IN RE: PETITION FOR SPECIAL HEARING NE/S of Baltimore National Pike, 920' NE of Ingleside Avenue 1st Election District 1st Councilmanic District (5612 Baltimore National Pike) BP Products North America, Inc. *Petitioner*	* * * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-416-SPH

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, BP Products North America, Inc. The special hearing request involves property located at 5612 Baltimore National Pike. The Petitioner is requesting an extension of the utilization period for the special exception granted in Case No. 01-448 SPHXA, which Order was issued on July 5, 2001. In addition, the Petitioner is requesting an amendment to the previously approved special exception granted in Case No. 01-448-SPHXA.

Appearing at the hearing on behalf of the special hearing request were Gregory Reed, representing Bohler Engineering, P.C., John R. Lombardi on behalf of BP Products North America, Inc., and Sebastian Cross, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request is located at 5612 Baltimore National Pike and was approved for the construction of a BP Amoco gasoline service station and convenience store. The original special exception was granted by Order dated July 5, 2001. BP Amoco is not yet ready to proceed with the construction of their gas stations in the Baltimore Metropolitan Area at this time. They are completing construction of stations in four other markets across the country. Therefore, they are

5/20/03 PC Gmestra

requesting an extension of time within which to utilize the original special exception request. After considering the testimony and evidence offered and the lack of opposition thereto, I find that the special hearing should be granted to allow an extension of time within which this Petitioner may utilize the special exception until July 5, 2006.

Mr. Cross also indicated that there has been some small design changes to the canopy, signage and gasoline dispensers on the site. These minor design changes could have been approved pursuant to a spirit and intent letter submitted to this office. However, since the Petitioner was already requesting special hearing relief for the extension of time within which to utilize their special exception, they simply added this additional request for these minor design changes. The requested relief has been considered and I find that the previous plan shall be amended to reflect the changes to the gasoline dispenser, the canopy and the sign tower.

After due consideration of the testimony and evidence presented at the hearing and the lack of opposition to this special hearing request, I find that the request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of May, 2003 that the period of time within which to utilize the special exception granted in Case No. 01-448 SPHXA shall be extended until July 5, 2006.

5/20/03 R. Jameson

IT IS FURTHER ORDERED, that the Petitioner shall be permitted to amend the previous approval to allow the minor changes to the pump island canopies, as well as the gasoline dispensers and sign tower.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/20/03

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 20, 2003

Sebastian A. Cross, Esquire
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, Maryland 21201

Re: Petition for Special Hearing
Case No. 03-416-SPH
Property: 5612 Baltimore National Pike

Dear Mr. Cross:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Gregory Reed
Bohler Engineering, P.C.
810 Gleneagles Court
Towson, MD 21286

John R. Lombardi
c/o BP Amoco
15 Churchville Road, Suite 115
Bel Air, MD 21014

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5612 Baltimore National Pike

which is presently zoned BM-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. As per Section 502.3 of the BCZR, request for an extension of the utilization period for the Special Exception granted in case number ~~01-488-SPHXA~~ until July 5, 2006.
01-448-SPHXA

2. Amendment to the previous Special Exception approval granted in case number ~~01-488-SPHXA~~.
01-448-SPHXA.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Sebastian A. Cross, Esquire
Name - Type or Print

Sebastian Cross
Signature

Gildea, LLC
Company

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

Legal Owner(s):

BP Products North America, Inc.
Name - Type or Print

John R. Lombardo
Signature Mr. John R. Lombardo

JOHN R. LOMBARDO
Name - Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 95
Address — Telephone No.

Towson, MD 21204 (410)494-3772
City — State — Zip Code

Representative to be Contacted:

Sebastian A. Cross, Esquire
Name

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410) 234-0070
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 03-10-03

Case No. 03-416-SPH

5/20/03 R. Jennifer

REV 9/15/98

BOHLER ENGINEERING, P.C.

810 Gleneagles Court, Suite 300
Towson, MD 21286
410.821.7900
410.821.7987 fax
mail@bohlereng.com

March 6, 2003

ZONING DESCRIPTION OF THE LANDS OF AMERICAN OIL COMPANY DEED LIBER 1996, FOLIO 488 FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE NORTHERNMOST SIDE OF BALTIMORE NATIONAL PIKE, AT 150 FOOT WIDE, SAID POINT BEING AT THE INTERSECTION OF THE DIVISION LINE OF THE HEREIN DESCRIBED LANDS OF THE AMERICAN OIL COMPANY IN DEED LIBER 1996 AT FOLIO 488, AND THE LANDS OF STONEHENGE, LLC, IN DEED LIBER 12265 AT FOLIO 579, SAID POINT BEING FURTHER LOCATED BY THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE EASTERNMOST SIDE OF INGLESIDE AVENUE;

A. SOUTH 56 DEGREES 21 MINUTES 20 SECONDS EAST 134.43 FEET TO A POINT; AND THENCE,

B. NORTH 72 DEGREES 02 MINUTES 56 SECONDS EAST 827.05 FEET TO THE PLACE OF BEGINNING;

THENCE, LEAVING BALTIMORE NATIONAL PIKE AND BINDING ON THE EASTERNMOST OUTLINE OF THE STONEHENGE, LLC, LANDS, AND REFERRING SAID COURSES AND DISTANCES TO THE MARYLAND STATE GRID MERIDIAN NAD 83 NORTH VIZ;

1. NORTH 00 DEGREES 44 MINUTES 48 SECONDS EAST 305.99 FEET TO A POINT AT THE SOUTHWESTERNMOST CORNER OF LANDS CONVEYED FROM THE AMERICAN OIL COMPANY TO HONOLULU RAPID TRANSIT COMPANY, LTD, IN DEED LIBER 5100 AT FOLIO 434; THENCE, BINDING ON THE SOUTHERNMOST OUTLINE OF THE LANDS CONVEYED TO THE HONOLULU RAPID TRANSIT COMPANY,

2. SOUTH 79 DEGREES 59 MINUTES 32 SECONDS EAST 151.98 FEET TO A POINT ON THE WESTERNMOST OUTLINE OF THE LANDS OF ANTHONY ALBERTO CALABRESE ETAL IN DEED LIBER 8112 AT FOLIO 13; THENCE, LEAVING THE HONOLULU RAPID TRANSIT COMPANY LANDS, AND BINDING ON THE CALABRESE LANDS,

3. SOUTH 00 DEGREES 44 MINUTES 48 SECONDS WEST 230.77 FEET TO A POINT ON THE AFOREMENTIONED NORTHERNMOST SIDE OF BALTIMORE NATIONAL PIKE; THENCE, LEAVING THE CLABRESE LANDS, AND BINDING ON BALTIMORE NATIONAL PIKE

4. SOUTH 72 DEGREES 02 MINUTES 56 SECONDS WEST 158.36 FEET TO THE PLACE OF BEGINNING;

CONTAINING IN ALL 40,256 SQUARE FEET OR 0.924 ACRES OF LAND MORE OR LESS; BEING ALL THOSE LANDS CONVEYED FROM FRANK J. IULA TO THE AMERICAN OIL COMPANY, BY DEED DATED JULY 27, 1951, AND RECORDED AMONG THE LAND RECORD BOOKS OF BALTIMORE COUNTY, MARYLAND, IN DEED LIBER 1996 AT FOLIO 488, EXCEPTING ALL THOSE LANDS CONVEYED FROM THE AMERICAN OIL COMPANY TO HONOLULU RAPID TRANSIT COMPANY, LTD, BY DEED DATED JUNE 2, 1970, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 5100 AT FOLIO 434.

Prepared by:MET
Reviewed by:JWS

03-416.03

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-416-SPH
5612 Baltimore National Pike
N/east side of Baltimore National Pike, .920 feet northeast of Ingleside Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s): John R. Lombardo, BP Products Nort America, Inc.

Special Hearing: to permit an extension of the utilization period for the Special Exception granted in Case Number 01-488-SPHXA. To permit amendment to the previous Special Exception approval granted in Case Number 01-488-SPHXA

Hearing: Monday, May 19, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E SCHMIDT
Zoning Commissioner for Baltimore County

NOTES. (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/016 May 1 C601041

CERTIFICATE OF PUBLICATION

5/1/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/1/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

C3-416 SPU

No. 22347

DATE C3/16/03 ACCOUNT R001-6150

AMOUNT $ 35.

RECEIVED FROM: Public Guide, Co.

FOR: Certificate of Posting
56 Ridgemont Ave.
Case #03-416 SPU

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

001

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-416-SPH

Petitioner/Developer: JOHN R. LOMBARDO, BP PRODUCTS

Date of Hearing/Closing: 5/19/03

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

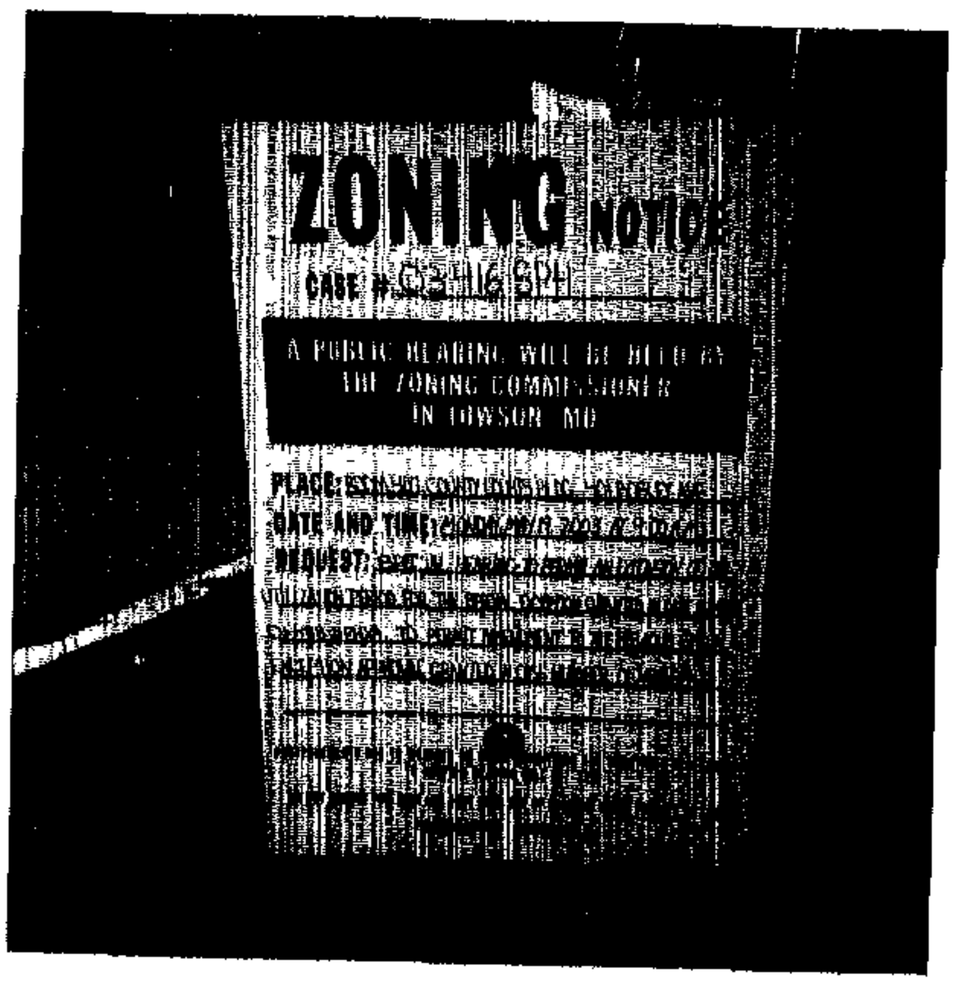
ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 5612 BALTIMORE NATIONAL PIKE

The sign(s) were posted on 5/3/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster) 5/3/03 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 26, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-416-SPH
5612 Baltimore National Pike
N/east side of Baltimore National Pike, .920 feet northeast of Ingleside Avenue
1st Election District – 1st Councilmanic District
Legal Owner: John R. Lombardo, BP Products North America, Inc.

Special Hearing to permit an extension of the utilization period for the Special Exception granted in Case Number 01-488-SPHXA. To permit amendment to the previous Special Exception approval granted in Case Number 01-488-SPHXA.

Hearings: Monday, May 19, 2003 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: Sebastian A. Cross, Esq., Gildea, LLC 301 N. Charles Street, Suite 900, Baltimore 21201
BP Products North America, John Lombardo, 1 W. Pennsylvania Ave., Suite 95, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 3, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 1, 2003 Issue - Jeffersonian

Please forward billing to:
Gildea LLC
301 N. Charles Street, Suite 900
Baltimore, MD 21201

410-234-0070

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-416-SPH
5612 Baltimore National Pike
N/east side of Baltimore National Pike, .920 feet northeast of Ingleside Avenue
1st Election District – 1st Councilmanic District
Legal Owner: John R. Lombardo, BP Products North America, Inc.

Special Hearing to permit an extension of the utilization period for the Special Exception granted in Case Number 01-488-SPHXA. To permit amendment to the previous Special Exception approval granted in Case Number 01-488-SPHXA.

Hearings: Monday, May 19, 2003 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-416-SPH

Petitioner: BP Corp.

Address or Location: 5612 Balt. Nat. Pike

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gilden LLC

Address: 301 N. Charles St., Suite 900
Baltimore, Md 21201

Telephone Number: 410 234-0070

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 2003

Sebastian Cross, Esquire
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, MD 21201

Dear Mr. Cross:

RE: Case Number: 03-416-SPH, 5612 Baltimore National Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 10, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
BP Products North America, Inc., John Lombardo, 1 W. Pennsylvania Ave., Ste. 95., Baltimore 21204

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on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: March 26, 2003

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 416 (JRA)
5612 Baltimore National Pike
Mile Post 3.88

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval of the Special Hearing. However, we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, 420-430 416

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

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on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS / TLT

DATE: May 5, 2003

SUBJECT: Zoning Item 416
Address 5612 Baltimore National Pike

Zoning Advisory Committee Meeting of 3/3/03

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

There is an ongoing Ground Water remediation case for this property. Contact MDE if additional information is needed.

Reviewer: Sue Farinetti Date: 4/23/03

Serie 5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 21, 2003

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-416 and 03-424**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

RECEIVED
APR 22 2003
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: April 15, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

RE:	PETITION FOR SPECIAL HEARING 5612 Baltimore National Pike; NE/side Baltimore Nat'l Pike; 920' NE Ingleside Ave* 1st Election & 1st Councilmanic Districts Legal Owner(s): BP Products North America* Inc, John R. Lombardo Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-416-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Sebastian A Cross, Esquire, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

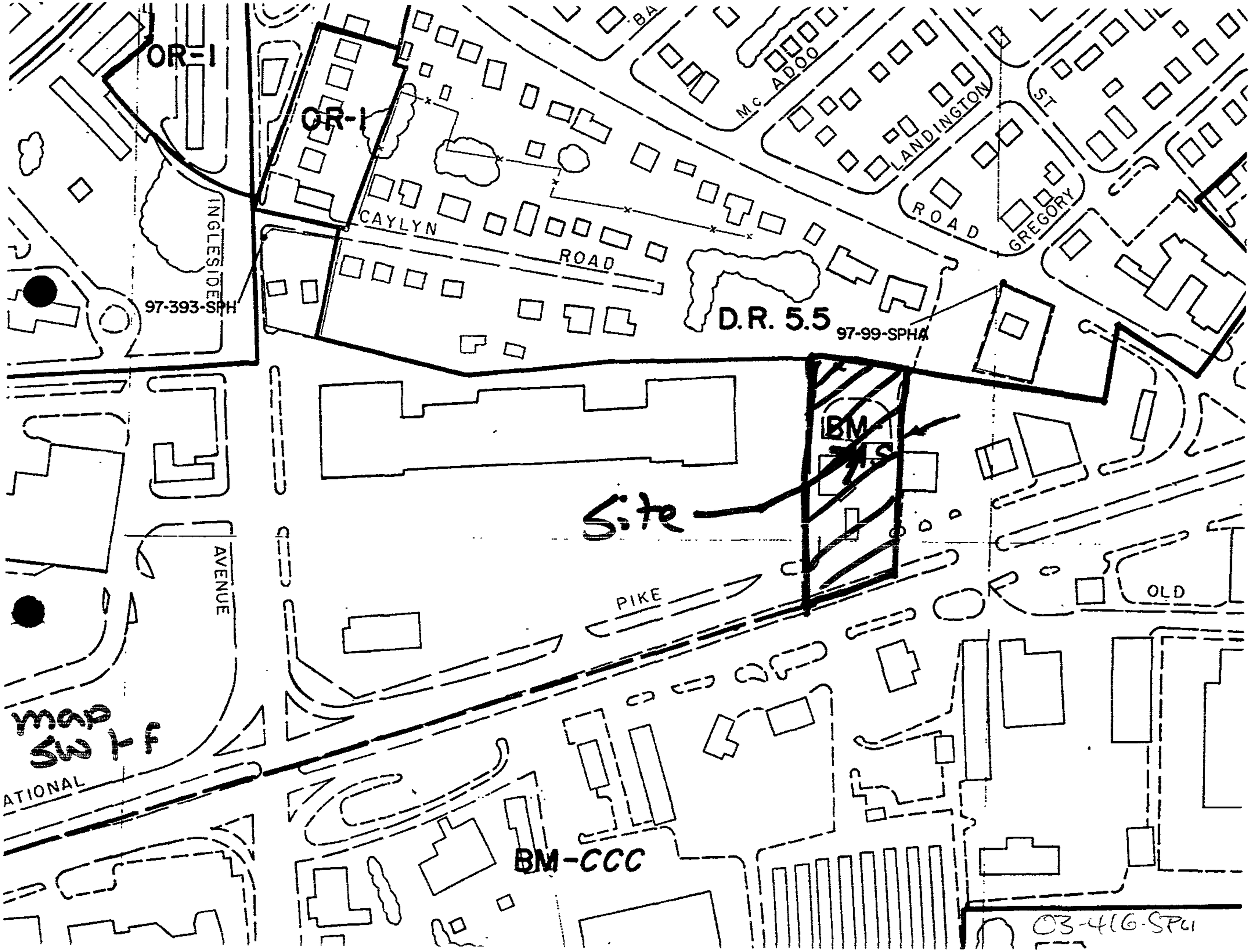
cc: Mike Nortrup

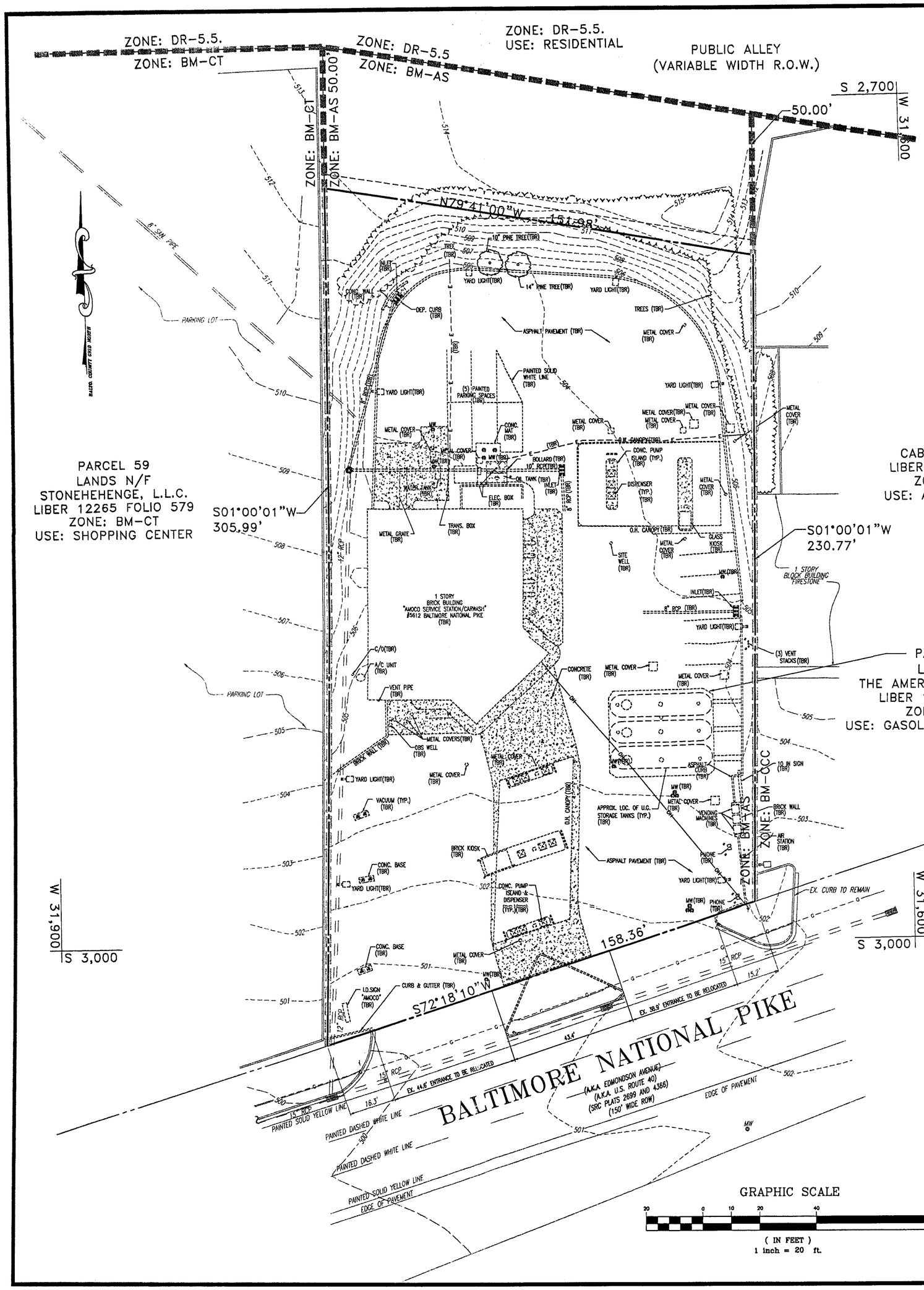
PLEASE PRINT CLEARLY

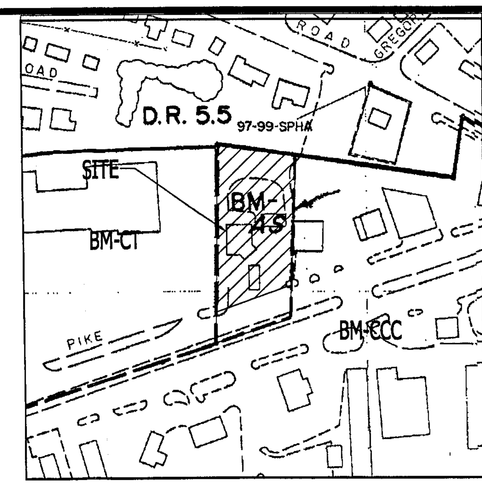
CASE NAME 5612 Baltimore Nat'l Pike
CASE NUMBER 03-416-SPH
DATE 5/19/03

PETITIONER'S SIGN-IN SHEET

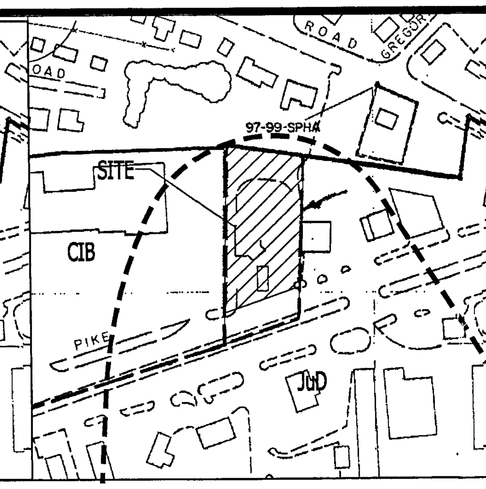
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
GREGORY H. REED	810 GLENEAGLES CT STE 300	TOWSON MD 21286	
Sebastian Cross	301 N. Charles St. Suite 909	Baltimore Md 21201	
JOHN R LOMBARDO	BP. 15 CHURCHVILLE RD SUITE 115	BEL AIR, MD 21014	


OR-1
OR-1
INGLESIDE
CAYLYN
ROAD
97-393-SPH
D.R. 5.5
97-99-SPHA
Mc ADOO
LANDINGTON
ROAD
GREGORY
ST
BM
Site
AVENUE
PIKE
OLD
map
SW 1-F
ATIONAL
BM-CCC
03-416-SPH

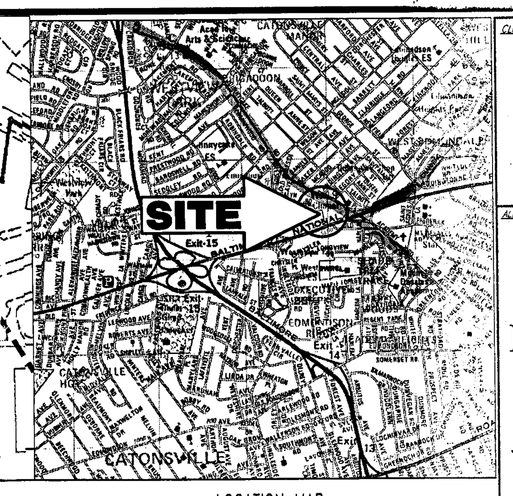




ZONING MAP
SCALE: 1"=200'



SOILS MAP
SCALE: 1"=200'



LOCATION MAP
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PERMIT USE NO. 20694276
SCALE: 1"=2000'

NOTES:

1. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
2. THIS PROPERTY IS KNOWN AS PARCEL 347, MAP 95, GRID 20 AS IDENTIFIED ON THE TAX MAPS OF BALTIMORE COUNTY, CATONSVILLE, STATE OF MARYLAND.
3. SITE AREA = 40,256 S.F. OR 0.926 AC.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON BALTIMORE COUNTY VERTICAL DATUM, REFERENCE BALTIMORE COUNTY BUREAU OF ENGINEERING BENCHMARK NO. 16631, ELEV. = 491.179.
5. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. MAP #2.
6. EXISTING ITEMS TO BE REMOVED ARE DEPICTED W/BOLD AND DASHED LINETYPES.

REFERENCES:

1. MAP #95 OF THE OFFICIAL TAX MAPS OF BALTIMORE COUNTY, CATONSVILLE, STATE OF MARYLAND.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND (UNICORPORATED AREAS) PANEL 390 OF 575" PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: MARCH 2, 1981, COMMUNITY-PANEL NUMBER 240010 0390 B.
3. SANITARY SEWER MAPS PROVIDED BY BALTIMORE COUNTY, CATONSVILLE, STATE OF MARYLAND.
4. MAP ENTITLED "EXISTING SERVICE CENTER CAR WASH, BALTIMORE COUNTY, MARYLAND PREPARED BY AMERICAN OIL COMPANY, DATED JUNE 19, 1968, LAST REVISED APRIL 27, 1979, COMMUNITY NUMBER S007042
5. MAP ENTITLED "STATE ROADS COMMISSION OF MARYLAND, US 40 EDMONDSON AVENUE EXTENDED", PREPARED BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION ISSUED DATE JULY 20, 1936, LAST REVISED OCTOBER 17, 1939, PLAT NO. 2669, CONTRACT NO. B-336-1-426
6. MAP ENTITLED "STATE ROADS COMMISSION OF MARYLAND, EDMONDSON AVENUE EXTENDED, PREPARED BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION ISSUED DATE SEPTEMBER 4, 1940, LAST REVISED APRIL 9, 1941, PLAT NO. 4366 CONTRACT NO. B-336-1-426
7. MAP ENTITLED "STATE ROADS COMMISSION OF MARYLAND, EDMONDSON AVENUE EXTENDED", PREPARED BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION ISSUED DATE SEPTEMBER 18, 1940, LAST REVISED DECEMBER 2, 1940, PLAT NO. 4388, CONTRACT NO. B-336-1-426
8. MAP ENTITLED "RIGHT OF WAY PROJECT: EDMONDSON AVENUE EXTENDED-CITY LINE TO ROLLING ROAD" PREPARED BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION, ISSUED DATE DECEMBER 12, 1974, PLAT NO. 44733 RIGHT OF WAY PROJECT NO. B-336-001-426, CONSTRUCTION PROJECT NO. B-336-001-426.

THESE PLANS ARE FOR SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION

LEGEND

	ON-SITE PROPERTY LINE / R.O.W. LINE
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
	EASEMENT LINE
	BUILDING/PARKING SETBACK LINE
	R.O.W. CENTERLINE
	SANITARY SEWER MAIN
	STORM SEWER
W	WATER LINE
G	GAS LINE
E	UG ELECTRIC LINE
T	UG TELEPHONE LINE
OH	OH WIRE
	EDGE OF PAVEMENT
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	BUILDING LINE
	DRAINAGE DIVIDE
600	INDEX CONTOUR LINE
602	INTERMEDIATE CONTOUR LINE
603.7 TC 603.3 OR 603.2	SPOT ELEVATION
	RIP RAP
	HEADWALL OR ENDWALL
	MANHOLE
	YARD INLET
	CURB INLET
J	STORM STRUCTURE NO. LABEL
	DECORATIVE AREA LIGHT
	AREA / YARD LIGHT
	HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
MW	MONITORING WELL
	UTILITY POLE
	SIGN
ABCDEFG	TYPICAL NOTE TEXT
N 27°54'32" E	TYPICAL METES & BOUNDS DESCRIPTION TEXT

MISS UTILITY

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PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

CLIENT:

bp

1 W. PENNSYLVANIA AVENUE, STE. 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:

BOHLER ENGINEERING, P.C.

• CIVIL & CONSULTING ENGINEERS •
• PROJECT MANAGERS •
• ENVIRONMENTAL & SITE PLANNERS •
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A.J. LAVENTH
STATE OF MARYLAND
No. 10726
No. 16314-E
No. 10734

E.L. STEINFELDT

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
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CONNECTICUT LICENSE No. 17588

NO.	DATE	DESCRIPTION
1	2/28/03	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION:

SPECIAL EXCEPTION PLAN
2900 SERIES HARMONY WITH
CAR WASH & 6 MPD
DOMINO CANOPY

SITE ADDRESS:

5612 BALTIMORE
NATIONAL PIKE
CATONSVILLE, MD 21228
BALTIMORE COUNTY

STORE # 12

SCALE:	1"=20'	ALLIANCE ZADM:	JL
DATE:	3/13/01	BP REPM:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07042SS0
CHECKED BY:	A.J.V.	JOB #:	MD007042

DRAWING TITLE:

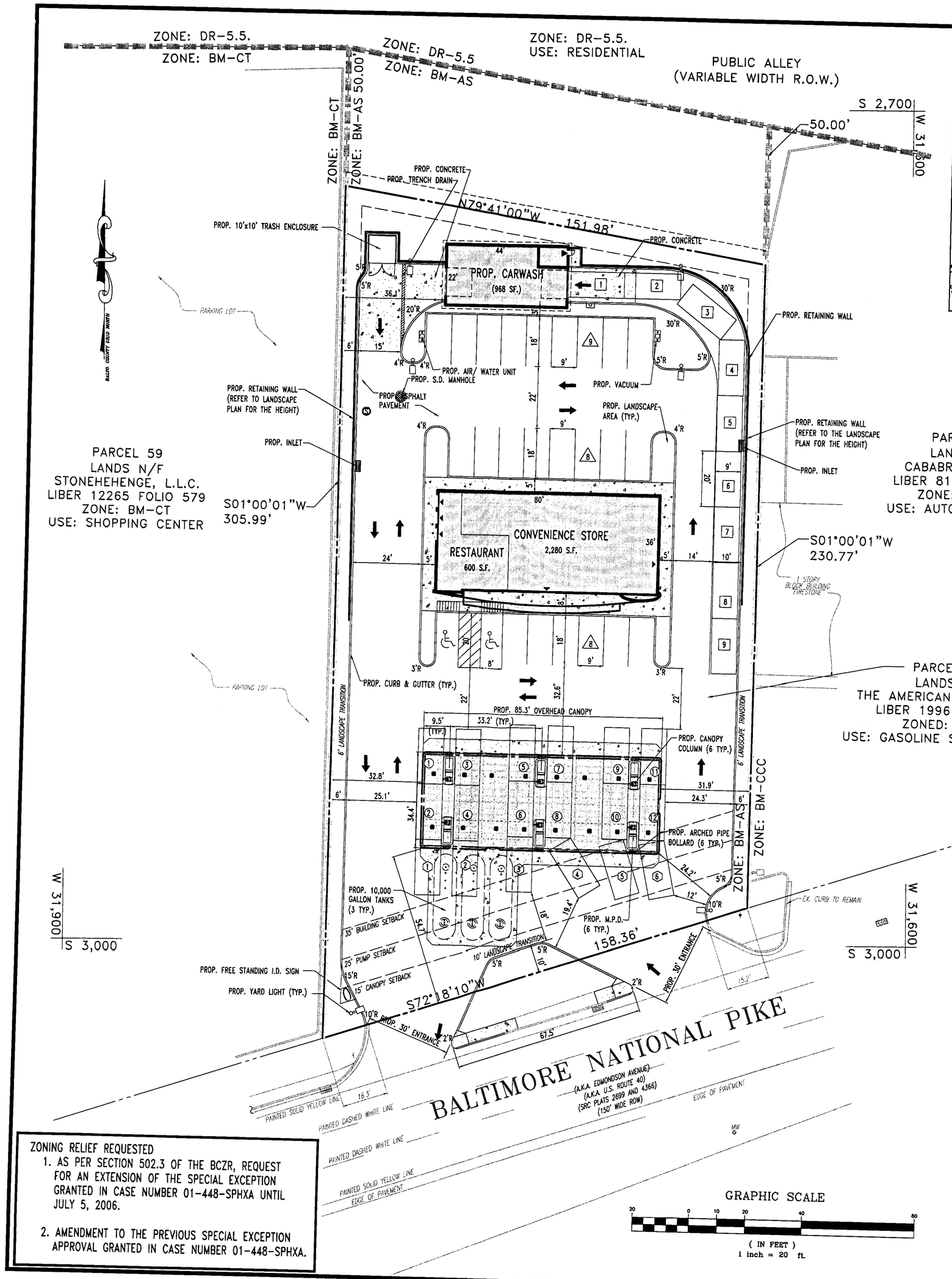
EXISTING CONDITIONS PLAN

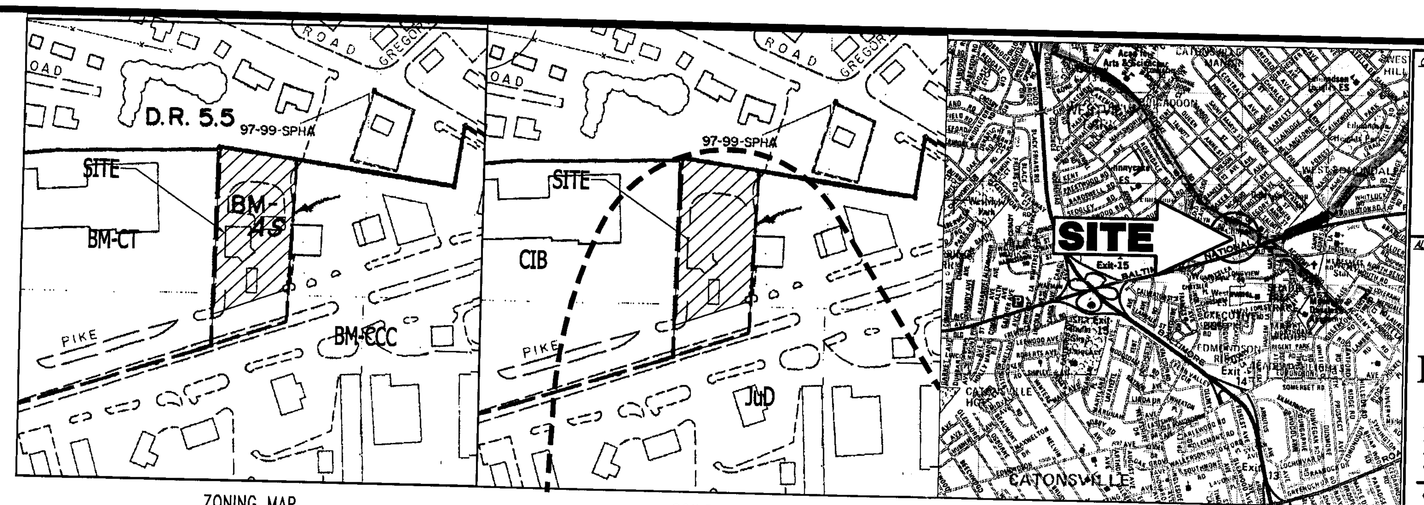
SHEET NO:

1

OF 5 REV. No.

03-416-SPH





ZONING MAP
SCALE: 1"=200'

SOILS MAP
SCALE: 1"=200'

LOCATION MAP
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PERMIT USE NO. 20694276
SCALE: 1"=2000'

PLAN PREPARED BY

BOHLER ENGINEERING, P.C.
809 GLENEAGLES COURT, SUITE 109
TOWSON, MARYLAND 21286
ATTN: BRUCE PITTS
PHONE: 410-821-7900

APPLICANT/DEVELOPER

BP CORPORATION
1 WEST PENNSYLVANIA AVENUE,
SUITE 95
TOWSON, MARYLAND 21286
ATTN: STEPHEN FALETTO
PHONE: 410-494-3724

LEGEND

- SIGN COMPONENT
- PARKING SPACES
- VARIANCE LABEL
- FLOW OF TRAFFIC (NOT STRIPING)
- MPD SERVICING
- MPD STACKING
- CAR WASH STACKING

ZONING NOTES

A. AREA REQUIREMENTS
1. SIX (6) DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF TWELVE (12) CARS AT ONE TIME.
SERVING SPACES REQUIRED = 12
SITE AREA REQUIRED = 12 x 1,500 SQ. FT. = 18,000 SQ. FT.

2. USE IN COMBINATION WITH
CONVENIENCE STORE: 2,280 SQ. FT. x 4 = 9,120 SQ. FT.
RESTAURANT: 600 SQ. FT. x 6 = 3,600 SQ. FT.

3. ANCILLARY USE: ATM MACHINE = 1,000 SQ. FT.

4. TOTAL SITE AREA
REQUIRED: 31,720 SQ. FT.
PROVIDED: 40,256 SQ. FT.

B. ACCESS POINTS
1. EXISTING:
A. ONE (1) 38.9' ENTRANCES OFF OF BALTIMORE NATIONAL PIKE
B. ONE (1) 44.6' ENTRANCE ONTO BALTIMORE NATIONAL PIKE
2. PROPOSED:
EXISTING ENTRANCES ARE TO REMAIN

C. PARKING:
1. REQUIRED:
ONE SPACE PER EMPLOYEE ON LARGEST SHIFT: 2 EMPLOYEES x 1 = 2 SPACES
ONE SPACE PER AIR UNIT = 1 AIR UNIT x 1 = 1 SPACE
FIVE SPACES PER 1,000 SQ. FT. OF CONVENIENCE STORE GROSS FLOOR AREA:
2,280 SQ. FT. x 5/1,000 SQ. FT. = 11.4 SPACES
SIXTEEN SPACES PER 1,000 SQ. FT. OF RESTAURANT FLOOR AREA
600 SQ. FT. x 16/1,000 = 9.6 SPACES
ONE SPACE PER ATM MACHINE: 1 SPACE
ONE SPACE PER VACUUM = 1 SPACE
FOUR SPACES PER ROLLOVER CAR WASH BAY = 4 SPACES
TOTAL PARKING REQUIRED: 30 SPACES

2. PROVIDED:
25 SPACES (INCLUDING 2 HANDICAPPED SPACES)

D. SITE ADDRESS
BP CORPORATION
5612 BALTIMORE NATIONAL PIKE
CATONSVILLE, MARYLAND 21228

E. REQUIRED SETBACKS
1. BUILDING:
A. TO RIGHT OF WAY = 35'
B. TO PROPERTY LINE = 0'
2. CANOPY:
A. TO RIGHT OF WAY = 15'
B. TO PROPERTY LINE = 0'
3. PUMP ISLAND:
A. TO RIGHT OF WAY = 25'
B. TO PROPERTY LINE = 0'
4. SIGN:
A. TO RIGHT OF WAY = 10'
B. TO PROPERTY LINE = 0'
5. LANDSCAPE TRANSITION AREA:
A. TO RIGHT OF WAY = 10'
B. TO PROPERTY LINE = 6'

F. ZONING HISTORY:
1. CASE 69-128-XA ZONING COMMISSIONER GRANTED:
- A SPECIAL EXCEPTION FOR A CAR WASH
- A VARIANCE FROM § 238.2 TO ALLOW A SIDE YARD SETBACK OF 10' FOR THE CAR WASH BUILDING IN LIEU OF THE REQUIRED 30' ON THE WEST SIDE OF SITE
- A VARIANCE FROM § 238.2 TO ALLOW A SIDE YARD SETBACK OF 12' FOR A CANOPY IN LIEU OF THE REQUIRED 30' ON THE EAST SIDE
- A VARIANCE FROM § 413.5D TO ALLOW A SIGN HEIGHT OF 35' IN LIEU OF THE REQUIRED 25'

2. - CASE NO. 01-448-SPHXA - GRANTING A SPECIAL EXCAPTION TO PERMIT A FUEL SERVICE STATION USE IN COMBINATION WITH CONVENIENCE STORE/RESTAURANT AND ANCILLARY USE ATM; GRANTING SPECIAL HEARING RELIEF TO AMEND PREVIOUSLY APPROVED SITE PLAN IN CASE NUMBER 69-128-XA; AND APPROVAL OF A VARIANCE REQUEST TO PERMIT 25 PARKING SPACES IN LIEU OF THE REQUIRED 30 PARKING SPACES.

SITE INFORMATION

THIS PLAN REFERENCES A SURVEY BY:

CONTROL POINT ASSOCIATES, INC.
1120 WELSH ROAD, SUITE 110
NORTHWALES, PA 19454
(215) 412-9005 FAX: (215) 412-0861

1. ZONE: BM-AS (BUSINESS MAJOR: AUTOMOTIVE SERVICES)
2. NET SITE AREA: 40,256 SQ. FT. OR 0.925 AC.
3. EXISTING FLOOR AREA: 3,950 SQ. FT.
4. PROPOSED FLOOR AREA CONVENIENCE STORE/RESTAURANT 2,880 SQ. FT.
CAR WASH: 968 SQ. FT.
5. EXISTING FLOOR AREA RATIO: 0.098
6. PROPOSED FLOOR AREA RATIO: 0.072
7. DEED REFERENCE: LIBER 1996, FOLIO 488
8. OWNER: THE AMERICAN OIL COMPANY
9. TAX ACCOUNT NUMBER: 0101500040
10. ELECTION DISTRICT: 1
11. COUNCILMANIC DISTRICT: 1
12. WATERSHED: CATONSVILLE 4TH ZONE
13. SUBSEWERSHED: 68
14. EXISTING USE: 2,500 S.F. SERVICE BAY FACILITY WITH 4 SETS OF 3 HOSE DISPENSERS, PARKING AREAS AND A PULL THRU CAR WASH.
15. PROPOSED USE: FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE/RESTAURANT AND "ROLLOVER" CAR WASH AND AN ACCESSORY ATM MACHINE.
16. CENSUS TRACT: 401301
17. IMPERVIOUS AREA: 34,610 SF. OR .79 AC.
18. LANDSCAPE AREA: 5,646 SF. OR .13 AC.
19. SITE IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN PER F.E.M.A.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
21. COMPRESSED AIR, WATER AND RESTROOM FACILITIES WILL BE AVAILABLE FOR CUSTOMER USE.
22. ROLLOVER CAR WASH:
THE MANUFACTURES RATED PRODUCTION IS APPROXIMATELY THREE MINUTES PER CAR.

ZONING RELIEF REQUESTED

1. AS PER SECTION 502.3 OF THE BCZR, REQUEST FOR AN EXTENSION OF THE SPECIAL EXCEPTION GRANTED IN CASE NUMBER 01-448-SPHXA UNTIL JULY 5, 2006.

2. AMENDMENT TO THE PREVIOUS SPECIAL EXCEPTION APPROVAL GRANTED IN CASE NUMBER 01-448-SPHXA.

~~ZONING RELIEF REQUESTED~~

1. ~~SPECIAL EXCEPTION FOR A FUEL SERVICE STATION WITH USE IN COMBINATION CONVENIENCE STORE/RESTAURANT AND ROLLOVER CAR WASH AND ANCILLARY USE AUTOMATIC TELLER MACHINE.~~
2. ~~SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED SPECIAL EXCEPTION IN CASE NO. 69-128-XA.~~
3. ~~VARIANCE:~~
~~A. BCZR SECTION 405.4A.3.d TO PERMIT 25 PARKING SPACES IN LIEU OF THE REQUIRED 30 SPACES.~~

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• 810 GLENEAGLES COURT •
• TOWSON, MARYLAND, 21286 •
• (410) 821-7900 FAX: (410) 821-7967 •

A. J. VAN GOLDSMITH
PROFESSIONAL ENGINEER
LICENSE NO. 25-30342-E
DISTRICT OF COLUMBIA LICENSE NO. 10726
PENNSYLVANIA LICENSE NO. 044314-E
DELAWARE LICENSE NO. 10734

E.L. STEINFELDT
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VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 5704
CONNECTICUT LICENSE No. 17588

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DOMINO CANOPY

SITE ADDRESS:
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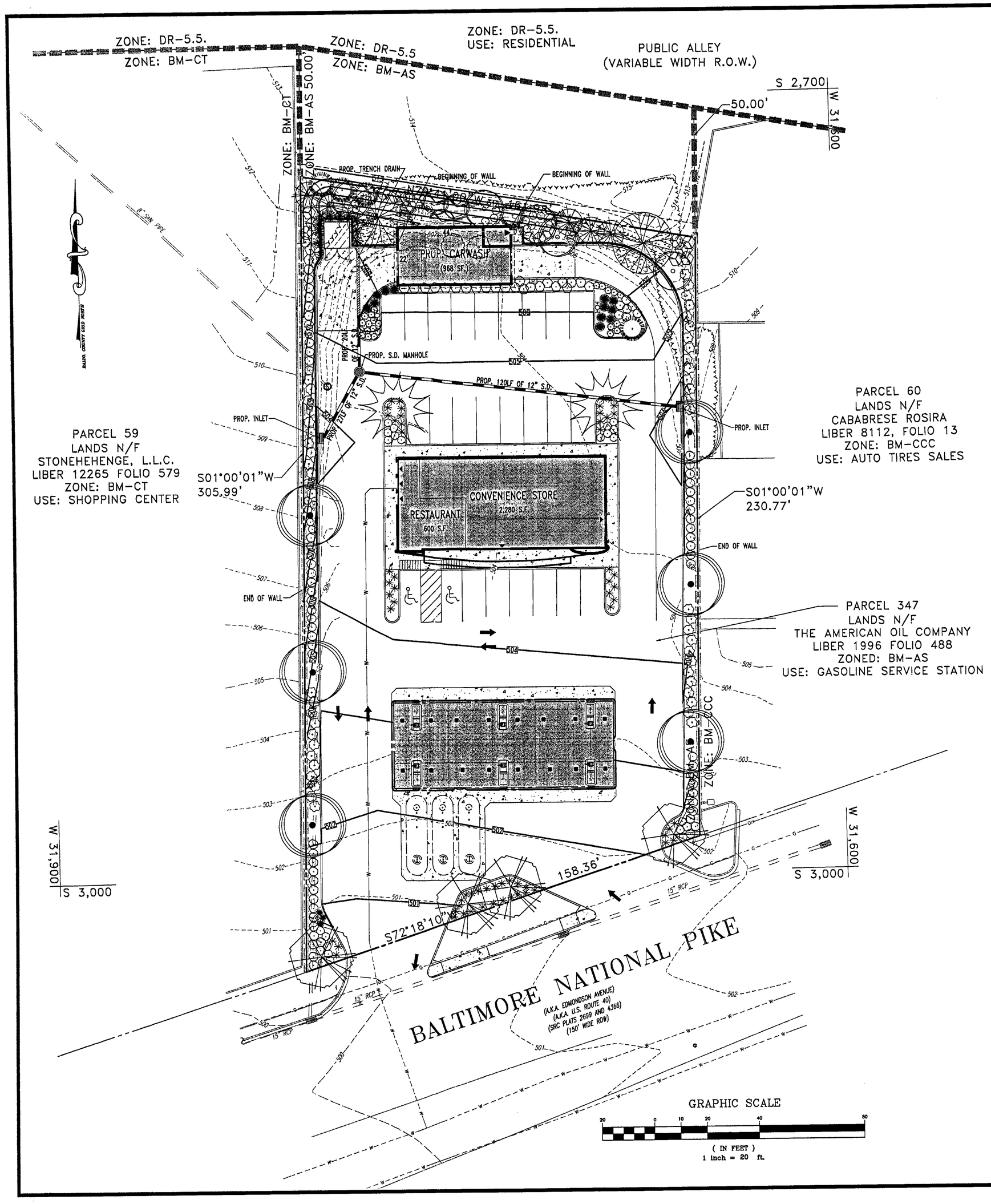
NATIONAL PIKE
CATONSVILLE, MD 21228
BALTIMORE COUNTY
STORE # 12

SCALE:	1"=20'	ALLIANCE ZAOM:	JL
DATE:	3/13/01	BP REPM:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07042SS0
CHECKED BY:	A.J.V.	JOB #:	MD007042

DRAWING TITLE:
SITE PLAN

SHEET NO:
2
OF 5
REV. No.



LANDSCAPE PLANTINGS

SYMBOL	QUANTITY	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS
AR	2	ACER RUBRUM/ RED MAPLE	2 1/2-3" CAL	B&B
FPS	6	FRAXINUS PENSYLANICA 'SUMMIT'/ SUMMIT GREEN ASH	2 1/2-3" CAL	B&B
GTIS	4	GLEDITSIA TRIACANTHOS VAR. INTERMIS 'SHADEMASTER/ SHADEMASTER HONEY LOCUST	2 1/2-3" CAL	B&B
LSR	2	LIQUIDAMBARSTYRACIFLUA 'ROTUNDILOBA'/ SEEDLESS SWEETGUM	2 1/2-3" CAL	B&B
AC	2	AMELANCHIER CANADENSIS/ MUTI STEM SHADBLOW SERVICEBERRY	8-10'	B&B
PIAB	6	PICEA ABIES/ NORWAY SPRUCE	6-7'	B&B
PS	8	PINUS STROBUS/ EASTERN WHITE PINE	6-7'	B&B
ICC	73	ILEX CRENATA/ 'COMPACTA'	24-30"	#3 CAN
JSP	13	JUNIPURAS SQUAMATA 'PARSONII'/ PARSON JUNIPER	15-18" SPRD.	#3 CAN
TMD	12	TAXUS X MEDIA 'DENSIFORMIS'/ DENSIFORMIS YEW	24-30"	B+B
TOE	10	THUJA OCCINTALIS 'EMERALD'/EMERALD GREEN ARBORITAE	5-6'	B+B
EAC	30	EUONYMUS ALATUS 'COMPACTUS'/ DWARF WINGED EUONYMUS	30-36"	B+B
FXI	16	FORSYTHIA X INTERMEDIA 'SPECTABILIS'/ SHOWY BORDER FORSYTHIA	3-4'	B+B
SBG	21	SPIREA X BUMALDA 'GOLDFLAME'/ GOLD FLAME SPIREA	15-18"	#3 CAN
SXV	50	SPIREA X VANHOUTTEI/ VANHOUTTE SPIREA	30-36"	#5 CAN
VR	19	VIBURNUM X RHYTIDOPHYLLUM/ LEATHERLEAF VIBURNUM	3-4'	B+B
CSR	23	CONTONEASTER SALICIFOLIUS 'REPEN'/ WILLOWLEAF CONTONEASTER	15-18" SPRD.	#2 CAN
JS	49	JUNIPERUS CHINENSIS VAR. SARGENTI/ SARGENT JUNIPER	15-18" SPRD.	#3 CAN
PA	3	PENNISETUM ALOPECUROIDES/ DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

PLANTING UNIT

(1) 2 1/2-3" MAJOR DECIDUOUS TREE
(2) 1-1 1/2" MINOR DECIDUOUS TREES
(2) EVERGREEN TREES 6' TALL
(5) SHRUBS 18-30"
(500) SQUARE FEET OF GROUNDCOVER

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• (410) 821-7900 FAX: (410) 821-7987 •

STATE OF MARYLAND
ANTHONY J. VERTH
No. 10726
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40538
PENNSYLVANIA LICENSE No. 73542
DISTRICT OF COLUMBIA LICENSE No. 10726
PENNSYLVANIA INTERIOR LICENSE 048314-E
DELAWARE LICENSE No. 10734

E.L. STEINFELDT
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DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO:
3
OF 5
REV. No.

COMPLIANCE CHART

III: REQUIREMENTS FOR PROJECT CONDITIONS

REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
A.3. 1 PLANTING UNIT (PU) PER 40' OF ADJACENT ROADWAY.	TOTAL LENGTH ALONG BALTIMORE NATIONAL PIKE: 98.36 L.F. REQUIRED: 3 PU PROPOSED: 3 GTIS (3 PU)	COMPLIES
B.1.A&B. ADJACENT TO PUBLIC R.O.W, SCREENING SHALL COMPLY WITH THE "CLASS B" REQUIREMENTS: MINIMUM HEIGHT OF SHRUBS AT INSTALLATION SHALL BE 18". SHRUBS MUST PROVIDE A MINIMUM 3' HIGH YEAR-ROUND SCREEN AT MATURITY. ONE PU PER 15 L.F. OF THE AREA TO BE SCREENED.	TOTAL LENGTH ALONG BALTIMORE NATIONAL PIKE: 98.36 L.F. REQUIRED: 7 PU PROPOSED: 30 JSP + 1 GTIS (7 PU)	COMPLIES
B.2.A. RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING. PLANT AT 1 PU PER 12 PARKING SPACES.	TOTAL PARKING LOT AREA: 9,900.04 SQ. FT. REQUIRED 7%: 693 SQ. FT. PROPOSED: 866.03 SQ. FT. TOTAL PARKING SPACES: 25 REQUIRED: 2 PU PROPOSED: 2 AR (2 PU)	COMPLIES
H. A CLASS "A" SCREEN IS REQUIRED FOR DUMPSTERS. THE FUNCTION OF "CLASS A" IS TO PROVIDE A VISUAL SCREEN WHICH WILL GIVE THE NEEDED LEVEL OF HEIGHT, DENSITY, AND OPACITY DEPENDING ON SITE CONDITION. 1 PU PER 15 L.F. OF THE AREA TO BE SCREENED.	LENGTH OF TRASH ENCLOSURE TO BE SCREENED: 30 L.F. REQUIRED: 2 PU PROPOSED: 10 TOE (2 PU)	COMPLIES
J.1.: SLOPES 2:1 OR GREATER, EXCEEDING 5' IN HEIGHT FROM TOE TO TOP OF SLOPE SHALL GENERATE THE FOLLOWING: 1 PU PER 15 L.F. MEASURED AT THE TOE OF THE SLOPE. J.3. PLANTINGS SHALL INCLUDE A MIXTURE OF SHRUB MASSES, AND EVERGREEN AND DECIDUOUS TREES.	PROPOSED SLOPE: (2:1) 8' TALL TOTAL LENGTH ALONG TOE OF SLOPE: 150 L.F. REQUIRED: 10 PU PROPOSED: 1 LSR, 3 AC, 1 PIAB, 6 PS, 20 VR (10 PU)	COMPLIES
K.1&2.: EXCEPT FOR THE REQUIRED ACCESS DRIVES, A PLANTING AREA IS REQUIRED ALONG THE ENTIRE PERIMETER OF AN AUTOMOTIVE USE. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10' IF THE FUEL SERVICE STATION OR CAR WASH ABUTS A PUBLIC R.O.W. LANDSCAPING ALONG THE PUBLIC R.O.W. SHALL COMPLY WITH "CLASS B" REQUIREMENTS. (SEE ABOVE)	TOTAL LENGTH ALONG PUBLIC R.O.W. 98.36 L.F. REQUIRED: 7 PU (3' HIGH AT MATURITY), 10' WIDE PROPOSED: NONE	WAIVER
K.3.: THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 6' IN ALL SIDE AND REAR YARDS ABUTTING COMMERCIALLY OR INDUSTRIALLY ZONED LAND, AND SHALL BE VEGETATED AT THE RATE OF 1 PU PER 10'.	TOTAL LENGTH OF PERIMETER: 788.74 L.F. REQUIRED: 53 PU (3' HIGH AT MATURITY), 6' WIDE PROPOSED: 6 FPS, 2 LSR, 5 AC, 6 PIAB, 8 PS, 73 ICC, 15 EAC, 16 FXI, 9 SBG, 50 SXV, 19 VR (53.9 PU)	COMPLIES

PLANTING SPECIFICATIONS:

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE NJDOT MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (1998) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 3%, pH RANGE BETWEEN 4.5 – 7.5, FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS".
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE "GRO-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES. CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (3–3–1) NITROGEN 3%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAY'S WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE FOUR INCHES (4") MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A FOUR INCH (4") COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLIMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      150 POUNDS "GRO-POWER"
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38–0–0 BLUE CHIP

   SOIL MODIFICATIONS:

   THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE, PEAT MOSS, OR MUNICIPAL PROCESSED SEWAGE SLUDGE. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. RECYCLED MATERIAL BY THE SUPPLIER. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.

   MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HOMY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

   MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

      1 PART PEATMOSS
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
         2 TABLETS PER 1 GAL. PLANT
         3 TABLETS PER 3 GAL. PLANT
         4 TABLETS PER 15 GAL. PLANT
         LARGER PLANTS (3) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
    B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
    A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENENCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
    A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

    MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

    MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID)
    COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL-DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH AND ZOC (NOV., 1990) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (3" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, RUBS WHICH RUN PARALLEL, ETC. ALL LEADERS OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5–10–5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE BALTIMORE COUNTY LANDSCAPE ARCHITECT. PLANTING ENGINEER AND INSPECTOR SHALL ALSO TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

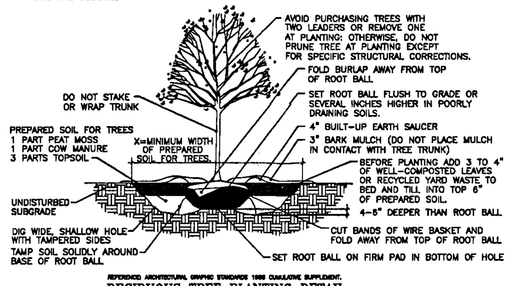
ZONE:	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15 9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERA	SALIX WEEPING VARIETIES
LAGERSTROEMIA STYRACIFLUA	TILIA VARIETIES
LIRIODENDRON TULIPIFERA	ULMUS VARIETIES
PLATANUS ACERIFOLIA	ZELKOWA VARIETIES

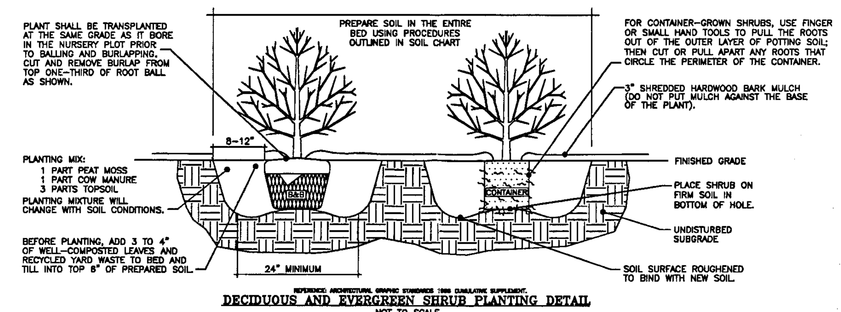
ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. ANY PLANTINGS INSTALLED PRIOR TO PLANTING DATES TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTINGS ASSOCIATED WITH ANY LOT SHALL A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOUROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS

POST-CONSTRUCTION SOIL CONDITION	MIN./ WIDTH PREPARED SOIL FOR TREES (X)	TYPE OF PREPARATION
GOOD SOIL (NOT PREVIOUSLY GRADED OR COMPACTED, TOPSOIL LAYER INTACT)	6 FT. OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN DETAILS ABOVE.
COMPACTED SOIL (NOT PREVIOUSLY GRADED, TOPSOIL LAYER DISTURBED BUT NOT ELIMINATED)	15 FT.	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN DETAILS ABOVE; ADD COMPOSTED ORGANIC CONTENT UP TO 5% DRY WEIGHT.
GRADED SUBSOILS AND CLEAN FILLS WITH CLAY CONTENT BETWEEN 5 & 35%	20 FT.	MINIMUM TREATMENT: LOOSEN EXISTING SOIL TO WIDTHS AND DEPTHS SHOWN, ADD COMPOSTED ORGANIC MATTER TO BRING ORGANIC CONTENT UP TO 5% DRY WEIGHT. OPTIMUM TREATMENT : REMOVE TOP 8–10 IN. OR THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN, ADD 8–10 IN. OF LOAM TOPSOIL.
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FT.	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL

REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

MISS UTILITY

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CALL BEFORE YOU DIG

BEFORE YOU DIG CALL
1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREUNDER APPLICABLE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

CLIENT:

bp

1 W. PENNSYLVANIA AVENUE, STE. 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:

BOHLER ENGINEERING, P.C.

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◆ (410) 821-7900 FAX: (410) 821-7987 ◆

A.J. ALBRECHTH
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
No. 10726
PENNSYLVANIA LICENSE No. 44314-E
DELAWARE LICENSE No. 10734

E.L. STEINFELDT

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 5714
CONNECTICUT LICENSE No. 17568

NO.	DATE	DESCRIPTION
1.	2/28/03	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION:

SPECIAL EXCEPTION PLAN
2900 SERIES HARMONY WITH
CAR WASH & 6 MPD
DOMINO CANOPY

SITE ADDRESS:

5612 BALTIMORE
NATIONAL PIKE
CATONSVILLE, MD 21228
BALTIMORE COUNTY

STORE # 12

SCALE:	N.T.S.	ALLIANCE ZAKON:	JL
DATE:	2/13/01	BP REPN:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07042LD0
CHECKED BY:	A.J.V.	JOB #:	MD007042

DRAWING TITLE:

LANDSCAPE DETAILS

SHEET NO:

4

OF 5

REV. No. 1

SIGNAGE CALCULATIONS

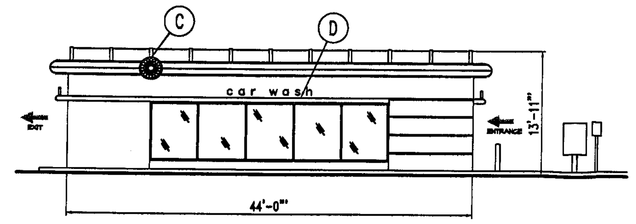
I. FREESTANDING ENTERPRISE SIGNAGE:
- A. PERMITTED: 75 SQ. FT. (PURSUANT TO BCZR 450 ET SEQ.)
- B. PROPOSED:
  - ONE FREESTANDING SIGN:

BP EMBLEM:	48.42 SQ. FT.
BP CONNECT:	10.53 SQ. FT.
AMOCO FUELS:	10.53 SQ. FT.
PRICE:	N/A
TOTAL	69.48 SQ. FT.

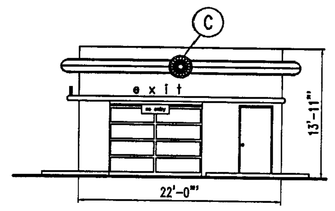
II. SERVICE STATION/CANOPY ENTERPRISE SIGNAGE:
- A. CANOPY
  - PERMITTED: SIX (6) SIGNS @ 25 SQ. FT. EACH (PURSUANT TO BCZR 450 ET SEQ.)
  - PROPOSED: FOUR 7.07 SQ. FT. CANOPY FASCIA SIGNS

III. WALL MOUNTED ENTERPRISE SIGNAGE:
- A. FRONT
  - PERMITTED: 2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE (PURSUANT TO BCZR 450 ET SEQ.)
    2 SQ. FT.x(80LF. + 44LF) = 248 SQ. FT.
  - PROPOSED:

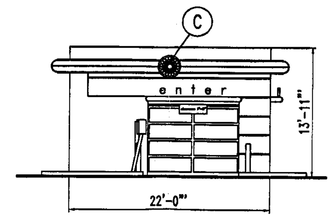
BUILDING SIGN (B)	= 15.71 SQ. FT.
CAR WASH EMBLEM (C) @(3 TOTAL)	= 18.75 SQ. FT.
CAR WASH SIGN (D)	= 13.50 SQ. FT.
TOTAL =	47.96 SQ. FT.



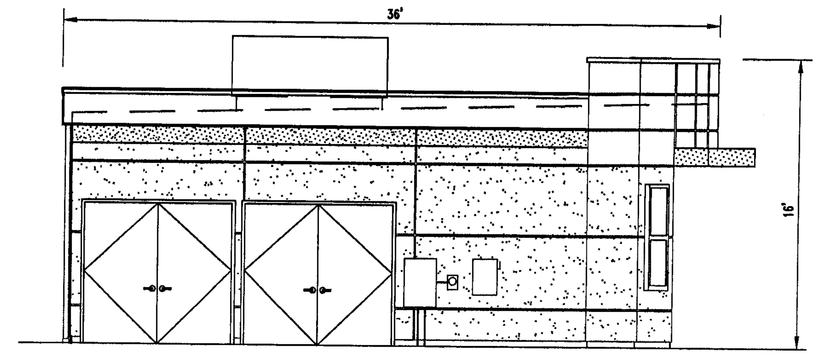
FRONT CAR WASH ELEVATION
NOT TO SCALE



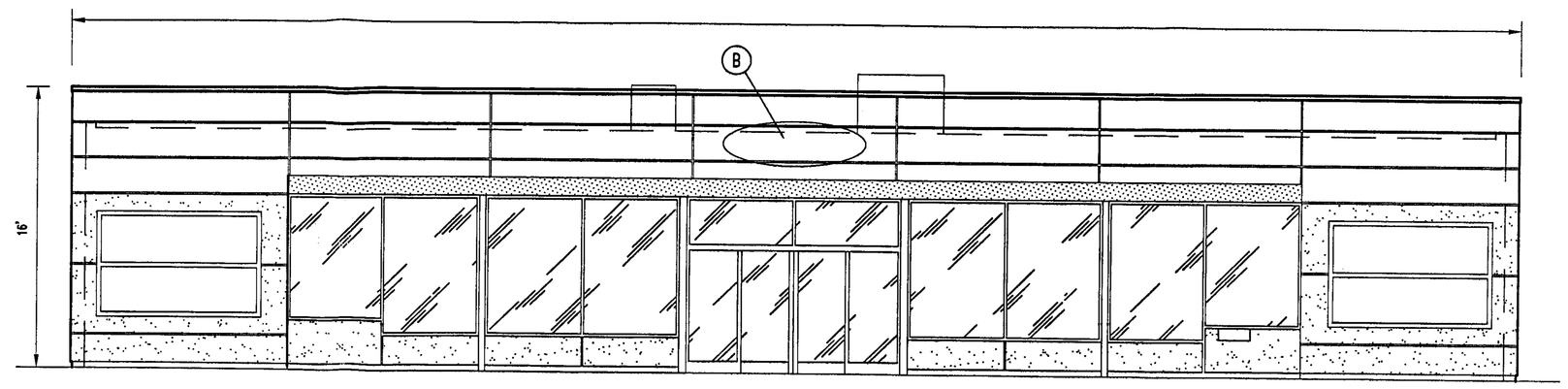
LEFT SIDE CAR WASH ELEVATION
NOT TO SCALE



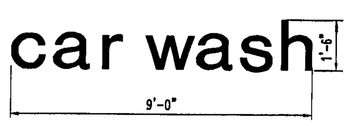
RIGHT SIDE CAR WASH ELEVATION
NOT TO SCALE



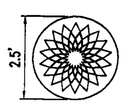
LEFT SIDE BUILDING ELEVATION
NOT TO SCALE



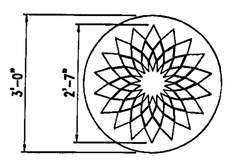
FRONT BUILDING ELEVATION
NOT TO SCALE



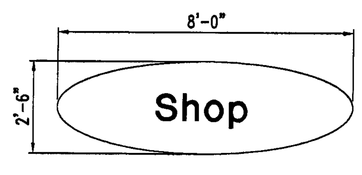
D CAR WASH SIGN 13.50 S.F.
SCALE: 1" = 2'



C CAR WASH EMBLEM 6.25 S.F.
SCALE: 1" = 2'

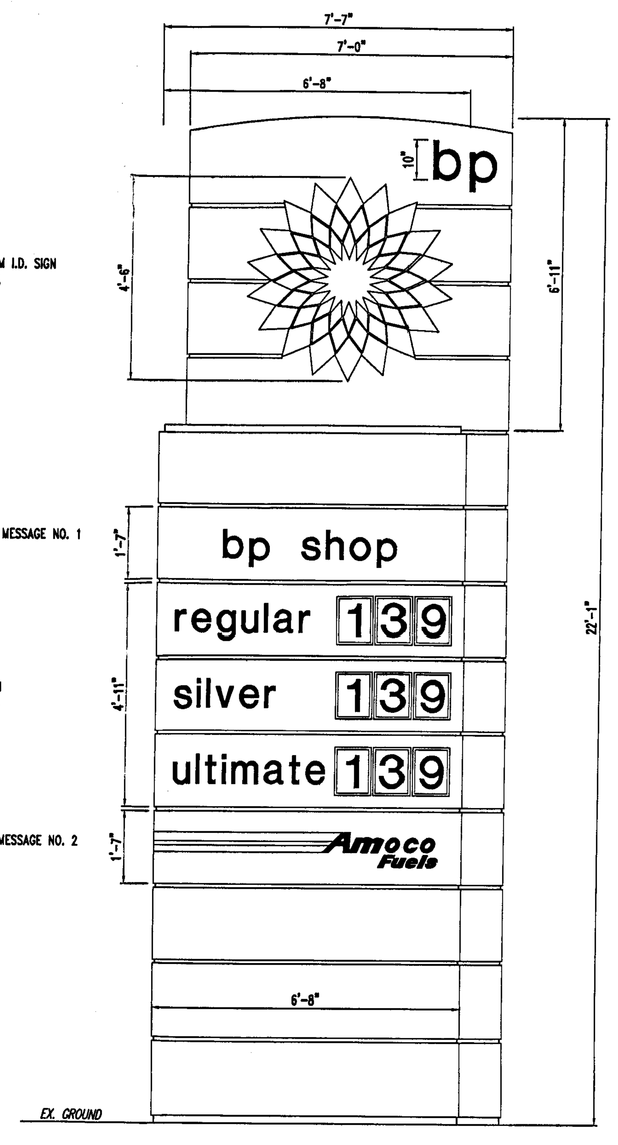


A CANOPY FASCIA SIGN 7.07 S.F.
SCALE: 1" = 2'

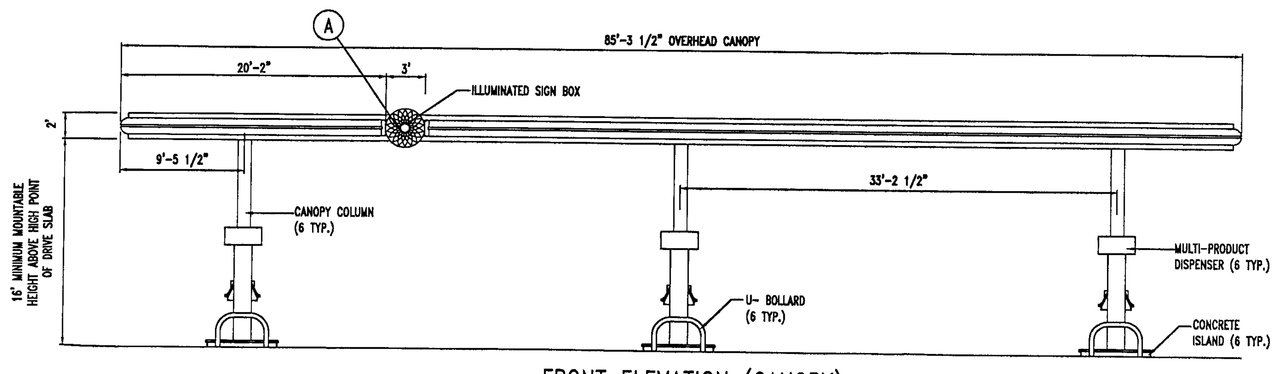


AREA = π x HALF LENGTH OF MAJOR AXIS x HALF LENGTH OF MAJOR AXIS
AREA = π x 4.0 x 1.25
AREA = 15.71 S.F.

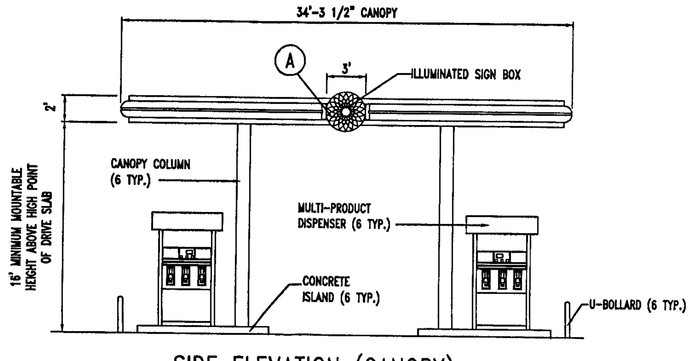
B PROPOSED BUILDING "SHOP" SIGN 15.71 S.F.
SCALE: 1" = 2'



PROPOSED I.D SIGN
SCALE: 1" = 2'



FRONT ELEVATION (CANOPY)
NOT TO SCALE



SIDE ELEVATION (CANOPY)
NOT TO SCALE

NOTABLE CHANGES TO PROPOSED ELEVATIONS

1. THE TOWER LOCATED ON THE RIGHT SIDE OF THE BUILDING HAS BEEN ELIMINATED.
2. THE EXTERIOR WILL BE E.F.I.S. IN LIEU OF AP (ALUMINUM PANELS).
3. THE SOLAR PANELS LOCATED ON TOP OF THE PROPOSED CANOPY HAVE BEEN ELIMINATED.
4. THE APOLLO DISPENSERS WHICH WRAPPED AROUND THE CANOPY COLUMNS HAVE BEEN REPLACED WITH STANDARD GASOLINE MULTI-PRODUCTS DISPENSERS.
5. THE "BP CONNECT" SIGN HAS BEEN REPLACED WITH A "SHOP" SIGN PANEL.
6. THE "WILD BEAN CAFE" SIGN PANEL HAS BEEN ELIMINATED.

CLIENT:
bp
1 W. PENNSYLVANIA AVENUE, STE. 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:
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• CIVIL & CONSULTING ENGINEERS •
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• MASSACHUSETTS • MARYLAND •
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PENNSYLVANIA LICENSE No. 048316-E
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CONNECTICUT LICENSE No. 17588

NO.	DATE	DESCRIPTION
1.	2/28/03	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION:
SPECIAL EXCEPTION PLAN
2880 SERIES HARMONY WITH
CAR WASH & 6 MPD
DOMINO CANOPY

SITE ADDRESS:
5612 BALTIMORE NATIONAL PIKE
CATONSVILLE, MD 21228
BALTIMORE COUNTY
STORE # 12

SCALE:	AS SHOWN	ALLIANCE ZADM:	JL
DATE:	3/13/01	BP REPM:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07042SE0
CHECKED BY:	A.J.V.	JOB #:	MD007042

DRAWING TITLE:
REVISED SIGNAGE AND ELEVATION PLAN

SHEET NO:
5
OF 5
REV. No. 1