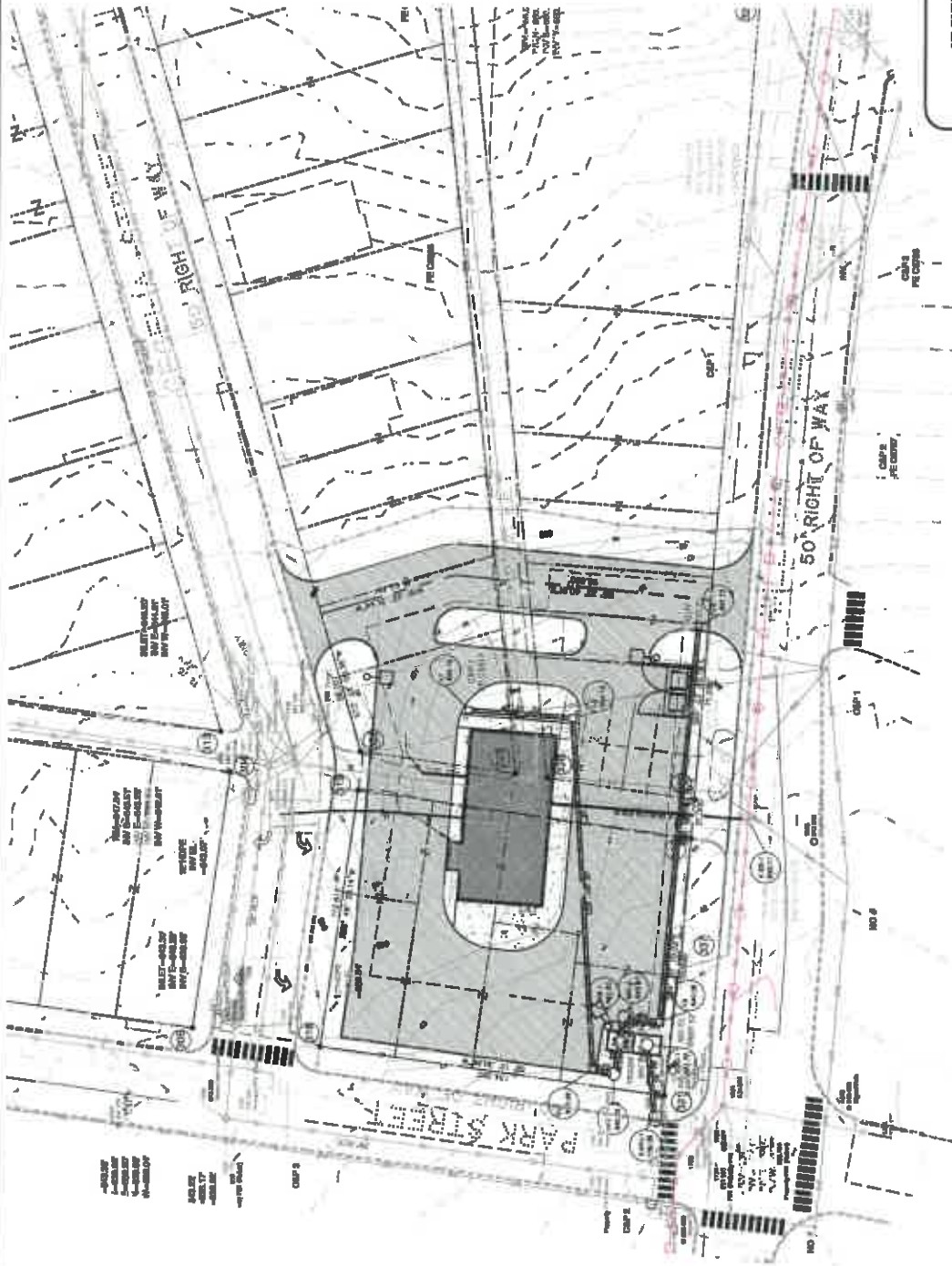
Scale 1" = 32'

NOTE:
EXISTING CONDITIONS
SHOWN HEREIN ARE
FROM FIELD RUN
SURVEY.

**UNDERGROUND UTILITY LINE
PROTECTION ACT**



THE EXISTING AND ABSENCE OF UNDESIRABLE



CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3

CHIPOTLE
 10000 W. 100TH AVE.
 SUITE 100
 BLOOMINGTON, MN 55438
 TEL: 612.555.1234
 FAX: 612.555.1235
 WWW.CHIPOTLE.COM

DESIGNED BY: [Firm Name]
 PROJECT NO.: [Project Number]
 SHEET NO.: [Sheet Number] OF [Total Sheets]

GRADING PLAN

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY
 ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
 THE STATE OF MINNESOTA, LICENSE NO. [License Number], EXPIRATION DATE [Expiration Date].

[Signature]
 [Name]
 [Title]
 [Firm Name]
 [Address]
 [City, State, Zip]
 [Phone Number]
 [Email Address]

SITE PLAN
 Scale 1" = 20'

NOTE:
 EXISTING CONDITIONS
 SHOWN HEREIN ARE
 FROM FIELD RUN
 SURVEY.

MISS UTILITY

1-800-485-4373

www.missutility.com

UNDERGROUND UTILITY LINE
 PROTECTION AID:
 THE LOCATION AND DEPTH OF ALL
 EXISTING AND PROPOSED UTILITY LINES
 SHOWN ON THIS PLAN ARE BASED ON
 RECORD DRAWINGS AND FIELD SURVEY.
 THE USER OF THIS PLAN SHALL BE
 RESPONSIBLE FOR VERIFYING THE
 LOCATION AND DEPTH OF ALL
 UTILITIES PRIOR TO CONSTRUCTION.

[illegible]

STORMWATER MANAGEMENT PLAN

Scale 1" = 20'

CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3

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STORMWATER MANAGEMENT PLAN



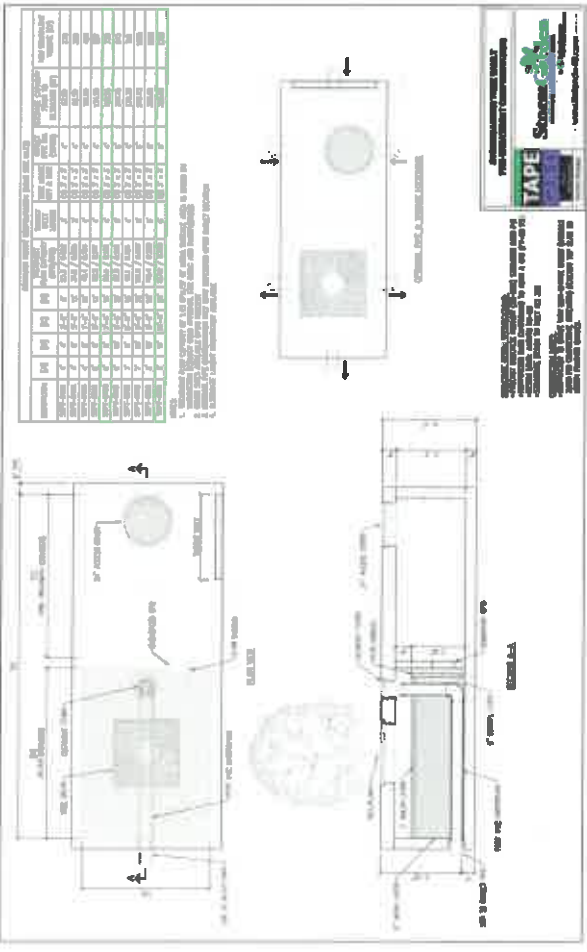
PROPERTY OF THE NATIONAL ARCHIVES

11/20/2004
MICHAEL T. WILLY, P.A.
SUITE 200
10000 WILLOW CREEK DRIVE
FARMINGTON, CT 06030
TEL: 860.676.1100
FAX: 860.676.1101
WWW.MTWILLY.COM

**UNDERGROUND UTILITY LINE
PROTECTION ACT**



FOR THE LATEST INFORMATION ON THE
COMING OF THE NEW YEAR, CALL US TODAY AT 800-451-2222



ITEM	DESCRIPTION	QUANTITY	UNIT
1	10' x 10' x 10' structure	1	EA
2	10' x 10' x 10' structure	1	EA
3	10' x 10' x 10' structure	1	EA
4	10' x 10' x 10' structure	1	EA
5	10' x 10' x 10' structure	1	EA
6	10' x 10' x 10' structure	1	EA
7	10' x 10' x 10' structure	1	EA
8	10' x 10' x 10' structure	1	EA
9	10' x 10' x 10' structure	1	EA
10	10' x 10' x 10' structure	1	EA

STORMWATER MANAGEMENT PLAN
Scale 1" = 50'

CHIFFOLE
AT CUMBERLAND GATEWAY PHASE 3

CITY OF CUMBERLAND
CUMBERLAND, MISSISSIPPI
CUMBERLAND GATEWAY PHASE 3
STORMWATER MANAGEMENT PLAN



STORMWATER
MANAGEMENT
PLAN

DATE	BY	CHKD	APPD
10/1/2023	10/1/2023	10/1/2023	10/1/2023
CG-3.6A			

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MISSISSIPPI, LICENSE NO. 10000, EXPIRATION DATE APRIL 15, 2025.

Mark
MICHAEL X. X. X. X. X.
MICHAEL X. X. X. X. X.
MICHAEL X. X. X. X. X.
MICHAEL X. X. X. X. X.

MISSISSIPPI UTILITY

UNDERGROUND UTILITY LINE
PROTECTION ACT

THE SERVICE AND LOCATION OF UNDERGROUND UTILITY LINES IS AN ESSENTIAL PART OF THE CITY'S INFRASTRUCTURE. THE CITY OF CUMBERLAND, MISSISSIPPI, HAS ADOPTED THE UNDERGROUND UTILITY LINE PROTECTION ACT TO PROTECT THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY LINES. THE CITY OF CUMBERLAND, MISSISSIPPI, HAS ADOPTED THE UNDERGROUND UTILITY LINE PROTECTION ACT TO PROTECT THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY LINES.



2011

- 1) **Integrated Science Year 10 QWC**
- 2) **Year 10 Science**
- 3) **Year 10 Biology**
- 4) **Year 10 Chemistry**
- 5) **Year 10 Physics**
- 6) **Year 10 Earth and Space Science**
- 7) **Year 10 Environmental Science**
- 8) **Year 10 Health Science**
- 9) **Year 10 Human Biology**
- 10) **Year 10 Microbiology**
- 11) **Year 10 Plant Biology**
- 12) **Year 10 Animal Biology**
- 13) **Year 10 Ecology**
- 14) **Year 10 Evolution**
- 15) **Year 10 Genetics**
- 16) **Year 10 Immunology**
- 17) **Year 10 Nutrition**
- 18) **Year 10 Reproductive Biology**
- 19) **Year 10 Sensory Biology**
- 20) **Year 10 Tissue Biology**
- 21) **Year 10 Cell Biology**
- 22) **Year 10 Molecular Biology**
- 23) **Year 10 Biochemistry**
- 24) **Year 10 Biotechnology**
- 25) **Year 10 Biomechanics**
- 26) **Year 10 Biophysics**
- 27) **Year 10 Biomimetics**
- 28) **Year 10 Bioremediation**
- 29) **Year 10 Bioscience**
- 30) **Year 10 Biomedical Science**
- 31) **Year 10 Biomedical Engineering**
- 32) **Year 10 Biomedical Research**
- 33) **Year 10 Biomedical Technology**
- 34) **Year 10 Biomedical Innovation**
- 35) **Year 10 Biomedical Ethics**
- 36) **Year 10 Biomedical Law**
- 37) **Year 10 Biomedical Policy**
- 38) **Year 10 Biomedical Governance**
- 39) **Year 10 Biomedical Regulation**
- 40) **Year 10 Biomedical Standards**
- 41) **Year 10 Biomedical Quality**
- 42) **Year 10 Biomedical Safety**
- 43) **Year 10 Biomedical Security**
- 44) **Year 10 Biomedical Privacy**
- 45) **Year 10 Biomedical Data**
- 46) **Year 10 Biomedical Analytics**
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- 55) **Year 10 Biomedical Hardware**
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- 60) **Year 10 Biomedical Logistics**
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- 63) **Year 10 Biomedical Forecasting**
- 64) **Year 10 Biomedical Planning**
- 65) **Year 10 Biomedical Scheduling**
- 66) **Year 10 Biomedical Resource Management**
- 67) **Year 10 Biomedical Risk Management**
- 68) **Year 10 Biomedical Compliance**
- 69) **Year 10 Biomedical Auditing**
- 70) **Year 10 Biomedical Monitoring**
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- 78) **Year 10 Biomedical Verification**
- 79) **Year 10 Biomedical Confirmation**
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- 81) **Year 10 Biomedical Reinforcement**
- 82) **Year 10 Biomedical Strengthening**
- 83) **Year 10 Biomedical Consolidation**
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- 186) **Year 10 Biomedical Interfamiliarity**
- 187) **Year 10 Biomedical Interf**

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 204, EXPIRATION DATE APR. 15, 2006.

NAME MURPHY TITLE MANAGER
 COMPANY JOHN T. MURPHY, P.E. DATE 08/12
 FOR NAME: MR. GUYMON
 OF PERMANENT OCCUPANCY GROUP, LLC,
3111 N. STATE ST., MOBILE,

CHIPOTLE
AT CUMBERLAND GATEWAY PHASE 3

CITY OF CHICAGO, ILL.
 BOARD OF COMMISSIONERS
 111 N. LA SALLE STREET, 12TH FLOOR
 CHICAGO, ILL. 60602-4248
 TEL: (312) 321-2000
 FAX: (312) 321-2000
 ALL ORDINANCES MUST BE FILED WITH THE
 CLERK OF THE BOARD OF COMMISSIONERS



UTILITY PLAN

CG-37

**UNDERGROUND UTILITY LINE
PROTECTION ACT:**

THE COLLEGE AND UNIVERSITY OF MINNESOTA
OFFICE OF INFORMATION AND COMMUNICATIONS
100 UNIVERSITY AVENUE, SUITE 100
MINNEAPOLIS, MN 55455
TEL: 612-625-4343 FAX: 612-625-4344
WWW: WWW.MNSTATE.EDU



NOTE:
DRY UTILITIES, GAS, WATER-SERVICE CONNECTIONS AND SEWER LATERALS
TO BE COORDINATED WITH BUILDING MECHANICALS ACCORDINGLY.

UTILITY PLAN

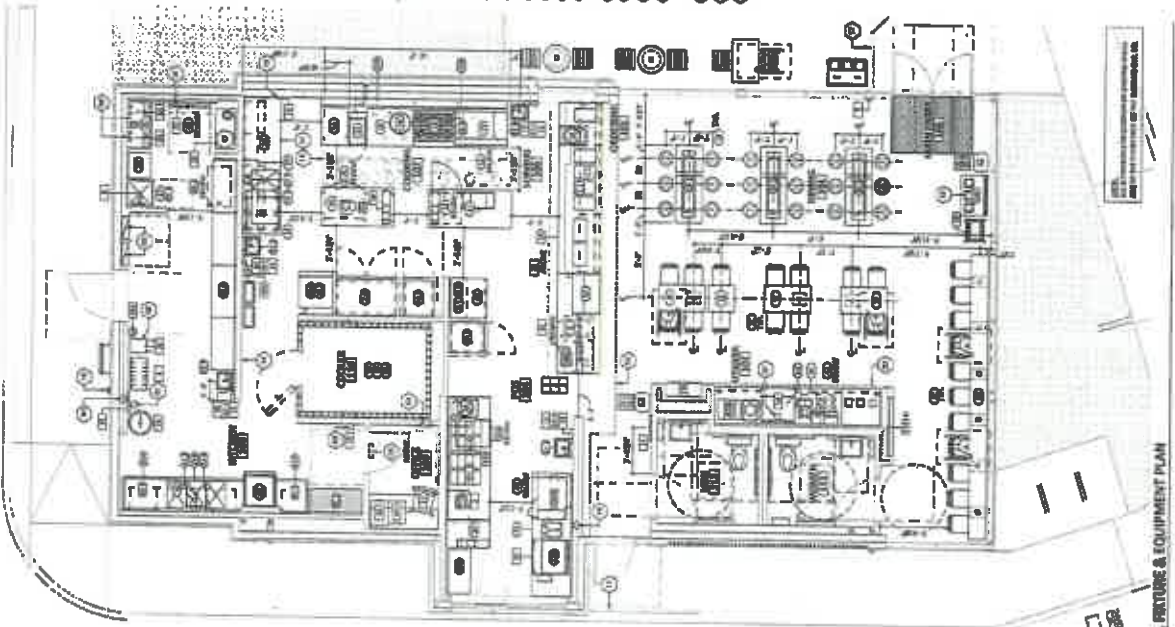
Scale 1" = 20'

GENERAL NOTES

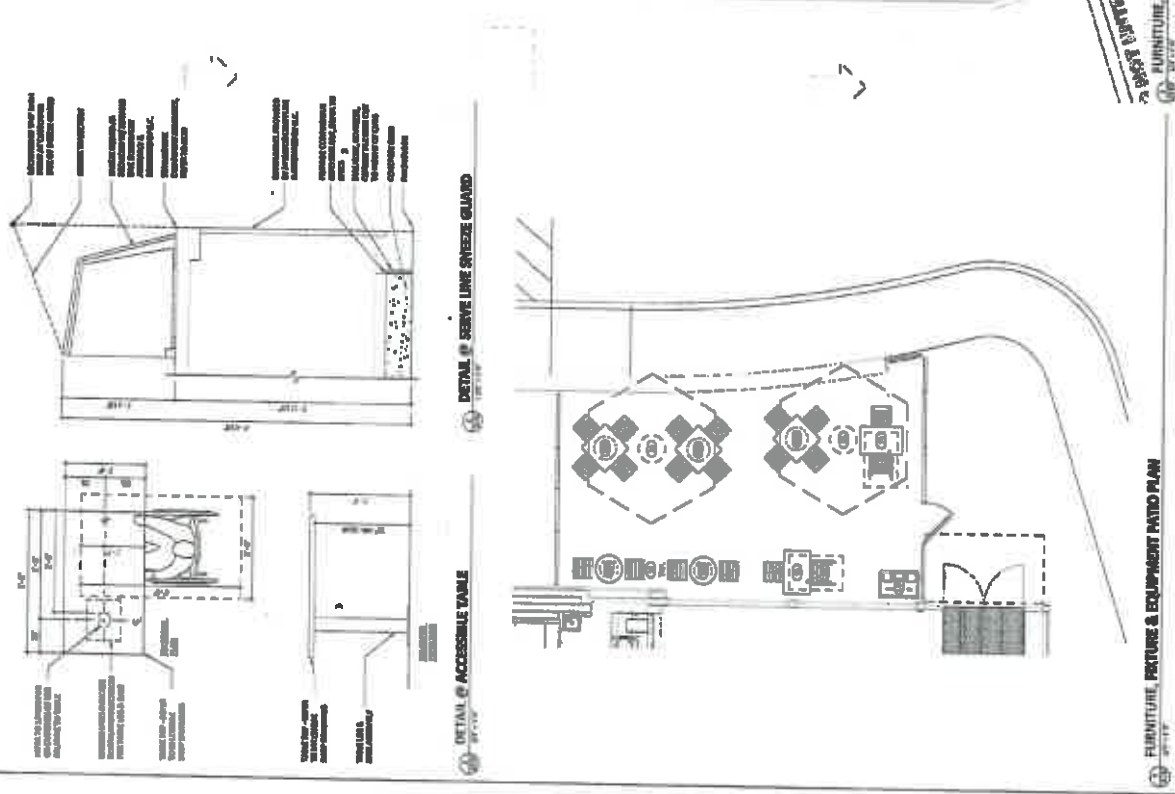
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE AS SHOWN ON THE SPECIFICATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

SHEET NOTES

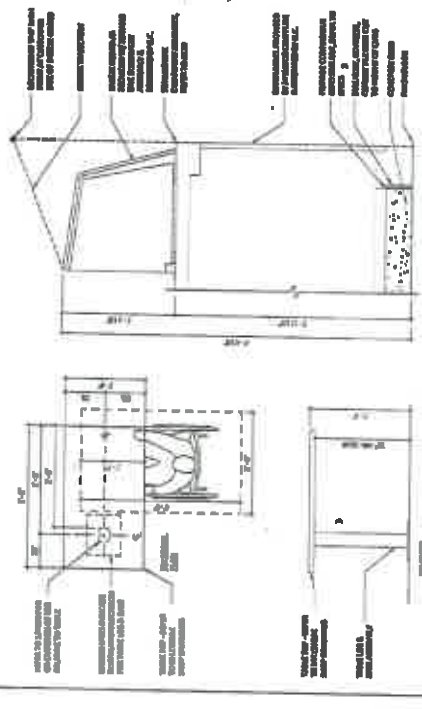
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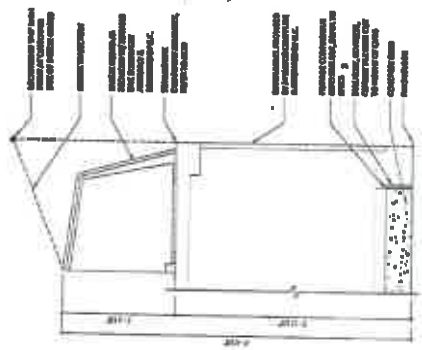
FURNITURE, FIXTURE & EQUIPMENT PLAN
FIRST FLOOR



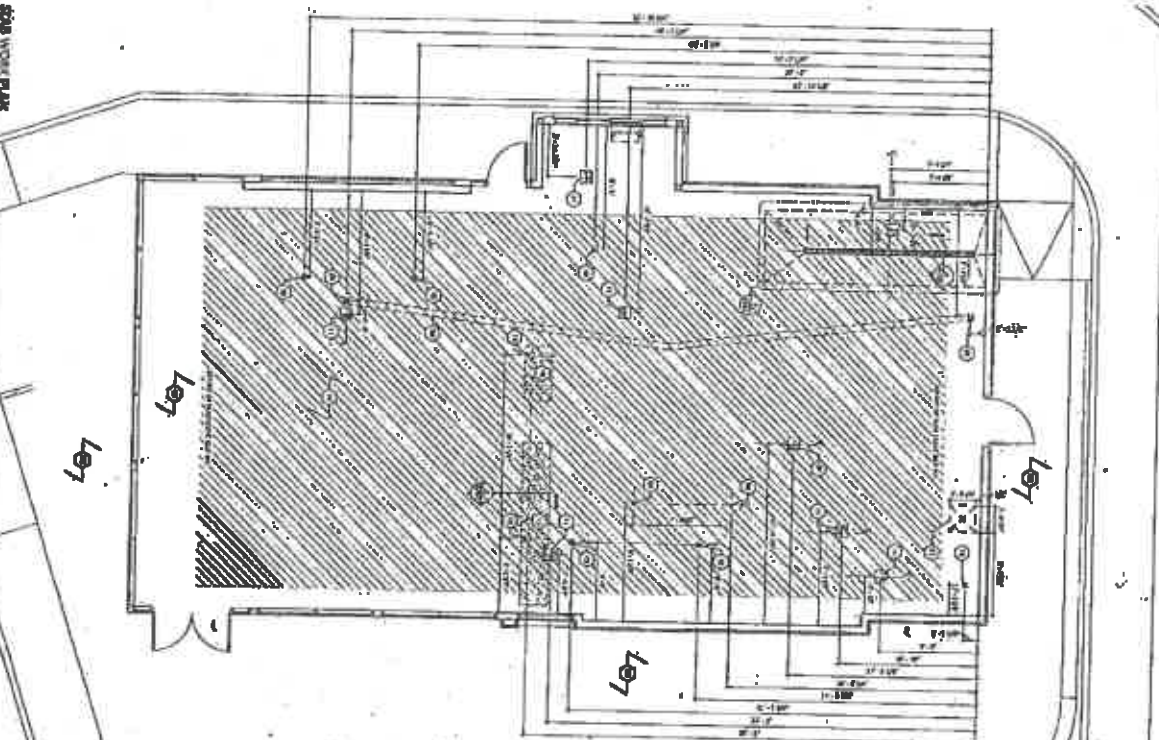
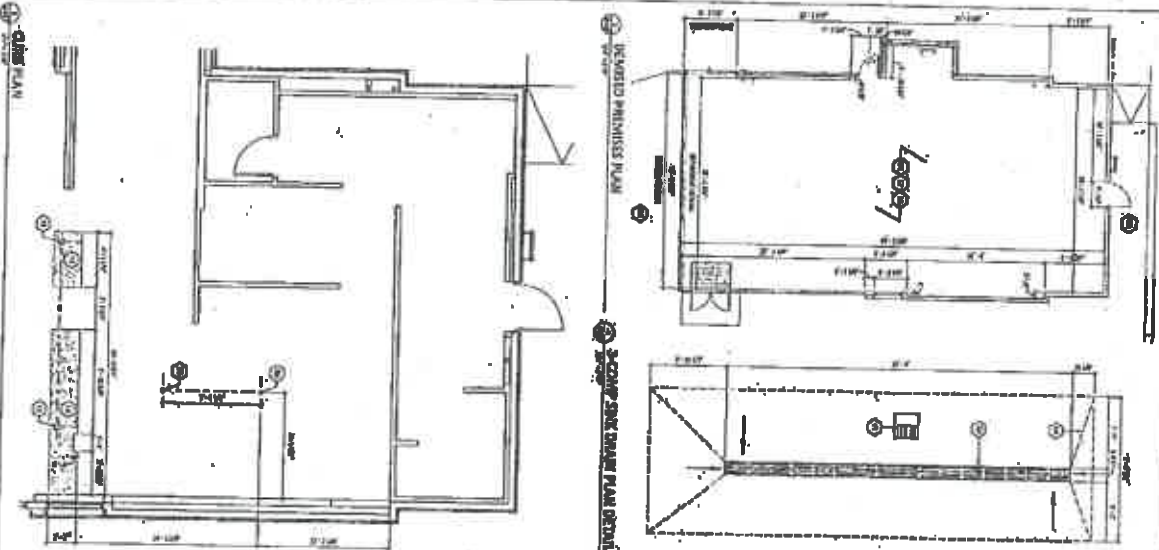
FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN
SECOND FLOOR



DETAIL OF ACCESSIBLE TABLE



DETAIL OF SERVICE LINE SQUEEZE GUARD

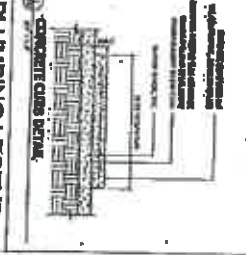
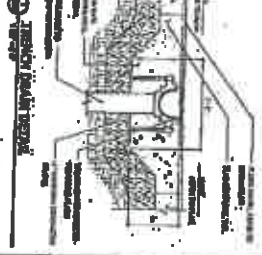


GENERAL NOTES

1. All plumbing work shall be in accordance with the latest edition of the International Plumbing Code (IPC) and the International Mechanical Code (IMC).
2. All plumbing work shall be installed in accordance with the manufacturer's instructions.
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PLUMBING LEGEND

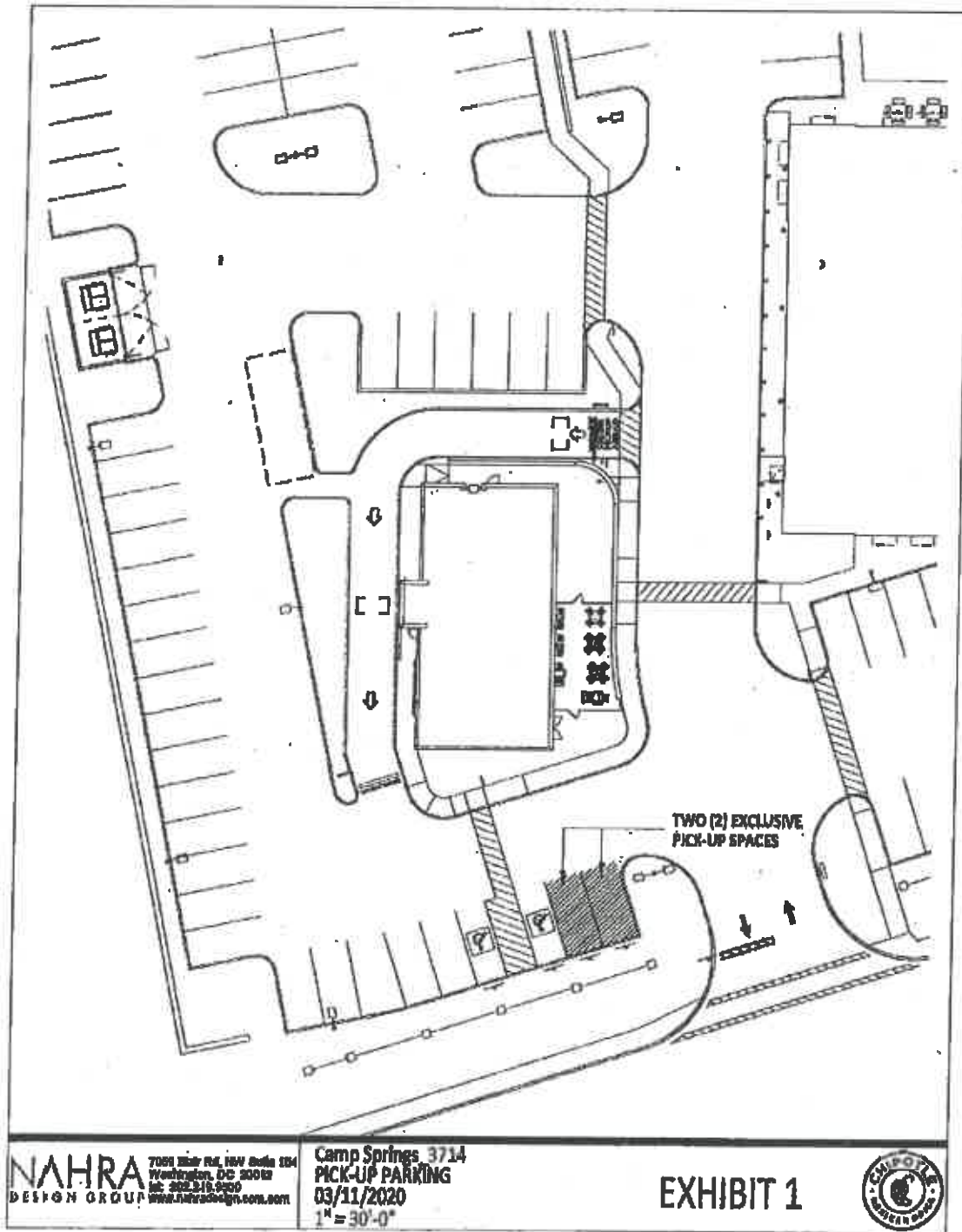
N-HRA
DESIGN GROUP

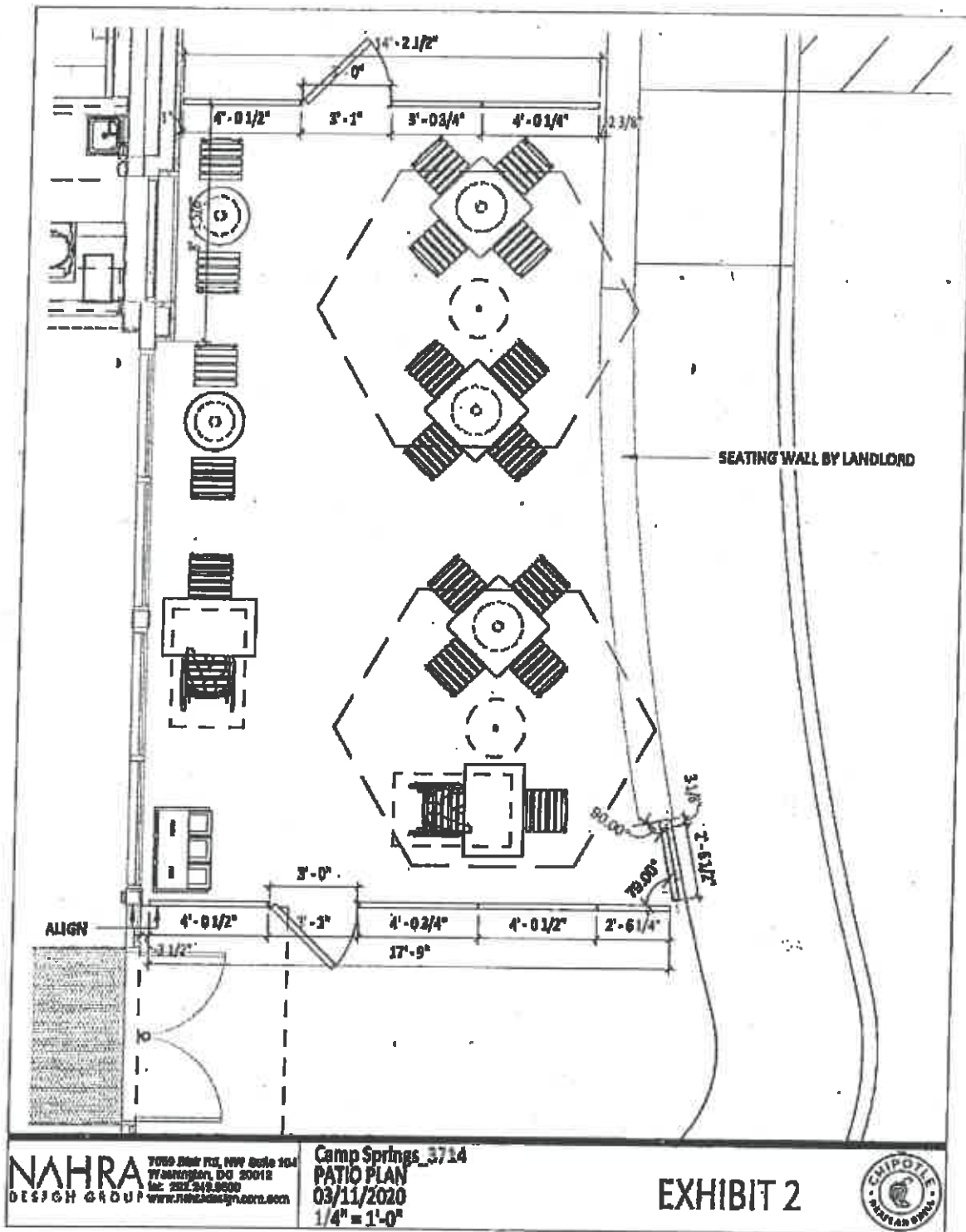
STORENO 5714

A101

EXHIBIT A

SITE PLAN





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PERMIT PROJECT
FILE #: 24-001669
502 PARK ST CUMBERLAND MD 21502
CHIPOTLE



PERMIT #: SPR24-000004

Permit Type

Site Plan Review

Subtype

Minor Site Plan Review



Work Description:

Chipotle

Applicant

Atlas Realty - Ed Scott



Status

Under Review



Valuation

40,000.00



FEES & PAYMENTS

Plan Check Fees

100.00

Permit Fees

0.00

Total Amount

100.00

Amount Paid

100.00

Balance Due

0.00

☐ **Non-Billable**



PERMIT DATES

Application Date

11/26/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

MINOR SITE PLAN REVIEW

Includes SFD w/in gateway or view-shed protection overlay districts, minor subdivisions, multi-family developments with five or fewer units, private driveways w/in public rights of way w/ City engineer approval, new construction less than 15,000 SF, steep slope developments disturbing less than 10,000 SF of land surface, and small wind energy systems subject to conditional use approval by the ZBA.

MAJOR SITE PLAN REVIEW

Includes all site plans for all developments which are not subject to minor site plan review.

Attach a complete set of preliminary site plans in triplicate, drawn to a scale of not less than one 1in. equal to 50ft.

- Minor Site Plans (not requiring Planning commission review) may be sketched.
- Major Site Plans require a plat prepared (signed and sealed) by a certified engineer.

Both must include the following:

- Lot Size
- Building footprint
- Ingress/Egress
- Stormwater Management
- Off-Street Parking
- Buffers

Attach complete site plan, drawn to scale. It is also required that physical copies of this completed site plan are also delivered to the office of Community Development in triplicate.



The detailed requirements of applications for specific uses can vary and additional information may be required. See Cumberland Municipal Code on City's website. Chapter 25. Zoning. Article VIII - Site Plan Review. Sec. 25-202 - When site plan review required - General.

A plan review fee is payable at time of application.

- Zoning Map Amendment - \$500.00

Applicant's Signature

Sign Here

 **FEES**



FEE	▼	DESC ▼	QUANTITY	AMOUNT	TOTAL
Minor SPR Application Fee					100.00
Plan Check Fees					100.00
Permit Fees					0.00
Total Fees					100.00

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
12/04/2024	Chec	CK 1388	EMB	5481	Atlas Rea	100.00
Amount Paid						100.00
Balance Due						0.00