

IN RE: PETITION FOR SPECIAL EXCEPTION
A ZONING VARIANCE
NW/4 Pulaski Highway, SW/4 of
Ebenzer Road
10740 Pulaski Highway
11th Election District
5th Councilmanic District
Exxon Company, U.S.A.
Petitioner

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Exception from Section 405.4.D.8 for approval of a food store with less than 5,000 square feet as a use in combination with an automotive service station, and a Zoning Variance from Section 413.2.f to allow 4 business signs with a total area of 255.87 square feet in lieu of 3 signs with a total area of 100 square feet as permitted.

WHEREAS, the Petitioner requested a postponement of the original scheduled hearing dated June 7, 1989; and,
WHEREAS, THE Petitioner has not requested the matter to be reset since that time. Therefore, due to lack of prosecution of the matter, the case is dismissed without prejudice.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 7th day of August, 1990 that the Petitions for Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Variance from Section 413.2.f to allow 4 business signs with a total area of 255.87 square feet in lieu of 3 signs with a total area of 100 square feet as permitted.

1. Without the variance it would be extremely difficult to effectively advertise the products and services available.
2. The sign variance is necessary to comply with State and federal laws governing pricing and advertising.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
F. Vernon Booser/Anthony J. DiPaula, 11350 McCormick Rd., 785-6634
City and State: _____
Signature: _____
614 Bosley Avenue
Address: _____
Towson, MD 21204
City and State: _____
Name: _____
F. Vernon Booser
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
614 Bosley Ave., 828-9441
Address: _____
TOWSON, MD 21204
City and State: _____
Attorney's Telephone No.: 828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of August, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 7th day of June, 1989, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
OTHER
RECEIVED BY: JMK DATE 3/2/89

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store with less than 5,000 square feet as a use in combination with an automotive service station pursuant to RCZ 405.4.D.8.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
F. Vernon Booser/Anthony J. DiPaula, 11350 McCormick Rd., 785-6634
City and State: _____
Signature: _____
614 Bosley Avenue
Address: _____
Towson, MD 21204
City and State: _____
Name: _____
F. Vernon Booser
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
614 Bosley Ave., 828-9441
Address: _____
TOWSON, MD 21204
City and State: _____
Attorney's Telephone No.: 828-9441

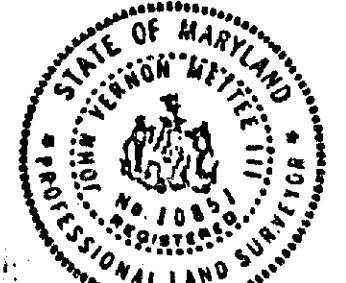
ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 1st day of June, 1989, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Frederick Ward Associates Inc. Engineers • Architects • Surveyors
P.O. Box 310 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 834-7900 • 873-2090

BEGINNING for the same at the northwesterly corner of Pulaski Highway, U.S. Rte. 40, and Ebenezer Road, thence binding along the right of way for Ebenezer Road, North 18° 16' 15" East 18.79 feet, thence continuing by a curve to the left in a northwesterly direction having a radius of 480.00 feet, an arc distance of 190.40 feet, thence leaving said right of way, South 49° 28' 26" West 401.01 feet, thence, South 41° 58' 57" East 198.89 feet to the northwesterly right of way for Pulaski Highway, U.S. Route 40, thence binding along said right of way, by a curve to the right in a northeasterly direction having a radius of 5804.58 feet, an arc distance of 362.60 feet.

CONTAINING 1.7290 acres of land, more or less.



COVAHEY & BOOSER, P.A.

EDWARD C. COVAHEY, JR.
F. VERNON BOOSER
NAME & ADDRESS
ANTHONY J. DIPaula
THOMAS A. DORE
FAX 301-896-5131
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441
DREPLY TO
ANNEX OFFICE
SUITE 101
808 BALTIMORE AVE
TOWSON, MD 21204
AREA CODE 301
828-9441
January 29, 1990

RECEIVED
JUN 30 1990

ZONING OFFICE

J. Robert Haines,
Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
111 W. Chesapeake Avenue
County Office Building
Towson, Maryland 21204

RE: EXXON COMPANY
PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
CASE NOS.: 89-494-XA AND 89-512-SPHXA

Dear Mr. Haines:

Thank you for your letter of January 22, 1990 with respect to the above cases. Upon receipt of same, I immediately checked with the site engineering firm handling these locations, Frederick Ward Associates, to obtain a status report. Both locations are proceeding through the CRG process at this time. Initial comments have been received and incorporated into the respective Plans, with follow-up comments due shortly. The fact that six (6) months have passed since the initial request to place these cases on the postponement docket says something about the CRG process in Baltimore County.

If possible, the Petitioner would request an additional sixty (60) day period on the postponement docket, and the conclusion of which a hearing can then be scheduled. Because I anticipate having to file amended Site Plans in each case, the sixty (60) day period would allow sufficient time to obtain the remainder of the comments, incorporate those comments into the existing Site Plan, and for the filing of amended Plans with your office in sufficient time prior to any scheduled hearing.

J. Robert Haines
January 29, 1990
Page 2

Thank you for your consideration.

Very truly yours,
Anthony J. DiPaula

AJD/cab
29 cb.6

cc: David S. Wang
Frederick Ward Associates, Inc.
Kyle Sharp, Project Engineer
Exxon Company, U.S.A.
Bill Griffin, Project Engineer
Exxon Company, U.S.A.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 6, 1990

Dennis F. Rasmussen
County Executive

Anthony J. DiPaula, Esquire
Covahey & Booser
614 Bosley Avenue
Towson, Maryland, 21204

RE: Petitions for Special Exception and Zoning Variance
Exxon Company, U.S.A., Petitioner
Case 89-494-XA

Dear Mr. DiPaula:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mmm
att:
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 6, 1990

Dennis F. Rasmussen
County Executive

Anthony J. DiPaula, Esq.
Covahey & Booser, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: Case Numbers: 89-494-XA and 89-512-SPHXA
Exxon Company

Dear Mr. DiPaula:

On July 1st, we will enter fiscal year 1991 and wish to clear the docket of cases filed before the 1990 fiscal year. Please advise as to the status of the above captioned matters. If you are unable to file the amended plans prior to June 25, 1990, this office will dismiss the above cases without prejudice. Of course, you will be allowed to refile these cases after that date.

Very truly yours,
G. G. Stephens
(301) 887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

May 7, 1990

Dennis F. Rasmussen
County Executive

Anthony J. DiPaula, Esq.
Covahey & Booser, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: Case Numbers: 89-494-XA and 89-512-SPHXA
Petitioner: Exxon Company

Dear Mr. DiPaula:

Attached please find a copy of your correspondence to this office dated January 29, 1990.

Please advise whether or not you are in receipt of the necessary information required for this matter to go forward. Additionally, please advise the approximate date you will be able to file the amended plans mentioned in your letter of January 29th.

Your anticipated cooperation is appreciated.

Very truly yours,

G. G. Stephens
(301) 887-3391

GGS

[illegible]

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ZONING MANAGEMENT
Zoning Commission
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 024 Zoning Advisory Committee Meeting of April 4, 1989
Property Owner: Exxon Company, U.S.A.
Location: Corner of Pulaski Highway & Ebenezer Road District: 111
Water Supply: Sewerage Disposal
COMMENTS ARE AS FOLLOWS:
() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner generation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new food service facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, sauna, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
() Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-5775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
() Soil permeation tests, have been _____ must be _____ conducted.
() The results are valid until _____.
() Soil permeation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
() Others: *No final building or other operation will be allowed within 500 feet of the existing soil conditions which exist in the area. Plans detailing proposed signs of facility should be submitted to the Planning and Zoning Section for review prior to applying for building permit. Any special sign design requirements to be discussed at that time.*
BUREAU OF WATER QUALITY BY RESIDENCE
MANAGEMENT

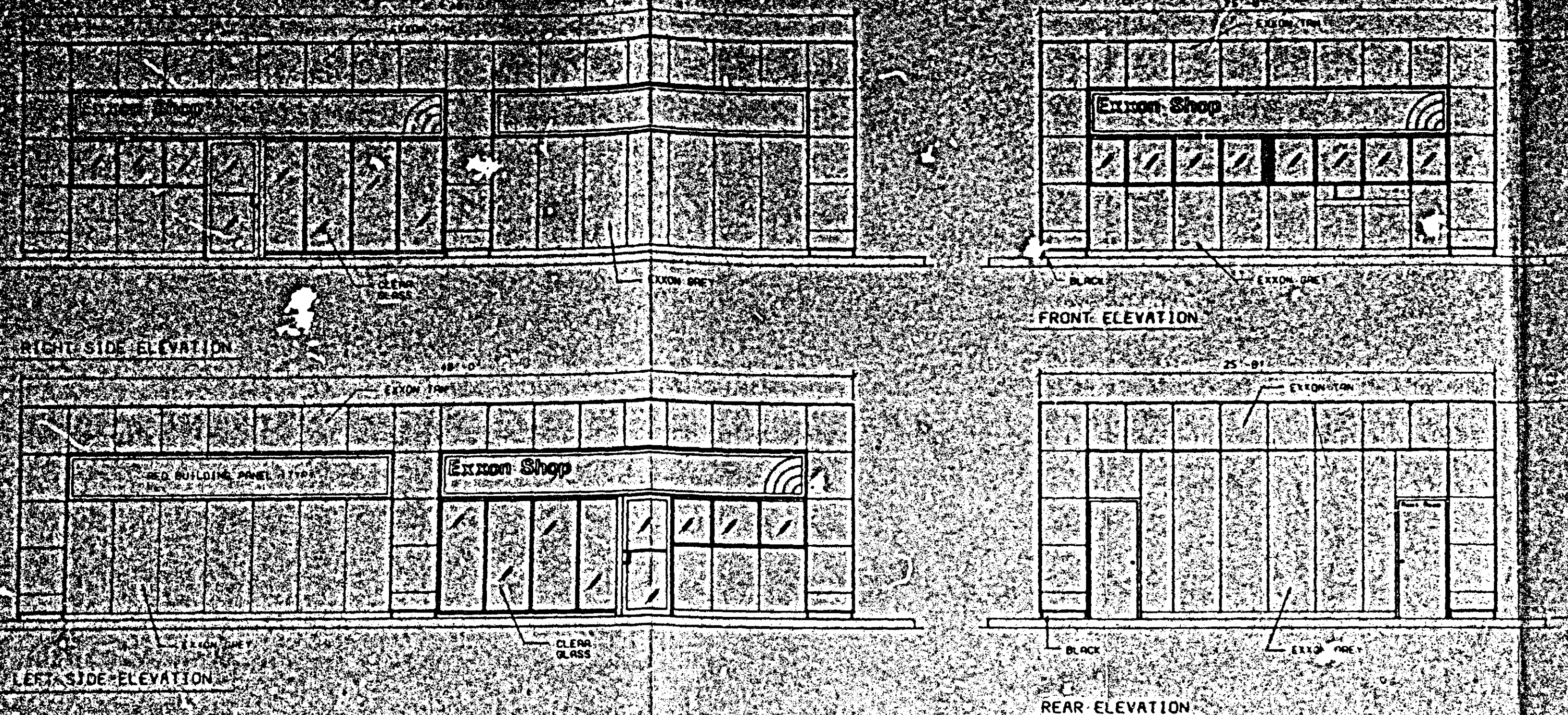
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Zoning Advisory Committee
c/o Carl Richards Date: May 11, 1989
FROM: Robert W. Bowling, P.E.
SUBJECT: EXXON/USA
PROPERTY OWNER: Exxon Company, U.S.A.
LOCATION: Corner of NW/8 of Pulaski Highway, SW/8 of Ebenezer Road
DISTRICT: 11th Election District
The Zoning Plan for the subject item has been reviewed by the Developers Engineering Division and we comment as follows:
GENERAL COMMENTS:
All improvements, interior alterations, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.
In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.
The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.
The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.
HIGHWAY COMMENTS:
It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend all rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.
The entrance locations are subject to approval by the Bureau of Traffic Engineering.
Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321 for commercial or 887-3363 for residential).
CPS-008 MAY 1 1989

Exxon Company, Pulaski Highway
Ebenezer Road
Page 12 of 14
May 11, 1989
HIGHWAY COMMENTS (Cont.)
In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the poles and fixtures. The County will assume the cost of the power after installation.
Sidewalks are required adjacent to the public roads serving this site, including State roads as applicable. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.
The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.
It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.
Ebenezer Road is an existing road which shall ultimately be improved as a 50-foot street cross section on a 70-foot right-of-way. If existing curb and gutter is at ultimate location then no improvements are required. Please locate curbing on plan in relationship to right-of-way line.
STORM DRAINS AND SEDIMENT CONTROL COMMENTS:
The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dealing in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.
Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.
The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

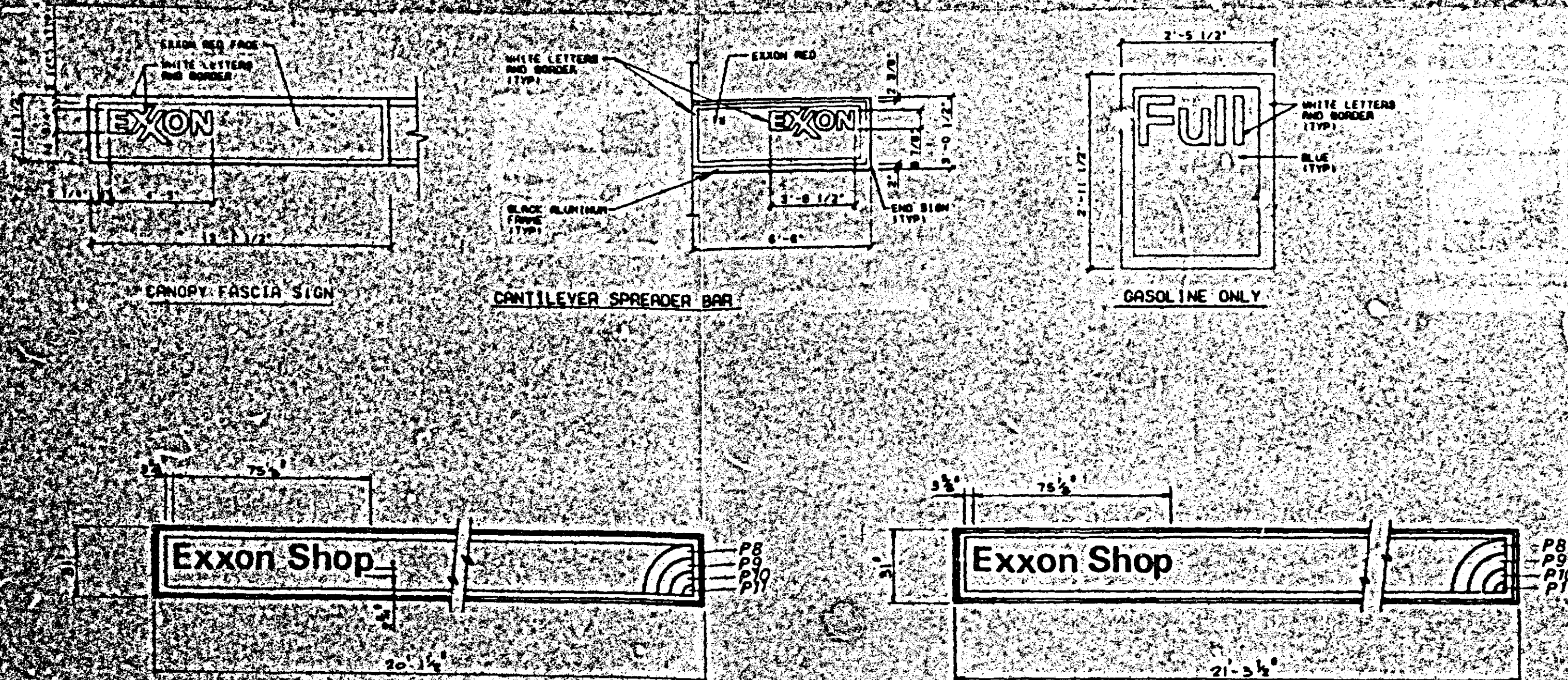
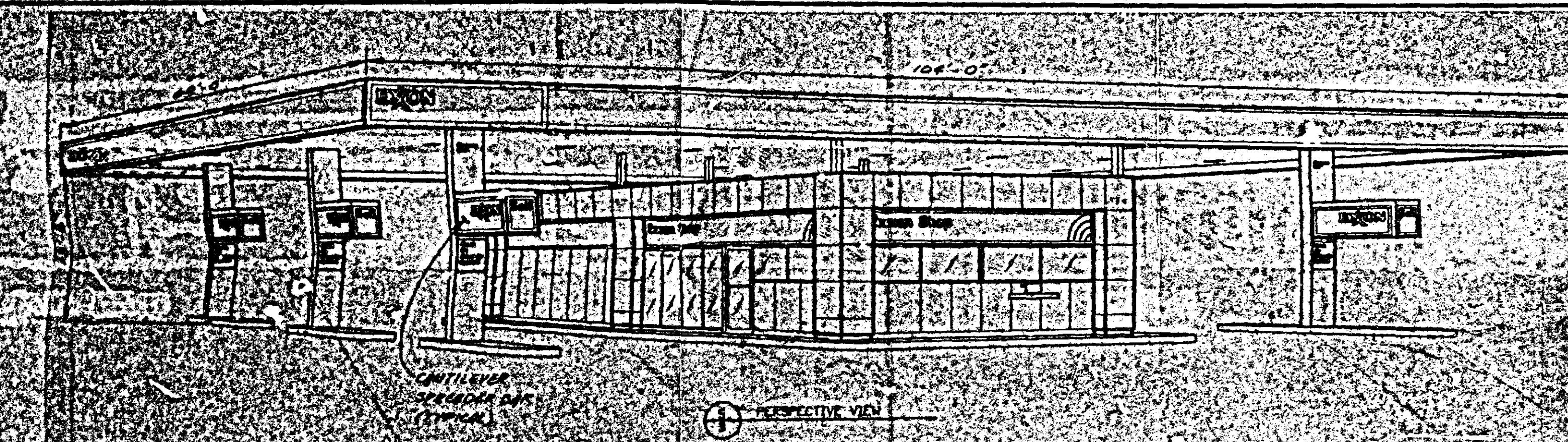
Exxon Company, Pulaski Highway
Ebenezer Road
Page 13 of 14
May 11, 1989
STORM DRAINS AND SEDIMENT CONTROL COMMENTS:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.
Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.
In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 31-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.
WATER AND SANITARY SEWER COMMENTS:
A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.
Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.
The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.
Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.
The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.
This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.
Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.
The Developer shall contact Mr. Carlyle Brown of the Bureau of Public Services on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Developers Engineering Division on 887-3751 for water service requiring meters 4" and larger.

Exxon Company, Pulaski Highway
Ebenezer Road
Page 4
May 11, 1989
This Plan may be approved subject to compliance with all of the above comments.
ROBERT W. BOWLING
Robert W. Bowling, P.E., Chief
Developers Engineering Division
EXXON/EXXCOMM2
RWB:pab

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: J. Robert Haines
Zoning Commissioner
DATE: June 7, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case No. 89-494 XA
Item No. 384
Re: Exxon Company, USA
The Petitioner requests a special exception for a flood store with less than 5,000 square feet as a use in combination with an automotive service station and a variance to allow four free standing signs totalling 255.87 square feet in lieu of the permitted three signs totalling 100 square feet. In reference to this request, staff offers the following comments:
The site was granted a waiver (W-89-110) to CRG meeting and process, but a CRG plan must still be submitted for review and approval. The approved zoning plan should conform to the approved CRG plan and the final landscape plan.
A minimum 10 foot wide landscape strip should be provided from the Pulaski Highway property line to the internal paving on the site.
The easternmost entrance onto Ebenezer Road should be eliminated and the remaining entrance be designed to accommodate two way traffic.
Air and water service should be provided to the customers.
The requested 255.87 square foot of free standing signs is excessive. The wall signs for the shop give it adequate identification. Therefore this office recommends that the panels proposed for the free standing sign be eliminated. In addition, this office finds no compelling need to allow additional identification on the spreader bars.
A landscape plan must be submitted for approval prior to the issuance of any building permit.



BUILDING ELEVATIONS



Front & Rear Signs

Left & Right Signs

BUILDING SIGNS

OWNER & PETITIONER

EXXON COMPANY, U.S.A.
P.O. BOX 1115
HOUSTON, TEXAS 77210
PHONE (713) 656-7775
LIBER 3201
FOLIO 17005
TR ACCOUNT NO. 160000387

CONSULTANT

FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
PHONE (301) 838-7900 (301) 879-0090

ZONING NOTES

ZONING STATUS

EXISTING ZONING: BA-35-F & M-CB-1
EXISTING USE: SERVICE STATION
PROPOSED USE: SERVICE STATION W/ CONVENIENCE STORE (SPECIAL EXCEPTION)

AREA REQUIRED

6 DISPENSER ISLANDS W/ MULTIPLE PRODUCT DISPENSERS (EXTRA UNLEADED, EXXON) SERVING TWELVE CARS AT ONE TIME
TOTAL SERVING SPACES: 12
TOTAL SPACES: 12
MINIMUM SITE AREA REQUIRED: 15,000 sq. ft.
TOTAL AREA OF SITE: 75,517.0 sq. ft. = 1.73 AC.
ADDITIONAL AREA REQUIREMENTS: 4,416 sq. ft.
TOTAL AREA REQUIRED: 19,416 sq. ft.

SIGN INFORMATION

MAJOR I.D. SIGN
EXISTING TO REMAIN - EXXON I.D. - 33.14 S.F./EA SIDE (66.28 TWO SIDES)
PROPOSED - SHOP ANCILLARY - 19.20 S.F./EA SIDE (38.40 TWO SIDES)
EXISTING TO REMAIN - PRICE - 45.94 S.F./EA SIDE (91.88 TWO SIDES)
TOTAL FOR MAJOR I.D. (ALL PRICE) - 95.66 S.F./EA SIDE (191.32 TWO SIDES)
PROPOSED - CANTILEVER SPREADER BAR
EACH BAR - 17.77 S.F./EA SIDE
TOTAL: 3 BARS = 53.31 S.F.

ANCILLARY USE

A CONVENIENCE STORE

PARKING

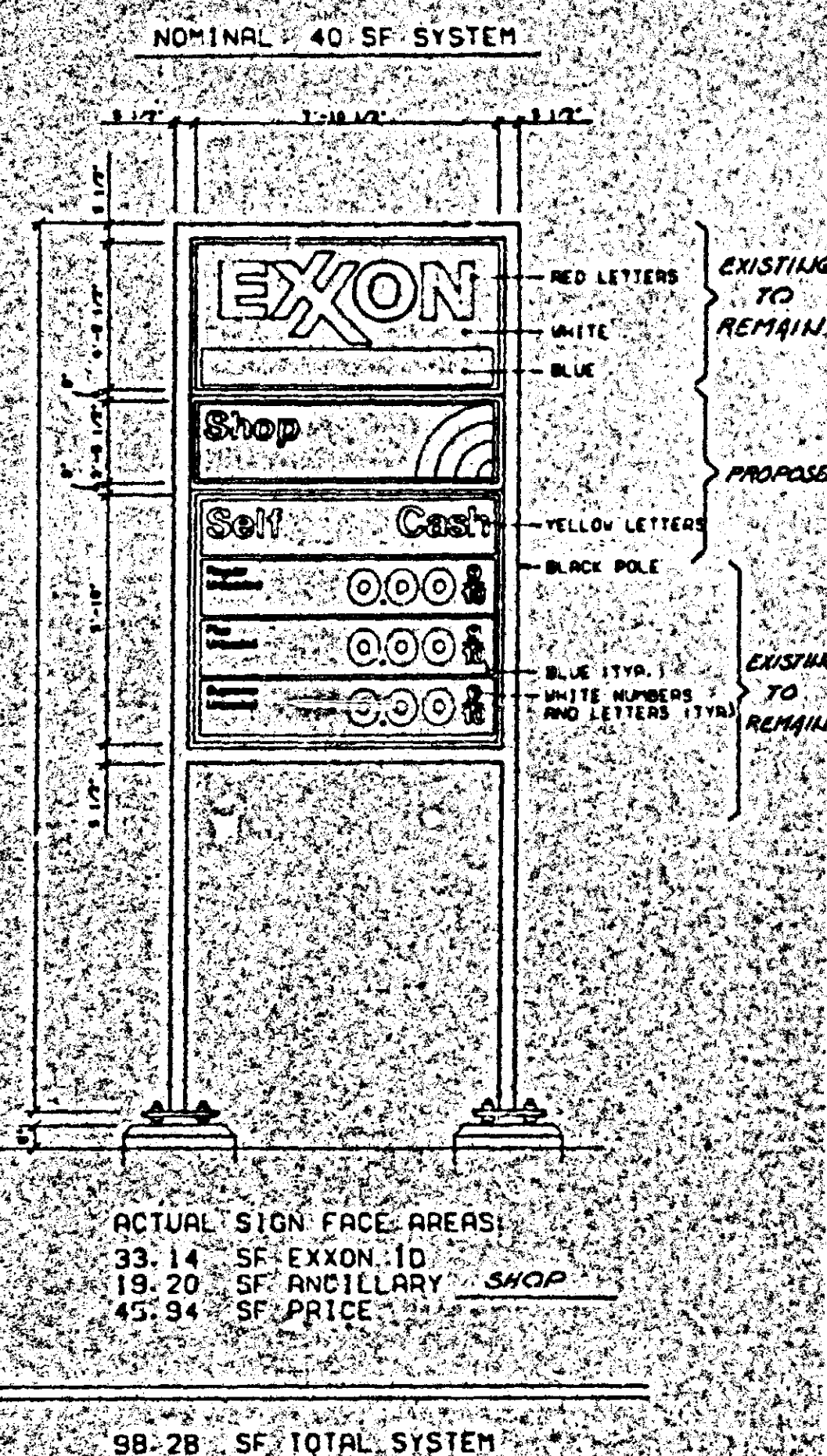
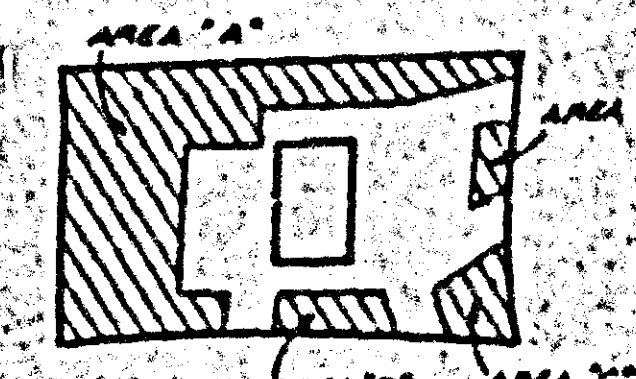
PARKING SPACES REQUIRED: 6
PARKING SPACES PROVIDED: 7 (INCLUDING HANDICAPPED SPACE)

ACCESS POINTS

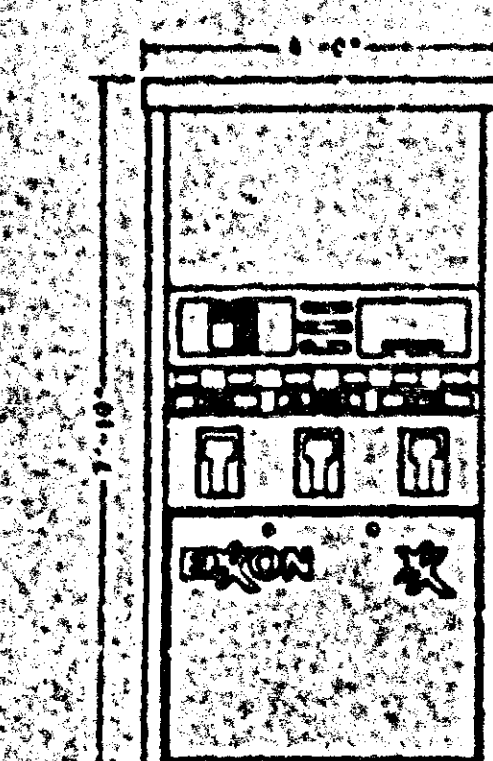
2 - 35' WIDE DRIVEWAYS ON PULASKI HIGHWAY (B-17E-43)
1 - 35' WIDE DRIVEWAY ON EDENBERG ROAD
1 - 30' WIDE DRIVEWAY ON EDENBERG ROAD

LANDSCAPE

KEY AREA MAP
AREA "A" - 4,400 S.F.
AREA "B" - 4,306 S.F.
AREA "C" - 1,015 S.F.
AREA "D" - 866 S.F.
LANDSCAPE AREA REQUIRED - 4,086 S.F. (5% OF TOTAL TRACT)
LANDSCAPE AREA PROVIDED - 4,416 S.F.



ACTUAL SIGN FACE AREAS:
33.14 SF EXXON I.D.
19.20 SF ANCILLARY SHOP
45.94 SF PRICE
98.28 SF TOTAL SYSTEM



DISPENSER ELEVATIONS

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.	PROJECT NO.
3/10/89	REV. SIGNING NOTES REV. FROM 1/10/89 TO 4/10/89	PAS		Marketing Department	DISC NO.
1/10/89				DATE	1/10/89
				DRAWN BY	R.O.S.
				CHK BY	T.L.M.
				SCALE	1"=10'
					10740 PULASKI HIGHWAY BALTIMORE COUNTY, MARYLAND
					2-3367
					3 of 3