



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

September 27, 2022

Dewberry
600 Parsippany Road, Suite 301
Parsippany, New Jersey 07054
Attn: David Revette, PE

RE: Spirit and Intent: Case No. 2019-0417-SPHX

Dear Mr. Revette

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, Zoning Review Supervisor, the following has been determined:

Case No. 2019-0417-SPHX granted the Special Exception relief to allow a fuel service station, convenience store and carry-out restaurant. Your request involves the installation of several electric vehicle charging station (EVCS). Although the Baltimore County Zoning Regulations (BCZR) has yet to address issues related to electric vehicles and charging station, we believe the use to be a legitimate accessory use to a fuel services station. For that reason Zoning Review believes an EVCS, as proposed in your request, is within the spirit and intent of that case.

This proposed accessory use may not negatively impact parking requirements and/or calculations for the property's primary uses. If you cannot meet the requirements outlined in the BCZR, a special hearing maybe necessary.

I hope you find the information provided above satisfactory. If you need further information, you can reach Zoning at 410-887-3391.

THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR AS APPLIED TO THE S&I REQUEST PRESENTED IN YOUR LETTER, AND DOES NOT REPRESENT VERIFICATION OR APPROVAL FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THIS PROPERTY

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Crawford", is written over a horizontal line.

Shaun Crawford
Planner, Zoning Review

SC/22-0950

IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION
(7501 Pulaski Highway) *
15th Election District *
7th Council District *
Rodick Realty, LLC, *Legal Owner* *
DMS Development, LLC, *
Contract Purchaser *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0417-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of an extension of the Special Exception granted by the undersigned on October 29, 2019, for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating.

Pursuant to Section 502.3 of the Baltimore County Zoning Regulations (“BCZR”), a request for a two-year extension was received from Petitioners’ counsel Thomas G. Coale, Esq., indicating that although his client will be processing plans and obtaining development approvals related to the proposed fuel station, there is a current tenant on the property with a lease term extending to 2023, and his client’s zoning approval will expire on October 29, 2021.

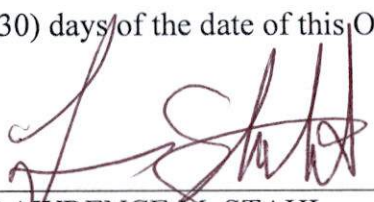
THEREFORE, IT IS ORDERED this 21st day of February, 2020, by this Administrative Law Judge, that the Special Exception for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating, granted October 29, 2019, be and the same is hereby EXTENDED, in accordance with Section 502.3 of the BCZR, for a period of two (2) years, beginning October 30, 2020 and ending October 29, 2023. This extension will not exceed the five-year maximum set forth in Section 502.3 of the BCZR.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

ORDER RECEIVED FOR FILING

LMS/dlw Date 2-21-2020

By lw



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

October 29, 2019

Thomas G. Coale, Esq.
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042

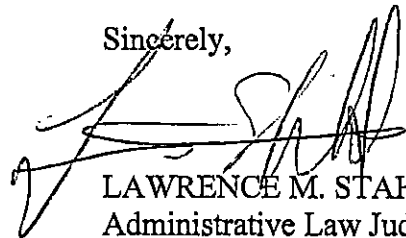
RE: Petitions for Special Hearing and Special Exception
Case No. 2019-0417-SPHX
Property: 7501 Pulaski Highway

Dear Mr. Coale:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:sln
Enclosure

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(7501 Pulaski Highway) *

15th Election District *

7th Council District *

Rodick Realty, LLC *

Legal Owner *

DMS Development, LLC *

Contract Purchaser *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0417-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Rodick Realty, LLC, legal owner and DMS Development, LLC, contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve two (2) freestanding electric chargeable signs for gas prices only. A Petition for Special Exception was filed to use the herein described property for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating.

Michael Coughlin, David Schlachman, Andy Rodick, Steve Teazell and Kimberly Rodick attended the public hearing in support of the requests. Thomas G. Coale, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review ("DPW").

The subject property is 2.10 acres in size and split- zoned ML-IM and ML-AS.

SPECIAL HEARING

At the outset counsel stated that agreement had been made with the County as to the Special

ORDER RECEIVED FOR FILING

Date

10/29/19

By

sen

Hearing requests. Accordingly, Petitioner withdrew the Special Hearing Petition.

SPECIAL EXCEPTION

Counsel presented a proffer on behalf of Michael Coughlin, a professional engineer who was accepted as an expert in land use and development in Baltimore County. Mr. Coughlin prepared the site plan (Petitioners Exhibit 4A-4B) to accompany the Petition for Special Exception. Counsel proffered that the witness would testify that the proposed use was in full compliance with Baltimore County Zoning Regulations ("BCZR") 405 and is permitted by Special Exception on this split zoned site. The area surrounding this neglect site is retail and industrial with excellent and safe ingress and egress roads. The site, which once developed will be leased to WaWa, is sufficient in size and designs to accommodate WaWa's trucks coming in and out with appropriate turning space. (Petitioner Exhibit 3A).

The witness would state that the prepared site satisfied all requirements under BCZR 502.1; further, that pursuant to BCZR 405.3, there was no abandoned fuel service station within ½ mile of the site in Baltimore County.

The witness would also present the landscape plan (Petitioner Exhibit 2). Finally, he would testify that there is sufficient parking and square footage to accommodate all of the proposed uses. (Petitioners Exhibit 4A).

David Schlachman, the contract purchaser and the developer of the site also testified through proffer of counsel. Counsel proffered that he would state that at present the neighboring pad site use is unknown but that once it was developed there would be required and appropriate architectural themes addressed with that user. (Petitioner Exhibit 4A, note 21).

At the conclusion of the proffer, both Mr. Coughlin and Mr. Schlachman, having been

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Date

10/29/19

By

Sen

sworn, adopted as their own testimony the proffered testimony offered on their behalf, without any additions, changes, or corrections.

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

THEREFORE, IT IS ORDERED this 29th day of **October, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to approve two (2) freestanding electric chargeable signs for gas prices only, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to use the herein described property for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of Permits, Petitioner must provide architectural elevations for the convenience store and fuel canopy to the Department of Planning ("DOP").
3. Prior to issuance of Permits, Petitioner must submit a landscape and lighting plan to the Bureau of Development Plans Review ("DPR"), pursuant to requirements of the Baltimore County Landscape Manual.

ORDER RECEIVED FOR FILING

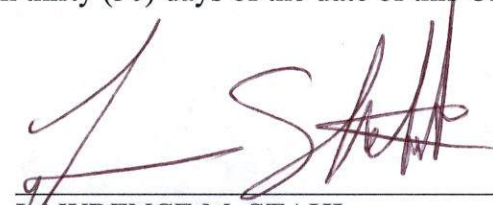
Date

10/29/19

By

sen

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS/sln

ORDER RECEIVED FOR FILING

Date 10/29/19

By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7501 Pulaski Highway, Baltimore, Maryland 21237 which is presently zoned ML-IM, ML-AS
Deed References: 30036/368 10 Digit Tax Account # 1 5 1 8 4 7 2 2 4 0
Property Owner(s) Printed Name(s) Rodick Realty, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve two (2) freestanding, electronic, changeable signs for gas prices only
2. X a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating. Section 405.B.B.1
3. a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

DMS Development, LLC
Name- Type or Print
[Signature]
Signature

100 E. Pennsylvania Avenue, Suite 200, Towson, MD
Mailing Address City State
21286 / 410-296-3715 / david@dmsdevelopment.com 21237 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

Thomas G. Coale, Talkin & Oh, LLP
Name- Type or Print
[Signature]
Signature
5100 Dorsey Hall Drive, Ellicott City, Maryland
Mailing Address City State
21042 / 410-964-0300 / tcoale@talkin-oh.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Rodick Realty, LLC
Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
Signature #1 Signature #2

1110 Batavia Farm Road, Baltimore, MD
Mailing Address City State
21237 /
Zip Code Telephone # Email Address

Representative to be contacted:

[Signature]
Name - Type or Print
[Signature]
Signature
[Address]
Mailing Address City State
[Zip Code] / [Telephone #] / [Email Address]
Zip Code Telephone # Email Address

CASE NUMBER 2019-0419-SPHX Filing Date 8.5.19

Do Not Schedule Dates:

Reviewer AT

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



August 02, 2019

SPECIAL EXCEPTION AREA DESCRIPTION FOR 7501 PULASKI HIGHWAY

Beginning at a point located at the Center line intersection of Pulaski Highway and 66th Street, or N 599,617.03 E 1,446,364.22, South 58°34'48" East, 147.61 feet to the Point of Beginning. **Thence** the following courses and distances clockwise, referred to the Maryland Coordinate System (NAD '83 (1991)):

- 1) North 58°43'39" East 283.44'.
- 2) South 31°09'31" East 293.31'.
- 3) South 58°50'29" West 313.34'.
- 4) North 31°09'38" West 262.75'.
- 5) Arc length: 47.02' Radius: 30.00'
Chord: North 13°45'11" East 42.63'.

Containing 91,168 square feet or 2.10 acres of land, more or less, being located in the 15th Election District and 7th Councilmanic District of Baltimore County, Maryland

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



2019-0419-SPHX

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

LS 10-25-19
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, October 23, 2019 5:16 PM
To: tscheckells@mragta.com; Administrative Hearings
Subject: Recertification's For 2019-0417-SPHX
Attachments: Re-Cert 1 2019-0417-SPHX.doc; Re-Cert 2 2019-0417-SPHX.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 7501 Pulaski Highway. Thanks.



CERTIFICATE OF POSTING

2019-0417-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

**Rodick Realty, LLC
DMS Development, LLC**

October 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

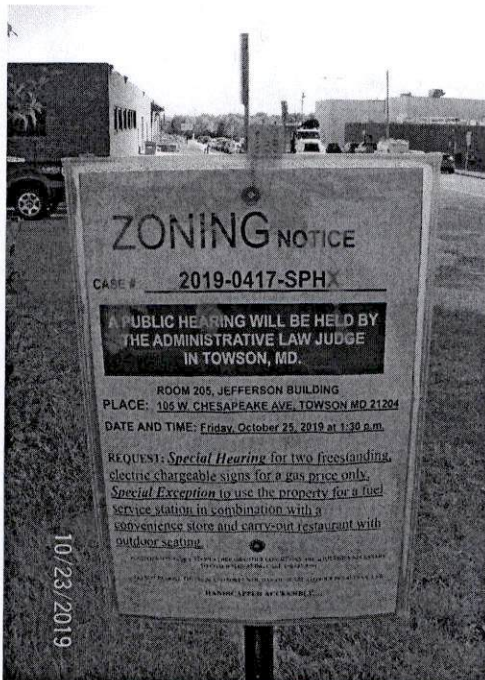
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7501 Pulaski Highway

SIGN 1 Recertification

October 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **October 23, 2019**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0417-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Rodick Realty, LLC
DMS Development, LLC

October 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

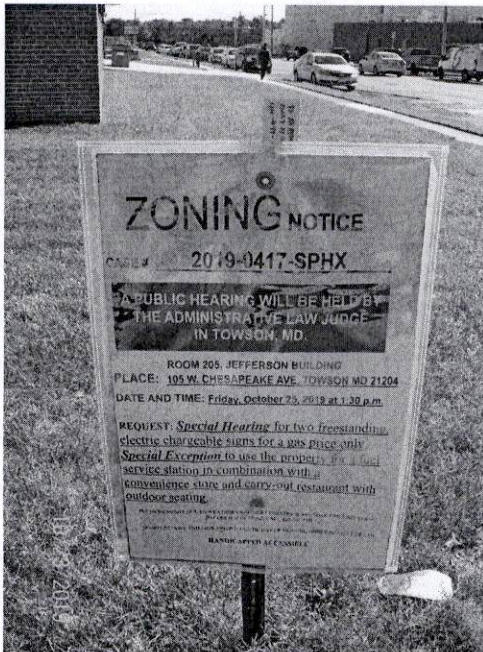
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7501 Pulaski Highway

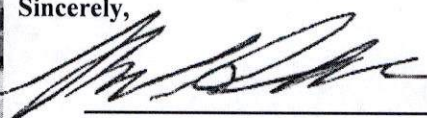
SIGN 2 Recertification

October 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 23, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND SPECIAL EXCEPTION *
7501 Pulaski Highway; SE/S of Pulaski * OF ADMINISTRATIVE
Highway, SE corner of Pulaski & 66th Street *
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Rodick Realty, LLC *
Contract Purchaser(s): DMS Development LLC* BALTIMORE COUNTY
Petitioner(s) *
2019-417-SPHX

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 13 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Thomas Coale, Talkin & Oh, LLP, 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/4/2019

Order #: 11796613
 Case #: 2019-0417-SPHX
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2019-0417-SPHX



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

The Administrative Law Judge 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: 2019-0417-SPHX

7501 Pulaski Highway

Se/s Pulaski Highway, S/east corner of intersecting streets between Pulaski Highway & 68th St.

15th Election District - 7th Councilmanic District

Legal Owners: Rodick Realty, LLC

Contract Purchaser/Lessee: DMS Development, LLC

Special Hearing for two freestanding, electric chargeable signs for gas price only. Special Exception to use the property for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating.

Hearing: Friday, October 25, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o4



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

September 23, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0417-SPHX

7501 Pulaski Highway

Se/s Pulaski Highway, S/east corner of intersecting streets between Pulaski Highway & 66th St.
15th Election District – 7th Councilmanic District

Legal Owners: Rodick Realty, LLC

Contract Purchaser/Lessee: DMS Development, LLC

Special Hearing for two freestanding, electric chargeable signs for gas price only. Special Exception to use the property for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating.

Hearing: Friday, October 25, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Thomas Coale, 5100 Dorsey Hall Drive, Ellicott City 21042
DMS Development, LLC, 100 E. Pennsylvania Avenue, Ste. 200, Towson 21204
Rodick Realty, LLC, 1110 Batavia Farm Road, Baltimore 21237

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 5, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, October 4, 2019 - Issue

Please forward billing to:

Kelly Wagner
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, MD 21042

410-964-0300

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0417-SPHX

7501 Pulaski Highway

Se/s Pulaski Highway, S/east corner of intersecting streets between Pulaski Highway & 66th St.
15th Election District – 7th Councilmanic District

Legal Owners: Rodick Realty, LLC

Contract Purchaser/Lessee: DMS Development, LLC

Special Hearing for two freestanding, electric chargeable signs for gas price only. Special Exception to use the property for a fuel service station in combination with a convenience store and carry-out restaurant with outdoor seating.

Hearing: Friday, October 25, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

2019-0417-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

**Rodick Realty, LLC
DMS Development, LLC**

October 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

7501 Pulaski Highway

SIGN 1

October 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 5, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0417-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

**Rodick Realty, LLC
DMS Development, LLC**

October 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

7501 Pulaski Highway

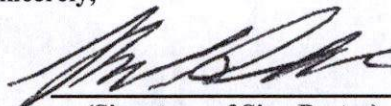
SIGN 2

October 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **October 5, 2019**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0417-SPHX
Property Address: 7501 PULASKI HIGHWAY
Property Description: _____
Legal Owners (Petitioners): Roddick Realty LLC
Contract Purchaser/Lessee: DMS Development LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Talkin and Oh, LLP ↗
Company/Firm (if applicable): Kelly Wagner
Address: 5100 Dorsey Hall Drive
Elliott City, MD 21042
Telephone Number: 410-164-0300



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 17, 2019

Thomas G. Coale
5100 Dorsey Hall Drive
Ellicott City MD 21042

RE: Case Number: 2019-0417-SPHX, 7501 Pulaski Highway

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 05, 2019. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

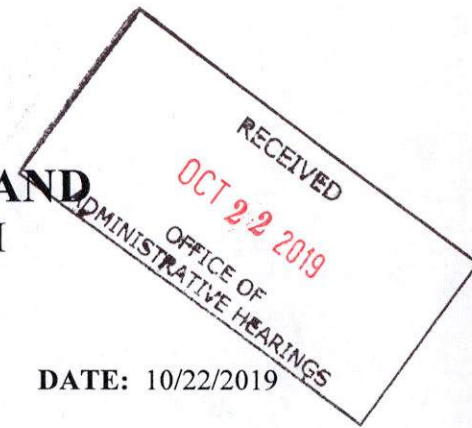
WCR/kl

Enclosures

c: People's Counsel
DMS Development LLC 100 E Pennsylvania Ave Suite 200 Towson MD 21286
Rodick Realty LLC, 1110 Batavia Farm Road Baltimore MD 21237

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM



TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/22/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-417

INFORMATION:

Property Address: 7501 Pulaski Highway
Petitioner: Rodick Realty, LLC
Zoning: ML-IM & ML-AS
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should permit two freestanding electronic changeable copy signs for gas prices only and also the petition for special exception to permit a fuel service station in combination with a convenience store and carryout restaurant with outdoor seating.

A site visit was conducted on October 9, 2019. The site is within an industrial zoned area containing a mix of industrial, warehousing, office and commercial uses.

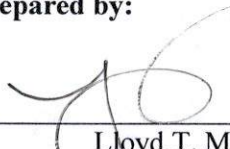
Petitioners have worked with Department staff resulting in the sign structure type proposal being revised to use monumental type signs instead of pylon signs.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

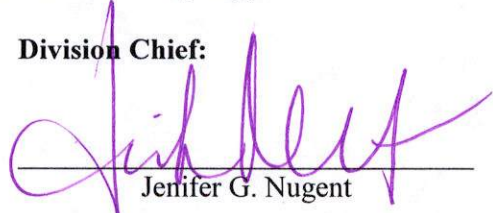
- Petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the requirements of BCZR §405.3 are met.
- Confirm by note on the plan that the requirements of BCZR §405.4.C.1 addressing unified architectural themes between structures on site will be applied to the future pad site.
- Provide architectural elevations for the convenience store and fuel canopy to the contact person listed below at the time of building permit application.

For further information, concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

CPG/JGN/LPM/

c: Wally Lippincott
Thomas G. Coale, Talkin & Oh, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 09, 2019
Item No. 2019-0417- SPHX

DATE: 09/06/19

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

 If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

*

*

*

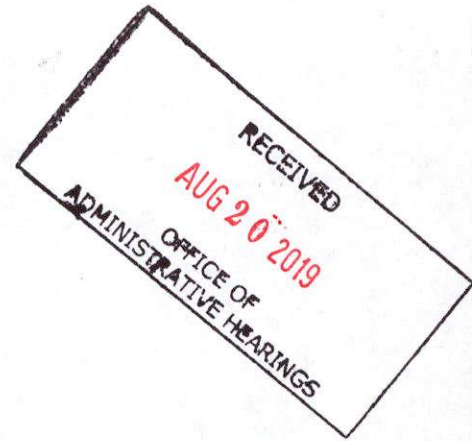
*

*

VKD: cen
cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

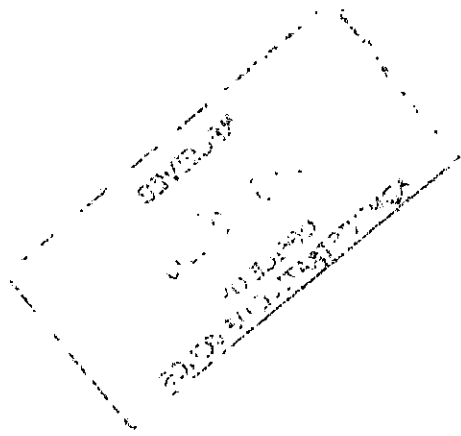
DATE: August 20, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0417-SPHX
Address 7501 Pulaski Highway
(Rodick Realty, LLC Property)

Zoning Advisory Committee Meeting of **August 9, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford





STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 8/14/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/14/19. A field inspection and internal review reveals that an entrance onto US 40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Case Number 2019-0417-S PHX
Special Exception

Richard Keatt, LLC
7501 Pulaski Highway
US 40

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Michael David
Cody
Schabman
Col. ATX

CASE NO. 2019-

0417-SPHX

AM 15

CHECKLIST

attorney

Comment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

9/16

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment

8/20

DEPS
(if not received, date e-mail sent _____)

NO Comment

FIRE DEPARTMENT

10/22

PLANNING
(if not received, date e-mail sent _____)NO Obg w/
Comment
conds

8/14

STATE HIGHWAY ADMINISTRATION

NO Obg

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/14/19

SIGN POSTING (1st) Date: 10/5/19

by SSG Black

SIGN POSTING (2nd) Date: 10/23/19

by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Search Result for BALTIMORE COUNTY

<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Debra Wiley

From: Thomas Coale <tcoale@talkin-oh.com>
Sent: Thursday, February 20, 2020 1:12 PM
To: Administrative Hearings
Subject: RE: Case No. 2019-0417-SPHX - Request for Extension

CAUTION: This message from tcoale@talkin-oh.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you!

Thomas G. Coale
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042-7870
410-964-0300 x18 (phone)
410-964-2008 (fax)

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From: Administrative Hearings [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Thursday, February 20, 2020 12:36 PM
To: Thomas Coale <tcoale@talkin-oh.com>
Subject: RE: Case No. 2019-0417-SPHX - Request for Extension

Mr. Coale,

This is to acknowledge receipt of your email.

Just wanted to make you aware that we have retrieved the case file from the Office of Zoning Review and it has been given to ALI Stahl for his review and issuance of an Order.

Thank you.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Thomas Coale <tcoale@talkin-oh.com>
Sent: Tuesday, February 18, 2020 11:11 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case No. 2019-0417-SPHX - Request for Extension

CAUTION: This message from tcoale@talkin-oh.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Whom It May Concern:

I am writing on behalf of my client, DMS Development, LLC, to request a two-year extension of the attached Decision and Order, dated October 29, 2019. Although my client will be processing plans and obtaining development approvals related to the proposed fuel station, there is a current tenant on the property with a lease term extending to 2023. Pursuant to Baltimore County Zoning Regulations Sec. 502.3, my client's zoning approval will expire on October 29, 2021.

Based on the foregoing, DMS Development, LLC would respectfully request an extension of the Decision & Order in Case No. 2019-0417-SPHX to October 29, 2023. This would not exceed the five year maximum set forth in Section 502.3.

Please contact me directly with any questions.

Sincerely,

Thomas G. Coale
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042-7870
[410-964-0300](tel:410-964-0300) x18 (phone)
[410-964-2008](tel:410-964-2008) (fax)

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CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Tuesday, February 18, 2020 11:47 AM
To: Jenae Johnson; Kristen L Lewis
Subject: Case No. 2019-0417-SPHX

Good Morning,

The next time you bring over Admins., can you also bring the above-referenced file.

Someone is requesting an extension and I'd like to give Paul everything as a whole.

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

*Rec'd file
2-19-2020*

Debra Wiley

RECEIVED

FEB 18 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

From: Thomas Coale <tcoale@talkin-oh.com>
Sent: Tuesday, February 18, 2020 11:11 AM
To: Administrative Hearings
Subject: Case No. 2019-0417-SPHX - Request for Extension
Attachments: 102919 Decision & Order.pdf

CAUTION: This message from tcoale@talkin-oh.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Whom It May Concern:

I am writing on behalf of my client, DMS Development, LLC, to request a two-year extension of the attached Decision and Order, dated October 29, 2019. Although my client will be processing plans and obtaining development approvals related to the proposed fuel station, there is a current tenant on the property with a lease term extending to 2023. Pursuant to Baltimore County Zoning Regulations Sec. 502.3, my client's zoning approval will expire on October 29, 2021.

Based on the foregoing, DMS Development, LLC would respectfully request an extension of the Decision & Order in Case No. 2019-0417-SPHX to October 29, 2023. This would not exceed the five year maximum set forth in Section 502.3.

Please contact me directly with any questions.

Sincerely,

Thomas G. Coale
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042-7870
410-964-0300 x18 (phone)
410-964-2008 (fax)

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Debra Wiley

From: Thomas Coale <tcoale@talkin-oh.com>
Sent: Thursday, January 23, 2020 4:48 PM
To: Administrative Hearings
Subject: Office of Administrative Hearings

CAUTION: This message from tcoale@talkin-oh.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

My client would like to request an extension of the D&O for a special exception. Is there a form we should submit or can this be done via letter?

Thank you.

Sincerely,

Thomas G. Coale
Talkin & Oh, LLP
5100 Dorsey Hall Drive
Ellicott City, Maryland 21042-7870
410-964-0300 x18 (phone)
410-964-2008 (fax)

*Deb Sp. to Mr. Coale 1-24
@ 8:57 AM*

D+O (Decision + Order)

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*Advised him to email req.
& include case no. & details.
We'll then request case file
from zoning.*

§ 502.3. - Time limit for utilization of special exception; extensions.

[Bill Nos. 42-1962; 85-1967; 68-1968; 172-1993]

A special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void. The Zoning Commissioner or, on appeal, the County Board of Appeals, in connection with the grant of any special exception, shall fix within the foregoing limits the period of time for its utilization. Any party to the proceedings may, by so specifying, appeal from either the order of the Zoning Commissioner or of the County Board of Appeals as the case may be, solely as to the reasonableness of the period of time allowed or, alternatively, may have such question determined in conjunction with any appeal from the grant or refusal of the application for a special exception. After a final order granting a special exception, the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, may grant one or more extensions of such period, provided that a maximum time for utilization of the special exception is not thereby extended for a period of more than five years from the date of the final order granting same.

A special exception which requires any construction for its utilization shall be deemed to have been used within its authorized time if such construction shall have commenced during the authorized period, or any extension thereof, provided said construction is thereafter pursued to completion with reasonable diligence.

Notwithstanding the above provisions, in any case where a special exception in effect on or after January 1, 1957, cannot be utilized within the maximum allowable time because of inadequacy or unavailability of public sewer or water facilities, the Zoning Commissioner shall extend such time for utilization to a date 18 months after such facilities become adequate and available, as evidenced by the ability to obtain a public works agreement permitting exercise of the special exception. A copy of the extension order shall be sent by the Zoning Commissioner to the Director of Public Works, who shall give certified or registered mail notice when such public works agreement is obtainable, to the party, and for the property, named in the extension order at the address shown in said order, except that the party named in the extension order, by certified or registered mail notice to the Director of Public Works and the Zoning Commissioner, may change the name of the party to receive such notice from the Public Works Director, or the address to which said notice is to be sent, or both. The date on which the notice is sent by the Director of Public Works to the last party of record within, at the last address furnished, shall be the commencement date for the running of the eighteen-month extension period in which there must be utilization of the special exception.

MEMORANDUM

DATE: December 3, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0417-SPHX - Appeal Period Expired

The appeal period for the above-referenced case expired on December 2, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

CASE NAME _____
CASE NUMBER 2019-0417-SPHX
DATE 10/29/19

[illegible]



22-0050 SC

September 14, 2022

Mr. Jeffrey Perlow, Supervisor
Zoning Review Office, Room 124
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Spirit and Intent Letter – Case No. 2019-0417-SPHX
Wawa – Lot 1
Electric Vehicle Charging Station
Manufacturing Light Zoning District
7501 Pulaski Highway
15th Election District, 2nd Councilmanic District

Dear Mr. Perlow,

Our client, Tesla Inc., is proposing to install an electric vehicle charging station at the above-referenced property (the "Subject Property") in accordance with the plans prepared by our engineers (the "EVCS Plans"). A copy of the EVCS Plans are enclosed with this letter.

On October 29, 2019, the Zoning Review Office granted a petition in Case No. 2019-0417-SPHX allowing the use of the Subject Property as a fuel service station in combination with a convenience store and carry out restaurant with outdoor seating (the "2019 Zoning Order").

On November 13, 2020, the Development Management Office approved the Development Plan (the "Approved Development Plan") for the construction of a Wawa fuel service station/convenience store on the Subject Property (DRC#112619C/PAI# 15-1023).

Concurrently with submitting this letter to you, we are requesting an amendment to the Approved Development Plan to add the EVCS as a non-material amendment under Section 32-4-106(b)(2) of the Baltimore County Code.

With respect to zoning, we are requesting a written confirmation from your office that the proposed modifications to the Approved Development Plan are minor in nature and, therefore, within the spirit and intent of the 2019 Zoning Order or, in the alternative that the EVCS is an ancillary/accessory use to the approved principal use on the Subject Property.

Pursuant to the 2019 Zoning Order, a Wawa fueling station with convenience store is currently under construction at the Subject Property to serve the needs of the community and travelers through the area. To facilitate serving those needs, our client proposes to install the EVCS at the Subject Property. The details of the EVCS are shown and indicated on Sheets C-1 through C-6 of the EVCS Plans, that include the following: (2) V3 supercharger cabinets, (8) charging posts, (1) 1200A MCB EV-1 PLNTH and (1) utility transformer. The use will be uninhabited and accessory to the existing off-street parking.

In pursuit of the requisite approvals for our client, on August 29, 2022, we participated in a Pre-Concept Plan Conference ("PCPC") with members of the Baltimore County development and zoning departments. During the PCPC, we discussed the proposed plan with optimism that such proposed EVCS installation would be deemed to be within the spirit and intent of the 2019 Order.

We have also enclosed with this letter, a copy of the Approved Development Plan redlined to show proposed location of the EVCS.



TRANSMITTAL

DATE: August 18, 2022
PROJECT NAME: Wawa #8540 – Rosedale, MD
PROJECT #: 50123704/50138578
RE:

TO: Shaun Crawford, Planner
Zoning Review Office, Room 124
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

PHONE: (410) 887-3353
CC:

WE TRANSMIT VIA			THE FOLLOWING				
	Separate cover		Pick up	x	Prints		Product literature
x	U.S. mail		Overnight carrier		Copies		Computations
	Messenger		Hand delivery		Reports		CDs/DVDs
					Studies	x	Other
					Reproducible		

COPIES	DATE	DESCRIPTION
1	09.14.22	Spirit and Intent Letter
1	09.19.22	11x17 S&S CD100
1		11x17 Redlined Development Plan
1	09.19.22	Check to Baltimore County for \$200.00

THESE ARE TRANSMITTED							
x	Per your request		For review & comment		For revision & submission		Other
	For approval		For your file/use		For distribution		

Comments:

Received:

Shaun Crawford, Planner
Zoning Review Office, Room 124
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204
410.887.3353

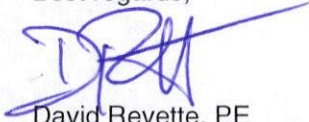
Signed:

David Revette
Associate, Project Manager
Dewberry Engineers Inc.
600 Parsippany Road, Suite 301,
Parsippany, NJ 07054
973.576.9639

Mr. Jeffrey Perlow
Spirit and Intent Letter – Case No. 2019-0417-SPHX
September 14, 2022
Page 2

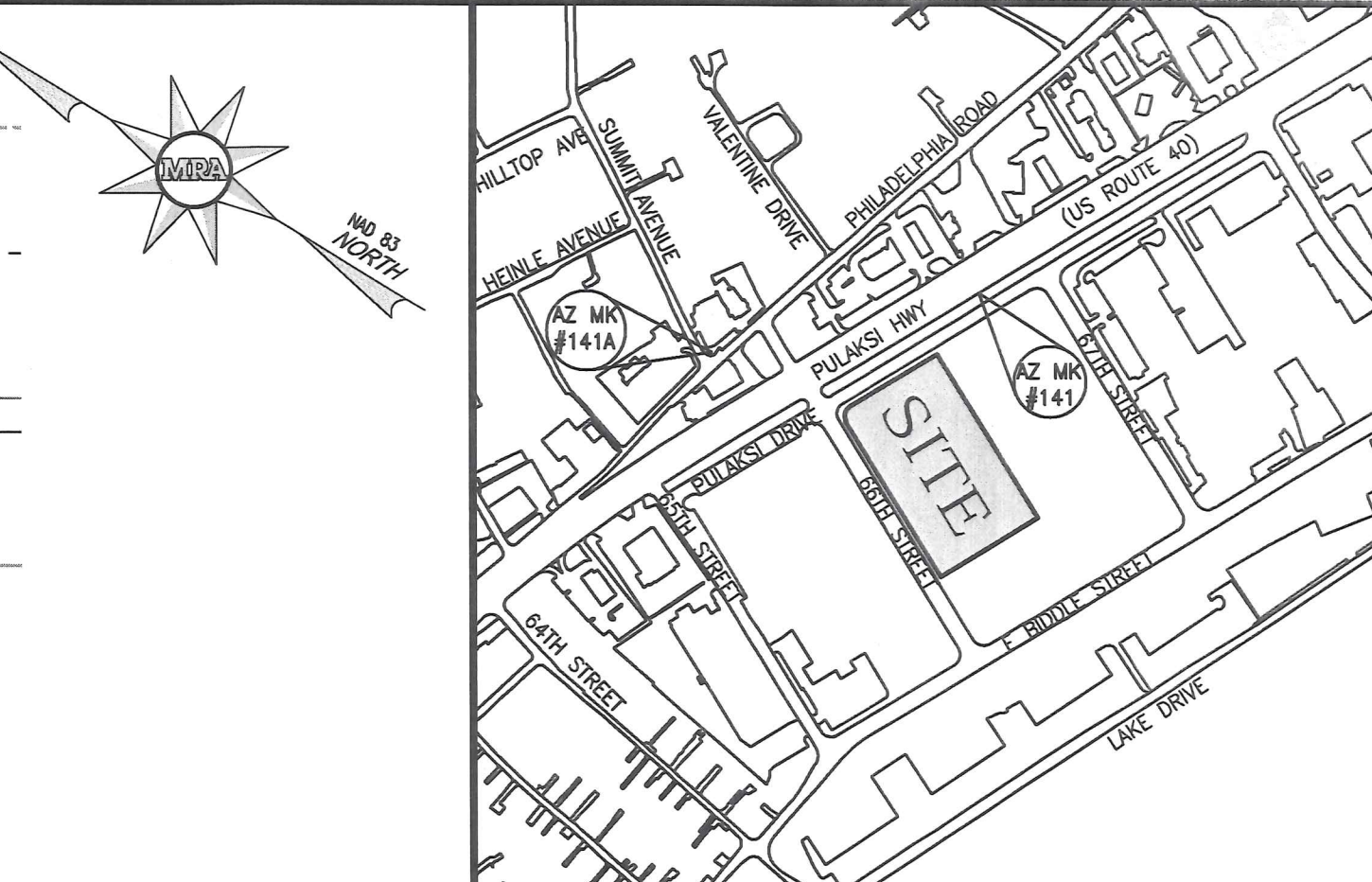
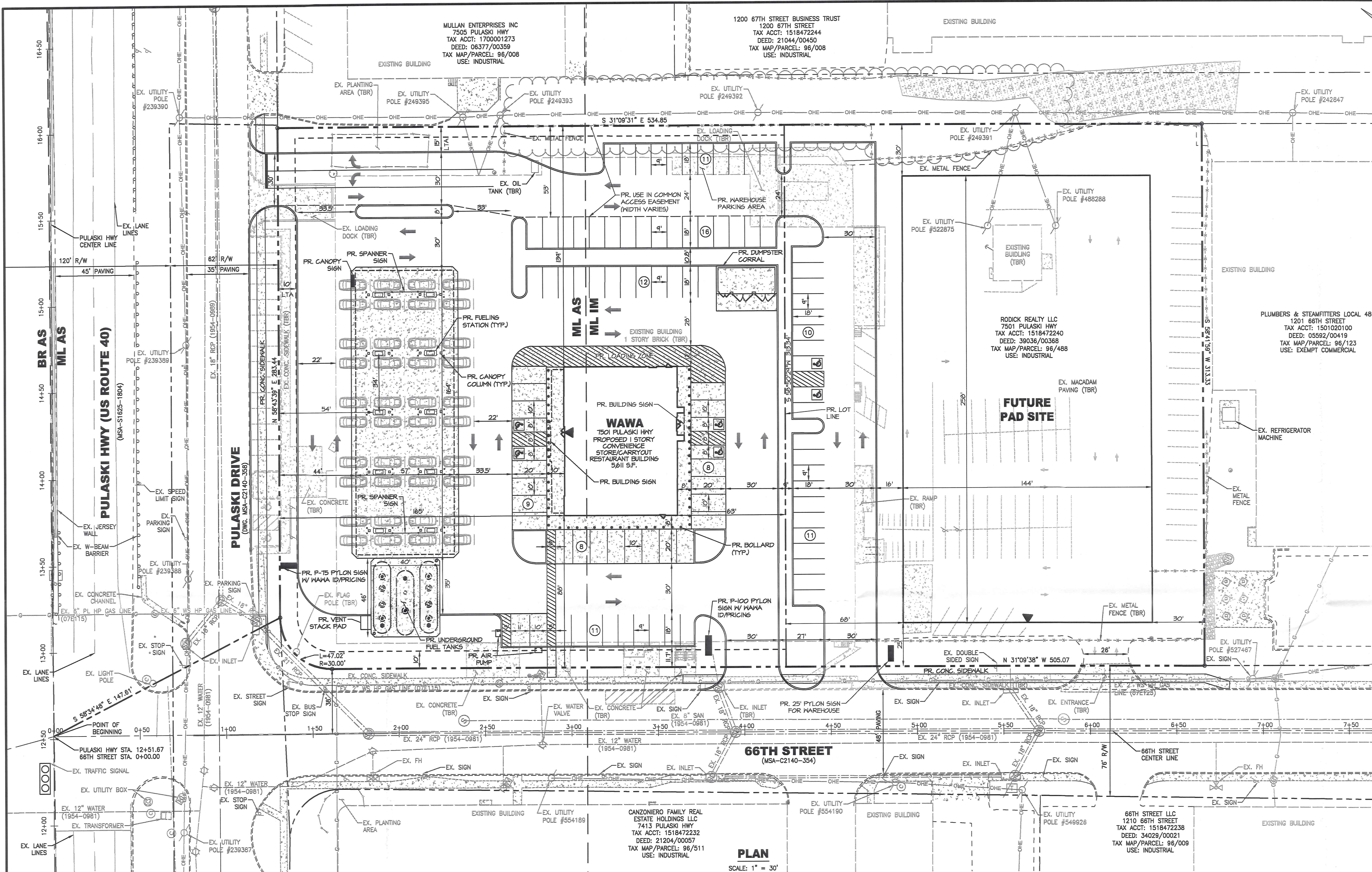
With this letter, enclosed please find a check in the amount of \$200.00 made payable to "Baltimore County, Maryland" for the administrative costs associated with the review. If there should be any additional information needed to complete your review, please reach out without hesitation.

Best regards,



David Revette, PE
Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany NJ 07054
Phone: 973-576-9639
Email: drevette@dewberry.com

Enclosures: EVCS Plans
Redlined Approved Site Plan



VICINITY MAP
SCALE: 1" = 500'
BENCHMARK

AZ MK 141
ELEV. 87.53
DESCRIPTION: BRASS CAP LOCATED ALONG EAST SIDE OF
NORTHBOUND PULASKI HWY (US ROUTE 40) APPROXIMATELY 6.0
FEET NORTH WEST OF FIRE HYDRANT PLACED BETWEEN BREAK IN
GUARDRAIL.

N 599648.973
E 1446840.370
E 1448118.729
N 599693.333
E 1448118.729
DESCRIPTION: BRASS CAP LOCATED AT NORTH EAST CORNER OF
INTERSECTION OF PHILADELPHIA ROAD AND SUMMIT AVENUE OFFSET
APPROXIMATELY 5.0 FEET FROM EDGE OF SIDEWALK AND
APPROXIMATELY 21.50 FEET WEST OF STORM DRAIN MANHOLE IN
SIDEWALK.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION
(10 FUELING POSITIONS x 1,500 S.F.) = 15,000 S.F.

CONVENIENCE STORE
(4 x 5,611 S.F.) = 22,444 S.F.

ATM MACHINE
(1 ATM x 1,000 S.F.) = 1,000 S.F.

CARRY OUT RESTAURANT
(6 x 5,611 S.F.) = 33,666 S.F.

REQUIRED TOTAL AREA = 72,110 S.F.

PROVIDED TOTAL AREA = 91,618 S.F.

WAWA PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 405.4.A.3.d)			
USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT	5,611 S.F.	5/1,000 S.F.	29
MAX. # EMPLOYEES ON SHIFT			8
ATM			1
FREE AIR TANK			2
PARKING REQUIRED			40
TOTAL PARKING PROVIDED (INCLUDING 4 ADA SPACES)			64

FUTURE WAREHOUSE PAD SITE PARKING TABULATIONS CHART (PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A.3)			
USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
WAREHOUSE	37,100	1/EMPLOYEE	30
PARKING REQUIRED			30
TOTAL PARKING PROVIDED (INCLUDING 2 ADA SPACES)			33

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 7501 PULASKI HWY
B. SITE AREA: 91,168 S.F. ±, 2.10 AC. ±
C. ELECTION DISTRICT: 15
D. COUNCILMANIC DISTRICT: 7
E. ADC MAP: 36E9/36F9
F. CENSUS TRACT: 4501
G. TAX MAP: 0096
H. PARCEL: 0488
I. TAX ACCOUNT NO.: 1518472240
J. DEED: 39036/00368
- ZONING: ML-IM (MANUFACTURING LIGHT, INDUSTRIAL MAJOR)
ML-AS (MANUFACTURING LIGHT, AUTOMOTIVE SERVICE)
- ZONING MAP/GIS FILE NO.: 09681
- FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0
WAWA PROVIDED = 0.06 (5,611 S.F. / 91,618 S.F. = 0.06)
WAREHOUSE PROVIDED = 0.49 (37,100 S.F. / 75,802 S.F. = 0.49)
- EXISTING LAND USE: PHYSICAL THERAPY CLINIC
GROCERY SUPERMARKET
- PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT, FUTURE WAREHOUSE
- WAWA
ML ZONE SETBACKS (SECTION 255.2, 243.1, 243.2, 243.3)
REQUIRED: 75' FRONT, 50' SIDE, 50' REAR
PROVIDED (MIN.): 165' FRONT, 88' SIDE, 63' REAR
FUEL SERVICE SETBACKS (SECTION 405.4.2):
FROM ANY STREET RIGHT OF WAY
CONVENIENCE STORE: 25' FRONT, 15' SIDE, 15' REAR
FUEL PUMP CANOPY: 25' FRONT, 15' SIDE, 15' REAR
WAREHOUSE
ML ZONE SETBACKS (SECTION 255.1, 238.1, 238.2, 238.3)
REQUIRED: 25' FRONT, 30' SIDE, 30' REAR
PROVIDED (MIN.): 25' FRONT, 30' SIDE, 30' REAR

- LANDSCAPE TRANSITION AREAS (LTA) REQUIRED: 10' ALONG PULASKI DRIVE (PUBLIC), 10' ALONG 66TH ST (PUBLIC), 10' ALONG REAR YARD (ML IM ZONE), 6' ALONG SIDE YARD (ML IM/ML AS ZONE), 6' MAXIMUM 33' FROM EXISTING FINISHED GRADE TO TOP OF ROOF
- PROPOSED BUILDING HEIGHT: STORE = 16' MAXIMUM 33' FROM EXISTING FINISHED GRADE TO TOP OF ROOF
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100420G).
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS LOCATED WITHIN THE BACK RIVER WATERSHED.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- A REST ROOM FACILITY, WATER, AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS IN BALTIMORE COUNTY WITHIN ONE MILE OF THE SITE. (SECTION 405.3, BCZR).
- THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE. AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PLAN
SCALE: 1" = 30'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. ROADWAY CENTERLINE
- EX. CURB
- EX. FENCE
- EX. TREE LINE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. OVER HEAD ELECTRIC LINES
- EX. UNDERGROUND ELECTRIC
- EX. E.O.P
- EX. PAVEMENT MARKING
- EX. ZONING BOUNDARY
- PR. LANDSCAPE TRANSITION AREA (LTA)
- PR. EASEMENT
- PR. PAVEMENT MARKING
- PR. CURB
- PR. BUILDING
- PR. CANOPY
- PR. CONCRETE

ZONING HISTORY

- CASE NO. 1849-1840-X - SPECIAL USE PERMIT FROM THE DIAMOND GRIT COMPANY TO USE THE LAND FOR FAMILY RESIDENCE AND HOTEL CASINO. GRANTED OCTOBER 3, 1949.
- CASE NO. 2008-0181-A - VARIANCE PETITION FROM VARIOUS PROPERTY OWNERS TO PERMIT AN ADDITION ON THE SIDE OF THE BUILDING WITH A SIDE SETBACK OF 1.5 FEET INSTEAD OF 30 FEET. GRANTED OCTOBER 15, 2007.

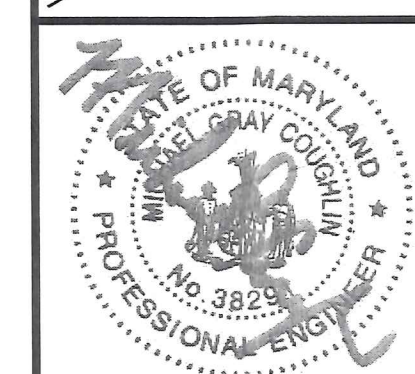
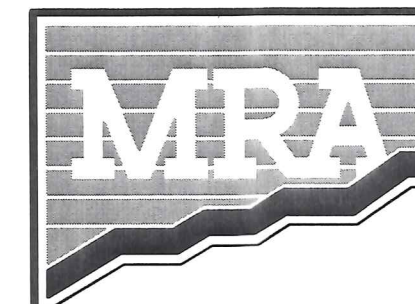
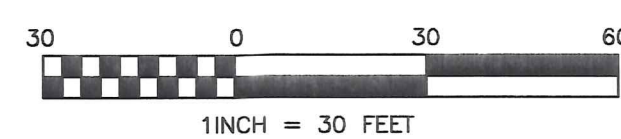
COMMERCIAL PERMIT HISTORY

- PERMIT #B828974 - ALTERATION TO COMPLETE CONSTRUCTED UNDER B729763 FRAMING.
- PERMIT #B831498 - INSTALL SPRINKLER SYSTEM. LARGEST PIPE SIZE-1", 8 HEADS TOTAL. SEE B828974 FOR ALT TO COMPLETE.
- PERMIT #B733984 - INSTALL SPRINKLER SYSTEM AS SHOWN ON PLANS, RELOCATE 32 HEADS, 14 NEW HEADS. LARGEST PIPE SIZE-1 1/2". MARYLAND CONTRACTOR SHALL BE NAMED BEFORE ANY WORK STARTS.
- PERMIT #B750567 - ALTERATIONS TO AN EXISTING STORAGE FACILITY TO INCLUDE: CUT OPENING IN AN EXTERIOR WALL TO INSTALL DOOR. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. 72"x36"-15SF. WAVE PLANS SLW. OWNER/CONTRACTOR AFFIDAVIT ATTACHED.

OWNER
RODICK REALTY LLC
1110 BATAVIA FARM RD
BALTIMORE, MD 21237

DEVELOPER
DMS DEVELOPMENT LLC
100 E. PENNSYLVANIA AVE, SUITE 200
TOWSON, MD 21286
PHONE: (410) 298-3715
ATTN: DAVID SCHLACHMAN

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
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WAWA
7501 PULASKI HWY
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

DATE		REVISIONS		JOB NO.: 20506	
				SCALE: 1" = 30'	
				DATE: 08/02/2019	
				DRAWN BY: TMO	
				DESIGN BY: MRA/TMO	
				REVIEW BY: MRA	
				SHEET: 01 OF 02	

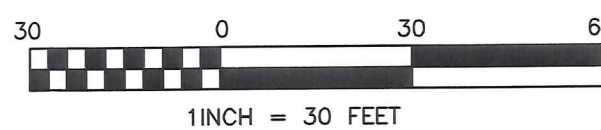
2019-0419-SPHX

PULASKI HWY (US ROUTE 40)

PULASKI DRIVE

66TH STREET
PLAN

SCALE: 1" = 30'



EX. TRAFFIC SIGNAL

SIGN REGULATIONS

CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO. OF PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS
5. ENTERPRISE	WALL MOUNTED, PROJECTING CANOPY, FREESTANDING	ML AS, ML IM	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	TOTAL OF 5, NO MORE THAN 2 ON EACH FACE	N/A	YES	NO SINGLE SIGN LARGER THAN 150-SF
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	75 SF; 100 SF IF PREMISE HAS MORE THAN 200' OF FRONTAGE	ONE PER FRONTAGE	25-FT	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL-MOUNTED SIGNAGE LIMITS.

SIGN AREAS

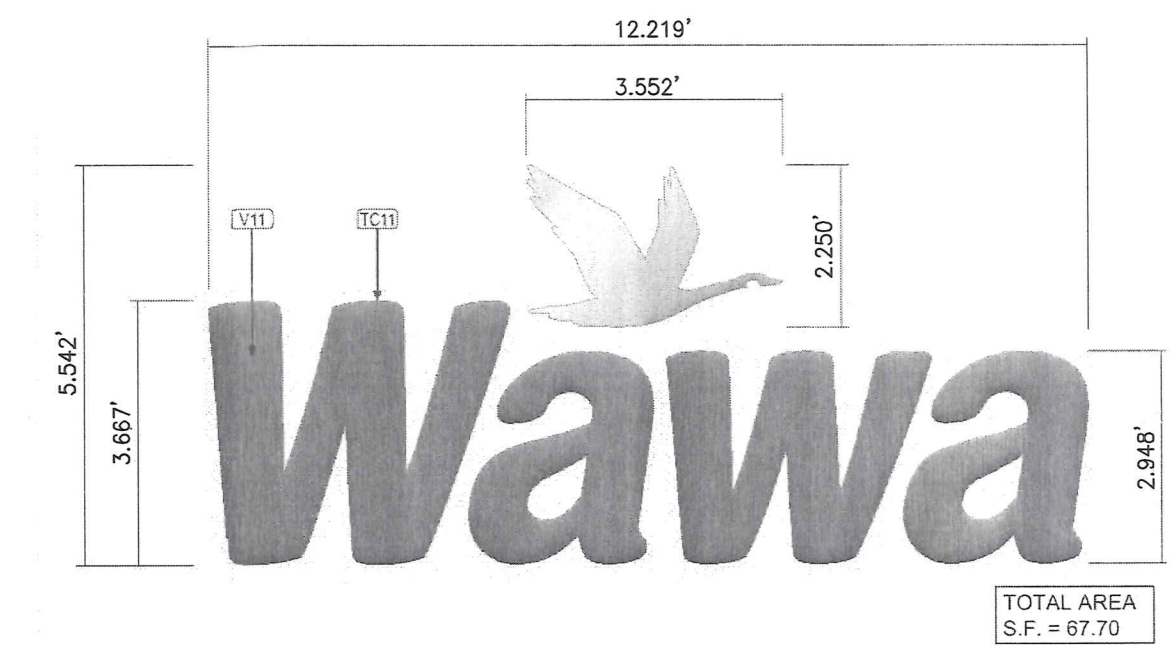
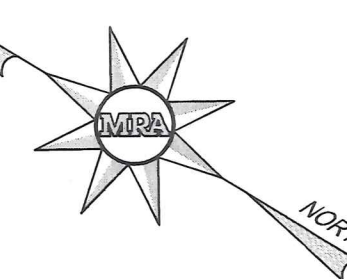
SIGN LABEL	SIGN TYPE	QUANTITY	PR. AREA EACH (SF)	ALLOWED AREA (SF)
1	FREE STANDING	1	40.44	75 PER FACE
2	FREE STANDING	1	30.67	
3	WALL MOUNTED PROJECTING CANOPY	1	67.70	150
4	WALL MOUNTED PROJECTING CANOPY	1	36.90	
5	SERVICE STATION CANOPY SIGN	1	9.02	25 PER SIGN
6	SERVICE STATION CANOPY SIGN	2	7.84	25 PER SIGN

(P-100) 2 PRODUCT 2.5' DOUBLE FACED
INTERNALLY ILLUMINATED WAWA FREESTANDING
PYLON SIGN W/L.E.D. PRICE CHANGER

NOT TO SCALE

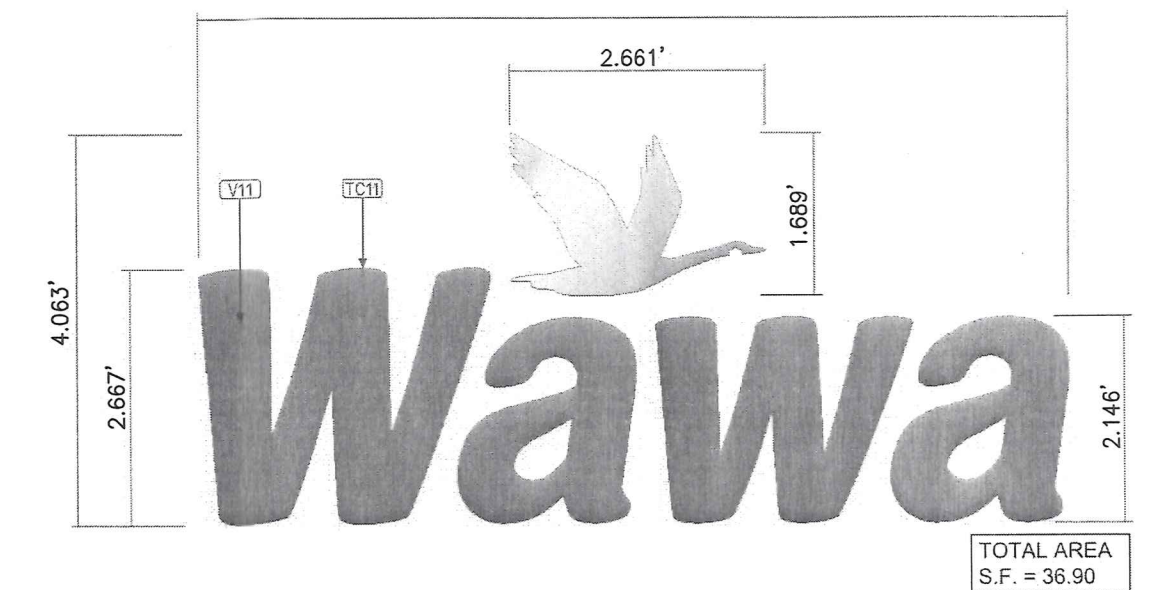
(P-75) 2 PRODUCT 1.5' DOUBLE FACED
INTERNALLY ILLUMINATED WAWA FREESTANDING
PYLON SIGN W/L.E.D. PRICE CHANGER

NOT TO SCALE



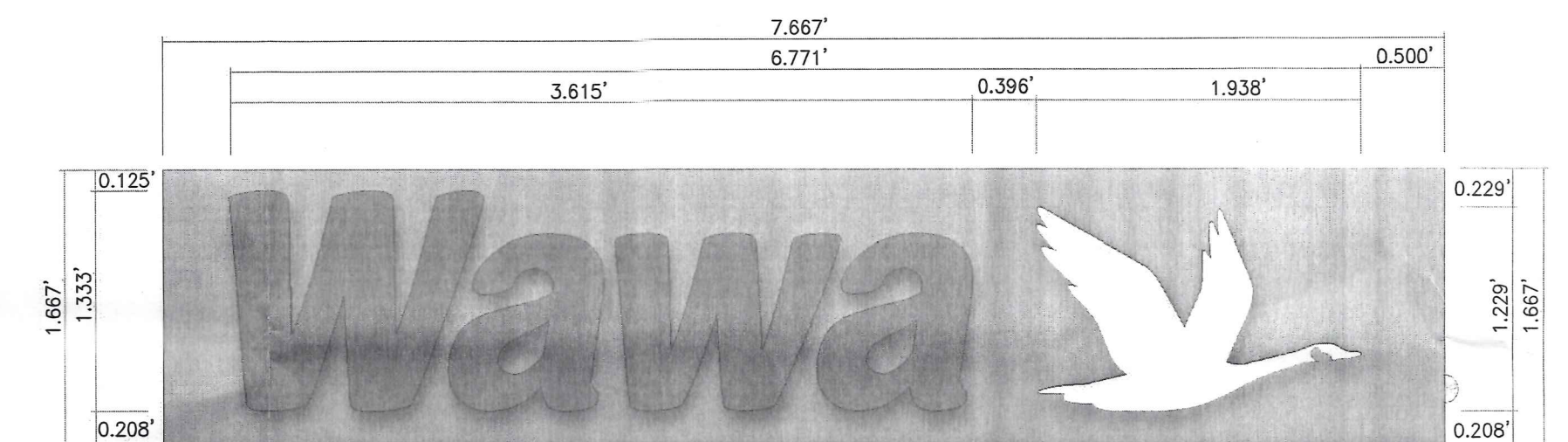
3.67' INDIVIDUAL ILLUMINATED
CHANNEL LETTERS & LOGO

NOT TO SCALE



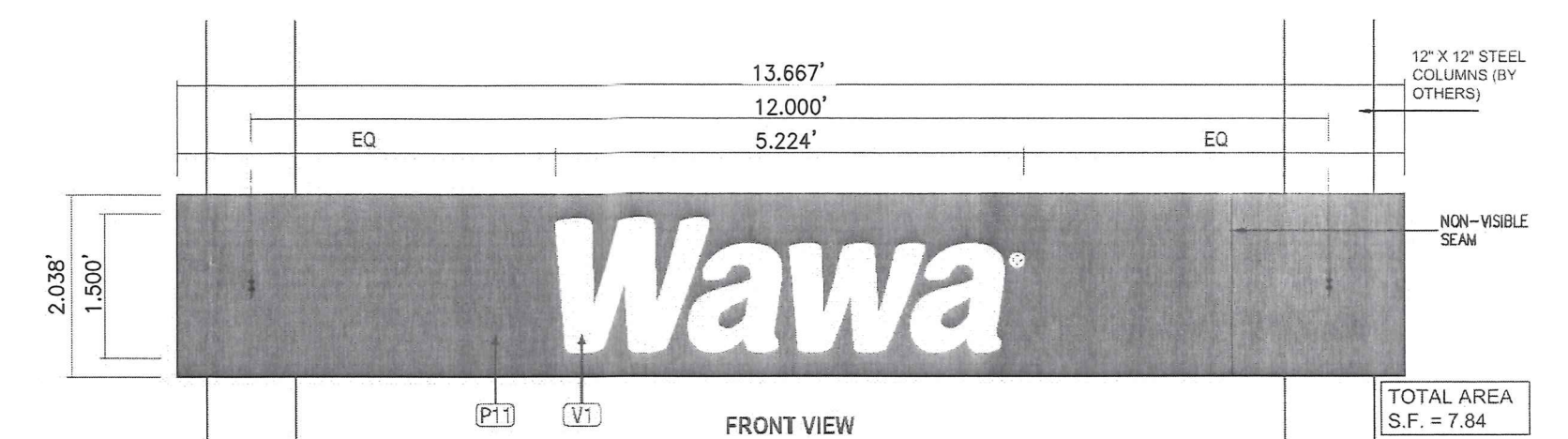
2.67' INDIVIDUAL ILLUMINATED
CHANNEL LETTERS & LOGO

NOT TO SCALE



SELF CONTAINED FLUSH MOUNT CANOPY SIGN

NOT TO SCALE



GAS PUMP SPANNER (STACKED PUMPS)

NOT TO SCALE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAD 83 - VERTICAL



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WAWA
7501 PULASKI HWY
SIGNAGE PLAN
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT

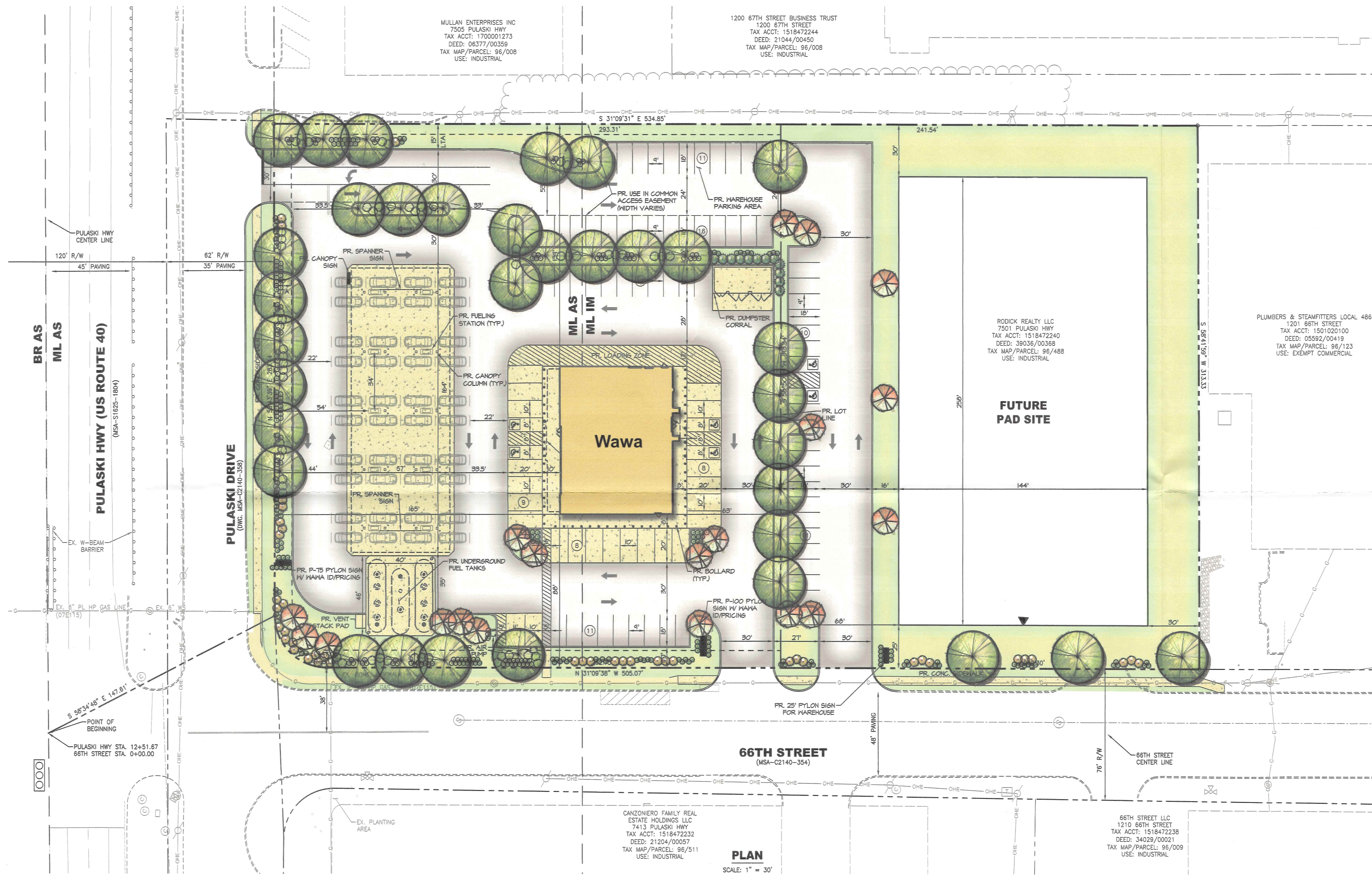
OWNER

RODICK REALTY LLC
1110 BATAVIA FARM RD
BALTIMORE, MD 21237

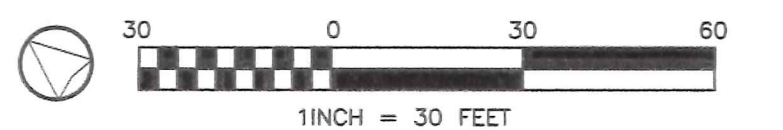
DEVELOPER

DMS DEVELOPMENT LLC
100 E. PENNSYLVANIA AVE, SUITE 200
TOWSON, MD 21286
PHONE: (410) 298-3715
ATTN: DAVID SCHLACHMAN

DATE	REVISIONS	JOB NO.:	20506
		SCALE:	1" = 30'
		DATE:	08/02/2019
		DRAWN BY:	TMO
		DESIGN BY:	MRA/TMO
		REVIEW BY:	MRA
		SHEET:	02 OF 02



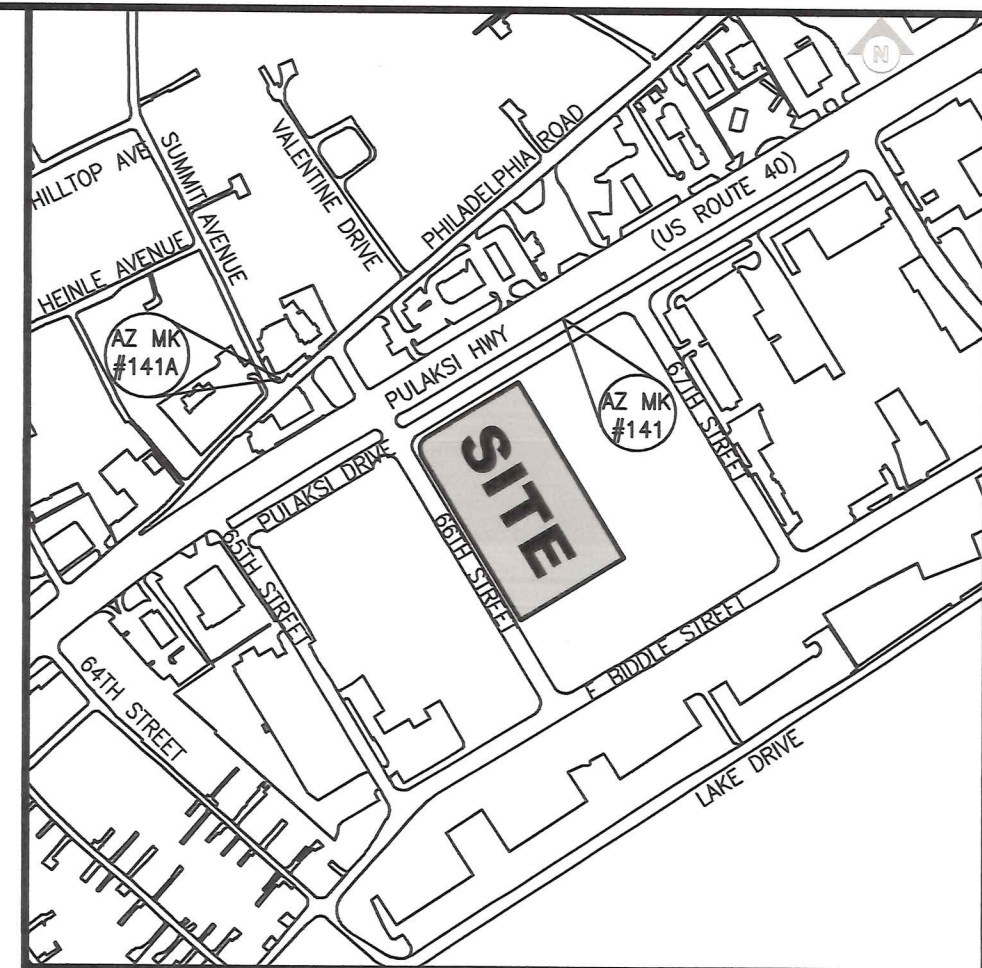
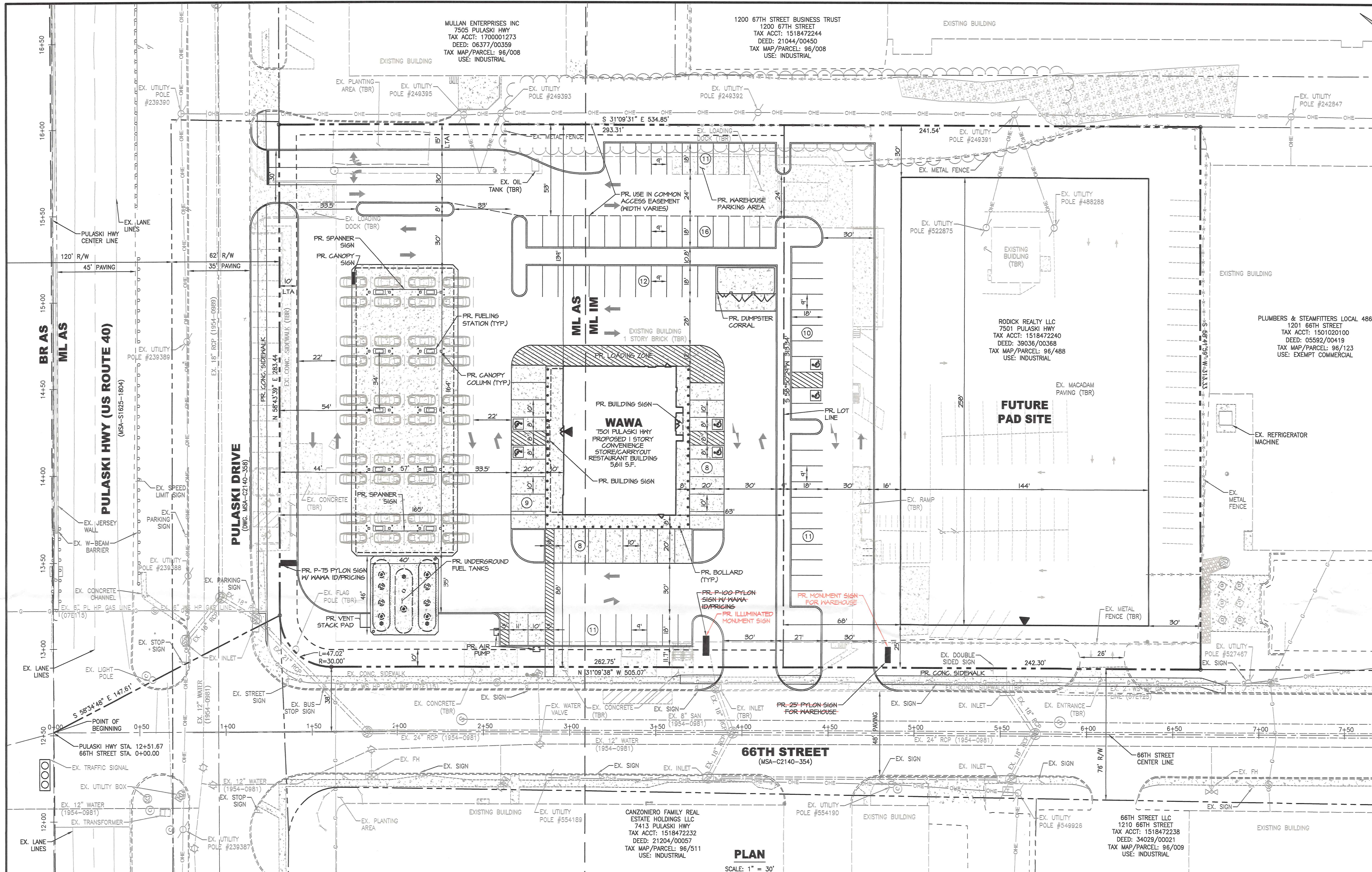
PETITIONER'S
EXHIBIT NO. 5



WAWA 7501 PULASKI HWY
ILLUSTRATIVE SITE PLAN



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



VICINITY MAP
SCALE: 1" = 500'
BENCHMARK

AZ MK 141
ELEV. 87.53
DESCRIPTION: BRASS CAP LOCATED ALONG EAST SIDE OF
NORTHBOUND PULASKI HWY (US ROUTE 40) APPROXIMATELY 6.0
FEET NORTH WEST OF FIRE HYDRANT PLACED BETWEEN BREAK IN
GUARDRAIL

AZ MK 141A
ELEV. 248.62
DESCRIPTION: BRASS CAP LOCATED AT NORTH EAST CORNER OF
INTERSECTION OF PHILADELPHIA ROAD AND SUMMIT AVENUE OFFSET
APPROXIMATELY 5.0 FEET FROM EDGE OF SIDEWALK AND
APPROXIMATELY 21.50 FEET WEST OF STORM DRAIN MANHOLE IN
SIDEWALK.

SPECIAL EXCEPTION AREA

FUEL SERVICE STATION
(10 FUELING POSITIONS x 1,500 S.F.) = 15,000 S.F.

CONVENIENCE STORE
(4 x 5,611 S.F.) = 22,444 S.F.

ATM MACHINE
(1 ATM x 1,000 S.F.) = 1,000 S.F.

CARRY OUT RESTAURANT
(6 x 5,611 S.F.) = 33,666 S.F.

REQUIRED TOTAL AREA = 72,110 S.F.

PROVIDED TOTAL AREA = 91,618 S.F.

**WAWA
PARKING TABULATIONS CHART**
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 405.4.A.3.d)

USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT	5,611 S.F.	5/1,000 S.F.	29
MAX. # EMPLOYEES ON SHIFT			8
ATM			1
FREE AIR TANK			2
PARKING REQUIRED			40
TOTAL PARKING PROVIDED (INCLUDING 4 ADA SPACES)			64

**FUTURE WAREHOUSE PAD SITE
PARKING TABULATIONS CHART**
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A.3)

USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
WAREHOUSE	37,100	1/EMPLOYEE	30
PARKING REQUIRED			30
TOTAL PARKING PROVIDED (INCLUDING 2 ADA SPACES)			33

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 7501 PULASKI HWY
B. SITE AREA: 91,168 S.F. ±, 2.10 AC ±
C. ELECTION DISTRICT: 15
D. COUNCILMANIC DISTRICT: 36E9/36F9
E. CENSUS TRACT: 4501
F. TAX MAP: 0098
G. PARCEL: 1518472240
H. TAX ACCOUNT NO.: 39036/00368
I. DEED:
J. DEED:
K. DEED:
- ZONING: ML-IM (MANUFACTURING LIGHT, INDUSTRIAL MAJOR)
ML-AS (MANUFACTURING LIGHT, AUTOMOTIVE SERVICE)
- ZONING MAP/GIS TILE NO.: 096B1
- FLOOR AREA RATIO:
MAXIMUM PERMITTED = 2.0
WAWA PROVIDED = 0.06 (5,611 S.F. / 91,618 S.F. = 0.06)
WAREHOUSE PROVIDED = 0.49 (37,100 S.F. / 75,002 S.F. = 0.49)
- EXISTING LAND USE: PHYSICAL THERAPY CLINIC
GROCERY SUPERMARKET
PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE
AND CARRY OUT RESTAURANT, FUTURE WAREHOUSE
- WAWA
ML ZONE SETBACKS (SECTION 255.2, 243.1, 243.2, 243.3)
FRONT 75'
SIDE 50'
REAR 50'
FUEL SERVICE SETBACKS (SECTION 405.4.2):
FROM ANY STREET 35'
FROM STREET RIGHT OF WAY 25'
CONVENIENCE STORE 15'
FUEL PUMP
CANOPY
WAREHOUSE
ML ZONE SETBACKS (SECTION 255.1, 238.1, 238.2, 238.3)
FRONT 30'
SIDE 30'
REAR 30'

- LANDSCAPE TRANSITION AREAS (LTA)
ALONG PULASKI DRIVE (PUBLIC) 10'
ALONG 66TH ST (PUBLIC) 10'
ALONG REAR YARD (ML IM ZONE) 6'
ALONG SIDE YARD (ML IM/ML AS ZONE) 6'
- PROPOSED BUILDING HEIGHT: STORE = MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 24001004206).
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS LOCATED WITHIN THE BACK RIVER WATERSHED.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- A REST ROOM FACILITY, WATER, AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS IN BALTIMORE COUNTY WITHIN ONE MILE OF THE SITE. (SECTION 405.3, BCZR).
- REQUIREMENTS OF BCZR 405.4.C.1 ADDRESSING UNIFIED ARCHITECTURAL THEMES BETWEEN STRUCTURES ON SITE WILL BE APPLIED TO THE FUTURE PAD SITE.
- THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PLAN

SCALE: 1" = 30'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. ROADWAY CENTERLINE
- EX. CURB
- EX. FENCE
- EX. TREE LINE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. OVER HEAD ELECTRIC LINES
- EX. UNDERGROUND ELECTRIC
- EX. E.O.P
- EX. PAVEMENT MARKING
- EX. ZONING BOUNDARY
- PR. LANDSCAPE TRANSITION AREA (LTA)
- PR. EASEMENT
- PR. PAVEMENT MARKING
- PR. CURB
- PR. BUILDING
- PR. CANOPY
- PR. CONCRETE

ZONING HISTORY

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COMMERCIAL PERMIT HISTORY

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- PERMIT #B831498 - INSTALL SPRINKLER SYSTEM, LARGEST PIPE SIZE-1". 8 HEADS TOTAL. SEE B828974 FOR ALT TO COMPLETE.
- PERMIT #B733994 - INSTALL SPRINKLER SYSTEM AS SHOWN ON PLANS, RELOCATE 32 HEADS, 14 NEW HEADS. LARGEST PIPE SIZE-1 1/2". MARYLAND CONTRACTOR SHALL BE NAMED BEFORE ANY WORK STARTS.
- PERMIT #B759567 - ALTERATIONS TO AN EXISTING STORAGE FACILITY TO INCLUDE: CUT OPENING IN AN EXTERIOR WALL TO INSTALL DOOR. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. 72'X38'=15SF. WAIVE PLANS SW. OWNER/CONTRACTOR AFFIDAVIT ATTACHED.

OWNER

RODICK REALTY LLC
1110 BATAVIA FARM RD
BALTIMORE, MD 21237
PHONE: (410) 286-3715
ATTN: DAVID SCHLACHMAN

DEVELOPER

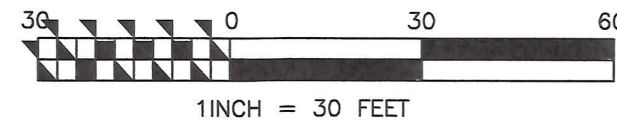
DMS DEVELOPMENT LLC
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PETITIONER'S

EXHIBIT NO. 4A-B



DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVO 88 - VERTICAL

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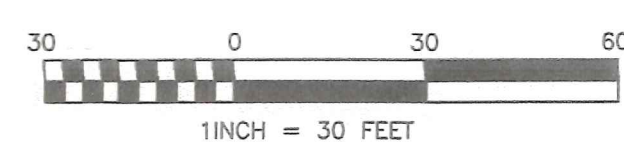
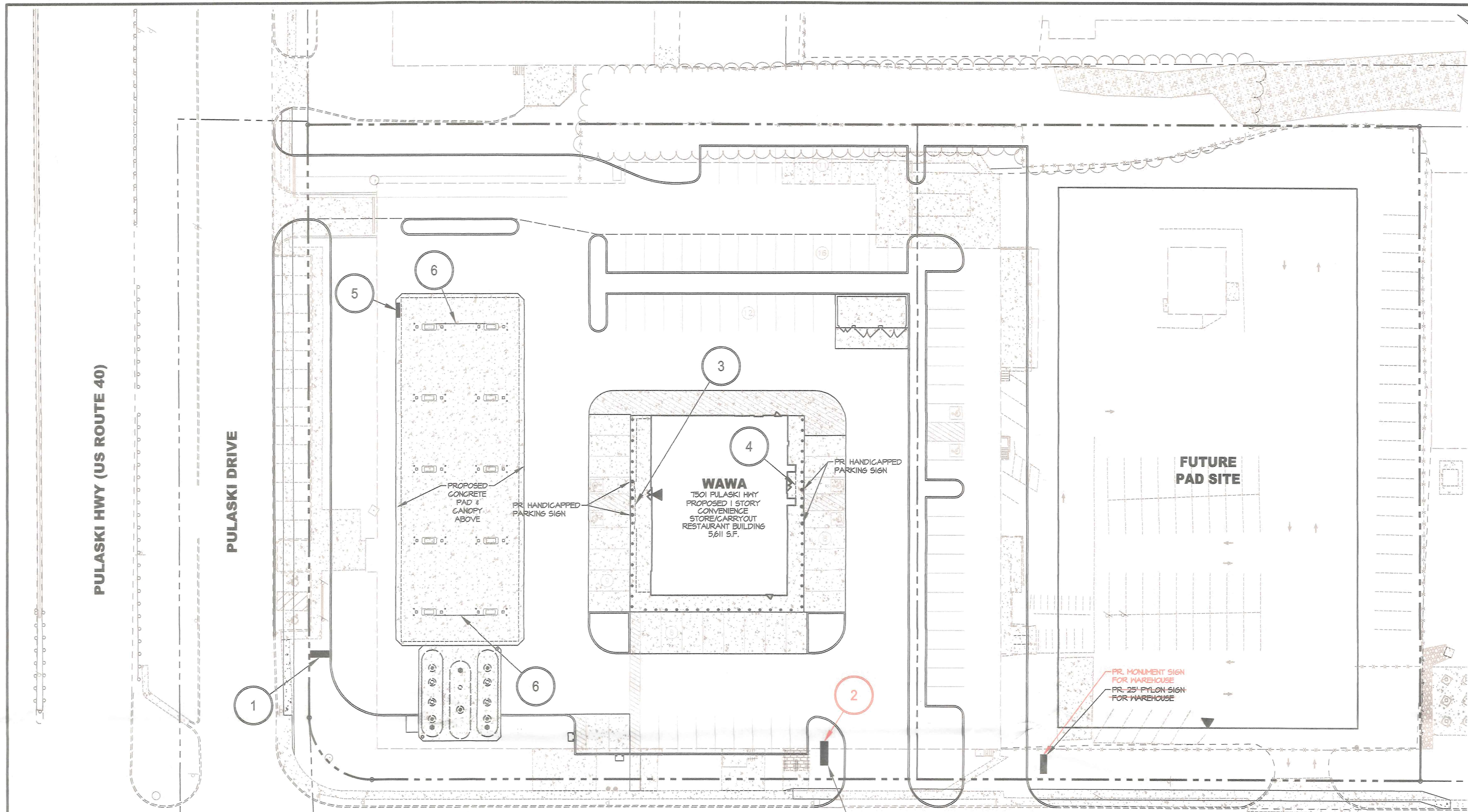
WAWA

7501 PULASKI HWY

**PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
10/23/2019	REVISED SIGNAGE ALONG 66TH STREET, ADDED NOTE PER PLANNING (ZAC)	20506
		SCALE: 1" = 30'
		DATE: 08/02/2019
		DRAWN BY: TMO
		DESIGN BY: MRA/TMO
		REVIEW BY: MRA
		SHEET: 01 OF 02

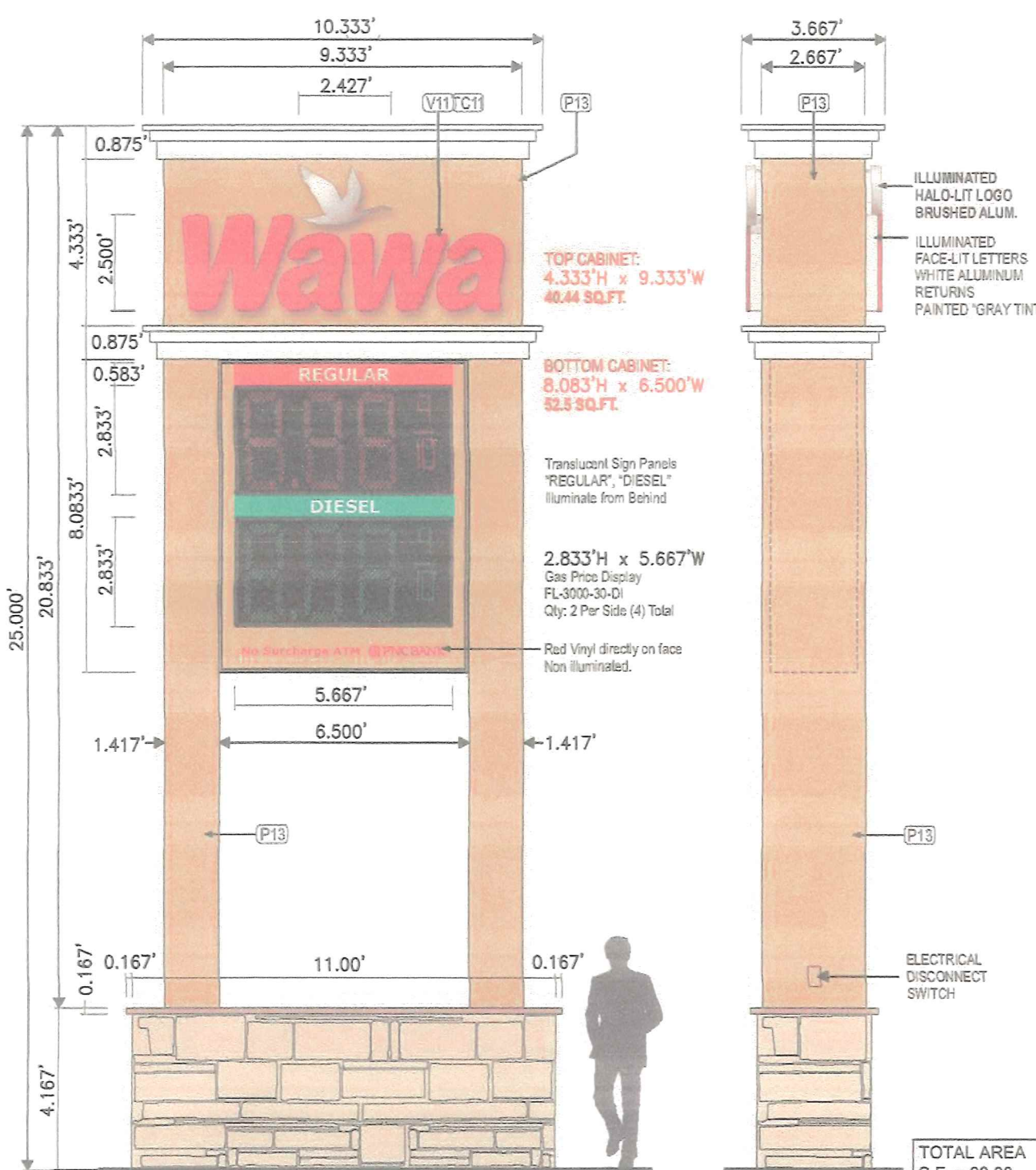


66TH STREET PLAN
SCALE: 1" = 30'



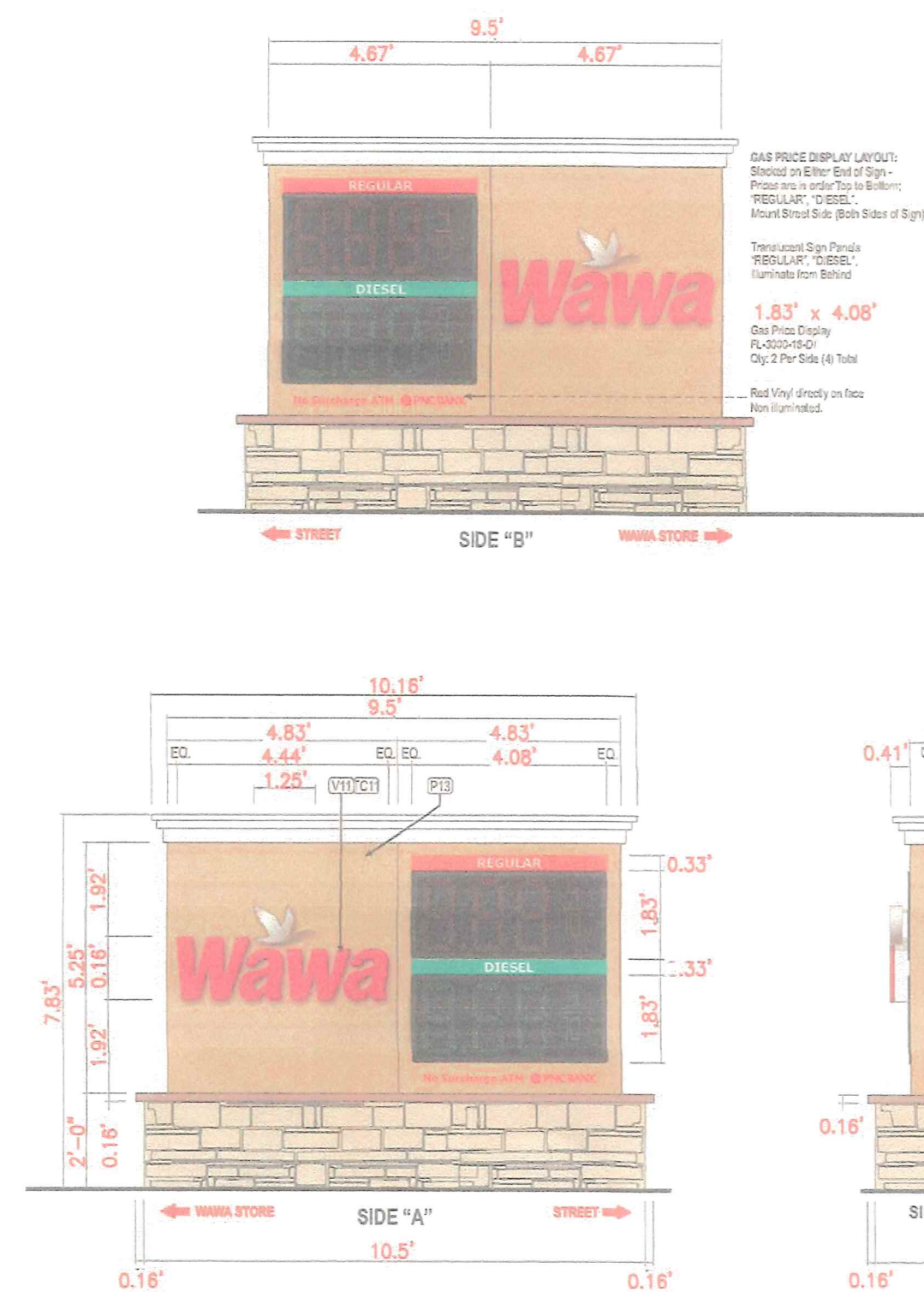
SIGN REGULATIONS								
CLASS	II	III	IV	V	VI	VII	VIII	IX
ENTERPRISE	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	MAX AREA/ FACE	MAX NO./ PREMISES	HEIGHT	ILLUMINATION	ADDITIONAL LIMITATIONS
5	WALL MOUNTED PROJECTING CANOPY	ML AS, ML IM	USE	2x LENGTH OF WALL TO WHICH SIGN IS ATTACHED	TOTAL OF 3, NO MORE THAN 2 ON EACH FACE	N/A	YES	NO SINGLE SIGN LARGER THAN 150-SF
	FREESTANDING	ML AS, ML IM	USE	75 SF/ 100 SF IF PREMISE HAS MORE THAN 300' OF FRONTAGE	ONE PER FRONTAGE	25-FT	YES	
	SERVICE STATION CANOPY	FUEL SERVICE STATION	USE	25-SF PER SIGN	6	N/A	YES	PERMANENT SIGNAGE UNDER THE CANOPY ON THE PUMPS OR SUPPORTS SHALL NOT BE COUNTED TOWARDS THE CANOPY, FREESTANDING OR WALL-MOUNTED SIGNAGE LIMITS.

SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PR. AREA EACH (SF)	ALLOWED AREA (SF)
1	FREE STANDING	1	40.44	75 PER FACE
2	FREE STANDING	1	30.67	
3	WALL MOUNTED PROJECTING CANOPY	1	67.70	150
4	WALL MOUNTED PROJECTING CANOPY	1	36.90	
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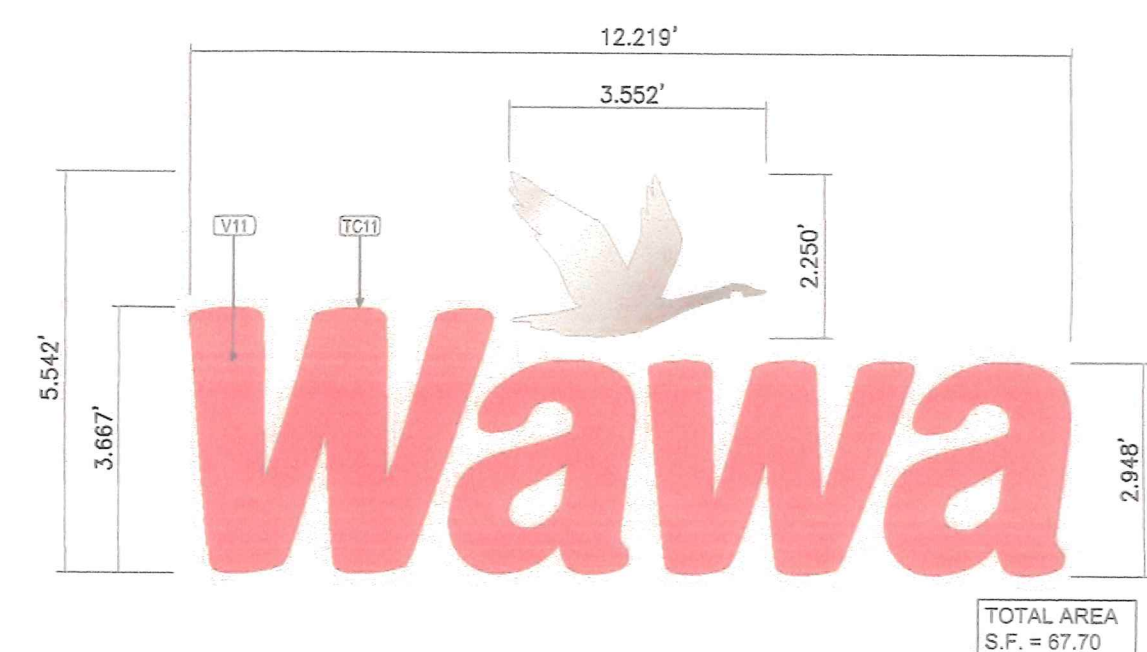
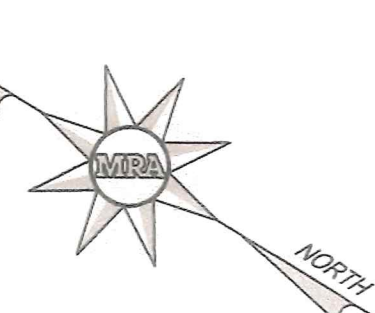
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NOT TO SCALE



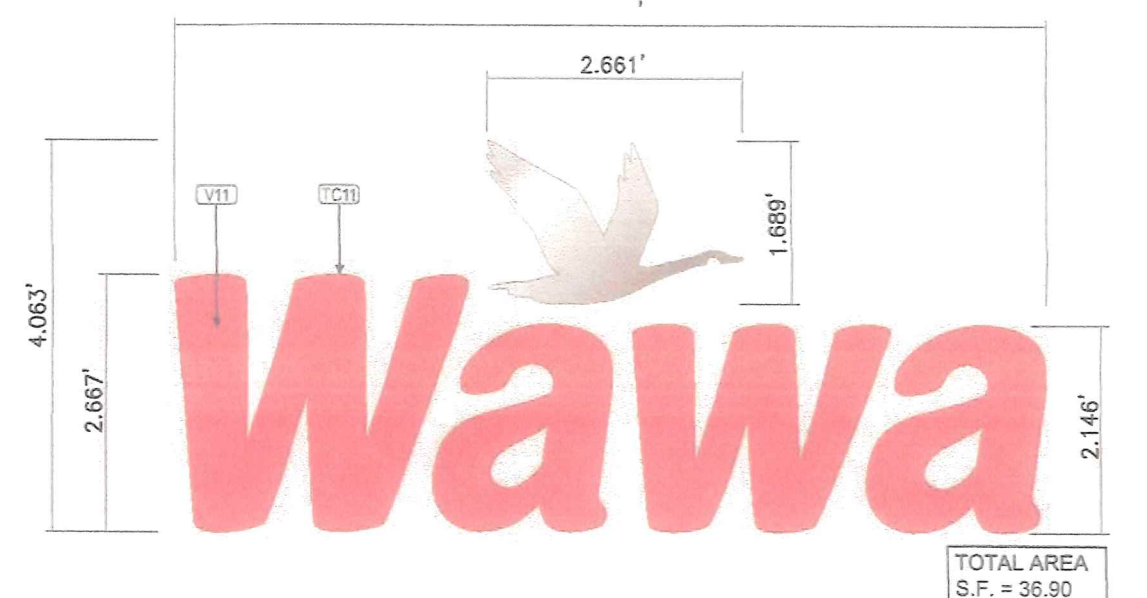
18\"/>

NOT TO SCALE



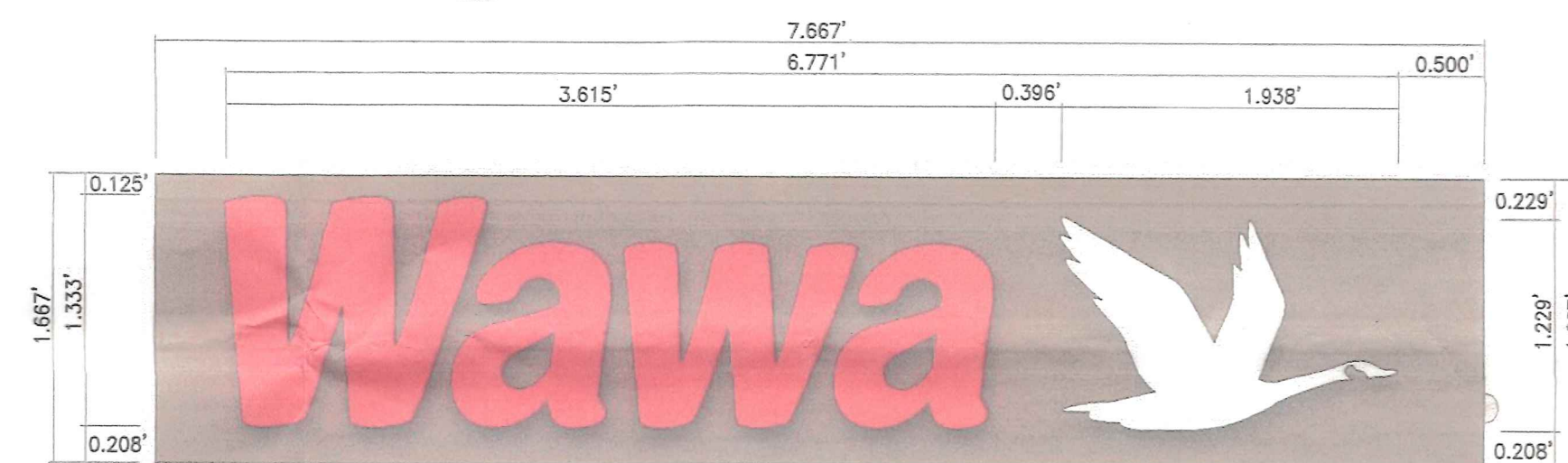
3.67' INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO

NOT TO SCALE



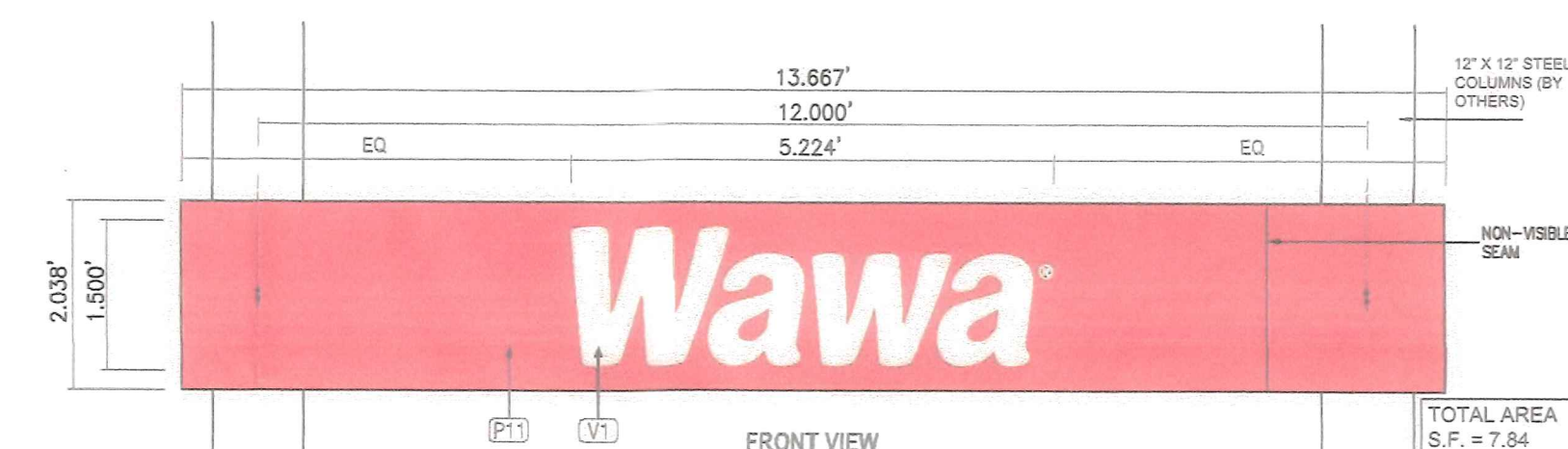
2.67' INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO

NOT TO SCALE



SELF CONTAINED FLUSH MOUNT CANOPY SIGN

NOT TO SCALE



GAS PUMP SPANNER (STACKED PUMPS)

NOT TO SCALE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) NAVD 83 - VERTICAL

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
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WAWA			SIGNAGE PLAN		
7501 PULASKI HWY			15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT		
DATE	REVISIONS	JOB NO.	SCALE	DRAWN BY:	DESIGN BY:
10/17/2019	REVISED SIGNAGE ALONG 66TH STREET	20506	1" = 30'	TWO	MRA/TMO
				REVIEW BY:	MRA
				SHEET:	02 OF 02

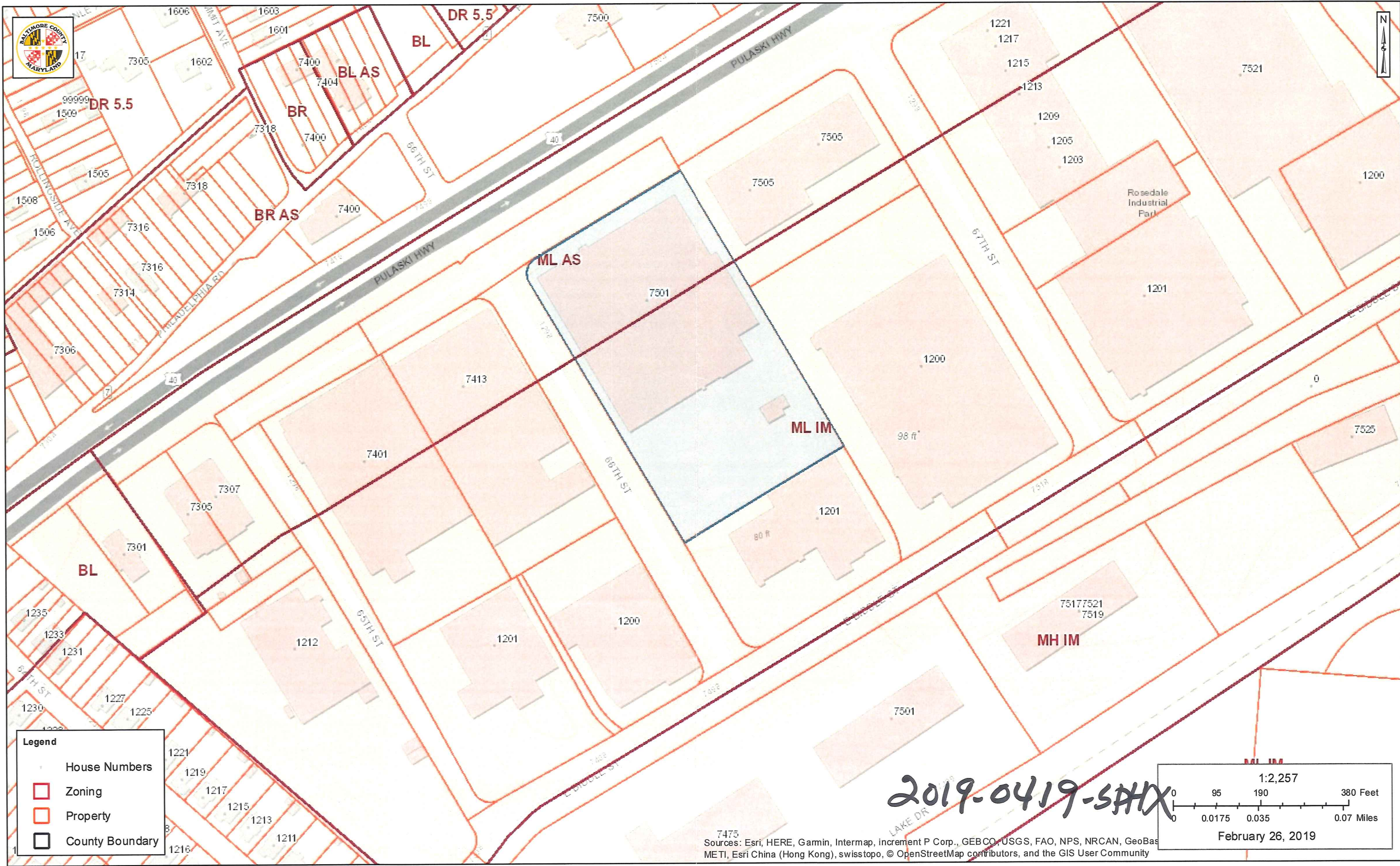
OWNER

RODICK REALTY LLC
1110 BATATA FARM RD
BALTIMORE, MD 21237

DEVELOPER

DWS DEVELOPMENT LLC
100 E. PENNSYLVANIA AVE., SUITE 200
TOWSON, MD 21286
PHONE: (410) 296-3715
ATTN: DAVID SCHLACHMAN

Zoning: 7501 Pulaski Hwy



SITE DATA

- PROPERTY ADDRESS: 7501 PULASKI HIGHWAY
BALTIMORE, MD 21237
- GROSS ACREAGE: WAWA LOT 1: 91,618 S.F. ± 2.10 AC ±
WAREHOUSE LOT 2: 75,802 S.F. ± 1.74 AC ±
167,420 S.F. ± 3.84 AC ±
- EXISTING ZONING: ML-IM (MANUFACTURING LIGHT, INDUSTRIAL MAJOR)
ML-AS (MANUFACTURING LIGHT, AUTOMOTIVE SERVICE)
- PROPERTY INFORMATION:
A. TAX ACCOUNT NUMBER: 1518472240
KEY SHEET: J5E17, SNE18, SNE18
POSITION SHEET: 42655/00074
DEED REFERENCE: 7
ELECTION DISTRICT: 15
CENSUS TRACT: 4501
H. ADC MAP INDEX: 38E9/36F9
- BALTIMORE COUNTY ZONING MAP REFERENCES:
A. ZONING MAP/GIS TILE: 095B1
TAX MAP: 0036
PARCEL: 0003
WATERSHED: BACK RIVER
REGIONAL PLANNING DISTRICT: ROSEMILE
- FLOOR AREA RATIO:
MAXIMUM PERMITTED = 2.0
WAWA PROVIDED = 0.06 (5,585 S.F. / 91,618 S.F. = 0.06)
WAREHOUSE PROVIDED = 0.49 (37,100 S.F. / 75,802 S.F. = 0.49)
- EXISTING LAND USE:
1 - PHYSICAL THERAPY CLINIC
2 - GROCERY SUPERMARKET
- PROPOSED LAND USE:
1 - FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT
2 - FUTURE WAREHOUSE

WAWA	REQUIRED	PROVIDED (MIN.)
ML ZONE SETBACKS (SECTION 255.2, 243.1, 243.2, 243.3)		
FRONT	75'	165'
SIDE	50'	85'
REAR	50'	65'
FUEL SERVICE SETBACKS (SECTION 405.4.2): FROM ANY STREET RIGHT OF WAY CONVENIENCE STORE FUEL PUMP CANOPY		
FRONT	35'	85'
SIDE	25'	54'
REAR	15'	44'
WAREHOUSE		
ML ZONE SETBACKS (SECTION 255.1, 238.1, 238.2, 238.3)		
FRONT	25'	30'
SIDE	25'	30'
REAR	30'	30'
LANDSCAPE TRANSITION AREAS (LTA)		
ALONG PULASKI DRIVE (PUBLIC)	10'	11.7'
ALONG 66TH ST (PUBLIC)	10'	11.7'
ALONG REAR YARD (ML IM/ML AS ZONE)	6'	4'
ALONG SIDE YARD (ML IM/ML AS ZONE)	6'	4'

- PROPOSED BUILDING HEIGHT: MAXIMUM 33' FROM EXTERIOR FINISHED GRADE TO TOP OF ROOF
- BASIC SERVICES - SEWER MAP 5-23A: S-1 EXISTING SERVICE AREA
- BASIC SERVICES - WATER MAP W-23A: W-1 EXISTING SERVICE AREA

DEVELOPMENT PLANS REVIEW

- EXISTING UTILITY INFORMATION WAS GENERATED BY FIELD SURVEY AND PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. IN JULY OF 2019 AND UTILITY LOCATES PREPARED BY A DATA IN AUGUST OF 2019. EXISTING UTILITY INFORMATION WAS SUPPLEMENTED WITH INFORMATION FROM BALTIMORE COUNTY PUBLIC RECORD DRAWINGS.
- THIS PROJECT IS LOCATED WITHIN THE URBAN RURAL DEMARCATION LINE (URDL).
- THIS SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- THE SITE IS LOCATED WITHIN A TRANSPORTATION ZONE LEVEL OF SERVICE "D" AREA.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- RAMPS SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL STREET INTERSECTIONS WITH DETECTABLE WARNING AREAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS.
- STREET LIGHTS SHALL BE INSTALLED ALONG ALL PUBLIC ROADS IF REQUIRED BY BALTIMORE COUNTY TRAFFIC ENGINEERING.
- SIDEWALKS EXIST ALONG PULASKI DRIVE AND 66TH STREET AND WILL BE REPAIRED TO BALTIMORE COUNTY STANDARDS FOR CONSTRUCTION. ANY PORTIONS OF SIDEWALKS OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO A PUBLIC SIDEWALK EASEMENT.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WITHIN THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY (HITI), BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY. THE PROJECT SITE IS NOT LOCATED IN ANY BALTIMORE COUNTY OR NATIONAL HISTORIC DISTRICT.
- ADT FOR A 5,585 SF CONVENIENCE STORE WITH GAS PUMPS = 4,678.
- THE DEVELOPER HAS INVESTIGATED FOR AVAILABILITY OF ADEQUATE FLOW FLOW AT THE SITE.
- A TRAFFIC IMPACT STUDY WAS PREPARED BY TRAFFIC CONCEPTS, INC DATED JUNE 2020.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- THE EXISTING SEWER HOUSE CONNECTION IS TO BE REMOVED.

ENVIRONMENTAL

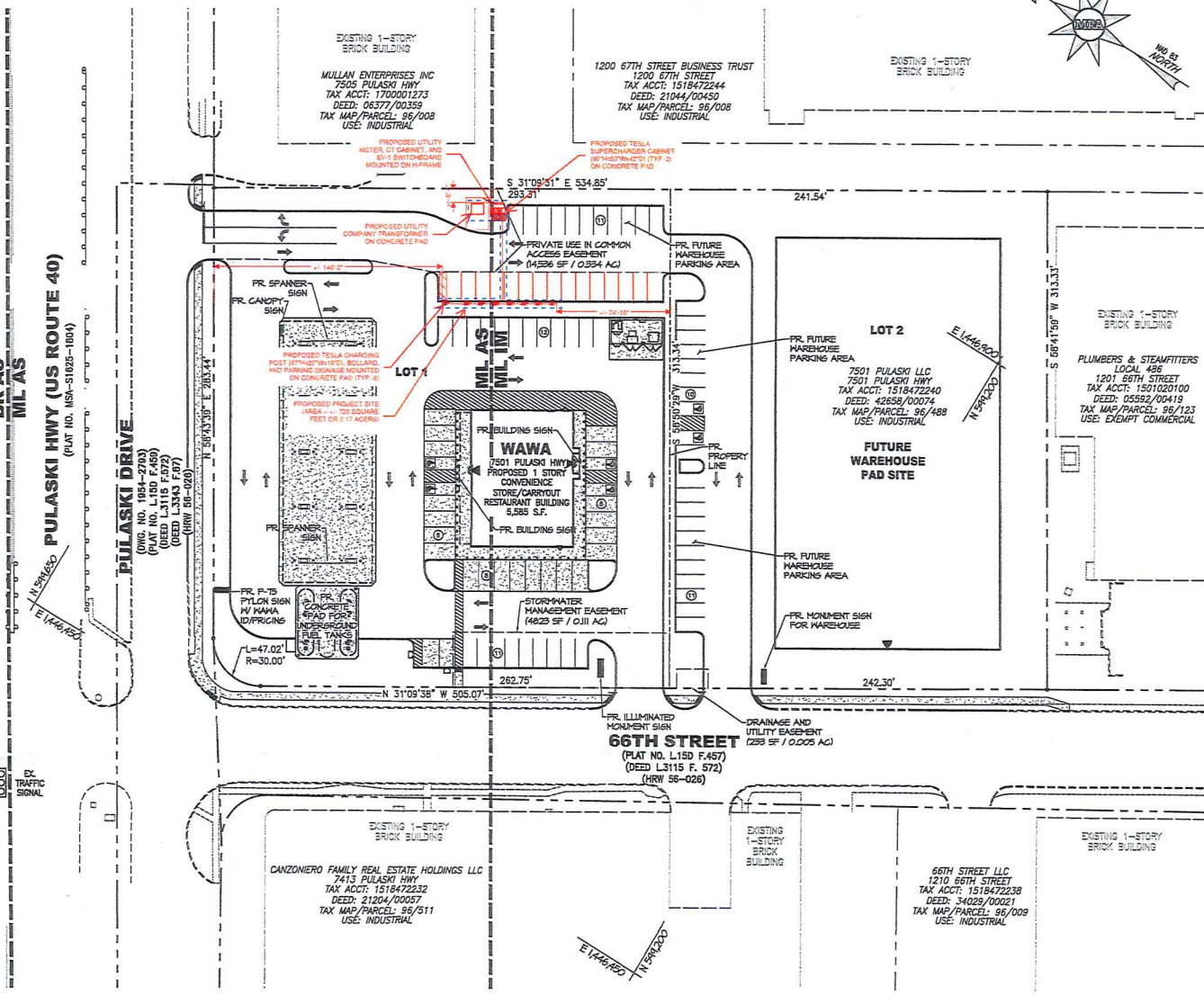
- TOPOGRAPHY INFORMATION WAS GENERATED BY FIELD SURVEY AND PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. IN JULY OF 2019, AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS TOPOGRAPHY.
- BOUNDARY INFORMATION WAS GENERATED BY FIELD SURVEY AND PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. IN JULY OF 2019.
- THERE ARE NO WETLANDS PRESENT ON THE SUBJECT PROPERTY.
- THERE ARE NO SEPTIC SYSTEMS EXISTING ON SITE.
- THERE ARE NO WELLS EXISTING ON THE SITE.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- A PHASE I ENVIRONMENTAL ASSESSMENT REPORT WAS PREPARED BY COMSTOCK ENVIRONMENTAL ON FEBRUARY 19, 2019.
- A PHASE II ENVIRONMENTAL ASSESSMENT REPORT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC ON FEBRUARY 12, 2020.
- A GEO-TECHNICAL REPORT WAS PREPARED BY D.W. KOZERA, INC. ON FEBRUARY 14, 2020.
- SOILS WERE OBTAINED FROM THE NRCS SOIL SURVEY USING THE DATA MART WEB SITE.
- THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS SUCH UNDER THE PROCEDURES OF SECTION 5-811 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND ON THIS SITE.
- THERE ARE NO CRITICAL HABITATS, REFUGE LANDS OR FISH HATCHERIES, OR WETLANDS WITHIN THE PROJECT AREA (US DEPT. OF THE INTERIOR, FISH AND WILDLIFE SERVICE) PER ELECTRONIC REPORT GENERATED ON 03/11/2020.
- THERE ARE "NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES WITHIN THE DELINEATED AREA. AS A RESULT, WE HAVE NO SPECIFIC CONCERNS REGARDING POTENTIAL IMPACTS OR RECOMMENDATIONS FOR PROTECTION MEASURES AT THIS TIME." PER MARYLAND DEPARTMENT OF NATURAL RESOURCES, WILDLIFE AND HERITAGE SERVICE (MD DNR) LETTER DATED 04/20/2020.
- THERE ARE NO RECORDS OF ANY KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND ON THIS SITE PER MARYLAND DEPARTMENT OF THE ENVIRONMENT FINDINGS LETTER DATED MARCH 12, 2020.
- THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100420G)
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE.

GENERAL NOTE:

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN IN THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

WAWA

7501 PULASKI HIGHWAY BALTIMORE, MARYLAND 21237



BLANKET ACCESS NOTE FOR STORMWATER

OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTIONS AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY).

ZONING

- SEE SITE DATA FOR EXISTING ZONING.
- SEE DEVELOPMENT PLANS REVIEW NOTES FOR INFORMATION ON LANDSCAPING AND SITE LIGHTING.
- THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- SEE DEVELOPMENT PLANS REVIEW NOTES FOR INFORMATION ON HISTORIC BUILDING INVESTIGATION.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- SEE ZONING HISTORY FOR SPECIAL EXCEPTION APPROVAL.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE. (SECTION 405.3, BCZR)
- A REST ROOM FACILITY, WATER, AND COMPRESSED AIR WILL BE PROVIDED FOR CUSTOMERS.
- REQUIREMENTS OF BCZR 405.4.C.1 ADDRESSING UNIFIED ARCHITECTURAL THEMES BETWEEN STRUCTURES ON SITE WILL BE APPLIED TO THE FUTURE PAD SITE.
- THE PROPOSED SITE IS IN CONFORMANCE WITH ALL CONDITIONS SET FORTH IN ZONING CASE #2019-0417-SPHX. SEE SHEET DP-2 FOR A COPY OF THE ADMINISTRATIVE LAW JUDGE ORDER.

FIRE MARSHAL

- A CRUISER RUN ROADWAY FOR ACCESS TO THE PROPOSED BUILDING SHALL BE AVAILABLE FOR USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF THE BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17, SECTION 1: 16.4.3.1.3.
- THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 3-17.
- THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17, SECTION 1:10.11.1.5 REQUIRES THAT THE ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES BE A MINIMUM OF 6 INCHES.
- THE PROPOSED BUILDING IS NOT SPRINKLERED AND THEREFORE DOES NOT HAVE AN FDC. THE PUBLIC FIRE HYDRANTS SHALL BE PAINTED ORANGE AND THE PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.

ENVIRONMENTAL INFORMATION

EXIST.	NOT EXIST.	FIELD DATA VERIFIED	TOPOGRAPHY AND STREET GRADES
X	X	X	SLOPES GREATER THAN 25%
X	X	X	STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF THE SITE
X	X	X	WETLANDS
X	X	X	DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY
X	X	X	DESIGNATED SITES AS PER THE MARYLAND ARCHEOLOGICAL SURVEY
X	X	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, ETC.)
X	X	X	LAND USES ON AND WITHIN 200 FT. OF SITE
X	X	X	ROADS RIGHT-OF-WAY AND EASEMENTS
X	X	X	100 YEAR FLOODPLAIN
X	X	X	UNDERGROUND FUEL TANKS
X	X	X	SITE WITHIN 500 FEET OF MAJOR HIGHWAY
X	X	X	SOILS MAPPED IN ACCORDANCE WITH THE NRCS SOIL SURVEY

COUNTY ADOPTED PLANS

OK	N/A	BALTIMORE COUNTY MASTER PLAN 2020
X	X	COMMUNITY OR REVITALIZATION PLANS
X	X	RECREATION AND PARKS PLAN
X	X	STREETSCAPE PLAN
X	X	GREENWAYS PLAN
X	X	OTHER

FOREST CONSERVATION NOTE

FOREST CONSERVATION REGULATIONS HAVE BEEN ADDRESSED BY A FOREST CONSERVATION WAIVER.

EXISTING BUILT CONDITIONS

EXIST.	NOT EXIST.	LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X	X	LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
X	X	DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY
X	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, ETC.)
X	X	LAND USES ON AND WITHIN 200 FT. OF SITE
X	X	ROADS RIGHT-OF-WAY AND EASEMENTS

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	ACRES
STORMWATER MANAGEMENT EASEMENT*	1	0.111
DRAINAGE AND UTILITY EASEMENT	1	0.005

NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE AND MAY ADJUST DURING FINAL CONSTRUCTION DRAWING AND RECORD PLAT PREPARATION AND PROCESSING.
*SEE ALSO "BLANKET ACCESS NOTE FOR STORMWATER" THIS SHEET

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
VERTICAL NAVD 88

SUITABLE OUTFALL STATEMENT

MOST OF THE SITE IMPROVEMENTS WILL DRAIN TO A PROPOSED UNDERGROUND SAND FILTER PROVIDING WATER QUALITY FOR THIS DEVELOPMENT PROJECT. THE UNDERGROUND SAND FILTER WILL DISCHARGE INTO AN EXISTING CLOSED STORM DRAIN SYSTEM ALONG 66TH STREET. THE REMAINDER OF THE SITE WILL DRAIN OFFSITE IN TWO LOCATIONS: TO AN EXISTING SWALE AT THE SOUTHEAST CORNER AND TO AN EXISTING INLET AT THE SOUTHWEST PROPERTY CORNER WITH A REDUCTION TO THE EXISTING Q10 AT EACH LOCATION. THERE WILL BE A SLIGHT INCREASE TO EXISTING Q10 DISCHARGE INTO THE 66TH STREET STORM DRAIN SYSTEM. THIS STORM DRAIN SYSTEM WILL BE STUDIED FOR CAPACITY PRIOR TO FINAL STORMWATER MANAGEMENT APPROVAL. THERE WILL BE AN OVERALL REDUCTION TO THE Q10 FOR THE ENTIRE SITE. THERE WERE NO REPORTED CASES OF DOWNSTREAM FLOODING AS OF MARCH 2020.

PROTECTIVE COVENANTS NOTE

ANY FOREST BUFFER EASEMENT(S), FOREST CONSERVATION EASEMENT(S), AND FOREST BUFFER AND FOREST CONSERVATION EASEMENT(S) SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STANDARD NON-DISTURBANCE NOTE

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT(S), FOREST CONSERVATION EASEMENT(S), OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT(S) EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

LIMIT OF DISTURBANCE = 188,800 SF / 4.33 AC

OWNER/DEVELOPER

7501 PULASKI LLC
100 E. PENNSYLVANIA AVE, SUITE 210
TOWSON, MD 21286
PHONE: (410) 226-3715
ATTN: DAVID SCHACHMAN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38231, EXPIRATION DATE: 01/13/2022

LEGEND

- EX. PROPERTY BOUNDARY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. ZONING LINE
- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- EX. CURB
- EX. BUILDING
- PR. PROPERTY LINE
- PR. BUILDING
- PR. SIDEWALK
- PR. EASEMENT
- PR. BUILDING OVERHANG/CANOPY
- PR. CURB & GUTTER
- PR. CONCRETE
- PR. SIGN
- PR. DEPRESSED CURB

SLOPE PROTECTION NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

ZONING HISTORY

- CASE NO. 1949-1540-X - SPECIAL USE PERMIT FROM THE DIAMOND GRIT COMPANY TO USE THE LAND FOR FAMILY RESIDENCE AND HOTEL CASINO. GRANTED OCTOBER 3, 1949.
- CASE NO. 2008-0161-A - VARIANCE PETITION FROM VARIOUS PROPERTY OWNERS TO PERMIT AN ADDITION ON THE SIDE OF THE BUILDING WITH A SIDE SETBACK OF 1.5 FEET INSTEAD OF 30 FEET. GRANTED OCTOBER 15, 2007.
- CASE NO. 2019-0417-SPHX - PETITION FOR A FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING. GRANTED ON OCTOBER 25, 2019.
- DRC NO.112619C - A FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(9). GRANTED NOVEMBER 28, 2019.

COMMERCIAL PERMIT HISTORY

- PERMIT #8828974 - ALTERATION TO COMPLETE CONSTRUCTED UNDER 227163 FRAMING.
- PERMIT #8831488 - INSTALL SPRINKLER SYSTEM, LARGEST PIPE SIZE-1". 8 HEADS TOTAL. SEE 8828974 FOR ALT TO COMPLETE.
- PERMIT #8733984 - INSTALL SPRINKLER SYSTEM AS SHOWN ON PLANS, RELOCATE 32 HEADS, 14 NEW HEADS, LARGEST PIPE SIZE-1 1/2". MARYLAND CONTRACTOR SHALL BE NAMED BEFORE ANY WORK STARTS.
- PERMIT #8758567 - ALTERATIONS TO AN EXISTING STORAGE FACILITY TO INCLUDE: CUT OPENING IN AN EXTERIOR WALL TO INSTALL DOOR. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. 72"x36"=155F. WAIVE PLANS SLW, OWNER/CONTRACTOR AFFIDAVIT ATTACHED.

WAWA PARKING TABULATIONS CHART

USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT	5,585 S.F.	5/1,000 S.F.	28
ATM			1
FREE AIR TANK			2
PARKING REQUIRED			39
TOTAL PARKING PROVIDED (INCLUDING 4 ADA SPACES)			64

FUTURE WAREHOUSE PAD SITE PARKING TABULATIONS CHART

USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
WAREHOUSE	37,100	1/EMPLOYEE	30
PARKING REQUIRED			30
TOTAL PARKING PROVIDED (INCLUDING 2 ADA SPACES)			32

COUNTY APPROVAL STAMP

BALTIMORE COUNTY DEPT. OF PAI
Project No. 15-10-2
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
08/25/2020 11:12:12
This plan approval will expire four (4) years from this approval date.

TRACKING# - LIM-2020-00005

LIMITED EXEMPTION#-20009LN

DRC# - 112619C

PAI# - 15-1023

SHEET INDEX:

SHEET NO.	DESCRIPTION
DP-1	COVER SHEET
DP-2	EXISTING CONDITIONS AND CONSTRAINTS MAP
DP-3	SITE PLAN

DP-1



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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WAWA

7501 PULASKI HWY

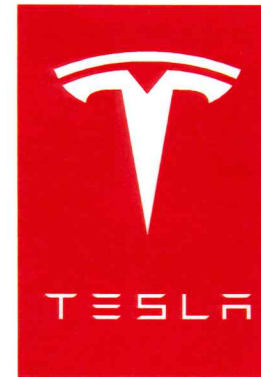
LIMITED EXEMPTION DEVELOPMENT PLAN

COVER SHEET

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.
		20506
		SCALE: AS SHOWN
		DATE: 10/01/2020
		DRAWN BY: JOB
		DESIGN BY: JPM/DOB
		REVIEW BY: MSC
		SHEET: 01 OF 03

TESLA



WAWA #8540 - ROSEDALE, MD

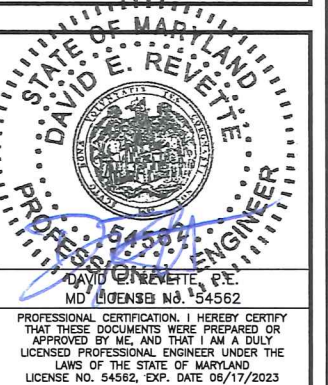
SITE ADDRESS:
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237
TRT ID: 18461



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



SITE INFORMATION	APPLICABLE CODES	PROJECT DESCRIPTION	ZONING INFORMATION	DRAWING INDEX																																				
PROPOSED TESLA EV SITE ADDRESS: 7501 PULASKI HIGHWAY ROSEDALE, MD 21237 PROPERTY OWNER: WAWA INC. VINCE CIPOLONNE (610) 306-5462 PARCEL ID: TAX PIN: 2500017390 POWER COMPANY: BALTIMORE GAS & ELECTRIC CONTACT: SAN PIETRO, NICHOLAS Nicholas.SanPietro@bge.com WORK ORDER #: 17538336 COUNTY: BALTIMORE COUNTY LATITUDE*: 39° 18' 42.04" N LONGITUDE*: 76° 31' 29.46" W *BASED ON GOOGLE EARTH CONTACT ENGINEER: DAVID REVETTE, PE DEWBERRY ENGINEERS INC. (973) 576-9639 drevette@dewberry.com	ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: MARYLAND CONSTRUCTION CODES, CONSISTENT WITH THE FOLLOWING CODES: INTERNATIONAL BUILDING CODE 2015 W/AMENDMENTS ENERGY CONSERVATION CODE 2015 W/AMENDMENTS NATIONAL ELECTRIC CODE 2020 W/AMENDMENTS IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.	- INSTALL (2) TESLA SUPERCHARGER CABINETS - INSTALL (8) TESLA CHARGING POSTS - INSTALL (1) 1200A MCB EV-1 W/ PLINTH - INSTALL (1) UTILITY TRANSFORMER, CT CABINET, & METER	JURISDICTION: BALTIMORE COUNTY TAX PIN: 2500017390 DISTRICT: 15 ZONING: ML - MANUFACTURING LIGHT	<table><thead><tr><th>SHT. NO.</th><th>SHEET TITLE</th></tr></thead><tbody><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>GN-1</td><td>GENERAL NOTES I</td></tr><tr><td>GN-2</td><td>GENERAL NOTES II</td></tr><tr><td>C-1</td><td>SITE PLAN</td></tr><tr><td>C-2</td><td>EXISTING CONDITIONS PLAN</td></tr><tr><td>C-3</td><td>EQUIPMENT/PARKING PLAN</td></tr><tr><td>C-4</td><td>CONSTRUCTION DETAILS I</td></tr><tr><td>C-5</td><td>CONSTRUCTION DETAILS II</td></tr><tr><td>C-6</td><td>CONSTRUCTION DETAILS III</td></tr><tr><td>E-1</td><td>ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES</td></tr><tr><td>E-2</td><td>ELECTRICAL & UTILITY DETAILS</td></tr><tr><td>G-1</td><td>GROUNDING PLAN SCHEMATIC & DETAILS</td></tr></tbody></table>	SHT. NO.	SHEET TITLE	T-1	TITLE SHEET	GN-1	GENERAL NOTES I	GN-2	GENERAL NOTES II	C-1	SITE PLAN	C-2	EXISTING CONDITIONS PLAN	C-3	EQUIPMENT/PARKING PLAN	C-4	CONSTRUCTION DETAILS I	C-5	CONSTRUCTION DETAILS II	C-6	CONSTRUCTION DETAILS III	E-1	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES	E-2	ELECTRICAL & UTILITY DETAILS	G-1	GROUNDING PLAN SCHEMATIC & DETAILS	<table><thead><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>0</td><td>09/19/22</td><td>ISSUED FOR PERMIT</td></tr><tr><td>A</td><td>07/08/22</td><td>ISSUED FOR 90% REVIEW</td></tr></tbody></table>	REV.	DATE	DESCRIPTION	0	09/19/22	ISSUED FOR PERMIT	A	07/08/22	ISSUED FOR 90% REVIEW
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GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) — CIVIL CONTRACTOR AND/OR ELECTRICIAN CONTRACTOR
PROJECT OWNER/CONSTRUCTION MANAGER — TESLA
PROJECT HOST — LEGAL PROPERTY OWNER
ENGINEER — DEWBERRY ENGINEERS INC.
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE INSTALLATION AS INDICATED ON THE DRAWINGS FOR A FULLY FUNCTIONAL CHARGING STATION AND COMPLETE PROJECT.
6. THE SUB-CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE PROJECT ENGINEER. ONLY WRITTEN APPROVALS SHALL BE DEEMED TO CONFIRM ANY SUCH CHANGES AS BEING APPROVED.
8. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT UNIQUE JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK.
9. THE GENERAL CONTRACTOR SHALL REVIEW ROUTING OF CONDUIT, POWER AND GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING PLAN DRAWING. THE GENERAL CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER AND PROJECT HOST.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE PROJECT HOST. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF GENERAL CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
12. APPLICABLE BUILDING CODES:
THE GENERAL CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (A-HJ) FOR THE LOCATION. THE EDITION OF THE A-HJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
THE GENERAL CONTRACTOR WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
13. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S).
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE PROJECT HOST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
22. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A-10-B-C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
23. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE PROJECT OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
24. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES AND ALL SPECIFIED CLOSE-OUT DOCUMENTATION TO THE PROJECT OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
25. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA AND SURROUNDING PREMISES IN A CLEAN CONDITION.
26. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
27. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

SITE WORK NOTES:

PART 1 — GENERAL

- 1.1 REFERENCES:
A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGH-WAY CONSTRUCTION—CURRENT EDITION).
B. AASHTO (AMERICAN ASSOCIATION OF STATE HIGH-WAY AND TRANSPORTATION OFFICIALS)
C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
D. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:
A. FIELD TESTING OF EARTH-WORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.

B. ALL WORK SHALL BE INSPECTED AND VERIFIED FOR CONFORMANCE AND RELEASED BY THE ENGINEER WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR(S) RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:
A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.

B. AVOID DAMAGE AND TAKE PROTECTIVE MEASURES TO THE SITE AND TO EXISTING FACILITIES, IMPROVEMENTS, STRUCTURES, PAVEMENTS, CURBS, AND LANDSCAPING DESIGNATED TO REMAIN. ANY DAMAGED PART SHALL BE REPAIRED AT SUB-CONTRACTOR(S) EXPENSE TO THE SATISFACTION OF THE PROJECT HOST.

C. KEEP SITE FREE OF ALL PONDING OR STANDING WATER.

D. PROVIDE EROSION CONTROL MEASURES, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.

E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

F. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUB-CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE GENERAL CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

G. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE PROJECT OWNER AND/OR LOCAL UTILITIES.

H. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE PROJECT HOST OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE PROJECT HOST AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

I. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE PROJECT HOST AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

J. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.

K. THE GENERAL CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS, RUBBISH, DEBRIS, STUMPS, STICKS, AND STONES.

L. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH DEBRIS FROM THE SITE ON A DAILY BASIS.

M. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT TREES, VEGETATION, AND ROOT SYSTEMS DURING CONSTRUCTION.

N. CONTRACTOR TO COORDINATE POST CONSTRUCTION LANDSCAPING FINISHES WITH OWNER AND TESLA.

PART 2 — PRODUCTS

2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2 INCH	100
1 INCH	75 TO 100
3/4 INCH	80 TO 100
3/8 INCH	35 TO 75
NO. 4	30 TO 60
NO. 30	7 TO 30
NO. 200	3 TO 15

2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).

2.3 ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS SHALL BE SELECT STRUCTURAL FILL MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS IN ACCORDANCE WITH THE FOLLOWING:

SIEVE SIZE	TOTAL PERCENT PASSING
4 INCH	100
NO. 40	0 TO 70
NO. 200	0 TO 40

2.4 MATERIALS SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. IF TESTING IS ELECTED BY PROJECT OWNER, MATERIAL WITH A MAGNESIUM SULFATE SOUNDNESS LOSS EXCEEDING 30% WILL BE REJECTED.

2.5 COARSE AGGREGATE FOR SUBBASE COURSE SHALL CONFORM TO ASTM D2940.

2.6 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE ENGINEER. TYPICALLY THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 — EXECUTION

- 3.1 GENERAL:
A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF A RAIN EVENT, NO SEDIMENT WILL LEAVE THE WORK SITE.

B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.

C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR UNDESIRABLE MATERIALS.

- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH GRANULAR FILL.

G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE ENGINEER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

J. DURING EXCAVATION, THE SUB-CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.

K. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH SPECIFIED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.

C. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 12-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN LOOSE DEPTH AND COMPACTED.

E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.

F. WHENEVER THE DENSITY TESTING INDICATES THAT THE SUB-CONTRACTOR(S) HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE SUB-CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

G. THE SUB-CONTRACTOR SHALL OBTAIN GRAB SAMPLES OF SUFFICIENT QUANTITY TO PROVIDE TO LAB FOR PURPOSE OF DETERMINING MAX DRY DENSITY. ALL LOOSE AND/OR ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PREPARATION OF THE AREA FOR PLACEMENT OF STRUCTURAL BACKFILL. OVERALL PLAN AREA OF WORK SHALL EXTEND 3'-0" MINIMUM BEYOND THE FINAL DIMENSIONS.

H. SCARIFY THE EXISTING SOILS TO A DEPTH OF 6" AND RE-COMPACT USING A VIBRATING PLATE OR TAMPER, ANY SOFT AREAS SHALL BE OVEREXCAVATED 12" AND BACKFILLED WITH MATERIALS AND COMPACTION REQUIREMENTS SHOWN ON THE DRAWINGS.

I. PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL AND SUBBASE SHALL BE IN 12" LIFTS. EXCAVATE FOR THE FOOTING EDGE AS SHOWN ON THE DRAWINGS.

3.3 TRENCHING EXCAVATION:

- J. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

K. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

L. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR MATERIAL.

3.4 TRENCHING BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.

B. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF BACKFILLING.

C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D. PLACE GRANULAR BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS AND HAUNCHES.

E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.

H. PER LOCAL REGULATORY AUTHORITY AND AS APPLICABLE, ALL TRENCHES IN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL MATCH SURROUNDING TOPOGRAPHY AND STRUCTURES.

B. UTILIZE GRANULAR FILL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL OR BETTER CONDITION.

D. AREAS OF THE PROJECT HOST'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR PARKING/DRIVING AREAS SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.

3.6 ASPHALT PAVING ROAD:

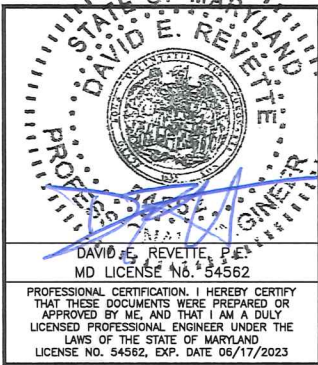
- A. AASHTO
B. STATE SPECIFIC ASPHALT SPECIFICATIONS FOR HIGHWAYS
C. THE SUB-CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.



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(650) 681-5000



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FAX: 973.739.9710



DRAWN BY: GFS

CHECKED BY: NS

APPROVED BY: DER

PROJECT #: 50123704

JOB #: 50138578

SUBMITTALS

REV.	DATE	DESCRIPTION
0	09/19/22	ISSUED FOR PERMIT
A	07/08/22	ISSUED FOR 90% REVIEW

SITE NAME:

WAWA #8540 —
ROSEDALE, MD
TRT ID: 18461

SITE ADDRESS:

7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE

GENERAL NOTES I

SHEET NUMBER

GN—1

ELECTRICAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS. ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, SUB-CONTRACTOR SHALL NOTIFY THE PROJECT HOST AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE PROJECT HOST HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE SUB-CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE THE SUBCONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:
- A. UL – UNDERWRITERS LABORATORIES
B. NEC – NATIONAL ELECTRICAL CODE
C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
E. SBC – STANDARD BUILDING CODE
F. NFPA – NATIONAL FIRE PROTECTION ASSOCIATION
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH ENGINEER ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE PROJECT HOST.
6. THE GENERAL CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE GENERAL CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER OR BY PROJECT DEVELOPER.
8. THE GENERAL CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE PROJECT HOST'S CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. CONDUCTORS: THE CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.
10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. SUB-CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL SUB-CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY THE CONSTRUCTION MANGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. THE GENERAL CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
19. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
20. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE CONTRACTOR(S) RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.
21. THE SUBCONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.
22. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
23. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
24. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS SPECIFIED OTHERWISE. RACEWAYS: ALL CONDUITS SHALL BE SCHEDULE 40 EMT MEETING OR EXCEEDING NEMA TC2 – 1990 UNLESS SPECIFIED OTHERWISE. THE SUB-CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. EMT CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

25. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
26. CONNECTORS FOR POWER CONDUCTORS: SUB-CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
27. THE SUB-CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC".
28. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
29. ALL BOLTS SHALL BE STAINLESS STEEL.
30. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR SHOULD BE NEW AND UNUSED.
31. PER NEC 625.22 – THE USER INTERFACE (CHARGE POST) IS CONTROLLED BY THE ELECTRICAL EQUIPMENT (SUPERCHARGER CABINET) AND THE FOLLOWING PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFETY OF CUSTOMERS AND THOSE AROUND THE EQUIPMENT. BEFORE ANY VOLTAGE OR CURRENT IS APPLIED TO THE CHARGE POST, THE CABINET MUST COMMUNICATE WITH THE TESLA VEHICLE. THERE IS A 'HANDSHAKE' BETWEEN THE CAR AND THE CABINET CONFIRMING THAT THE VEHICLE IS ACTUALLY A TESLA AND THAT THE VEHICLE CAN HANDLE THE SUPERCHARGING VOLTAGE IS THEN APPLIED TO THE POWER SOCKETS IN THE CHARGE POST AND ONCE THE VOLTAGE READING FROM THE CAR IS VERIFIED AS THE SAME IN THE CHARGING CABINET, THEN CURRENT BEGINS TO FLOW. IF AT ANY POINT IN THIS PROCESS A FAULT IS DETECTED, THE CHARGING WILL STOP IMMEDIATELY, WITHIN A MATTER OF MILLISECONDS. DURING THE NORMAL CHARGING CYCLE, IF ANY FAULT OR IRREGULARITY IS DETECTED, THE CHARGING WILL AGAIN STOP WITHIN MILLISECONDS OF DETECTION. BEYOND THIS LOGIC PROTECTION, THERE IS PHYSICAL PROTECTION FROM OVER-CURRENT OR OVER-VOLTAGE WITHIN EACH OF THE CHARGERS. BEYOND THAT, FAST ACTING FUSES ALSO PROTECT THE VEHICLE OUTPUTS FROM OUTPUTTING TOO HIGH OF A CURRENT.

REINFORCED CONCRETE NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
3. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
4. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".
5. THE FOLLOWING MATERIALS SHALL BE USED:
- | | |
|--------------------------|-------------------------|
| PORTLAND CEMENT: | ASTM C 150, TYPE I |
| REINFORCEMENT: | ASTM A 615, GRADE 60 |
| NORMAL WEIGHT AGGREGATE: | ASTM C 33 |
| WATER: | DRINKABLE |
| ADMIXTURES: | NON-CHLORIDE CONTAINING |
6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH "DETAILING MANUAL-2004 PUBLICATION SP-66" AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318-08.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B"; ALL HOOKS SHALL BE STANDARD, UNO.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
- | | |
|--|---|
| CONCRETE CAST AGAINST EARTH: | 3 IN. |
| CONCRETE EXPOSED TO EARTH OR WEATHER: | #6 AND LARGER 2 IN.
#5 AND SMALLER & WWF 1-1/2 IN. |
| CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND: | SLAB AND WALL 3/4 IN.
BEAMS AND COLUMNS 1-1/2 IN. |
9. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
10. INSTALLATION OF CONCRETE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.
11. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
12. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.
13. DO NOT WELD OR TACKWELD REINFORCING STEEL.
14. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
15. LOCATE ADDITIONAL EXPANSION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
16. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
17. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
18. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
19. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
20. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
21. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.
22. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.

HORIZONTAL DIRECT DRILLING NOTES:

1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING AND INSTALLING UNDERGROUND UTILITIES USING THE DIRECTIONAL BORING (HORIZONTAL DIRECTIONAL DRILLING, HDD) METHOD OF INSTALLATION, ALSO COMMONLY REFERRED TO AS GUIDED HORIZONTAL BORING. THIS WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR THE COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.
2. WORK PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE ENGINEER A GENERAL WORK PLAN OUTLINING THE PROCEDURE AND SCHEDULE TO BE USED TO EXECUTE THE PROJECT. PLAN SHOULD DOCUMENT THE THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.
3. ENVIRONMENTAL PROTECTION: CONTRACTOR SHALL PLACE SILT FENCE BETWEEN ALL BORING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR SUCH PROTECTION BY CONTRACT DOCUMENTS, STATE, FEDERAL AND LOCAL REGULATIONS. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR BORING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS. FUEL OR OIL MAY NOT BE STORED IN BULK CONTAINERS WITHIN 200' OF ANY WATER-BODY OR WET-LAND.
4. UTILITY LOCATES: CONTRACTOR SHALL NOTIFY ALL COMPANIES WITH UNDERGROUND UTILITIES IN THE WORK AREA VIA THE STATE OR LOCAL "ONE-CALL" TO OBTAIN UTILITY LOCATES. ONCE THE UTILITIES HAVE BEEN LOCATED CONTRACTOR SHALL PHYSICALLY IDENTIFY THE EXACT LOCATION OF THE UTILITIES BY VACUUM OR HAND EXCAVATION, WHEN POSSIBLE, IN ORDER TO DETERMINE THE ACTUAL LOCATION AND PATH OF ANY UNDERGROUND UTILITIES WHICH MIGHT BE WITHIN 20 FEET OF THE BORE PATH. CONTRACTOR SHALL NOT COMMENCE BORING OPERATIONS UNTIL THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE WORK AREA HAVE BEEN VERIFIED.
5. SAFETY: CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STATE, FEDERAL AND LOCAL SAFETY REGULATIONS AND ALL OPERATIONS SHALL BE CONDUCTED IN A SAFE MANNER. SAFETY MEETINGS SHALL BE CONDUCTED AT LEAST WEEKLY WITH A WRITTEN RECORD OF ATTENDANCE AND TOPIC SUBMITTED TO ENGINEER.
6. SITE RESTORATION: FOLLOWING BORING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK-SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY. LANDSCAPING WILL BE RESTORED TO ORIGINAL.
7. RECORD KEEPING: CONTRACTOR SHALL MAINTAIN A DAILY PROJECT LOG OF BORING OPERATIONS AND A GUIDANCE SYSTEM LOG WITH A COPY GIVEN TO ENGINEER AT COMPLETION OF PROJECT. AS-BUILT DRAWINGS SHALL BE CERTIFIED AS TO ACCURACY BY CONTRACTOR.

TRAFFIC MANAGEMENT NOTES:

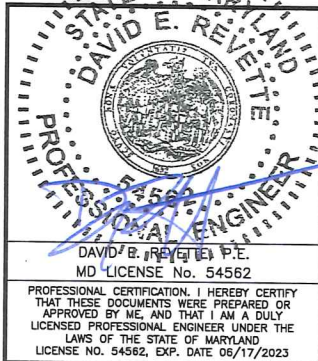
1. ALL TEMPORARY CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, UNLESS SUPERCEDED BY THESE PLANS.
2. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).
6. CONTRACTORS SHALL NOTIFY THE OWNER AND ALL TENANTS OF THIS PROPERTY AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.
7. THE FIRST FIVE PLASTIC DRUMS OF A TAPER SHALL BE MOUNTED WITH TYPE A LIGHTS.
8. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH.
9. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
10. EXISTING PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGH A COMBINATION OF PEDESTRIAN DETOURS OR PROTECTED SAFE ROUTES. ALL PEDESTRIAN ROUTES SHALL MEET APPLICABLE ACCESSIBILITY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC SIGNS, DRUMS, CONES, OR OTHER TRAFFIC CONTROL DEVICES TO DIRECT VEHICLES AND PEDESTRIANS AROUND THE WORK ZONE.



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DRAWN BY: GFS

CHECKED BY: NS

APPROVED BY: DER

PROJECT #: 50123704

JOB #: 50138578

SUBMITTALS		
REV.	DATE	DESCRIPTION
0	09/19/22	ISSUED FOR PERMIT
A	07/08/22	ISSUED FOR 90% REVIEW

SITE NAME:

WAWA #8540 –
ROSEDALE, MD
TRT ID: 18461

SITE ADDRESS:

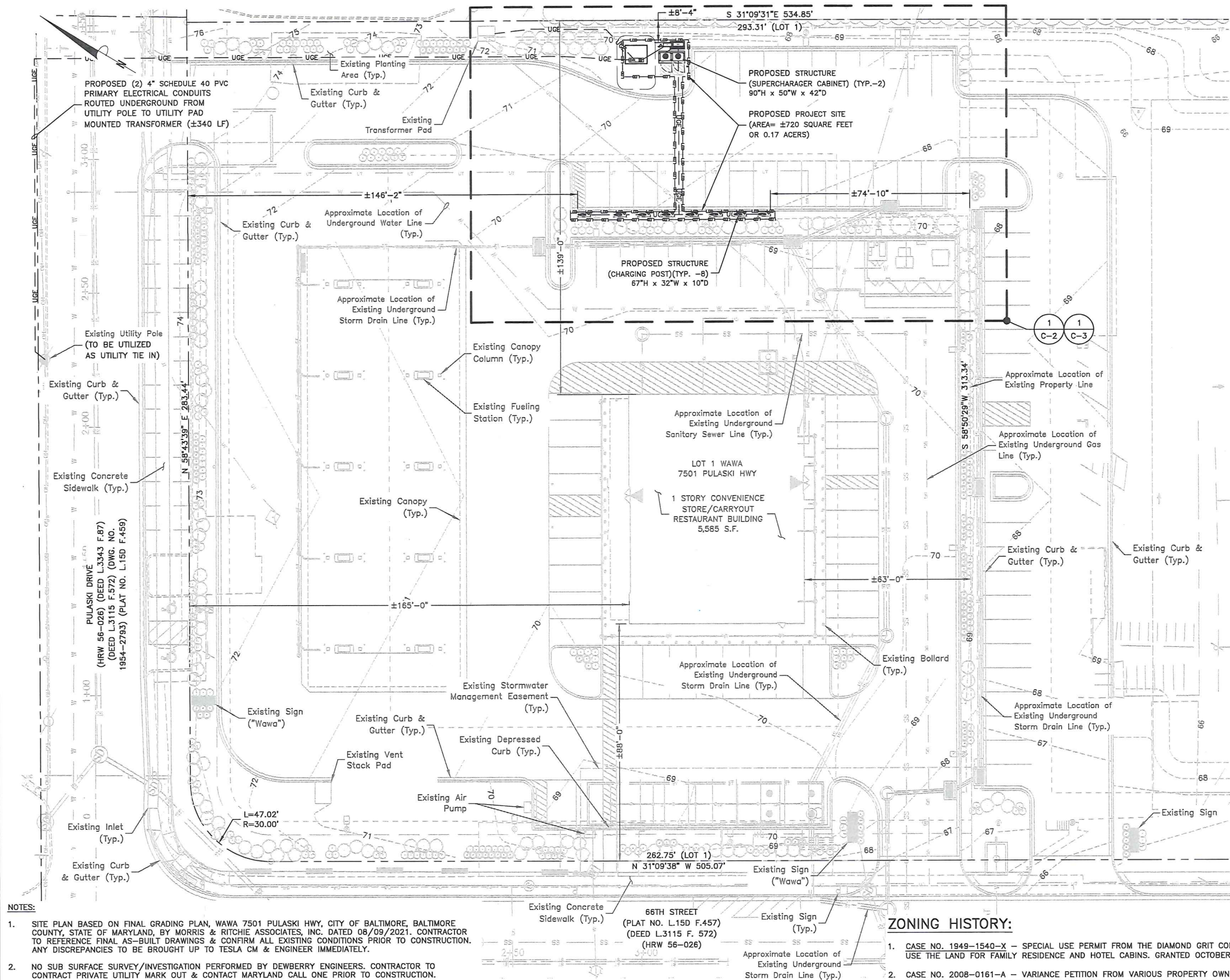
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE

GENERAL NOTES II

SHEET NUMBER

GN-2

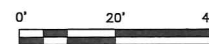


NOTES:

- SITE PLAN BASED ON FINAL GRADING PLAN, WAWA 7501 PULASKI HWY, CITY OF BALTIMORE, BALTIMORE COUNTY, STATE OF MARYLAND, BY MORRIS & RITCHIE ASSOCIATES, INC. DATED 08/09/2021. CONTRACTOR TO REFERENCE FINAL AS-BUILT DRAWINGS & CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT UP TO TESLA CM & ENGINEER IMMEDIATELY.
- NO SUB SURFACE SURVEY/INVESTIGATION PERFORMED BY DEWBERRY ENGINEERS. CONTRACTOR TO CONTRACT PRIVATE UTILITY MARK OUT & CONTACT MARYLAND CALL ONE PRIOR TO CONSTRUCTION.
- UTILITY CONNECTION TO BE MADE UNDER BALTIMORE GAS & ELECTRIC STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, BGE ORDER # 17538336.
- EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
- EXISTING CUSTOMER OWNED ELECTRICAL CONDUIT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
- ELECTRICAL PRIMARY TIE-IN LOCATION AND SCOPE TO BE CONFIRMED W/UTILITY PRIOR TO CONSTRUCTION.
- EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.

SITE PLAN

SCALE: 1"=40' FOR 11"x17"
1"=20' FOR 22"x34"



ZONING HISTORY:

- CASE NO. 1949-1540-X - SPECIAL USE PERMIT FROM THE DIAMOND GRIT COMPANY TO USE THE LAND FOR FAMILY RESIDENCE AND HOTEL CABINS. GRANTED OCTOBER 3, 1949.
- CASE NO. 2008-0161-A - VARIANCE PETITION FROM VARIOUS PROPERTY OWNERS TO PERMIT AN ADDITION ON THE SIDE OF THE BUILDING WITH A SIDE SETBACK OF 1.5 FEET INSTEAD OF 30 FEET. GRANTED OCTOBER 15, 2007.
- CASE NO. 2019-0417-SPHX - PETITION FOR A FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT WITH OUTDOOR SEATING. GRANTED ON OCTOBER 29, 2019.
- DRC NO. 112619C - A FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8). GRANTED NOVEMBER 26, 2019.

LEGEND

---	EX. PROPERTY BOUNDARY LINE
---	EX. ADJACENT PROPERTY LINE
---	EX. RIGHT OF WAY LINE
---	EX. 1' CONTOUR
---	EX. 2' CONTOUR
---	EX. 5' CONTOUR
---	EX. 10' CONTOUR
---	EX. BUILDING
---	EX. EDGE OF PAVEMENT
---	EX. CURB
---	EX. WALL
---	EX. METAL FENCE
---	EX. SANITARY SEWER
---	EX. STORM DRAIN
---	EX. WATER MAIN
---	EX. GAS
---	EX. OVERHEAD UTILITIES
---	EX. TREE LINE
---	EX. WATER VALVE
---	EX. FIRE HYDRANT
---	EX. SIGN
---	EX. STORM DRAIN INLET
---	EX. STORM DRAIN MANHOLE
---	EX. SANITARY SEWER MANHOLE
---	EX. UTILITY POLE
---	EX. GUARDRAIL
---	EX. TRANSFORMER PAD
---	EX. WATER METER
---	EX. GRAVEL
---	EX. CONCRETE
---	PR. BOLLARD
---	PR. SIGN
---	PR. FIRE HYDRANT
---	PR. BUILDING
---	PR. CONCRETE
---	PR. CURB & GUTTER
---	PR. SANITARY SEWER
---	PR. STORM DRAIN
---	PR. WATER MAIN
---	PR. GAS
---	PR. ELECTRIC
---	PR. TREE LINE
---	PR. LIMIT OF DISTURBANCE
---	PR. LIGHT POLE

VICINITY MAP



SCALE: 1" = 500'-0"

ZONING INFORMATION

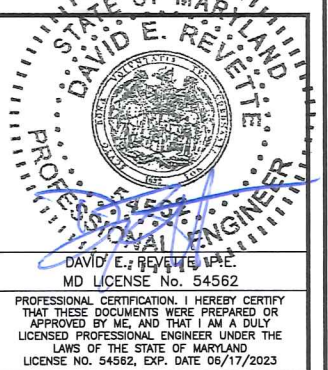
OWNER/DEVELOPER:	7501 PULASKI LLC 100 E. PENNSYLVANIA AVE, SUITE 210 TOWSON, MD 21286
JURISDICTION:	BALTIMORE COUNTY
ELECTION DISTRICT:	15TH
COUNCILMANIC DISTRICT:	7TH
TAX PIN:	2500017390
PROPERTY AREA:	2.103 ACRES OR 91,607 S.F.
ZONING:	ML-AS/ ML-IM



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



DRAWN BY:	GFS
CHECKED BY:	NS
APPROVED BY:	DER
PROJECT #:	50123704
JOB #:	50138578

SUBMITTALS

REV.	DATE	DESCRIPTION
0	09/19/22	ISSUED FOR PERMIT
A	07/08/22	ISSUED FOR 90% REVIEW

SITE NAME:

WAWA #8540 -
ROSEDALE, MD
TRT ID: 18461

SITE ADDRESS:

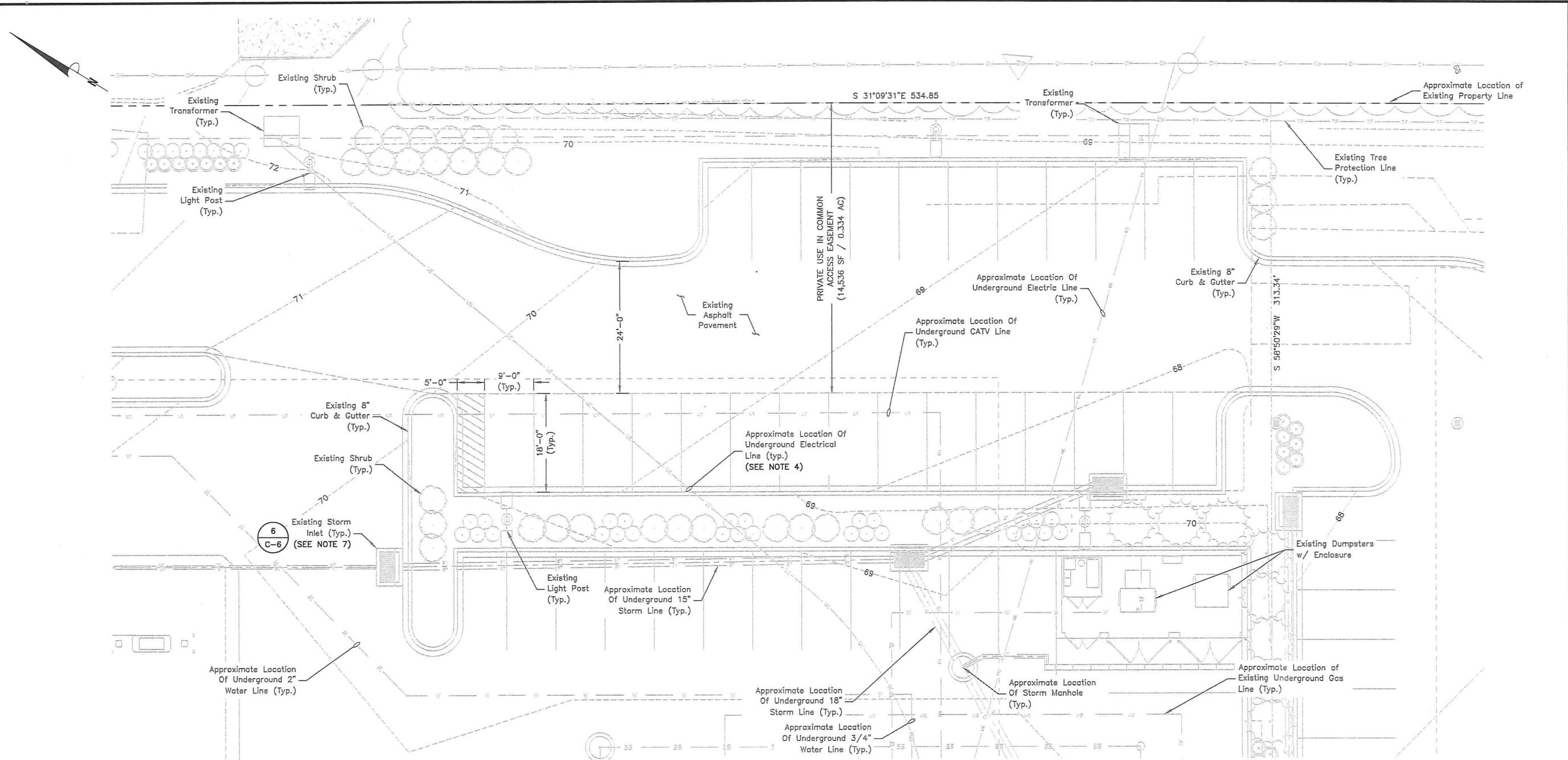
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1



NOTES:

1. SITE PLAN BASED ON FINAL GRADING PLAN, WAWA 7501 PULASKI HWY, CITY OF BALTIMORE, BALTIMORE COUNTY, STATE OF MARYLAND, BY MORRIS & RITCHIE ASSOCIATES, INC. DATED 08/09/2021. CONTRACTOR TO REFERENCE FINAL AS-BUILT DRAWINGS & CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT UP TO TESLA CM & ENGINEER IMMEDIATELY.
2. NO SUB SURFACE SURVEY/INVESTIGATION PERFORMED BY DEWBERRY ENGINEERS. CONTRACTOR TO CONTRACT PRIVATE UTILITY MARK OUT & CONTACT MARYLAND CALL ONE PRIOR TO CONSTRUCTION.
3. UTILITY CONNECTION TO BE MADE UNDER BALTIMORE GAS & ELECTRIC STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, BGE ORDER # 17538336.
4. EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
5. EXISTING CUSTOMER OWNED ELECTRICAL CONDUIT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
6. ELECTRICAL PRIMARY TIE-IN LOCATION AND SCOPE TO BE CONFIRMED W/UTILITY PRIOR TO CONSTRUCTION.
7. EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.

EXISTING CONDITIONS PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



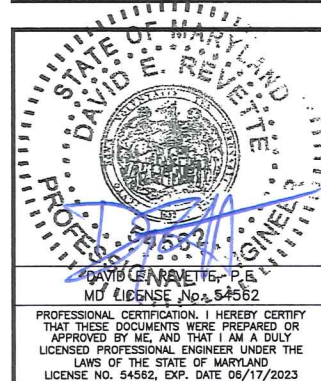
1



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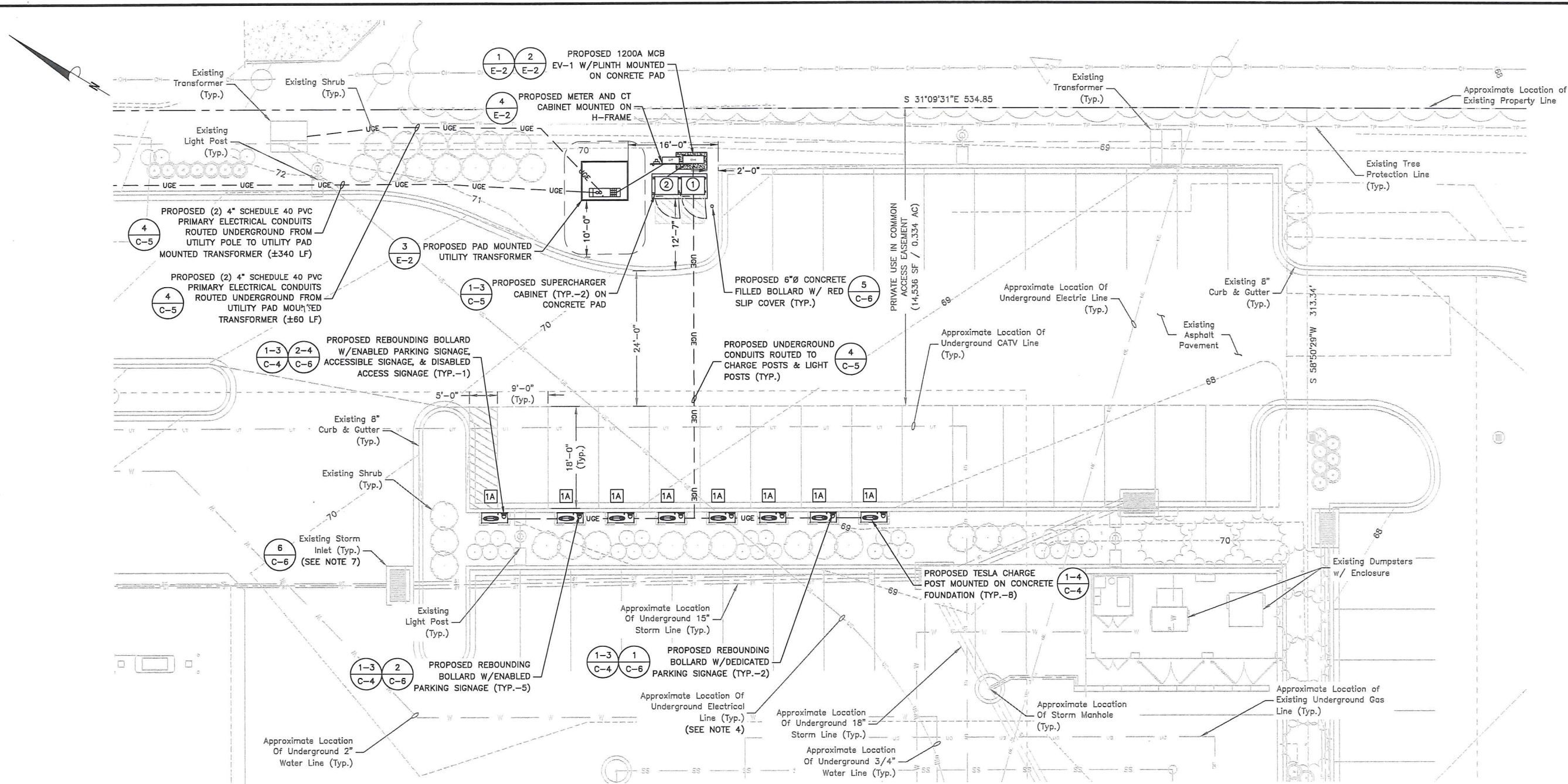
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A	07/08/22	ISSUED FOR 90% REVIEW

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WAWA #8540 -
ROSEDALE, MD
TRT ID: 18461

SITE ADDRESS:
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE
APPROVED
CONDITIONS PLAN

SHEET NUMBER
C-2

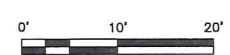


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- EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.

EQUIPMENT/PARKING PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



1

CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED/ENABLED
①	1A	DEDICATED
	1B	DEDICATED
	1C	ENABLED
	1D	ENABLED
②	2A	ENABLED
	2B	ENABLED
	2C	ENABLED
	2D	ENABLED

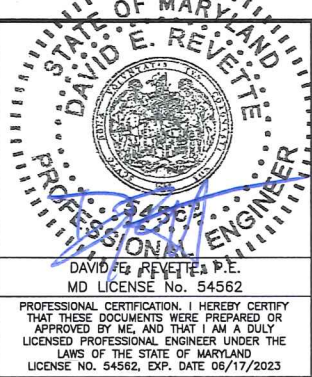
PROPOSED STALL SCHEDULE	
DESCRIPTION	QUANTITY
PROPOSED TESLA STALLS	8
TOTAL STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALL COUNT	64
PROPOSED STALL COUNT	64
NET STALL LOSS	0
LEGEND	
①	SUPERCHARGER #
1A	CHARGE POST



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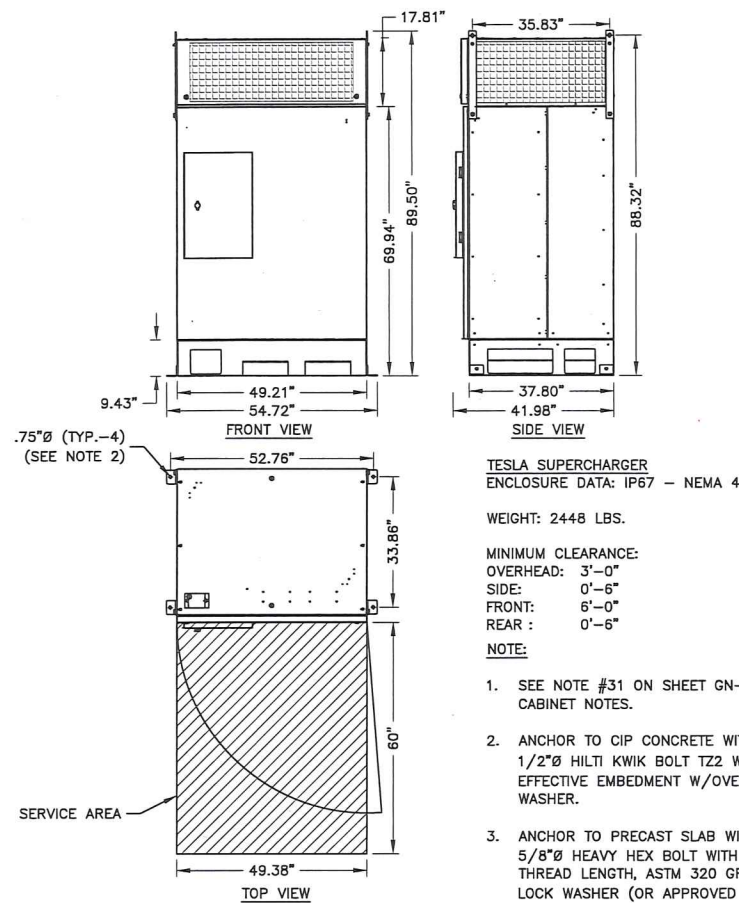
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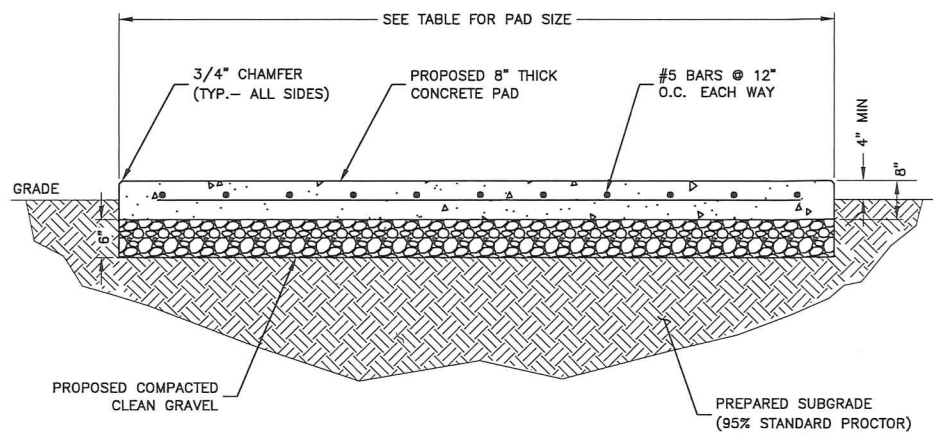
SHEET TITLE
EQUIPMENT/
PARKING PLAN

SHEET NUMBER
C-3



TESLA SUPERCHARGER CABINET DETAIL

SCALE: N.T.S.



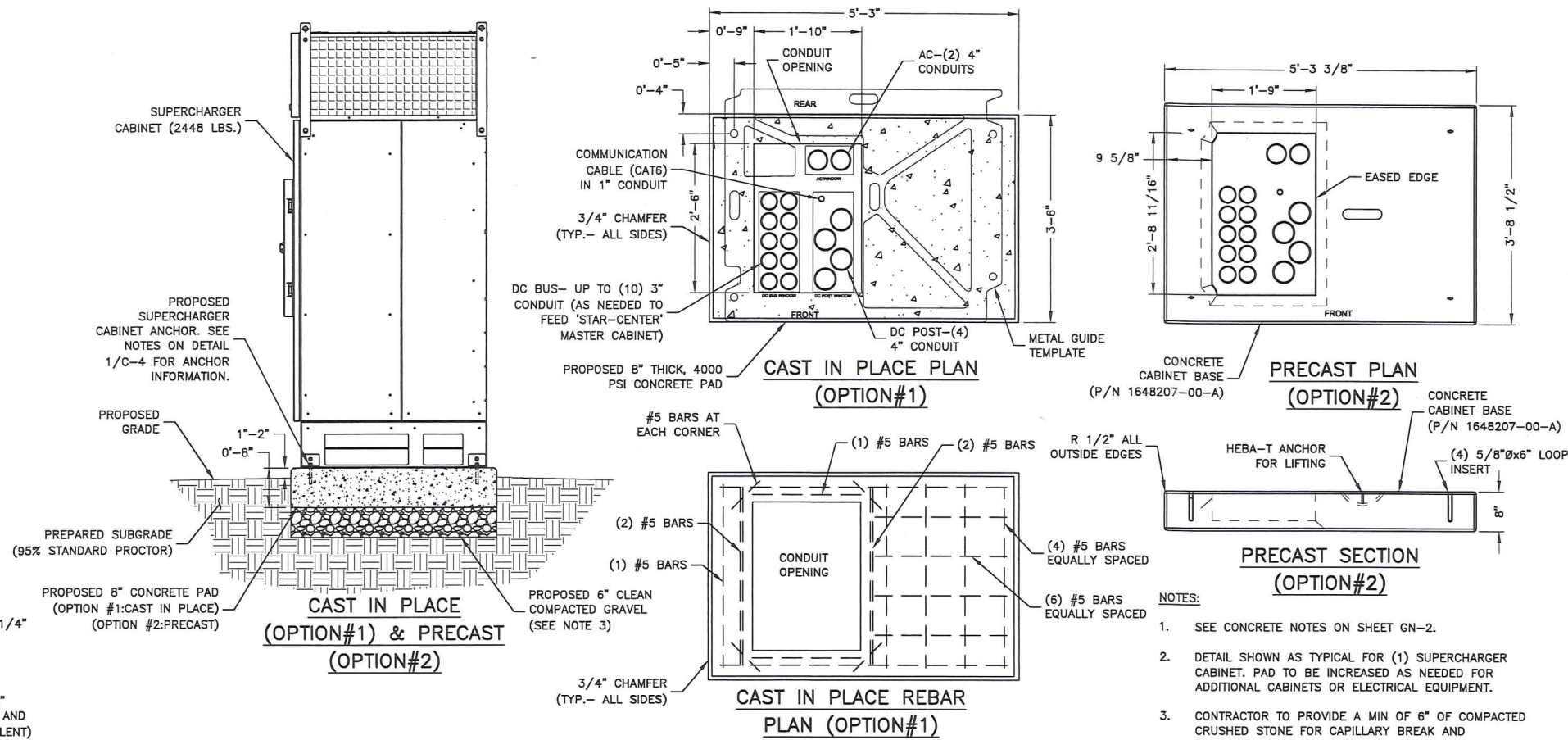
CONCRETE PAD DIMENSIONS					
PAD TYPE	CONCRETE	L	W	t (THICKNESS)	AREA
EQUIPMENT	4000 PSI	10'-0"	4'-6"	8"	45 S.F.

NOTE:

- SEE CONCRETE NOTES ON SHEET GN-2

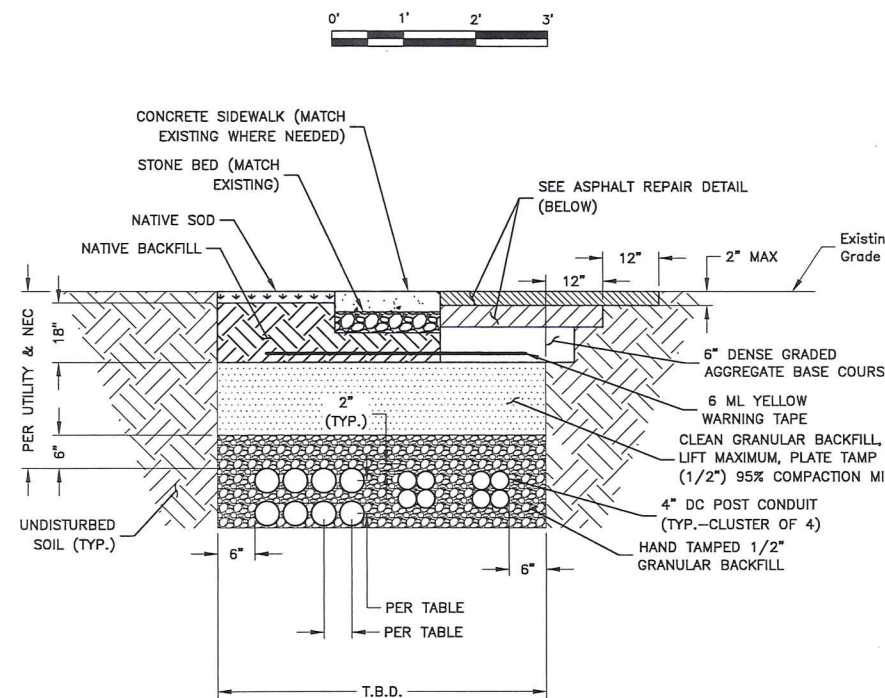
CONCRETE PAD DETAIL

SCALE: N.T.S.



CABINET FOUNDATION PLAN

SCALE: 3/8"=1' FOR 11"x17" 3/4"=1' FOR 22"x34"



TYP. BURIED CONDUIT TRENCH DETAILS

SCALE: N.T.S.

MINIMUM CENTER TO CENTER CONDUIT SPACING

SWITCHGEAR TO CABINETS	7.5" O.C.
DC (BUSS)	7.5" O.C.

* 6" OF SEPARATION IS ALLOWED WHEN A FLUIDIZED THERMAL BACKFILL WITH A RHO OF 60 °C-cm/W OR LESS WITH A MINIMUM HEIGHT OF 12" ABOVE THE CONDUIT IS UTILIZED.

NOTES:

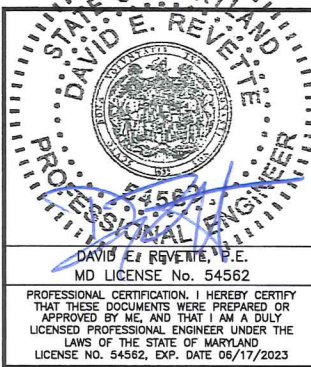
- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
- IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
- CONCRETE ENCASE CONDUIT WHEN TRENCHING UNDER SITE ACCESS ROAD.
- ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
- MAINTAIN 12" SEPARATION MIN. BETWEEN AC OR DC CONDUCTORS AND COMMUNICATION CABLES.
- MAINTAIN 2" SEPARATION MINIMUM BETWEEN OUTER WALLS OF CONDUITS.
- CONFIRM ALL DEPTHS W/UTILITY & NEC PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN 1 YEAR WARRANTY FOR ANY TRENCHWORK AND SURFACE RESTORATION.



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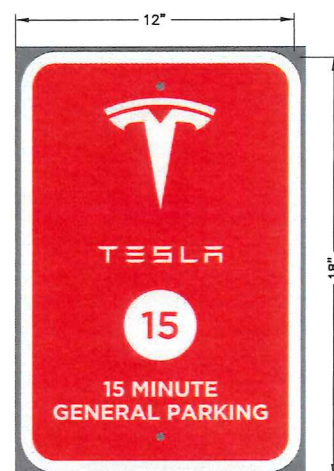
SHEET TITLE
 CONSTRUCTION
 DETAILS II

SHEET NUMBER
 C-5



DEDICATED SIGNAGE DETAIL
SCALE: N.T.S.

1



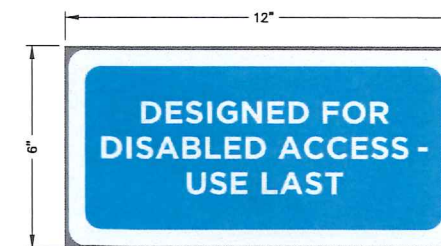
ENABLED SIGNAGE DETAIL
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2



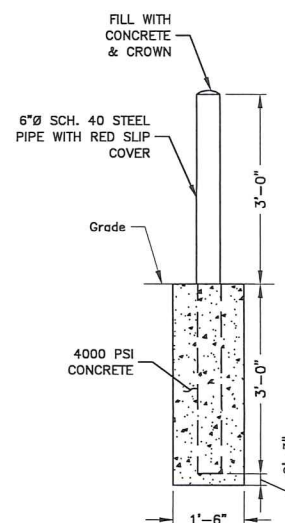
ACCESSIBLE SIGNAGE DETAIL
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3



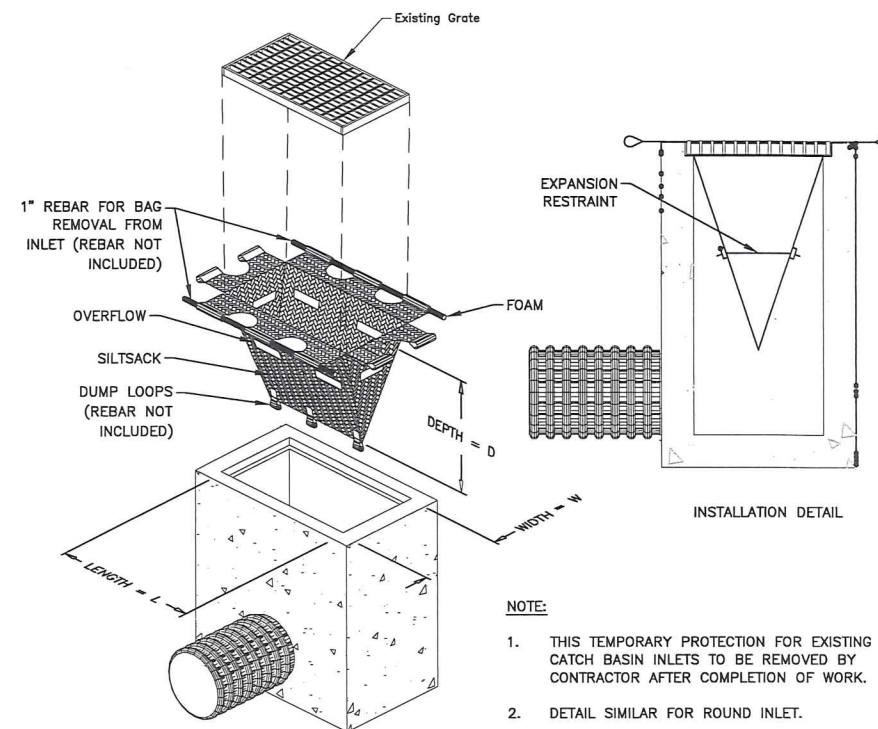
DISABLED ACCESS SIGN
SCALE: N.T.S.

4



CONCRETE BOLLARD DETAIL
SCALE: N.T.S.

5



NOTE:

1. THIS TEMPORARY PROTECTION FOR EXISTING CATCH BASIN INLETS TO BE REMOVED BY CONTRACTOR AFTER COMPLETION OF WORK.
2. DETAIL SIMILAR FOR ROUND INLET.

CATCH BASIN INLET PROTECTION DETAIL
SCALE: N.T.S.

6



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PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 54562, EXP. DATE 06/17/2023

DRAWN BY: GFS

CHECKED BY: NS

APPROVED BY: DER

PROJECT #: 50123704

JOB #: 50138578

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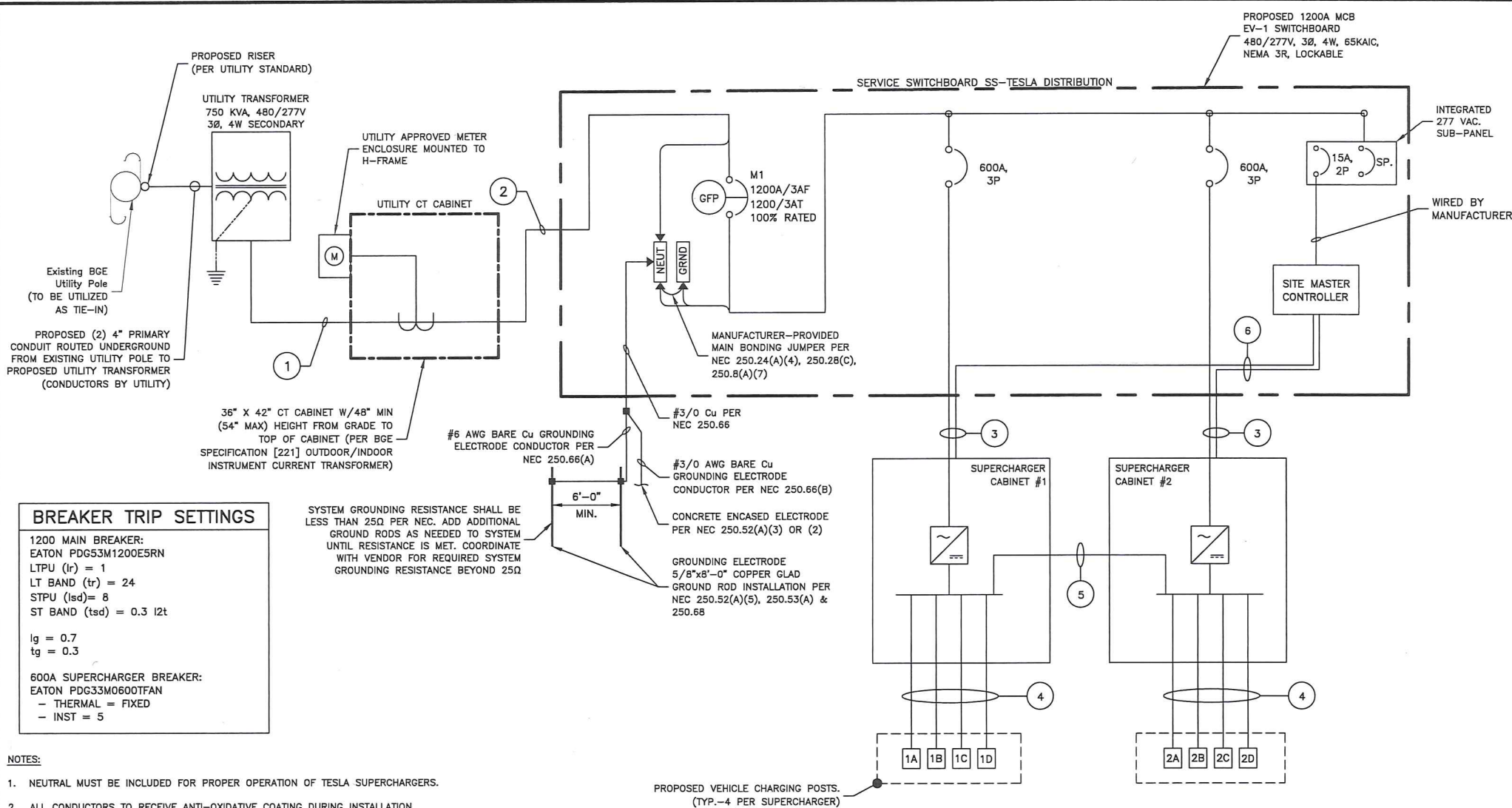
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE

CONSTRUCTION
DETAILS III

SHEET NUMBER

C-6



BREAKER TRIP SETTINGS	
1200 MAIN BREAKER: EATON PDG53M1200E5RN LTPU (Ir) = 1 LT BAND (Ir) = 24 STPU (Isd) = 8 ST BAND (Isd) = 0.3 I2t	
Ig = 0.7 tg = 0.3	
600A SUPERCHARGER BREAKER: EATON PDG33M0600TAN - THERMAL = FIXED - INST = 5	

- NOTES:
- NEUTRAL MUST BE INCLUDED FOR PROPER OPERATION OF TESLA SUPERCHARGERS.
 - ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
 - ALL EQUIPMENT SHALL BE HOUSED IN LOCKABLE, NEMA 3R ENCLOSURE.

SYSTEM ONE-LINE DIAGRAM

SCALE: N.T.S.

- NOTES:
- CONDUCTOR LENGTHS ARE ESTIMATES ONLY. FINAL CONDUCTOR ROUTING PATH AND LENGTHS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR TO ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY TESLA INSTALLATION MANAGER).
 - ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC) AND UTILITY COMPANY STANDARDS.
 - ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
 - DC RUN LENGTH MAXIMUM IS 340' INCLUDING BURIED DEPTH. ANY DC RUN LENGTHS OVER THE MAXIMUM SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF TESLA.
 - UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATION.
 - UTILITY CONDUITS, CONNECTORS, TRANSFORMER PAD & TRANSFORMER FOUNDATION TO BE INSTALLED PER UTILITY SPECIFICATION. CONFIRM LATEST SPECIFICATIONS PRIOR TO CONSTRUCTION.
 - EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
 - CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC SAFETY MEASURES THROUGHOUT DURATION OF CONSTRUCTION. COORDINATE ANY ACCESS ROAD CLOSURES W/OWNER.

UTILITY S.O.W. RESPONSIBILITIES		
SCOPE OF WORK	BY UTILITY	BY CONTRACTOR
PROVIDE UTILITY TRANSFORMER & ASSOC. GROUND	X	
PROVIDE UTILITY APPROVED CT CABINET & METER SOCKET		X
PROVIDE UTILITY METER W/IN SOCKET	X	
PROVIDE & INSTALL PRIMARY CONDUCTORS	X	
PROVIDE & INSTALL PRECAST TRANSFORMER PAD (PER UTILITY STANDARD)		X
PROVIDE & INSTALL PRIMARY TRENCHING, CONDUITS & RISERS		X
PROVIDE & INSTALL SECONDARY TRENCHING & CONCRETE ENCASED CONDUITS TO LINE SIDE OF CT CABINET		X
PROVIDE & INSTALL SECONDARY CONDUCTORS TO LINE SIDE OF CT CABINET	X	
PROVIDE & INSTALL SECONDARY TRENCHING & CONDUITS FROM CT CABINET TO SERVICE EQUIPMENT		X
PROVIDE & INSTALL SECONDARY CONDUCTORS FROM CT CABINET TO SERVICE EQUIPMENT		X

UTILITY FAULT CURRENT	
TRANSFORMER: 750 KVA	
PRIMARY VOLTAGE: 13,200V	
SECONDARY VOLTAGE: 277/480V	
FAULT CURRENT: THREE PHASE = 27,554A PHASE-NEUTRAL = 26,646A	

* FAULT CURRENT INFORMATION PROVIDED BY BGE 06/30/2022.

SECONDARY SERVICE LENGTHS		
TRANSFORMER TO C/T CABINET	10'	40'
C/T CABINET TO SWITCHGEAR	1'	31'
TOTAL LENGTH OF AC AL WIRE**:		284'
NUMBER OF WIRE SETS:		4
TOTAL LENGTH OF AL WIRE***:		1136'

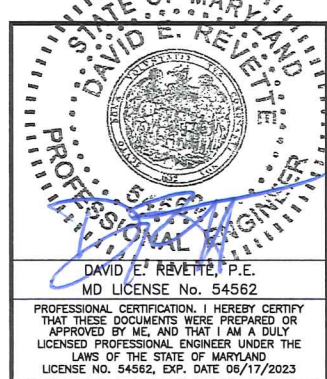
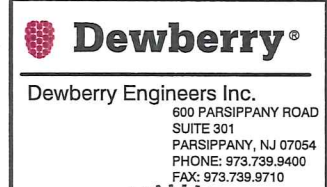
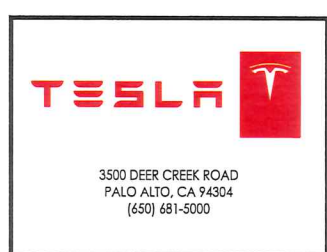
- NOTES:
- * AC CONDUCTORS 30 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS. AN ADDITIONAL 60' IS ADDED FOR THE REQUIRED 30' AT EITHER END FOR UTILITY CONNECTIONS.
 - ** ESTIMATED LENGTH OF AL WIRE = SUM OF ESTIMATED LENGTH X # WIRES PER CONDUIT
 - *** LENGTH OF AL WIRE PER DISCONNECT = ESTIMATED TOTAL LENGTH OF AL WIRE X # WIRE FILLED CONDUIT

AC SUPERCHARGER LENGTHS		
SUPERCHARGER	LINEAR LENGTH SWITCHGEAR TO SUPERCHARGER	ESTIMATED LENGTH*
1	7'	32'
LENGTH OF AC AL WIRE PER CONDUIT**:		128'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		256'
2	7'	32'
LENGTH OF AC AL WIRE PER CONDUIT**:		128'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		256'
TOTAL LENGTH OF AC AL WIRE ****:		512'
TOTAL LENGTH OF #1 CU GROUND*****:		128'

- NOTES:
- * AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.
 - ** ESTIMATED LENGTH OF AL WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SUPERCHARGER
 - *** LENGTH = LENGTH OF AC AL WIRE PER CONDUIT X # OF CONDUITS
 - **** TOTAL LENGTH = SUM OF AC LENGTHS
 - ***** TOTAL LENGTH OF EGC = LENGTH X # SETS

SERVICE ELECTRICAL CIRCUIT SCHEDULE			
NO:	FROM	TO	CONFIGURATION
1	UTILITY TRANSFORMER	PROPOSED CT CABINET EQUIPMENT: INCOMING	[4 SETS:] (3) 500MCM AL (THWN-2) & (1) 500MCM AL (THWN-2) NEUT IN CONCRETE ENCASED 4" PVC CONDUIT (PER BGE STANDARD 201-5(C))
2	PROPOSED CT CABINET EQUIPMENT: OUTGOING	PROPOSED SERVICE EQUIPMENT: INCOMING	[4 SETS:] (3) 500MCM AL (THWN-2) & (1) 500MCM AL (THWN-2) NEUT IN 4" PVC CONDUIT
3	PROPOSED SERVICE BREAKERS (600A) 80% RATED	PROPOSED TESLA SUPERCHARGER (TYP.-2)	[2 SETS:] (3) 500 AL (THWN-2) (1) 500 AL (THWN-2) NEUT (1) #1 CU EGC OR 2/0 AL EGC* IN 4" PVC /HDPE CONDUIT**
4A	PROPOSED TESLA SUPERCHARGER CABINET	PROPOSED V3 TESLA CHARGE POST (TYP.-8)***	[1 SET PER CHARGE POST:] (4) 350MCM AL (XHHW-2) (1000V RATED) & (1) #1 AWG CU EGC OR (2) 2/0 AL EGC*, & SHIELDED COMM CABLE (1000V RATED) (PER TESLA) IN 4" PVC/HDPE CONDUIT**
4B	PROPOSED TESLA SUPERCHARGER CABINET	PROPOSED ALTERNATIVE TESLA CHARGE POST (TYP.-8)***	[1 SET PER CHARGE POST:] (4) 600MCM AL (XHHW-2) (1000V RATED) & (1) #2/0 AWG CU EGC, (2) #6 AWG CU (1000V RATED), & SHIELDED COMM CABLE (1000V RATED) (PER TESLA) IN 4" PVC/HDPE CONDUIT**
5	DC BUS BETWEEN PROPOSED SUPERCHARGERS	DC BUS BETWEEN PROPOSED SUPERCHARGERS	[2 SETS:] (2) 600MCM AL (XHHW-2) (1) 2/0 CU GROUND & (1) 3/0 AWG AL DC MID 1000V RATED IN 3" PVC/HDPE CONDUIT**
6	SITE CONTROLLER	SUPERCHARGER (TYP.)	SHIELDED CAT6 COMM CABLE (600V) ROUTED W/ PROPOSED AC FEEDERS IN 4" PVC CONDUIT (SEE FEEDER SCHEDULE #3)

*MODIFIED PER NEC 250.64(A)(2)
**PER UL LISTED HDPE CONDUIT PERMITTED. CONTRACTOR TO CONFIRM USE W/ TESLA CM
***CONTRACTOR TO INSTALL APPLICABLE WIRING CONFIGURATION DEPENDING ON CHARGE POST TYPE TO BE INSTALLED ON SITE



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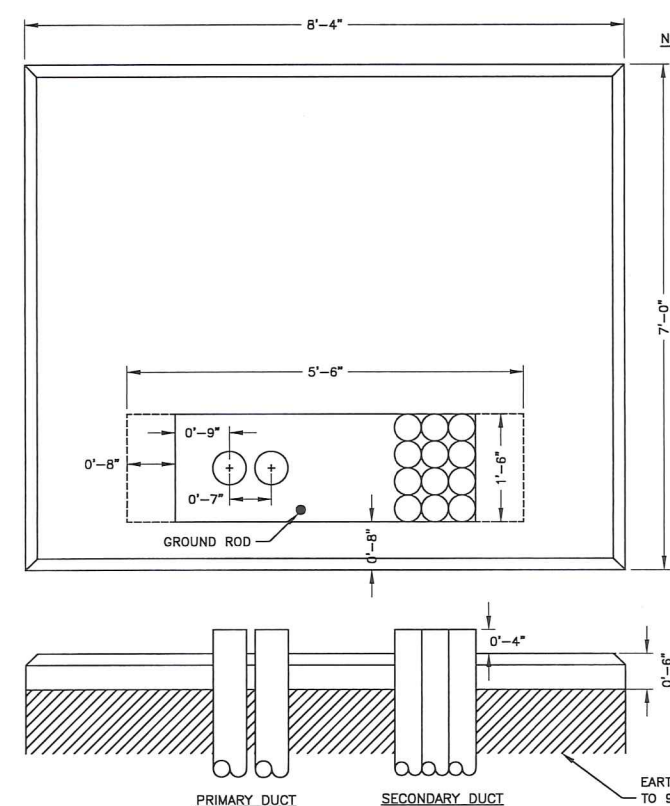
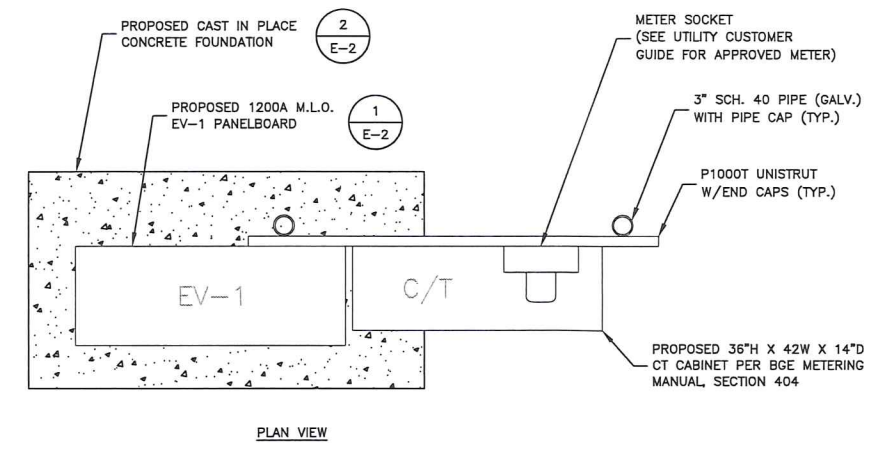
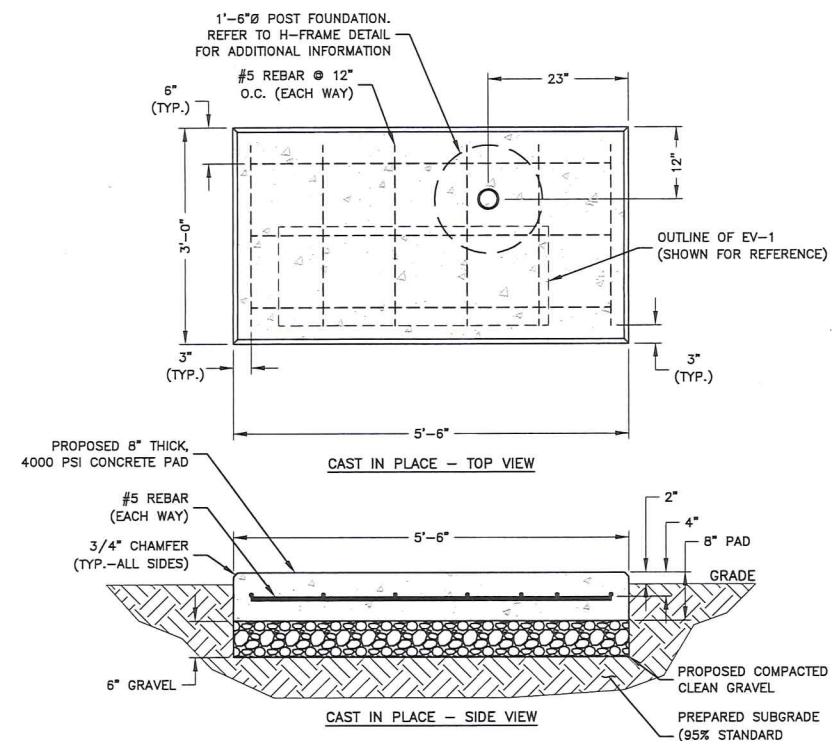
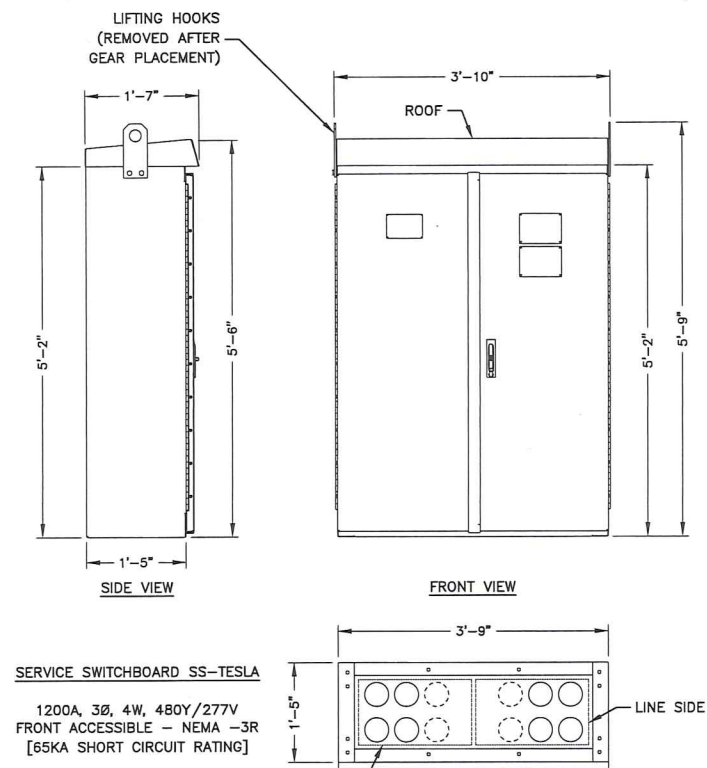
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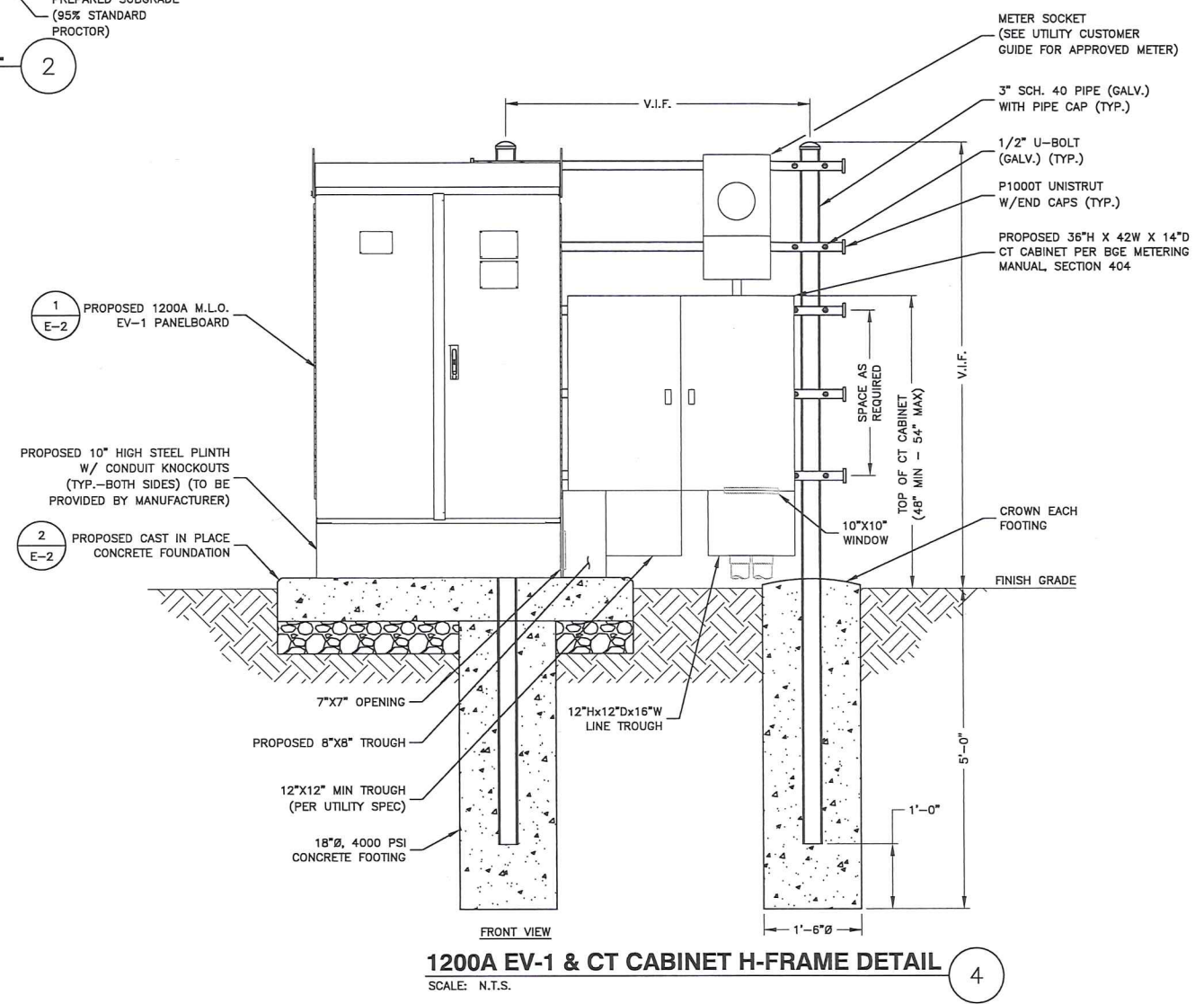
SITE ADDRESS:
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE
ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES

SHEET NUMBER
E-1



- NOTES:**
- BGE TRANSFORMER PAD SPEC. #12-790
 - CONTRACTOR TO VERIFY LATEST UTILITY SPECIFICATION PRIOR TO ORDERING OR INSTALLING
 - CONDUIT NOTES:
 - THE NUMBER OF SECONDARY 4" CONDUIT SHALL NOT EXCEED 12 TOTAL.
 - APPROXIMATE WEIGHT OF PRECAST PAD IS 2200 POUNDS FOR 550KVA AND SMALLER TRANSFORMERS (NO. 12-668) OR 4120 POUNDS FOR 750KVA AND LARGER (NO. 12-790) CUSTOMER TO INSTALL A 1 1/2" X 8" COPPER-CLAD GROUND ROD AS REQUIRED, AVOIDING IN-COMING CONDUIT. (NO. 12-668 & NO. 12-790) NUMBERS REFER TO BGE MATERIAL NUMBERS.
 - PAD NO.12-790 HAS TWO KNOCKOUTS THAT ALLOW THE 50" OPENING DIMENSION TO BE INCREASED TO A MAXIMUM OF 66".
 - IF THE DUCT COUNT EXCEEDS NINE, THE DUCTS SHALL BE BANDED TOGETHER WITHIN THE TRANSFORMER PAD OPENING TO ENSURE ALL DUCTS REMAIN IN THEIR CORRECT SPACES WITHIN THE TRANSFORMER.
 - TRANSFORMER PADS CAN BE PURCHASED AND DELIVERED TO YOUR SITE FROM BGE'S CONTRACTOR SUPPLIER (SEE PAGE 28 OF BGE UTILITY GUIDE).
 - IF ELECTRIC SERVICE IS BEING SUPPLIED FROM AN EXISTING TRANSFORMER, THE CUSTOMER SHALL END THE SECONDARY DUCT FIVE FEET FROM THE SECONDARY SIDE OF THE TRANSFORMER AT A LOCATION DETERMINED BY BGE. BGE WILL CONTINUE THE DUCT INTO THE TRANSFORMER BASED ON FIELD CONDITIONS.



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000

Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DAVID E. REVETTE, P.E.
MD LICENSE No. 54562
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 54562, EXP. DATE 06/17/2023

DRAWN BY:	GFS
CHECKED BY:	NS
APPROVED BY:	DER
PROJECT #:	50123704
JOB #:	50138578

SUBMITTALS		
REV.	DATE	DESCRIPTION
0	09/19/22	ISSUED FOR PERMIT
A	07/08/22	ISSUED FOR 90% REVIEW

SITE NAME:
WAWA #8540 -
ROSEDALE, MD
TRT ID: 18461

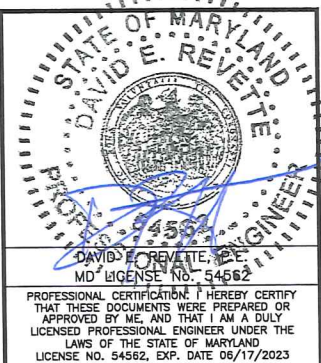
SITE ADDRESS:
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

SHEET TITLE
ELECTRICAL &
UTILITY DETAILS

SHEET NUMBER
E-2



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



DRAWN BY:	GFS
CHECKED BY:	NS
APPROVED BY:	DER
PROJECT #:	50123704
JOB #:	50138578

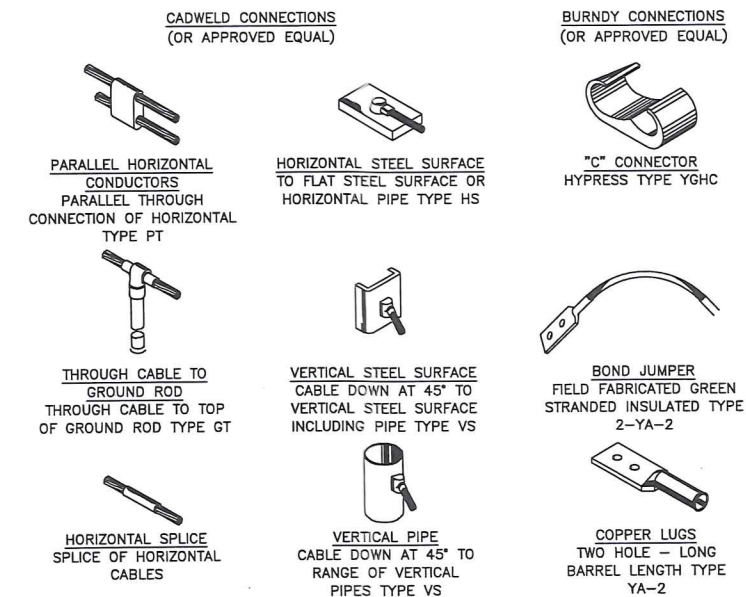
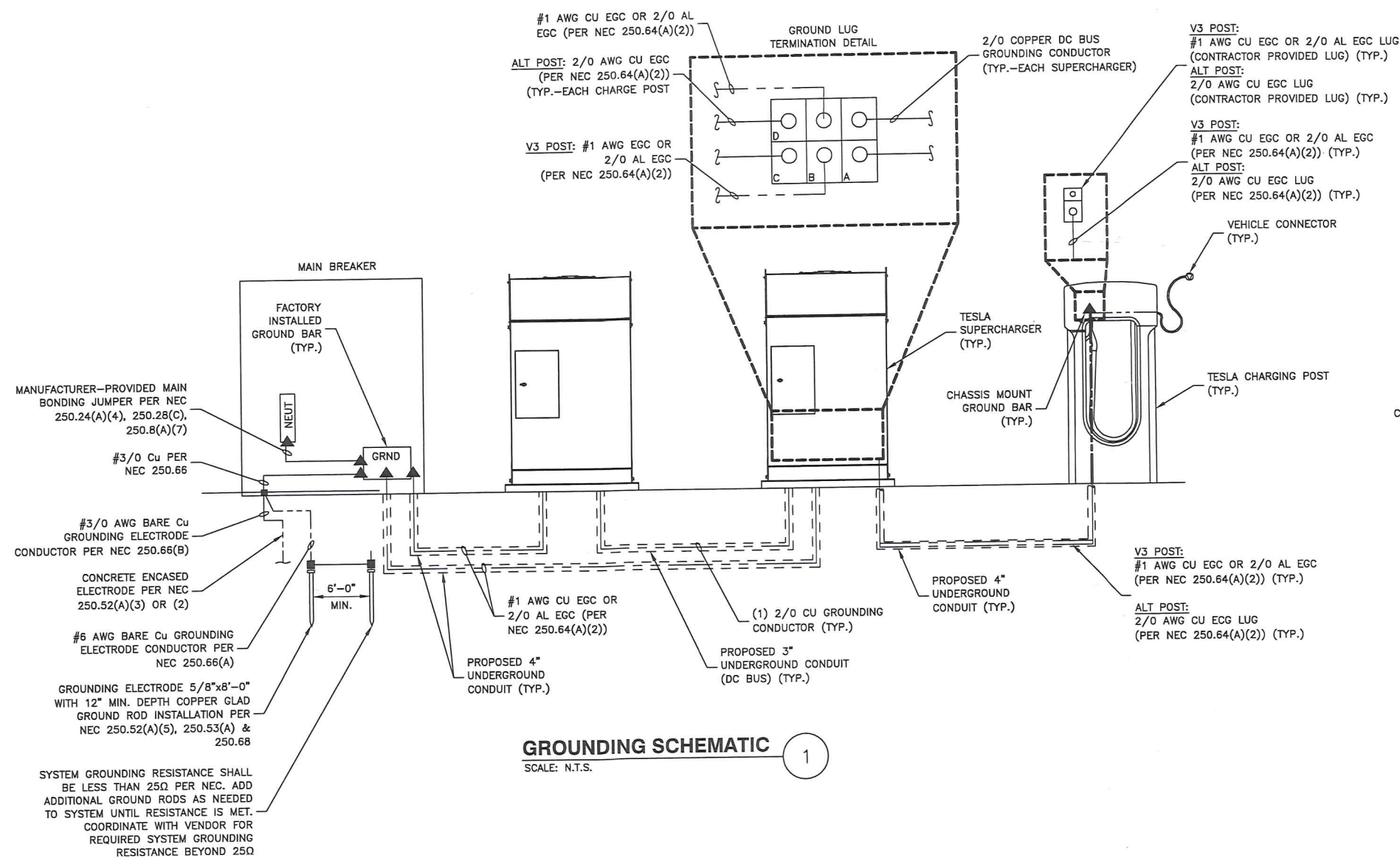
SUBMITTALS		
REV.	DATE	DESCRIPTION
0	09/19/22	ISSUED FOR PERMIT
A	07/08/22	ISSUED FOR 90% REVIEW

SITE NAME:
WAWA #8540 —
ROSEDALE, MD
TRT ID: 18461

SITE ADDRESS:
7501 PULASKI HIGHWAY
ROSEDALE, MD 21237

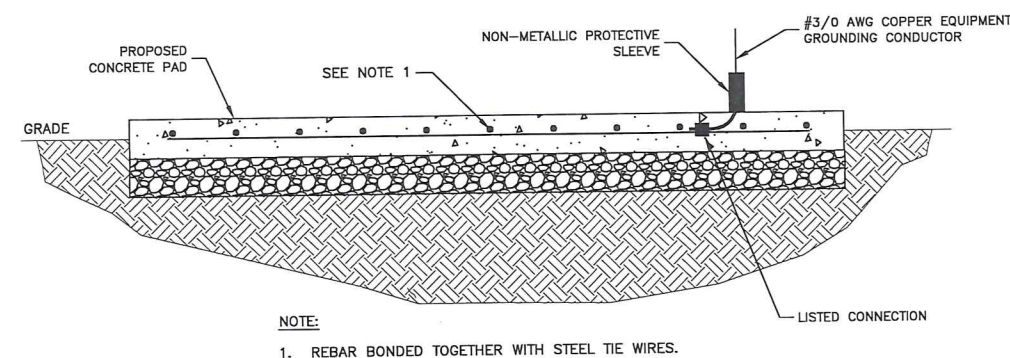
SHEET TITLE
GROUNDING PLAN
SCHEMATIC & DETAILS

SHEET NUMBER
G-1



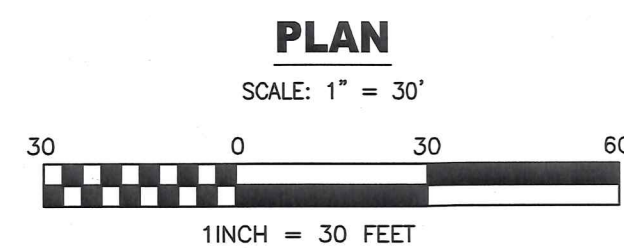
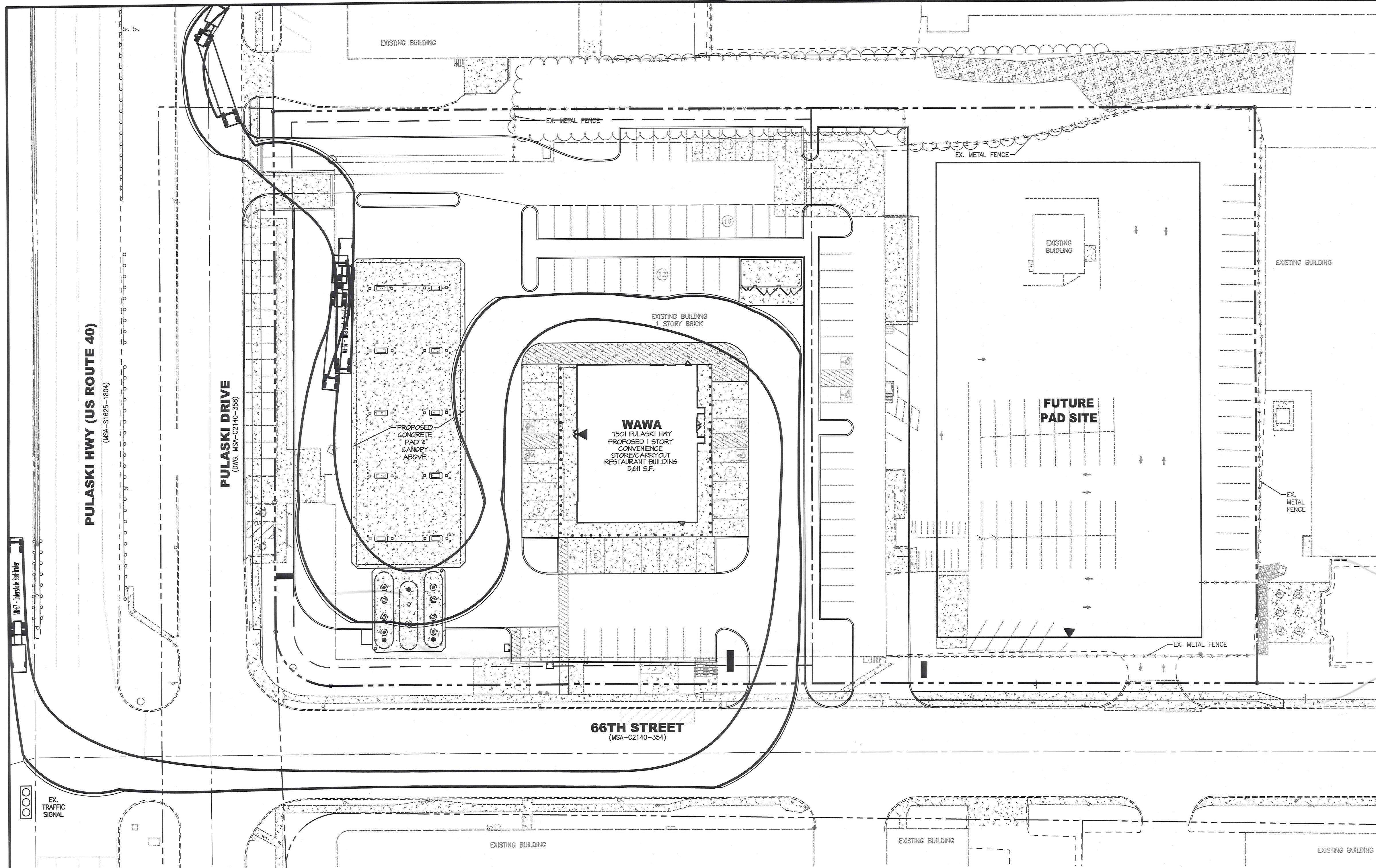
GROUND CONNECTION DETAILS

SCALE: N.T.S.



CONCRETE ENCASED ELECTRODE DETAIL
SCALE: N.T.S.

G-1



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL: NAD 83 (1991) NAVD 88 - VERTICAL

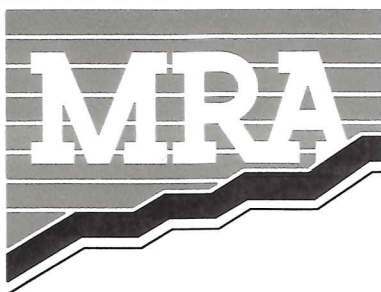
		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2019 Morris & Ritchie Associates, Inc.	
		WAWA 7501 PULASKI HWY TRUCK MOVEMENT EXHIBIT (WB-67)	
15TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
7TH COUNCILMANIC DISTRICT			
DATE	REVISIONS	JOB NO.:	20506
		SCALE:	1" = 30'
		DATE:	07/25/2019
		DRAWN BY:	TMO
		DESIGN BY:	THS/TMO
		REVIEW BY:	THS
		SHEET:	01 OF 01

PETITIONER'S
EXHIBIT NO. 3-A-F



MORRIS & RITCHIE ASSOCIATES, INC.
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1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
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		WAWA 7501 PULASKI HWY	
		AERIAL EXHIBIT AND SITE PHOTO ARRAY	
15TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
		7TH COUNCILMANIC DISTRICT	
DATE	REVISIONS	JOB NO.:	20506
		SCALE:	1" = 50'
		DATE:	10/18/2019
		DRAWN BY:	MAS
		DESIGN BY:	THS/TMO
		REVIEW BY:	THS
		SHEET:	01 OF 01

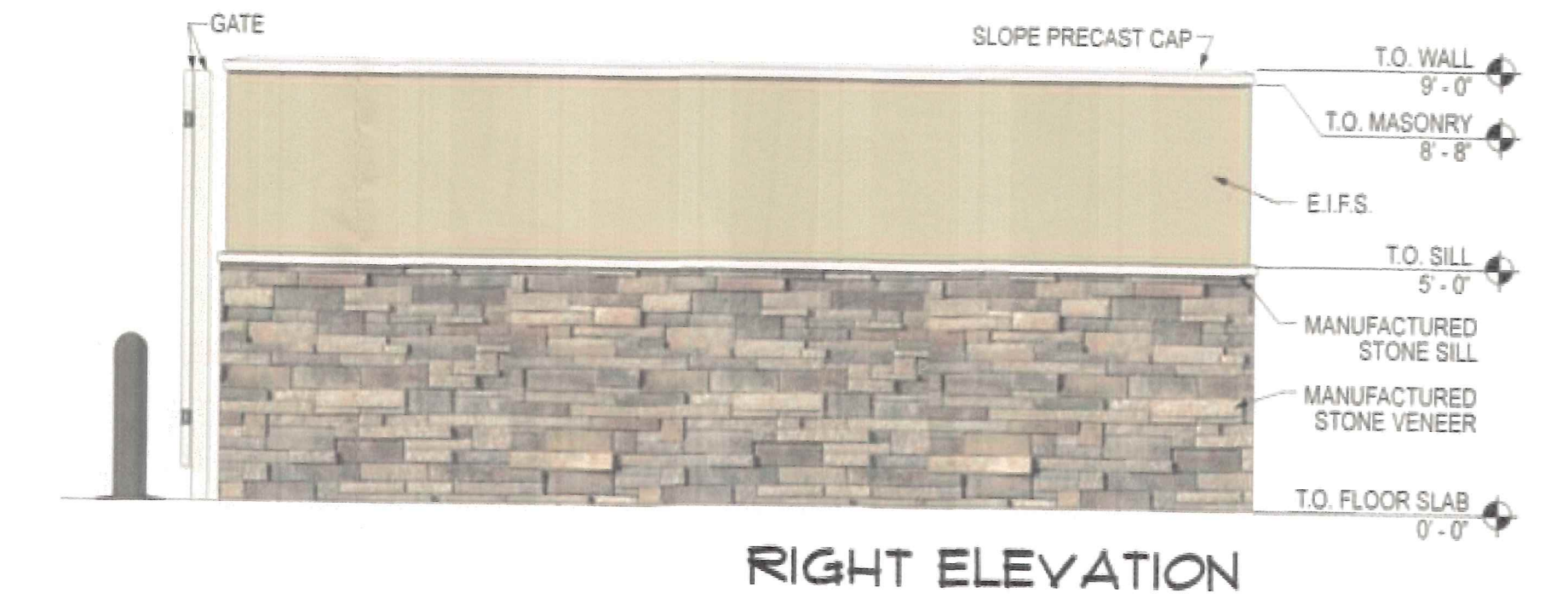
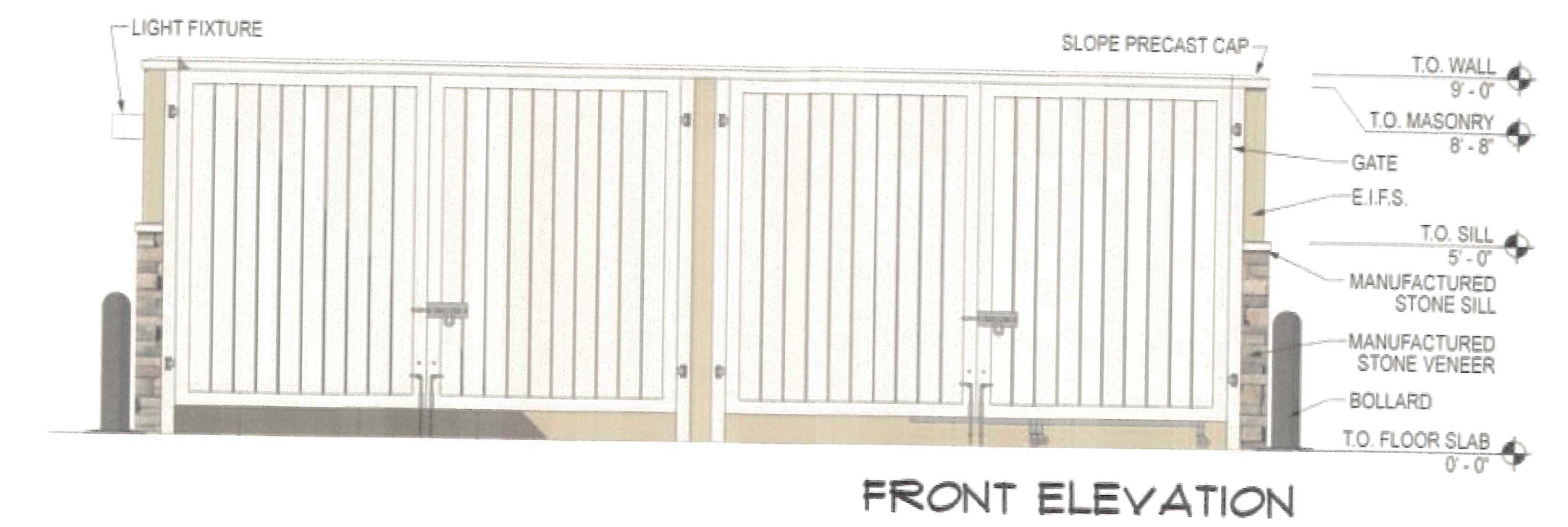


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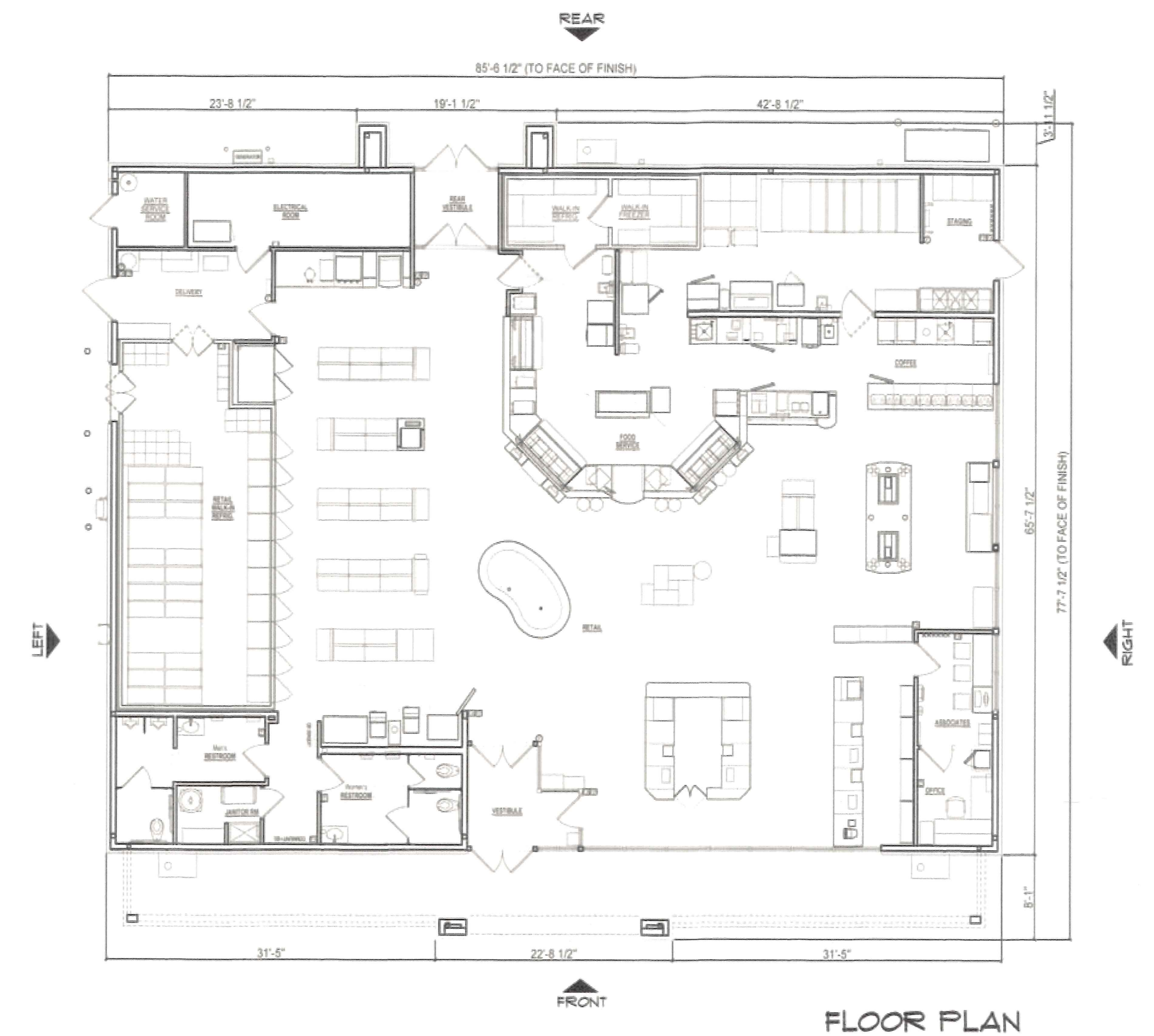


WAWA
7501 PULASKI HWY
ABANDONED FUEL SERVICE STATION EXHIBIT

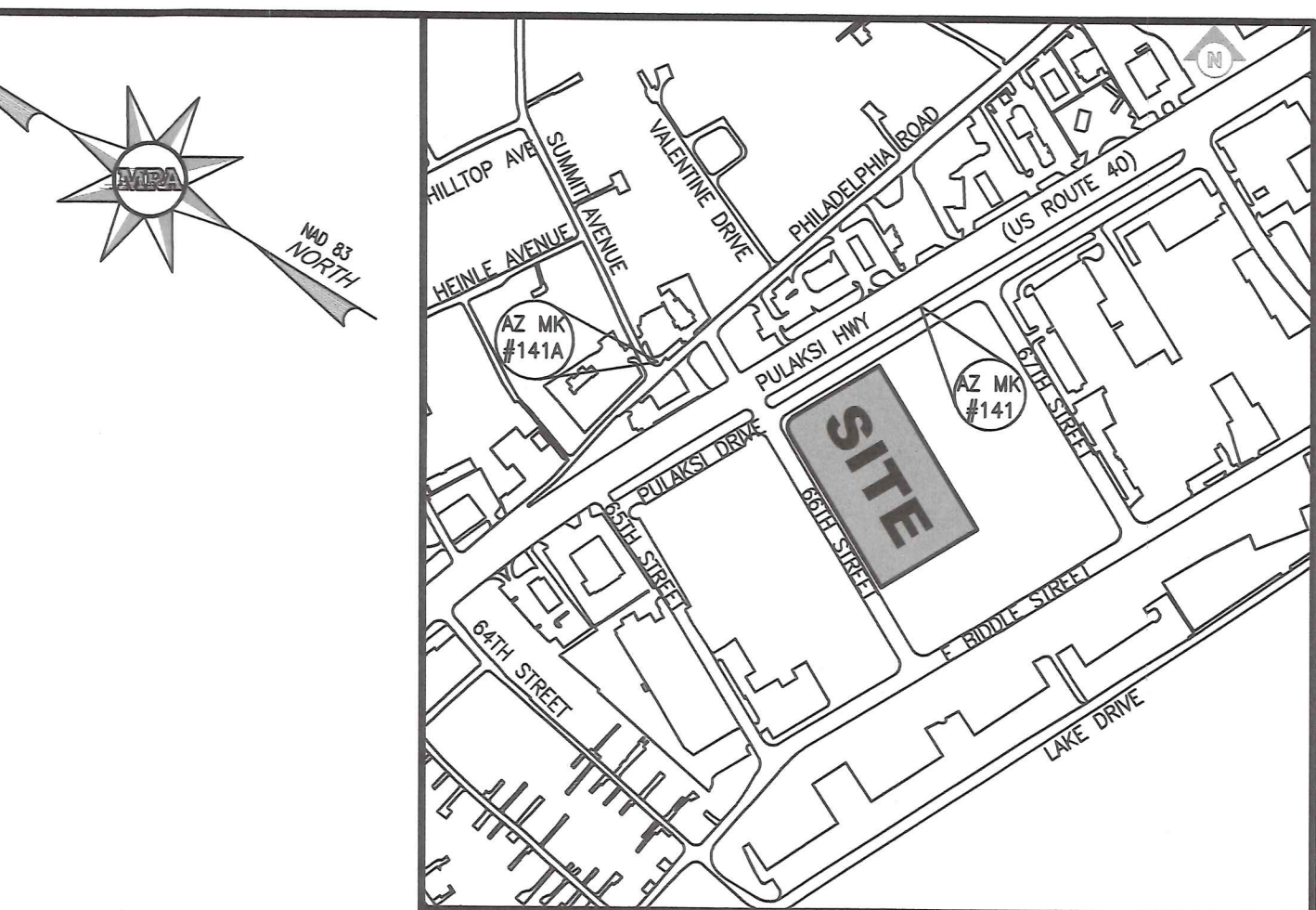
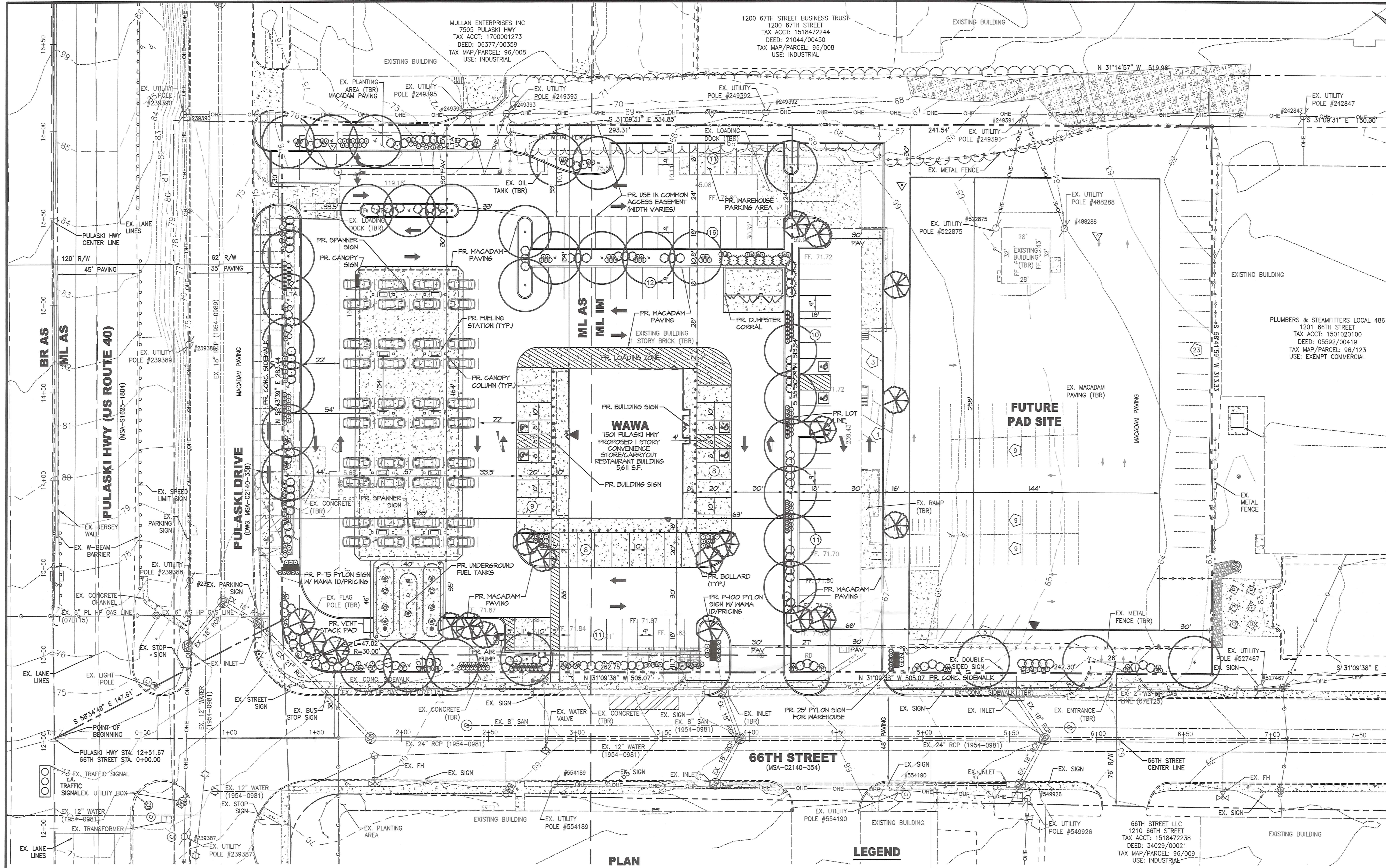
15TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	7TH COUNCILMANIC DISTRICT
DATE	REVISIONS	JOB NO.:	20506
		SCALE:	1" = 500'
		DATE:	10/18/2019
		DRAWN BY:	TMO
		DESIGN BY:	THS/TMO
		REVIEW BY:	THS
		SHEET:	01 OF 01



Metal Door Benjamin Moore White Diamond BM 2121-60	Trim James Hardie Arctic White JH10-20	E.I.F.S. 'A' Dryvit Wawa011030	Quality Stone Ohio Drystack Provence
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NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED



VICINITY MAP

SCALE: 1" = 500'

BENCHMARK

AZ MK 141
ELEV. 87.53
DESCRIPTION: BRASS CAP LOCATED ALONG EAST SIDE OF
NORTHBOUND PULASKI HWY (US ROUTE 40) APPROXIMATELY 6.0
FEET NORTH WEST OF FIRE HYDRANT PLACED BETWEEN BREAK IN
GUARDRAIL.

AZ MK 141A
ELEV. 248.82
DESCRIPTION: BRASS CAP LOCATED AT NORTH EAST CORNER OF
INTERSECTION OF PHILADELPHIA ROAD AND SUMMIT AVENUE OFFSET
APPROXIMATELY 5.0 FEET FROM EDGE OF SIDEWALK AND
APPROXIMATELY 21.50 FEET WEST OF STORM DRAIN MANHOLE IN
SIDEWALK.

WAWA

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Required Planting Units (PU)
Condition A Street Frontage and Streetscape			
Interior Road	1 PU/20 LF	932	47
Adjacent Road	1 PU/40 LF	822	16
Condition B Parking Lots			
Parking Adjacent to Public Road (Class B)	1 PU/15 LF	111	7
Parking Lot Interior	1 PU/12 Parking Spaces	96	8
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	67	4
Condition K Automotive Uses			
Adjacent to Public ROW (Class B)	1 PU/15 LF	622	41
Total Required Planting Units (PU)			129

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Provided Planting Units (PU)
Interior Landscaping Requirement			
A. Reserve 7% of the parking lot area for interior landscaping.			
REQUIRED: (33,571 S.F. X .07) = 0.06 ACRES (2,350 S.F.)			
PROVIDED: 0.06 ACRES (2,591 S.F.)			
Condition A Street Frontage and Streetscape			
Interior Road	1 PU/20 LF	31	31
Adjacent Road	1 PU/40 LF	11	6
Condition B Parking Lots			
Parking Adjacent to Public Road (Class B)	1 PU/15 LF	12	6
Parking Lot Interior	1 PU/12 Parking Spaces	426	85
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	0	0
Condition J Slopes, Embankments, and Retaining Walls			
Linear Feet of Slope, Embankments, and Retaining Walls	1 PU/15 LF	0	0
Total Provided Planting Units (PU)			128

ADJACENT SITE

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Required Planting Units (PU)
Condition A Street Frontage and Streetscape			
Interior Road	1 PU/20 LF	67	3
Adjacent Road	1 PU/40 LF	242	6
Condition B Parking Lots			
Parking Adjacent to Public Road (Class B)	1 PU/15 LF	0	0
Parking Lot Interior	1 PU/12 Parking Spaces	21	2
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	0	0
Condition J Slopes, Embankments, and Retaining Walls			
Linear Feet of Slope, Embankments, and Retaining Walls	1 PU/15 LF	0	0
Total Required Planting Units (PU)			11

Baltimore County Planting Unit Condition	PU Credit Requirement Rate	Quantity	Provided Planting Units (PU)
Interior Landscaping Requirement			
A. Reserve 7% of the parking lot area for interior landscaping.			
REQUIRED: (13,904 S.F. X .07) = 0.2 ACRES (973 S.F.)			
PROVIDED: 0.02 ACRES (994 S.F.)			
Condition A Street Frontage and Streetscape			
Interior Road	1 PU/20 LF	3	3
Adjacent Road	1 PU/40 LF	6	4
Condition B Parking Lots			
Parking Adjacent to Public Road (Class B)	1 PU/15 LF	0	0
Parking Lot Interior	1 PU/12 Parking Spaces	0	0
Condition H Dumpsters and Ground Mounted HVAC			
Dumpster and HVAC Screening	1 PU/15 LF	0	0
Condition J Slopes, Embankments, and Retaining Walls			
Linear Feet of Slope, Embankments, and Retaining Walls	1 PU/15 LF	47	9
Total Provided Planting Units (PU)			18

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 7501 PULASKI HWY
B. SITE AREA: 91,168 S.F. ±, 2.10 AC. ±
C. ELECTION DISTRICT: WAWA LOT: 78,802 S.F. ±, 1.78 AC. ±
D. COUNCILMANIC DISTRICT: WAREHOUSE LOT: 167,420 S.F. ±, 3.84 AC. ±
E. ADJ. MAP: 35E2/36F9
F. CENSUS TRACT: 4501
G. TAX MAP: 0086
H. PARCEL: 0488
I. TAX ACCOUNT NO.: 1518472240
J. DEED: 39036/00368
- ZONING: ML-IM (MANUFACTURING LIGHT, INDUSTRIAL MAJOR)
ML-AS (MANUFACTURING LIGHT, AUTOMOTIVE SERVICE)
- ZONING MAP/GIS TILE NO.: 09881
- FLOOR AREA RATIO:
MAXIMUM PERMITTED = 2.0
WAWA PROVIDED = 0.08 (3,611 S.F. / 91,618 S.F. = 0.08)
WAREHOUSE PROVIDED = 0.49 (37,100 S.F. / 75,802 S.F. = 0.49)
- EXISTING LAND USE: PHYSICAL THERAPY CLINIC
GROCERY SUPERMARKET
- PROPOSED LAND USE: FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT, FUTURE WAREHOUSE
- WAWA
ML ZONE SETBACKS (SECTION 255.2, 243.1, 243.2, 243.3)
FRONT 75'
SIDE 165'
REAR 50'
FUEL SERVICE SETBACKS (SECTION 405.4.2):
FROM ANY STREET RIGHT OF WAY CONVENIENCE STORE 35'
FUEL PUMP 25'
CANOPY 15'
WAREHOUSE
ML ZONE SETBACKS (SECTION 255.1, 238.1, 238.2, 238.3)
FRONT 25'
SIDE 30'
REAR 30'

- LEGEND
- EX. PROPERTY LINE
EX. ADJACENT PROPERTY LINE
EX. RIGHT OF WAY LINE
EX. ROADWAY CENTERLINE
EX. CURB
EX. FENCE
EX. TREE LINE
EX. SANITARY SEWER
EX. STORM DRAIN
EX. WATER
EX. GAS
EX. OVER HEAD ELECTRIC LINES
EX. UNDERGROUND ELECTRIC
EX. E.O.P.
EX. PAVEMENT MARKING
EX. ZONING BOUNDARY
PR. LANDSCAPE TRANSITION AREA (LTA)
PR. EASEMENT
PR. PAVEMENT MARKING
PR. CURB
PR. BUILDING
PR. CANOPY
PR. CONCRETE
PR. MAJOR TREE
PR. FLOWERING TREE
PR. EVERGREEN TREE
PR. SHRUB

**SCHEMATIC LANDSCAPE PLAN
CERTIFICATION FORM**

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

Michael E. Reddy 09/20/2019 Nicole C. Reddy
APPLICANT SIGNATURE DATE PRINT NAME

MAILING ADDRESS (IF NOT ALREADY ON PLAN)

ZONING HISTORY

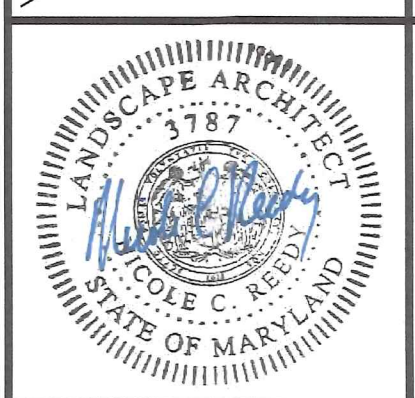
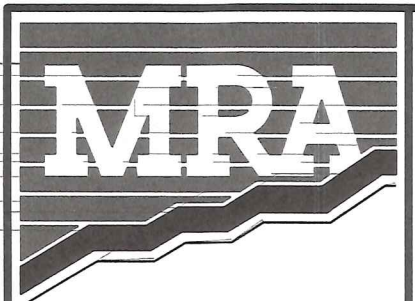
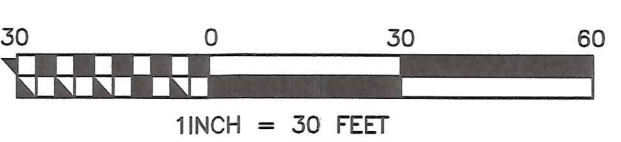
- CASE NO. 1249-1540-X - SPECIAL USE PERMIT FROM THE DIAMOND GRIT COMPANY TO USE THE LAND FOR FAMILY RESIDENCE AND HOTEL CASINO. GRANTED OCTOBER 3, 1949.
- CASE NO. 2008-0161-A - VARIANCE PETITION FROM VARIOUS PROPERTY OWNERS TO PERMIT AN ADDITION ON THE SIDE OF THE BUILDING WITH A SIDE SETBACK OF 1.5 FEET INSTEAD OF 30 FEET. GRANTED OCTOBER 15, 2007.

COMMERCIAL PERMIT HISTORY

- PERMIT #8828974 - ALTERATION TO COMPLETE CONSTRUCTED UNDER 8729763 FRAMING.
 - PERMIT #8831498 - INSTALL SPRINKLER SYSTEM, LARGEST PIPE SIZE-1", 8 HEADS TOTAL. SEE 8828974 FOR ALT. TO COMPLETE.
 - PERMIT #8733984 - INSTALL SPRINKLER SYSTEM AS SHOWN ON PLANS, RELOCATE 32 HEADS, 14 NEW HEADS. LARGEST PIPE SIZE-1 1/2". MARYLAND CONTRACTOR SHALL BE NAMED BEFORE ANY WORK STARTS.
 - PERMIT #8759567 - ALTERATIONS TO AN EXISTING STORAGE FACILITY TO INCLUDE: CUT OPENING IN AN EXTERIOR WALL TO INSTALL DOOR. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. 72'X36"-155F. WAIVE PLANS SWL. OWNER/CONTRACTOR AFFIDAVIT ATTACHED.
- OWNER** RODICK REALTY LLC
1110 BATAVA PARK RD
BALTIMORE, MD 21237
- DEVELOPER** DMS DEVELOPMENT LLC
100 E. PENNSYLVANIA AVE, SUITE 200
TOWSON, MD 21286
PHONE: (410) 296-3715
ATTN: DAVID SCHLACHMAN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2020



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRA@GTA.COM
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WAWA
7501 PULASKI HWY
SCHEMATIC LANDSCAPE PLAN

DATE	REVISIONS	JOB NO.:
		20506
		SCALE: 1" = 30'
		DATE: 09/20/2019
		DRAWN BY: CDH
		DESIGN BY: CDH
		REVIEW BY: NCR
		SHEET: 01 OF 01