



UP-2019-0313-SB
BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B 181908
A
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials _____

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 8731 Pulaski Highway, Rosedale, MD ZIP CODE 21237

BUSINESS NAME Wlands ZONING _____

OWNER'S NAME Bollinger LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 110 Vigil Cir, Havre De Grace, MD 21078

APPLICANT/OWNER'S AGENT Chris Densten PHONE NO. 610-494-1415

SIGN COMPANY NAME Aerial Signs & Announcers, Inc PHONE NO. 610-494-1415

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 15 107 830530

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☒ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 8.83 feet x 9.25 feet = 81.68 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 5, sides 65 and 190, and rear 460.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

- Replace (1) wall mounted sign with new 66.77 sq ft illuminated sign
- (2) Pylons, replace (2) existing sign boxes in each pylon
like-for-like, existing steel footings and electric to remain

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature _____

Date 3/19/19

Print/Type Name Chris Densten

☐ Require Planning Signature _____

Date 3-19-19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature C. A. H. Initials CF Date 3-19-19



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
3/22/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **1507830530**

Election District: **15**

Owner Name(s): BOLLINO LLC

PDM #: 15-0707

Address: 110 VIGIL CIR

Zoning District(s):

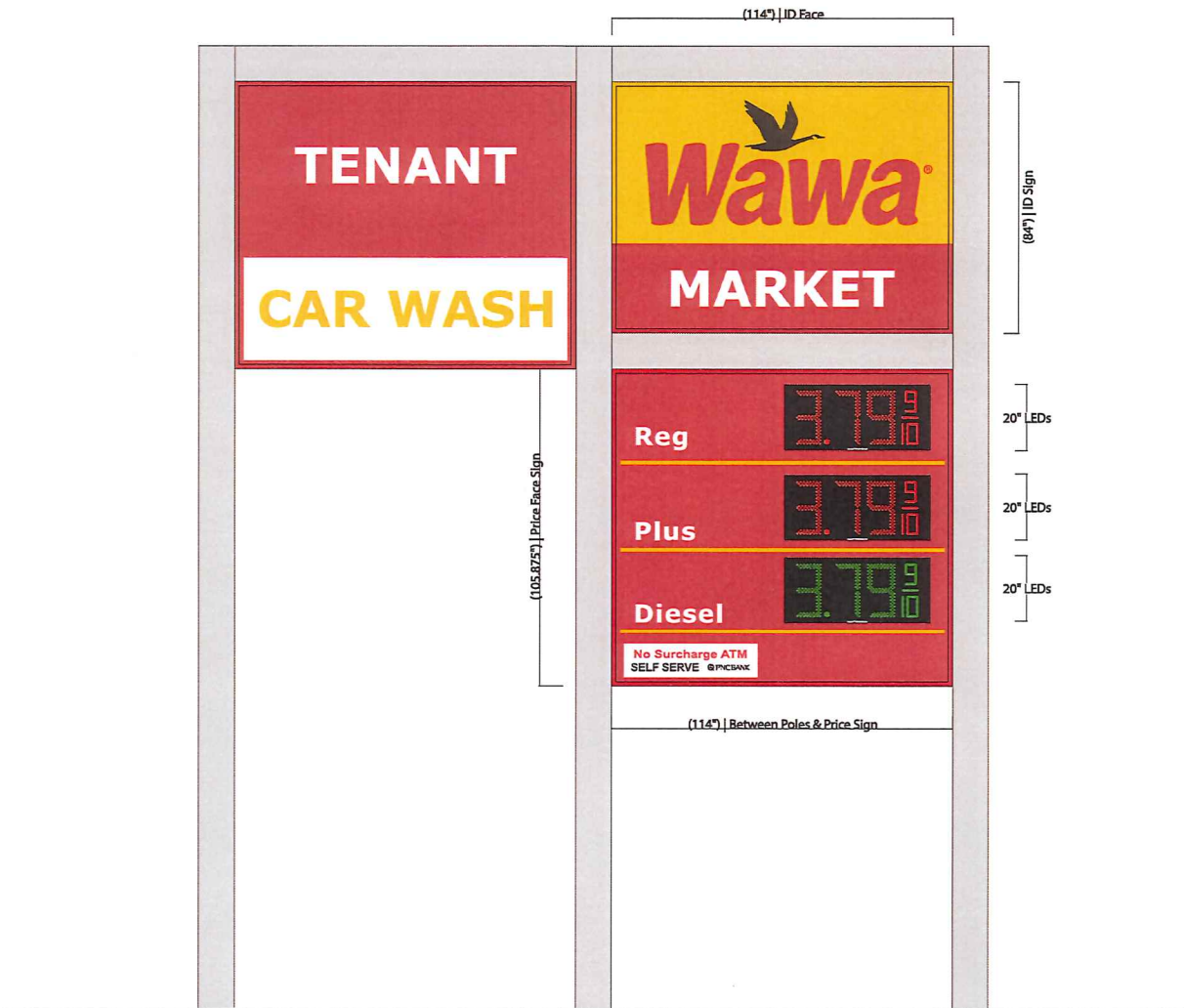
HAVRE DE GRACE, MD 21078

Elevation Range: 14ft - 42ft

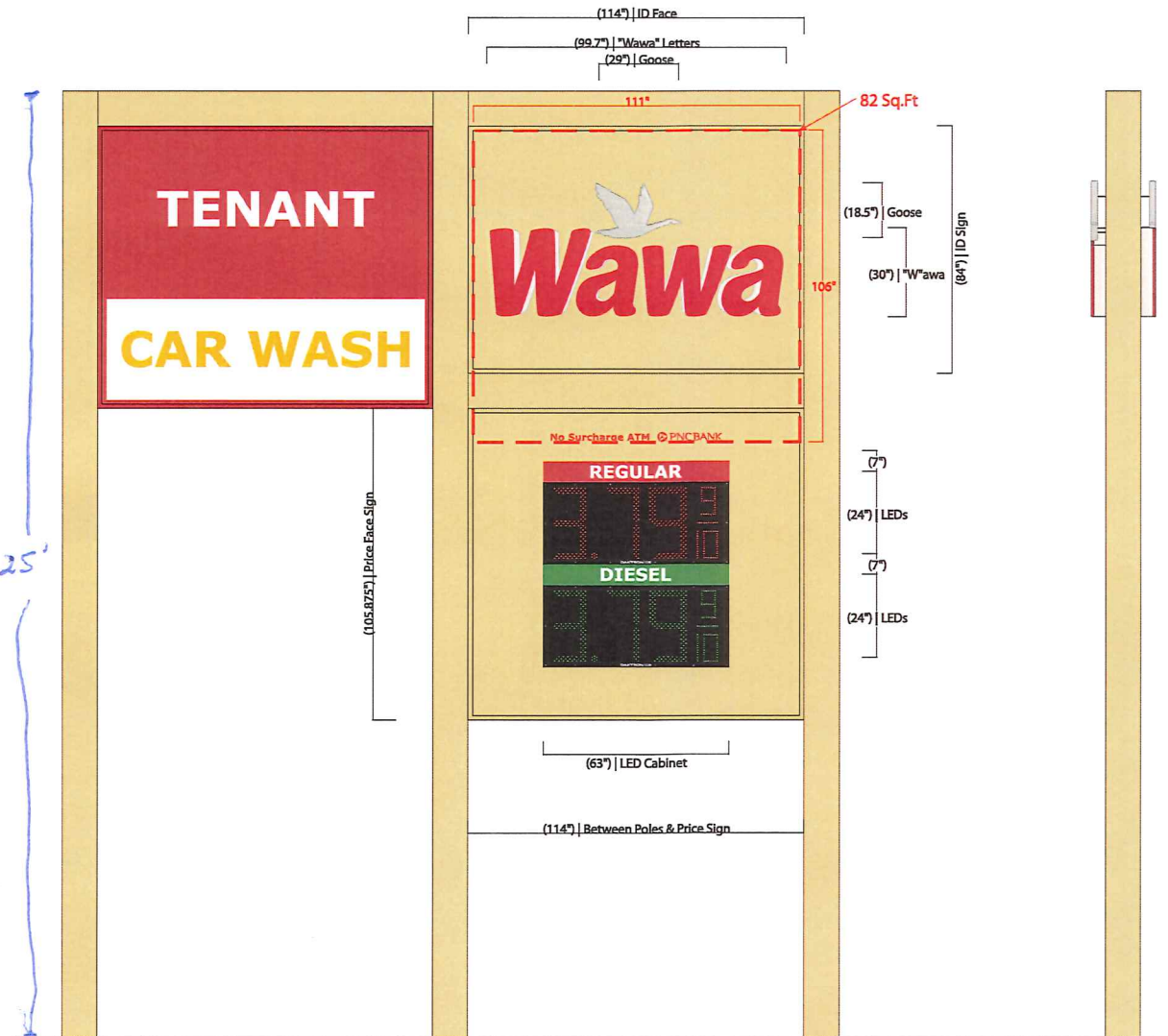
Premise Address: 8731 PULASKI HWY

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
DEPS-Dev. Coord. Jefferson Building 4th Floor Phone: 410-887-3733	100 Year Flood Zone	X		X		X	X	X			X			
	Possible Flood Hazard - Water Body Present	X		X		X	X	X			X			
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
	100 Year Flood Zone	X		X		X		X						
	Possible Flood Hazard - Water Body Present	X		X		X		X						
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
	100 Year Flood Zone	X	X	X		X	X			X	X		X	OK To File
	Possible Flood Hazard - Water Body Present	X	X	X		X	X	X		X	X		X	OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1939-0030; 1986-0368-SPH; R-1994-0340; 2001-0360-XA; 1953-2826-X	X		X	X	X	X			X	X	X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X			X			
	Possible Flood Hazard - Water Body Present	X	X	X	X		X	X			X			

Existing



Proposed



2333 Concord Road
Chester, PA 19013
Office: (610) 494-1415
Fax: (610) 494-2476
aerialsigns@verizon.net

This design/engineer drawing is to remain
exclusive property of AS&A, Inc. until accepted
& approved thru purchase with clients name on drawing.

DATE:

3/15/19

DESIGNER:

Dan Minnis

DRAWING NUMBER:

2

PROJECT NOTES:

- Quantity of: (2) Custom P100 Signs on Site to be
ReModeled. Both Signs Have the Same Dimensions.



SIGN TYPE REMODEL:

CUSTOM | P-100

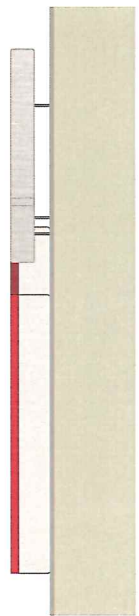
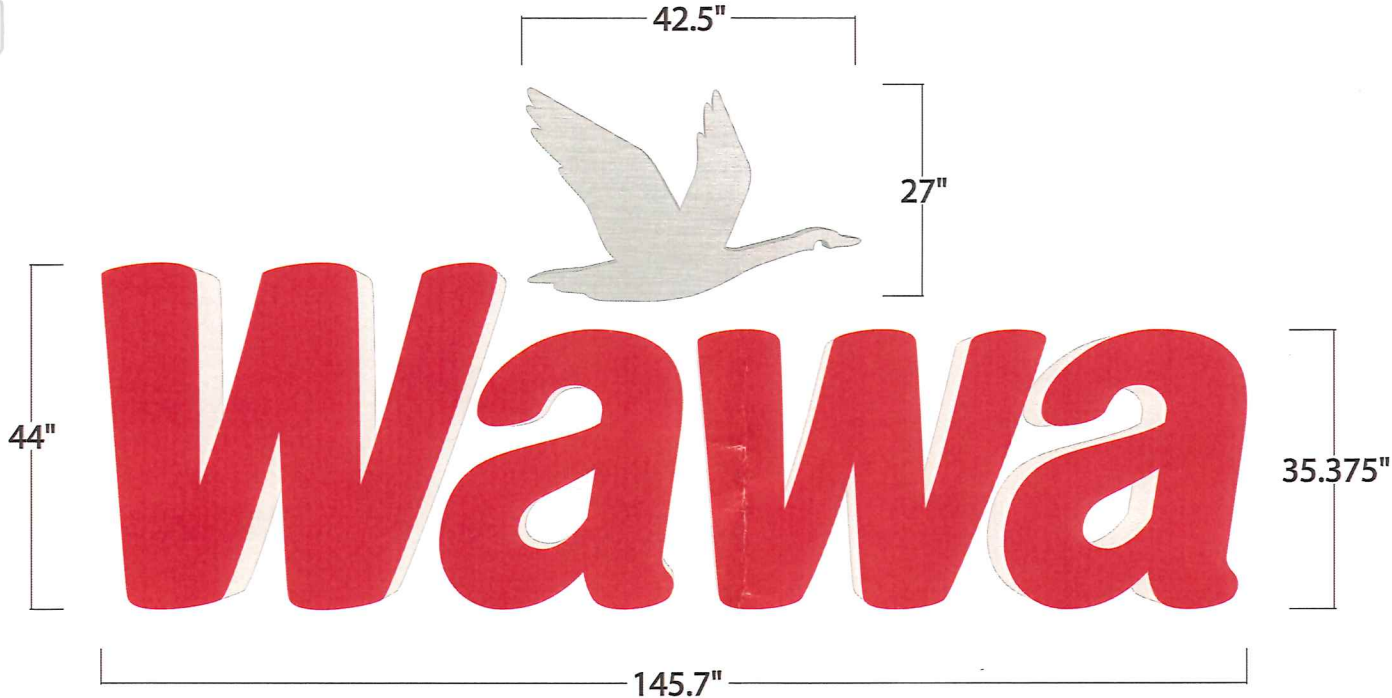
STORE ADDRESS:

8731 Pulaski Hwy,
Rosedale, MD 21237

WAWA STORE NUMBER:

#558

TOTAL Square Footage: 47.44



FABRICATION MATERIALS:

Wawa

- 3/16" (thick) "Red" Plexiglas (#2793) Letter Faces
- 1" (wide) "True Red" Trim Capping
- .040" (thick) White Aluminum Returns 5" (deep) or (Matte White Pre-Painted Aluminum)
- ^ Painted Matthew's Paint "Gray Tint" (#MP07273)

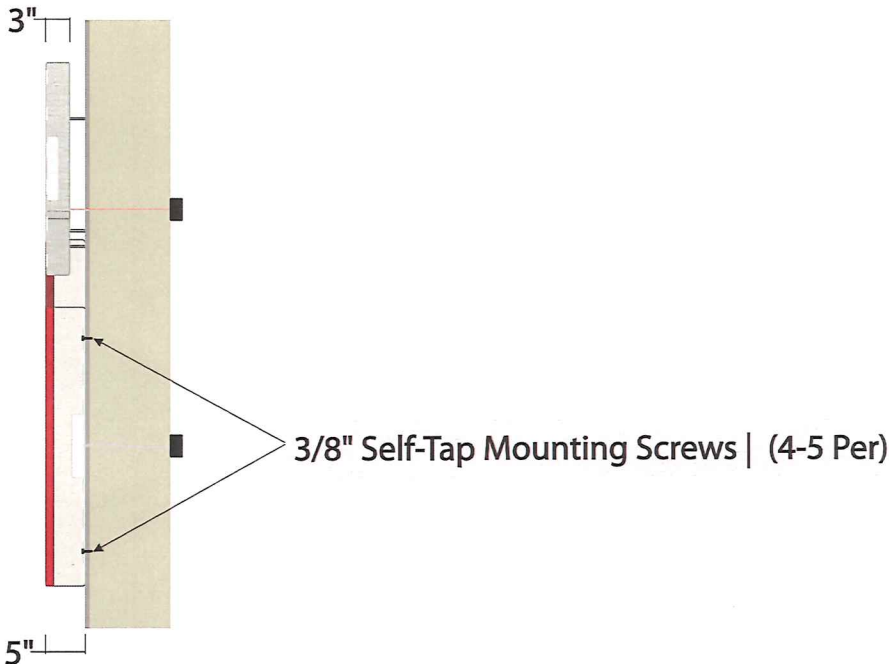
G2G WOW "Red" Leds

W - Qty: (65) "Red" LEDs | **a** - Qty: (32) "Red" LEDs | **W** - Qty: (52) "Red" LEDs | **a** - Qty: (32) "Red" LEDs

- 1/8" (thick) "Brushed" Aluminum Goose Face
- .063" (thick) "Brushed" Aluminum Returns 3" (deep)

G2G WOW CW-7500 "White" Leds

- Qty: (28)
"White" LEDs



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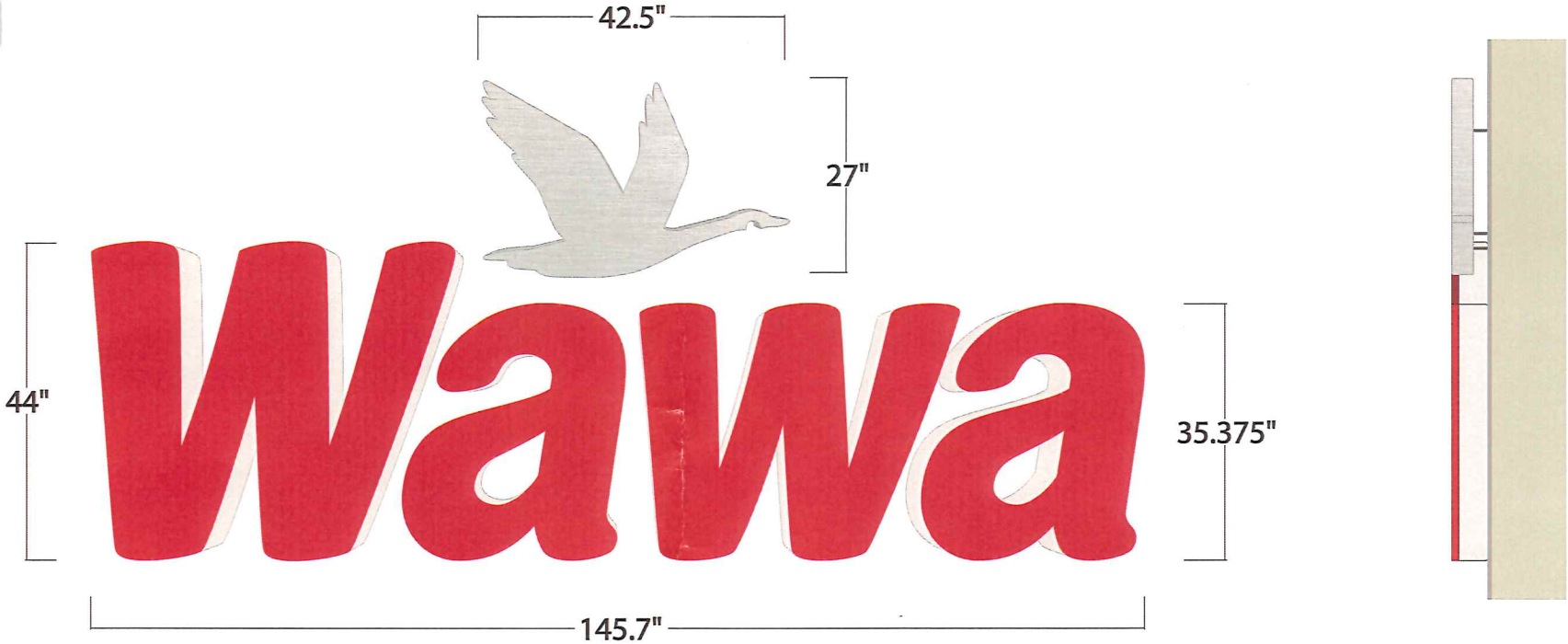
DATE:	PROJECT NOTES:
1/18/19	- Fabricate & Install for Store-Front Signage: (1) Set of 44"(h) Internally Illuminated "Wawa" Channel Letters & Halo/Back-lit Brushed Aluminum Goose.
DESIGNER:	
Anthony Segarra	
DRAWING NUMBER:	
1	



SIGNAGE TYPE:
44" Channel Letters & Goose

STORE ADDRESS:
8731 Pulaski Hwy, Rosedale, MD 21237
WAWA STORE NUMBER:
#558

TOTAL Square Footage: 47.44



FABRICATION MATERIALS:

Wawa

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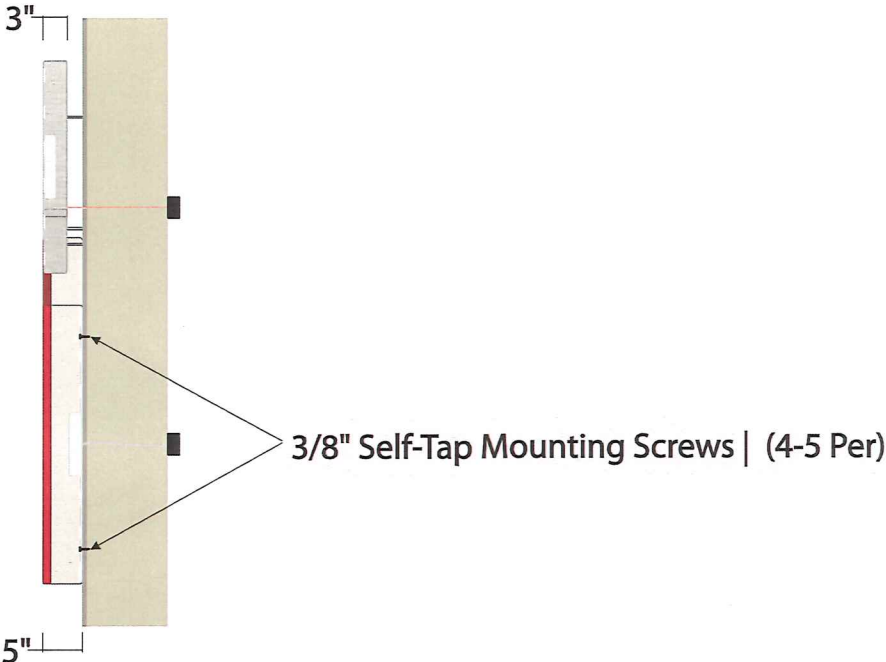
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- 1/8" (thick) "Brushed" Aluminum Goose Face
- .063" (thick) "Brushed" Aluminum Returns 3" (deep)

G2G WOW CW-7500 "White" Leds

- Qty: (28) "White" LEDs



AERIAL
SIGNS & AWNINGS

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Chester, PA 19013
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Fax: (610) 494-2476
aerialsigns@verizon.net

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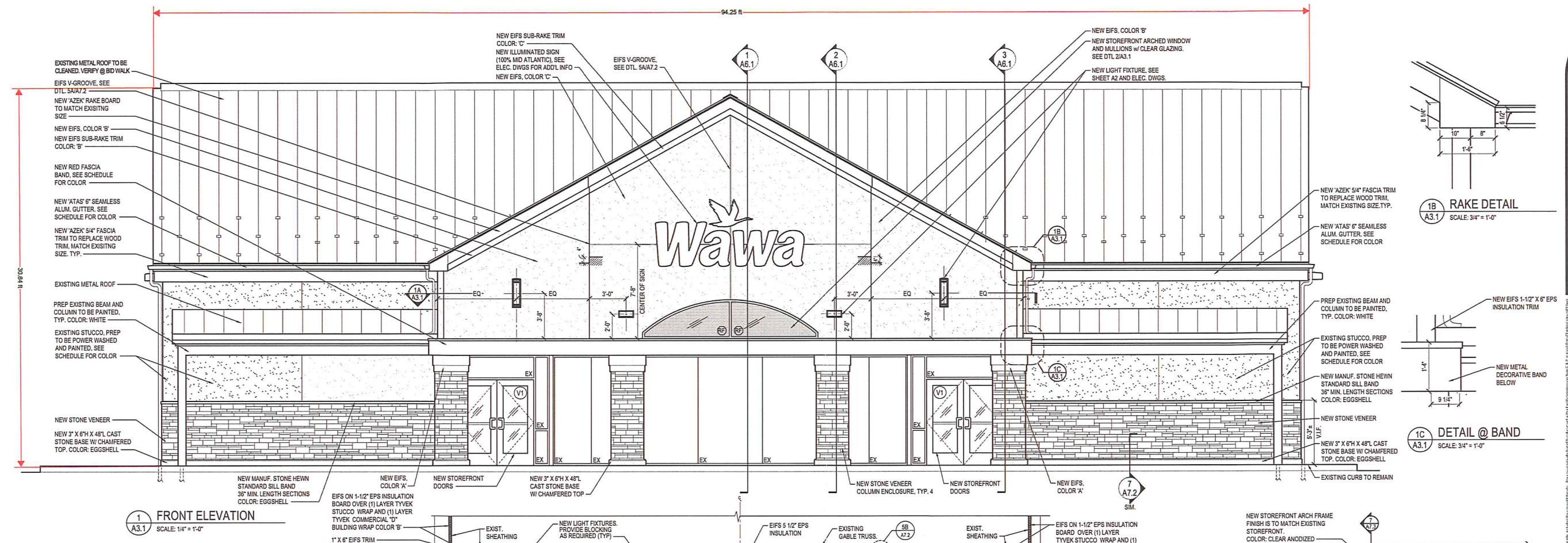
DATE:
1/18/19
DESIGNER:
Anthony Segarra
DRAWING NUMBER:
1

PROJECT NOTES:
- Fabricate & Install for Store-Front Signage: (1) Set of 44"(h) Internally Illuminated "Wawa" Channel Letters & Halo/Back-lit Brushed Aluminum Goose.

Wawa

SIGNAGE TYPE:
44" Channel Letters & Goose

STORE ADDRESS:
8731 Pulaski Hwy, Rosedale, MD 21237
WAWA STORE NUMBER:
#558



1B RAKE DETAIL
SCALE: 3/4" = 1'-0"

1C DETAIL @ BAND
SCALE: 3/4" = 1'-0"

EIFS NOTES			
1.	EIFS: EXTERIOR INSULATION & FINISH SYSTEM FOR THE EXTERIOR WALLS OF BUILDING WHERE INDICATED IN THE DRAWINGS		
2.	PROVIDE EIFS SYSTEM WITH DRAINAGE		
3.	INSTALLATION OF EIFS WITH DRAINAGE SHALL BE IN ACCORDANCE WITH THE MFR'S WRITTEN INSTRUCTIONS		
4.	WATER RESISTANCE BARRIER FOR THE EIFS SYSTEM SHALL BE TYVEK COMMERCIAL WRAP, INSTALLED OVER SHEATHING PLUS A SECOND LAYER OF TYVEK STUCCO WRAP BEFORE INSTALLATION OF THE EIFS SYSTEM		
5.	PROVIDE 1-1/2" MINIMUM EPS INSULATION BOARD AT ALL EIFS LOCATIONS		
6.	EIFS RELIEF DETAILS ON THE FACADE SHALL BE FORMED W/ ADDITIONAL LAYER OF 1" EPS BOARD. ALL HORIZONTAL SURFACE SHALL HAVE SLIGHT SLOPE AWAY FROM THE BUILDING		
7.	ALL V-GROOVES SHOWN ON THE ELEVATIONS SHALL BE 3/4" X 3/4" FORMED W/ HOT GROOVING TOOL. SEE DTL 3A/A7.2		
8.	WHEREVER EIFS EXTENDS BELOW 6'-0" A.F.F. PROVIDE HIGH IMPACT MESH IN THE BASE COAT		
GENERAL NOTES:			
1.	G.C. TO EXAMINE EXISTING STEEL COLUMNS. IF EXCESSIVE RUST IS FOUND, G.C. TO REPAIR AS PER INSTRUCTIONS LOCATED IN THE APPENDIX OF THE SPECIFICATIONS MANUAL.		
2.	SIGN VENDOR TO SUBMIT FOR SEPARATE SIGN PERMIT		
3.	G.C. TO PAINT EXISTING DOWNSPOUTS. SEE SCHEDULE FOR COLOR		
4.	G.C. SHALL TIE NEW RWC INTO EXISTING UNDERGROUND STORM WATER SYSTEM OR FLOW TO GRADE AWAY FROM BUILDING. (WHICH EVER EXIST)		
5.	OVERHEAD DOOR FRAME SHALL BE FIELD PAINTED WHITE BY G.C.		
6.	ALL REAR GUTTERS SHALL BE CONTINUOUS WITH NO SEAMS. INSTALL WITH CONCEALED HANGERS, SLOPE DOWNSPOUT		
7.	ALL GUTTERS AND DOWNSPOUTS TO BE POWER WASHED, CLEANED, & SEALED UPON COMPLETION OF EXTERIOR WORK		
8.	POWER WASH, CLEAN, & SEAL ROOF		
9.	VERIFY SEAM IN PORCH CANOPY GUTTER @ BID WALK W/ WAWA REPRESENTATIVE		
10.	ALL GUTTERS TO BE POWERWASHED CLEAN PRIOR TO STORE OPENING		
EXTERIOR FINISH SCHEDULE-STUCCO			
MATERIAL	MANUFACTURER	COLOR	NOTES
EIFS - COLOR "A"	DRYVIT	WAWA 021030S	OUTSULATION SYSTEM
EIFS - COLOR "B"	DRYVIT	WAWA 011030S	OUTSULATION SYSTEM
EIFS - COLOR "C"	DRYVIT	WAWA 031030S	OUTSULATION SYSTEM
EXISTING STUCCO PAINT TO MATCH EIFS "B"	BASF - MASTER PROTECT EL750 (THOROPLASTIC)	CUSTOM COLOR TO MATCH EIFS COLOR B COLOR "WAWA SANDLEWOOD"	BASF-MASTER BUILDERS CONTACT: PATRICK MCGINTY 202-691-2365 patrick.mcginity@baf.com
MANUFACTURER STONE	QUALITY STONE	PROVENCE, STYLE: QHO DRY STACK, MORTAR GREY	QUALITY STONE VENEER CONTACT: MICHELLE VICKERS PH: 410-754-0150 FAX: 410-754-0152 michelle.vickers@qualitystoneveneer.com
MASONRY BASE	QUALITY STONE	MATCH EGGSHELL SILL	CAST STONE SMOOTH FINISH
ALUMINUM GUTTERS-FRONT	ATAS ALUMINUM CORP	WHITE	6"BOX.032 ALUM./CONTINUOUS
ALUMINUM GUTTERS-REAR		WHITE	6"K STYLE.032 ALUM./CONTINUOUS
EXTERIOR DOOR & FRAME	BENJAMIN MOORE	WHITE	SEMI-GLOSS
PVC DOWNSPOUTS	BENJAMIN MOORE	WHITE	SEMI-GLOSS
METAL BAND & CANOPY FACE	ATAS ALUMINUM CORP	BRITE RED #17	STERRA PANEL SYSTEM
REFLECTIVE PANELS (R)	PPG	PACIFICA-SOLARCOOL #2	SEE DETAIL
REFLECTIVE PANELS (RP)	PPG	PACIFICA-SOLARCOOL #2	PAINT SURFACE #4 W/ BLACK FRIT
U-BOLLARDS	SHERWIN WILLIAMS	URBANE BRONZE	SEMI-GLOSS

1A SECTION PLAN @ FRONT GABLE
SCALE: 1/4" = 1'-0"

NEW STUCCO, COLOR: "B"
AFTER REMOVAL OF EXISTING
LOUVER, INFILL OPENING TO MATCH
EXISTING ADJACENT CONSTRUCTION

24" X 48" VENTED LOUVER (COLOR:
WHITE), BY FYPON MODEL # FLV2448
OR EQUAL W/ BIRD SCREEN

EXISTING STUCCO, PREP TO BE
POWER WASHED AND PAINTED,
SEE SCHEDULE FOR COLOR

NEW LIGHT FIXTURE AT
EXISTING LOCATIONS (TYP), SEE
SHEET A2 AND ELEC. DWGS.

NEW AZEK 5/4" FASCIA TRIM
TO REPLACE WOOD TRIM, TYP.

EXISTING STUCCO, PREP TO BE
POWER WASHED AND PAINTED,
SEE SCHEDULE FOR COLOR

NEW CONTINUOUS "K"
STYLE ALUM. GUTTER. SEE
SCHEDULE FOR COLOR

EXIST PVC DOWNSPOUT,
PAINTED, TYP. SEE
SCHEDULE

OUTLINE OF TRASH
ENCLOSURE, CONSTRUCTION
PRIOR TO REMODEL

EXISTING EXTERIOR DOOR
AND FRAME TO BE PAINTED,
SEE SCHEDULE FOR COLOR.

3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2 ARCHED STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"

EXISTING METAL ROOF TO BE
CLEANED, VERIFY @ BID WALK

STUCCO CONTROL
JOINT

NEW 5/4" AZEK TRIM,
WHITE, AROUND NEW
LOUVER.

NEW AZEK RAKE TRIM
TO MATCH EXISTING SIZE

PATCH STUCCO @ LOCATION
OF NEW FLASHING

NEW AZEK SHEET CUT
TO FIT (TYP. BOTH SIDES)

NEW ATAS 6" SEAMLESS
ALUM. GUTTER. SEE
SCHEDULE FOR COLOR

NEW AZEK 5/4" FASCIA TRIM
TO REPLACE WOOD TRIM,
MATCH EXISTING SIZE, TYP.

NEW 3 1/2" PVC DOWNSPOUT,
PAINTED, TYP. SEE SCHEDULE

EIFS, COLOR "B"

NEW 6" EIFS TRIM,
COLOR: "B"

NEW RED FASCIA BAND,
SEE SCHEDULE FOR COLOR

3 1/2" PVC DOWNSPOUT,
PAINTED, TYP. SEE SCHEDULE

NEW STONE VENEER COLUMN
ENCLOSURE, TYP. 4
SEE EXTERIOR FINISH SCHEDULE.

NEW 3" X 6" X 48" CAST
STONE BASE W/
CHAMFERED TOP

550 Township Line Rd, Ste 300
Blue Bell, PA 19422
P (215) 641-4830
F (215) 641-6769
www.cpi.com

Culaci & Peterson
Architects Planners

CLIENT NAME
WAWA INC.
260 W. BALTIMORE PIKE
WAWA, PA 19063

PROJECT NAME
WAWA #558 - REM2019
8731 PULASKI HIGHWAY
ROSEDALE, MD 21237
BALTIMORE COUNTY

Professional Certification: I certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, license number #10866, expiration date 10-12-2020.

DATE
12/21/18
01/09/19

RELEASE
CLIENT REVIEW
PERMIT / BID

DATE
11/09/18

PROJECT NO.
2180835
DATE
11/09/18
DRAWN
GA
CHECKED
GA

558
ROSEDALE, MD
Wawa
A3.1

EXTERIOR ELEVATIONS

ARAM PILIGIAN, JR.

Pulaski Highway
STATE ROUTE 40 - (150' R/W)

WESTBOUND LANES

EASTBOUND LANES

ROSSVILLE BOULEVARD

Benchmark

BM 1926
ELEV. 28.01
EX. SPOT IN MACADAM AT EDGE OF CONC. GUTTER PAN ON SE SIDE OF KELSO DR.
BM 1927
ELEV. 27.27
EX. SPOT IN MACADAM AT EDGE OF CONC. GUTTER ON SE SIDE OF KELSO DR. SW
OF ROSSVILLE BLVD.

Legend

R/W & PROP. LINE	EXISTING SANITARY
EX. CURB & GUTTER	EXISTING GAS LINE
PROP. CURB & GUTTER	EXISTING T. CONTOURS
EXISTING WATER LINE	EXISTING S. CONTOURS
EXISTING STORM DRAIN	STRIPED PAVING
WETLANDS BUFFER	STRIPED PAVING
WETLANDS	"No Parking/Loading"
PROPOSED 100 YEAR FLOOD PLAIN	LIMIT OF DIST.
WATER SURFACE ELEV.	LOD
PROPOSED LEASE LINE	

General Notes :

1. The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection and Resource Management and complies with Title 14, Article 11 of the Baltimore County Code. However, due to building types and layout, some field adjustments may be required. All changes must comply with the above mentioned requirements.
2. All swales have been designated by the engineer to convey runoff according to Baltimore County Department of Public Works design standards.
3. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement or other forest retention areas, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
4. Any excess material shall be taken to a site with an open grading permit.
5. Any area needed for temporary stockpile will be located within the limits of disturbance and upstream from a sediment control measure, but located such as not to impede upon the measure or alter any drainage divides.
6. Contractor shall inspect Sediment Control Devices on a Daily Basis to ensure integrity of site.

OWNER'S/DEVELOPER'S CERTIFICATION - AIR QUALITY:

I ACKNOWLEDGE THAT I AM RESPONSIBLE UNDER THE CODE OF MARYLAND REGULATIONS (26.10.02.03) TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE DUE TO GRADING, LAND CLEARING, EXCAVATION CONSTRUCTION OR OTHER ACTIVITIES. I HAVE RECEIVED A COPY OF "GUIDELINES TO THE AIR POLLUTION REGULATIONS FOR CONTROLLING EXCESSIVE AIR DUST" ON ACTIVITY SITES WHICH INCLUDES A COPY OF COMAR 26.10.02.03 I WILL CONTACT THE WASTE MANAGEMENT AND AIR QUALITY SECTION AT (410-370) AT LEAST THREE DAYS PRIOR TO BEGINNING WORK.

SIGNATURE OF OWNER/DEVELOPER TITLE DATE

PRINT NAME

OWNER'S / DEVELOPER'S CERTIFICATION - GRADING:

I/WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND WITH THE REQUIREMENTS SPECIFIED IN TITLE 14, ARTICLE 11 OF THE BALTIMORE COUNTY CODE.

OWNER / DEVELOPER TITLE DATE

PRINT NAME

Fine Grading Plan
FOR CONSTRUCTION

WaWa Food Market

8731 PULASKI HIGHWAY
BALTIMORE COUNTY, MARYLAND

WFM#558

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS

1000 CHANCELLOR AVENUE ROAD
TOWSON, MARYLAND 21204-2000
(410) 551-1700

THIS PLAN SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.				SCALE: 1" = 30'
1	7/26/01	PRELIM. DWGS. ISSUED	DATE:	08-15-01
2	8/10/01	RESPONSE TO B.C.D. COMMENTS	DATE:	08-15-01
3	8/10/01	RESPONSE TO B.C.D. SECOND SUBMITTAL	DATE:	08-15-01
4	7/26/02	REVISED P.P. ELEV. & GRADING	DATE:	08-15-01
NO. DATE				REVISION

Datum Note

DESIGN AND DRAWING BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT GRID SYSTEM AND DATUM

Developer
WaWa, Inc.

260 West Baltimore Pike
WaWa Pennsylvania
19063 - 5699
Ph. (610) 358 - 8000

Owner
Bollino, LLC
1808 Arabian Way
Fallston, Maryland 21047

SCALE 1" = 30'

0 15 30 60 120

LIMIT OF DISTURBANCE = 250900 S.F. / 5.76 AC. ±

6655 JOINT VENTURE
5509 / 070

EX. USE:
Abandoned
"Hechingers"
Building

SAND/AGG/STONE
DIVISION
SEE DWG. C-7

WA-WA STORE
ENLARGEMENT FOR
SPOT ELEVATIONS
AROUND BUILDING
SEE SITE PLAN C-1
FOR BUILDING POSITION

PROPOSED WAWA
CONVENIENCE STORE
(2646 S.F. SALES AREA)
(4054 S.F. GROSS FLOOR AREA)
CARRY-OUT RESTAURANT
(1686 S.F. GROSS FLOOR AREA)
1 Story (F.F. 28.2)
5,740 S.F. ±

B & O Railroad
138' R/W