MEMORANDUM

DATE:

April 5, 2021

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2020-0242-XA - Appeal Period Expired

The appeal period for the above-referenced cases expired on April 2, 2021. 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



JOHN A. OLSZEWSKI, JR. County Executive

Department of Permits, Approvals & Inspections

C. PETE GUTWALD, AICP, Director

March 29, 2021

Venable LLP 210 W. Pennsylvania Avenue Suite 500 Towson, MD 21204 Attention: David Karceski

RE:

Spirit and Intent

Zoning Case No. 2020-0242-XA 3500, 3504 Washington Boulevard

To Whom It May Concern,

This letter refers to your March 22, 2021 letter to Mr. Jeffrey Perlow, Chief of Zoning.

Based on the new submitted elevation drawings and our phone call discussion this morning, there will not be any changes made to the height, size, or location of the structure. The proposed changes are to the aesthetics of the structure only. Further, the Department of Planning has indicated that they do not have any issues with the proposed changes. As such, the aesthetic changes made to the building's façade(s) do indeed align with the spirit and intent of the case and your request has been GRANTED.

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 approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

Jason Seidelmah Zoning Review

JSS/21-522

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204 T 410.494.6200 F 410.821.0147 www.Venable.com

David H. Karceski

T 410.494.6285 F 410.821.0147 dhkarceski@venable.com

March 22, 2021

HAND-DELIVERED

Jeffrey Perlow, Acting Supervisor Zoning Review Department of Permits, Approvals, and Inspections 111 West Chesapeake Avenue, Room 110 Towson, Maryland 21204

Re: Spirit and Intent Letter – Zoning Case No. 2020-0242-XA

3500, 3504 Washington Boulevard

13th Election District, 1st Councilmanic District

Dear Mr. Perlow:

This office represents WLR Holding Company, Inc. the contract lessee for the above-referenced property and Petitioner in Zoning Case No. 2020-242-XA. A copy of the Opinion and Order (the "Order") issued in the case is attached for your review and convenience. Subsequent to the issuance of the Order on March 3, 2021, Petitioner decided to revise the building elevations accepted into evidence as part of Petitioner's Exhibit No. 3 (the "PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE"). I am writing this letter to confirm that the intended revisions to the building elevations are within the spirit and intent of the Order issued for my client's full service car wash.

Brandon Rowe, a Professional Engineer with Bohler, discussed the revised building elevations, entitled "Exterior Elevations" and dated March 4, 2021, a copy of which are also attached to this email, with Josephine Selvakumar. Ms. Selvakumar is the Western Sector Planner for the Planning Department. Mr. Rowe has informed me that the Department of Planning does not object to these revised building elevations, and I have copied Ms. Selvakumar on this letter to you.

Please confirm that the revised building elevations are within the spirit and intent of the Order issued by Administrative Law Judge Mayhew (the "ALJ") and that another public hearing is not required for my client to construct its car wash building consistent with these building elevations rather than the building elevations presented at the public hearing before ALJ.

VENABLE

Jeffrey Perlow, Acting Supervisor Zoning Review Department of Permits, Approvals, and Inspections March 22, 2021 Page 2

With this letter, I have enclosed a check in the amount of \$150.00 made payable to Baltimore County, Maryland to cover the costs associated with your office's review of this request. Please let me know if I can provide any additional materials or information to your office.

Very truly yours,

David H. Karceski

DHK:cak Enclosures

cc: Josephine Selvakumar, Department of Planning (w/ Enclosures)

Brandon Rowe, Bohler Engineering (w/ Enclosures)

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE (3500 3504 Washington Boulevard)

* OFFICE OF

13th Election District 1st Council District Merritt-LB1, LLC

ADMINISTRATIVE HEARINGS

BEFORE THE

erritt-LB1, LLC

Legal Owner

FOR BALTIMORE COUNTY

WLR Holding Company, Inc.

Contract Purchaser/Lessee

Case No: 2020-0242-XA

Petitioners

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 3500 3504 Washington Boulevard. The Petitions were filed on behalf of Merritt-LB1, LLC legal owner and WLR Holding Company, Inc., contract purchaser/lessee of the subject property ("Petitioners"). The Special Exception petition seeks relief from §§ 233.3 and 41 of the Baltimore County Zoning Regulations ("BCZR"), to allow a full service car wash in the BM-IM zone. The Petition for Variance seeks relief from BCZR § 419.3 to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel, and to allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. From the BCZR § 450.4 Table of Sign Regulations 5 (Enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three (3) signs on any single facade in lieu of the permitted three (3) enterprise signs with no more than two (2) signs on any single façade, to allow directional signs with sign areas/faces between 8.5 and 39 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs, and from BCZR §

ORDER RECEIVED FOR FILING

450.4 Table of Sign Regulations 5 (Enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 sq. ft. in lieu of the permitted 75 sq. ft. (Sign No. 7).

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1. Randall Simpson and Scott Dorsey appeared in support of the petitions. David Karceski. Esq. represented the Petitioners. There were no protestants in attendance.

A Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability Development Coordination ("DEPS") and from the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions, some of which will be incorporated into the Order.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The subject property is 2.04 acres and is zoned BM, IM. Mr. Karceski explained the requested relief. Chad Bohn, the Acquisitions and Development Manager for the the Petitioner explained the company's operational model, and specifically the manner in which the standard signage design improves traffic safety and efficiency of flow. Based on this testimony I allowed Petitioner to amend paragraph 4 of the Petition to include variance relief for certain signage and to submit a second redlined site plan showing these changes. In addition, Mr. Karceski explained that as a result of DOP's ZAC comments the Petitioner engaged in discussions with the Halethorpe Civic League and has agreed to withdraw its request for variance from BCZR Sec. 450.4 (paragraph 5 of the Petition). These amendments were filed on February 24, 2021. The amended redlined site plan will be admitted as Petitioners' Exhibit 8.

SPECIAL EXCEPTION

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.

Based on the record evidence in this case I find that the special exception request to use this property as a full service car wash should be granted. Specifically, I find that the proposed uses will not have any greater impacts at this location than those inherently associated with the special exception use, and that the relief requested satisfies the requirements of BCZR Sec. 502.1.

VARIANCE

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property in this case is unique in that it is irregularly shaped and contains forest buffers and a riverine floodplain. It also has steep topography in places which will require the construction of a retaining wall to keep all structures out of the floodplain. If the variances are not granted the petitioner will experience hardship and practical difficulty because they will not be able to

ORDER RECEIVED FOR FILING

Date 3121

By January 1990

By

3

construct their project as designed. I find that the relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, and welfare.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this <u>3rd</u> day of **March**, **2021** that the Petition for Special Exception pursuant to BCZR §§ 233.3 and 419, to allow a full service car wash in the BM-IM zone be and are hereby GRANTED;

IT IS FURTHER ORDERED that the Petition for Variance from the BCZR § 419.3 to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel, and to allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. From the BCZR § 450.4 Table of Sign Regulations 5 (Enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three (3) signs on any single facade in lieu of the permitted three (3) enterprise signs with no more than two (2) signs on any single façade, to allow directional signs with sign areas/faces between 8.5 and 39 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 10-13, 15, and 17-20) are hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner 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.
- Prior to issuance of permits, Petitioner must comply with the ZAC comments made by DEPS, a copy of which is attached hereto and made a part hereof.

Date 3 3 2 1

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

PAUL M. MAYHEW

Managing Administrative Law Judge for Baltimore County

PMM/dlm



JOHN A. OLSZEWSKI, JR. County Executive

PAUL M. MAYHEW Managing Administrative Law Judge MAUREEN E. MURPHY Administrative Law Judge

March 3, 2021

David Karceski, Esquire <u>-dhkarceski@venable.com</u>

RE: Petition for Special Exception and Variance

Case No. 2020-0242-XA

Property: 3500 3504 Washington Boulevard

Dear Mr. Karceski:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order 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.

PAUL M. MAYHEW

Managing Administrative Law Judge

for Baltimore County

PMM:dlm Enclosure

c: Drew Robinson - <u>carobinson@venable.com</u> Chad Bohn – <u>cbohn@wlrinvestmentgroup.com</u> Chris Armstrong – <u>carmstrong@bohlereng.com</u> Gena Skaggs McNichol – gmcnichol@merrittproperties.com

Valek Zarski – <u>vzarski@bldgin.com</u>



PETITION FOR ZONING HEARING(S)

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

Address 3500, 3504 Washington Boulevard	
Deed References: 21419-78, 30091-431 Property Owner(s) Printed Name(s) Merritt - L	10 Digit Tax Account # 2 4 0 0 0 0 9 8 9 7, 1 7 0 0 0 0 3
	PRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
	n Baltimore County and which is described in the description ade a part hereof, hereby petition for:
a Special Hearing under Section 500.7 of the Zoni not the Zoning Commissioner should approve	ning Regulations of Baltimore County, to determine whether
Ill-service car wash in the BM-IM zone, pursuant to	is of Baltimore County to use the herein described property for a Sections 233.3 and 419 of the Baltimore County Zoning
julations ("B.C.Z.R.").	
a Variance from Section(s)	
SEE ATTACH	IED SHEET
	zoning law of Baltimore County, for the following reasons: or indicate below "TO BE PRESENTED AT HEARING". If lent to this petition)
TO BE PRESE	ENTED AT HEARING
estrictions of Baltimore County adopted pursuant to the zoning law for	, etc. and further agree to and are to be bounded by the zoning regulations
Holding Company, Inc. Randall S. Sinipson President & CEO	Merritt - LB1 LLC
Type or Print	By: Scott Dorsey, CEO / Name #1 – Type or Print Name #2 – Type or Print
ure //	SEE OTHEIL PETITION— Signature #1 Signature #2
3 Orchard Way, Frederick, MD State	2066 Lord Baltimore Drive, Baltimore, MD Mailing Address City State
3 Orchard Way, Frederick, MD State 3 Address Gity State 3 /301-668-1440 / Email Address	21244-2501/ 410-298-2600 / Zip Code Telephone # Email Address
rney for Retitioner:	Representative to be contacted:
rid H. Kareaski Fsquita - Type or Print	David H. Karceski, Esquire Name – Type or Print
ture Venable LLP	Signature Venable LLP
W. Pennsylvania Ave., Ste. 500 Towson MD g Address City State	210 W. Pennsylvania Ave., Ste. 500 Towson MD Mailing Address City State
04 / 410-494-6285 / dhkarceski@venable.co ode Telephone # Email Address	om 21204 / 410-494-6285 / dhkarceski@venable.co Zip Code Telephone # Email Address

CASE NUMBER 2620-0242-XA Filing Date 97770 Do Not Schedule Dates:

REV. 10/4/11



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: which is presently zoned BM-IM

10 Digit Tax Account # 2 4 0 0 0 0 9 8 9 7, 1 7 0 0 0 0 3 4 6 0 Address 3500, 3504 Washington Boulevard Deed References: 21419-78, 30091-431 Property Owner(s) Printed Name(s) Merritt - LB1 (SELECT THE HEARING(S) BY MARKING $\underline{\mathbf{X}}$ 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: a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve _ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for A full-service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations ("B.C.Z.R."). 3. x a Variance from Section(s) SEE ATTACHED SHEET 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) TO BE PRESENTED AT HEARING 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). Legal Owners (Petitioners): Contract Purchaser/Lessee: WLR Holding Company, By: Randall S. Simpson Merritt - LB1 LLC President & CEO By: Scott Dorsey, CEO Name #1 - Type or Print Name #2 - Type or Print Name- Type or Pri Signature # 2 Signature #1 Signature 1313 Orchard Way 2066 Lord Baltimore Drive, Mailing Address Baltimore MD Frederick MD State State Mailing Address 21244-2501/ 410-298-2600 Zip Code Telephone # -668-1440 **Email Address Email Address** Zip C Representative to be contacted: David H. Karceski, Esquire Name - Type or Print Signature Signature Venable LLP Venable LLP 210 W. Pennsylvania Ave., Ste. Mailing Address 210 W. Pennsylvania Ave., Ste. 5 Mailing Address MD dhkarceski@venable.com / 410-494-6285 21204 410-494-6285 / dhkarceski@venable.com 21204 Zip Code **Email Address** Zip Code

Do Not Schedule Dates:

CASE NUMBER 2020 -0347-YA Filing Date

Reviewer REV. 10/4/11

MERRITT - LB1 LLC - LEGAL OWNER

PROPERTY: 3500, 3504 WASHINGTON BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

- 1. Variance from B.C.Z.R. Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
- 2. Variance from B.C.Z.R. Section 419.3.B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
- 3. Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations.5 (Enterprise)(a) to allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
- 4. Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations.3 (Directional)(a) to allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-1613, 18-1915, 22-2617-20) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
- 5. Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations.5 (Enterprise)(b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

MERRITT - LB1 LLC - LEGAL OWNER

PROPERTY: 3500, 3504 WASHINGTON BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

- 1. Variance from B.C.Z.R. Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
- 2. Variance from B.C.Z.R. Section 419.3.B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
- 3. Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations. 5
 (Enterprise)(a) to allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
- 4. Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations.3 (Directional)(a) to allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
- 5. Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations.5 (Enterprise)(b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

#49873979v1

2020-0242-XA

MERRITT - LB1 LLC - LEGAL OWNER

PROPERTY: 3500, 3504 WASHINGTON BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

- 1. Variance from B.C.Z.R. Section 419.3 to allow the required number of stacking spaces for the full-service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
- 2. Variance from B.C.Z.R. Section 419.3.B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
- 3. Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations. 5 (Enterprise)(a) to allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (Sign Nos. 1, 2, 3, 4, 5, 6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
- 4. Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations.3 (Directional)(a) to allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
- 5. Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations.5 (Enterprise)(b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

2020-0242-80





ZONING DESCRIPTION TAX MAP 102, GRID 20, PARCELS 89 AND 92 THE LANDS OF MERRITT-LB1, LLC LIBER 21419 FOLIO 78 AND LIBER 30091 FOLIO 431 13TH ELECTION DISTRICT BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERNLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD (US ROUTE 1) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH IS 30.00 FEET WEST OF THE WASHINGTON BOULEVARD CENTERLINE AND 158.22' SOUTH OF THE TWIN SPRINGS ROAD CENTERLINE, THENCE DEPARTING SAID WESTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WASHINGTON BOULEVARD (US ROUTE 1) ON THE EAST AND THE LANDS OF MERRITT-LB1 LLC ON THE WEST.

- SOUTH 17 DEGREES 39 MINUTES 36 SECONDS WEST, 218.49 FEET TO A POINT, THENCE;
- CONTINUING NORTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, 456.08 FEET TO A POINT, THENCE;
- 3. CONTINUING NORTH 30 DEGREES 10 MINUTES 37 SECONDS EAST, 40.00 FEET TO A POINT, THENCE;
- 4. CONTINUING NORTH 60 DEGREES 03 MINUTES 12 SECONDS EAST, 44.50 FEET TO A POINT, THENCE;
- 5. CONTINUING NORTH 65 DEGREES 33 MINUTES 12 SECONDS EAST, 88.00 FEET TO A POINT, THENCE;
- 6. CONTINUING NORTH 75 DEGREES 17 MINUTES 46 SECONDS EAST, 140.43 FEET TO A POINT, THENCE;
- CONTINUING SOUTH 65 DEGREES 26 MINUTES 20 SECONDS EAST, 107.25 FEET TO A POINT, THENCE;
- 8. CONTINUING SOUTH 67 DEGREES 11 MINUTES 20 SECONDS EAST, 85.74 FEET TO A POINT, THENCE;
- 9. CONTINUING SOUTH 53 DEGREES 23 MINUTES 33 SECONDS WEST, 00.17 FEET TO A POINT, THENCE;
- 10. CONTINUING SOUTH 06 DEGREES 57 MINUTES 23 SECONDS EAST, 24.20 FEET TO A POINT, THENCE;
- 11. CONTINUING SOUTH 29 DEGREES 38 MINUTES 04 SECONDS EAST, 33.91 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 88,946 SQUARE FEET OR 2.04 ACRES.



www.BohlerEngineering.com

2000-0242-XA





ZONING DESCRIPTION TAX MAP 102, GRID 20, PARCELS 89 AND 92 THE LANDS OF MERRITT-LB1, LLC LIBER 21419 FOLIO 78 AND LIBER 30091 FOLIO 431 13TH ELECTION DISTRICT BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERNLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD (US ROUTE 1) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH IS 30.00 FEET WEST OF THE WASHINGTON BOULEVARD CENTERLINE AND 158.22' SOUTH OF THE TWIN SPRINGS ROAD CENTERLINE, THENCE DEPARTING SAID WESTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WASHINGTON BOULEVARD (US ROUTE 1) ON THE EAST AND THE LANDS OF MERRITT-LB1 LLC ON THE WEST.

- 1. SOUTH 17 DEGREES 39 MINUTES 36 SECONDS WEST, 218.49 FEET TO A POINT, THENCE;
- 2. CONTINUING NORTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, 456.08 FEET TO A POINT, THENCE;
- 3. CONTINUING NORTH 30 DEGREES 10 MINUTES 37 SECONDS EAST, 40.00 FEET TO A POINT, THENCE;
- 4. CONTINUING NORTH 60 DEGREES 03 MINUTES 12 SECONDS EAST, 44.50 FEET TO A POINT, THENCE;
- CONTINUING NORTH 65 DEGREES 33 MINUTES 12 SECONDS EAST, 88.00 FEET TO A POINT, THENCE;
- 6. CONTINUING NORTH 75 DEGREES 17 MINUTES 46 SECONDS EAST, 140.43 FEET TO A POINT, THENCE;
- 7. CONTINUING SOUTH 65 DEGREES 26 MINUTES 20 SECONDS EAST, 107.25 FEET TO A POINT, THENCE;
- 8. CONTINUING SOUTH 67 DEGREES 11 MINUTES 20 SECONDS EAST, 85.74 FEET TO A POINT, THENCE;
- CONTINUING SOUTH 53 DEGREES 23 MINUTES 33 SECONDS WEST, 00.17 FEET TO A POINT, THENCE;
- 10. CONTINUING SOUTH 06 DEGREES 57 MINUTES 23 SECONDS EAST, 24.20 FEET TO A POINT, THENCE;
- 11. CONTINUING SOUTH 29 DEGREES 38 MINUTES 04 SECONDS EAST, 33.91 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 88,946 SQUARE FEET OR 2.04 ACRES.



www.BohlerEngineering.com

2020-0242-XA





ZONING DESCRIPTION TAX MAP 102, GRID 20, PARCELS 89 AND 92

THE LANDS OF MERRITT-LB1, LLC LIBER 21419 FOLIO 78 AND LIBER 30091 FOLIO 431 13TH ELECTION DISTRICT BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERNLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD (US ROUTE 1) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WHICH IS 30.00 FEET WEST OF THE WASHINGTON BOULEVARD CENTERLINE AND 158.22' SOUTH OF THE TWIN SPRINGS ROAD CENTERLINE, THENCE DEPARTING SAID WESTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WASHINGTON BOULEVARD (US ROUTE 1) ON THE EAST AND THE LANDS OF MERRITT-LB1 LLC ON THE WEST.

- 1. SOUTH 17 DEGREES 39 MINUTES 36 SECONDS WEST, 218.49 FEET TO A POINT, THENCE;
- 2. CONTINUING NORTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, 456.08 FEET TO A POINT, THENCE;
- 3. CONTINUING NORTH 30 DEGREES 10 MINUTES 37 SECONDS EAST, 40.00 FEET TO A POINT, THENCE;
- 4. CONTINUING NORTH 60 DEGREES 03 MINUTES 12 SECONDS EAST, 44.50 FEET TO A POINT, THENCE;
- CONTINUING NORTH 65 DEGREES 33 MINUTES 12 SECONDS EAST, 88.00 FEET TO A POINT, THENCE;
- CONTINUING NORTH 75 DEGREES 17 MINUTES 46 SECONDS EAST, 14.84 FEET TO A POINT, THENCE;
- 7. CONTINUING NORTH 27 DEGREES 43 MINUTES 58 SECONDS EAST, 166.22 FEET TO A POINT, THENCE;
- 8. CONTINUING NORTH 47 DEGREES 18 MINUTES 26 SECONDS EAST, 37.73 FEET TO A POINT, THENCE;
- 9. CONTINUING NORTH 02 DEGREES 18 MINUTES 26 SECONDS EAST, 26.47 FEET TO A POINT, THENCE;
- 10. CONTINUING SOUTH 42 DEGREES 21 MINUTES 51 SECONDS EAST, 65.33 FEET TO A POINT, THENCE;
- 11. CONTINUING 17.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 52 MINUTES 08 SECONDS EAST, 17.33 FEET TO A POINT, THENCE;
- 12. CONTINUING NORTH 87 DEGREES 41 MINUTES 34 SECONDS WEST, 26.78 FEET TO A POINT, THENCE;
- 13. CONTINUING SOUTH 47 DEGREES 18 MINUTES 26 SECONDS WEST, 29.72 FEET TO A POINT, THENCE;
- 14. CONTINUING SOUTH 27 DEGREES 43 MINUTES 58 SECONDS WEST, 117.31 FEET TO A POINT, THENCE;
- 15. CONTINUING NORTH 75 DEGREES 17 MINUTES 46 SECONDS EAST, 64.61 FEET TO A POINT, THENCE;
- 16. CONTINUING SOUTH 65 DEGREES 26 MINUTES 20 SECONDS EAST, 107.25 FEET TO A POINT, THENCE;
- 17. CONTINUING SOUTH 67 DEGREES 11 MINUTES 20 SECONDS EAST, 85.74 FEET TO A POINT, THENCE;
- 18. CONTINUING SOUTH 53 DEGREES 23 MINUTES 33 SECONDS WEST, 00.17 FEET TO A POINT, THENCE;



- 19. CONTINUING SOUTH 06 DEGREES 57 MINUTES 23 SECONDS EAST, 24.20 FEET TO A POINT, THENCE;
- 20. CONTINUING SOUTH 29 DEGREES 38 MINUTES 04 SECONDS EAST, 33.91 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 98,028 SQUARE FEET OR 2.25 ACRES.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 2020-0242-XA
Property Address: 3500, 3504 Washington Bouleval
Property Description: See although duscriptur
Legal Owners (Petitioners): Menrit - LB1 LLC
Contract Purchaser/Lessee: WLR Holding Company, Inc.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Barb L-kasevich
Company/Firm (if applicable): Uenchie LLP
Address: ZW W. Panylnowe Ac.
Sit 500
Touson MD 7,704
Telephone Number: 40 494 6352

Revised 3/28/18



VENABLE...

750 E. Pratt Street Suite 900 Baltimore, Maryland 21202

Operating Account

DATE

5501006999

September 16, 2020

15-3 540

F 514623

AMOUNT \$1,000.00

YAY DHT C RADR Baltimore County, Maryland Office of Budget and Finance 400 Washington Avenue, Room 152 Towson, MD 21204-4665

#*000514623# #*054000030#

AU HORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE (TWO SIGNATURES REQUIRED OVER \$25,000)

OFFICE	E OF BU	DUNTY, M DGET ANI US CASH	FINANC	Rev	Sub Rev/	No. Date:	2009 <i>9/2</i>	14
Fund	Dept	Unit	Sub Unit	Source/ Obj		Dept Obj	BS Acct	Amount
QD/	200e	0000		61 20	- uu - u	Dobt Obj	DO ACCI	(1707)
-	<u> </u>	CSSO		<u> </u>				7000
-		 						·
		<u> </u>				_		
	<u> </u>	<u></u>				Total:	- //	720.00
Rec From:	\bigvee_{a}	enab(9			10141.		<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
		•	-	_			.	
For:	<u> 2020</u>)- OZ4	12-X	A	- <u>-</u> -	<u> </u>	·	
				, 1			-	
3500 \$ 3504 Washington 15/2								
	اعرد	<u>U_ \psi</u>	<u> </u>	VO2	1001	2101	<u> </u>	<u> </u>
_DISTRIBU	ITION							
WHITE - 0		PINK - AGE	ENCY	YELLOW -	CUSTOME	₹	GOLD - AC	COUNTING
	JO		SE PRES			•	COLD PIO	,000,111110

CASHIER'S VALIDATION

1-26-21 1:30 pm

Debra Wiley

From:

SGT ROBERT BLACK <1opie@comcast.net>

Sent:

Monday, January 25, 2021 4:52 PM

To:

Barbara Lukasevich; CARobinson@Venable.com; DKarceski@Venable.com;

Administrative Hearings

Subject:

Recertification's For 2020-0242-XA

Attachments:

Re-Cert 1 2020-0242-XA.doc; Re-Cert 2 2020-0242-XA.doc; Re-Cert 3 2020-0242-XA.doc; Re-Cert 4 2020-0242-XA.doc; Re-Cert 5 2020-0242-XA.doc; Re-Cert 6

2020-0242-XA.doc; Re-Cert 2020-0242-XA Groups 1 & 2.doc

Follow Up Flag: Flag Status:

Follow up

Flagged

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 3500, 3504 Washington Boulevard. Thanks.

	2020-0242-XA RE: Case No.:
	Petitioner/Developer: Merritt – LB1, LLC WLR Holding Company, Inc.
	January 26, 2021 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 per posted conspicuously on the property located at:	jury that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	SIGN 1 Recertification
J: The sign(s) were posted on	anuary 4, 2021
(N	Month, Day, Year)
Since of the state	January 24, 2021
ZONING NOTICE	(Signature of Sign Poster) (Date)
A PUBLIC HEARING WILL BE HELD BY	SSG Robert Black
THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD. Hearing: Turytay, January, 26, 2021 at 1-50 p.m.	(Print Name) 1508 Leslie Road
To enfortunate of how to principate at deals using relative type to when planting recognition in the relative states, to that there is the property or the burning type will be designed by proving relative than the first fundamental principal prime. You man should Act of Josef, on the	(Address)
REQUEST: Seemin Compliant to a habet one community to the property of the prop	Dundalk, Maryland 21222
printer and the term of the All Level II, by the level is defined to the control of the control	(City, State, Zip Code)
purity and a second sec	(410) 282-7940
A CONTRACTOR	(Telephone Number)

R	2020-0242-XA E: Case No.:
	Petitioner/Developer: Merritt – LB1, LLC WLR Holding Company, Inc.
	January 26, 2021 Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 11 West Chesapeake Avenue Towson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perju posted conspicuously on the property located at:_	ry that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	SIGN 2 Recertification
The sign(s) were posted on	nuary 4, 2021
(Мо	nth, Day, Year)
Sincere	January 24, 2021
ZONING NOTICE	(Signature of Sign Poster) (Date)
CASE # 2020-0242-XA (Continued 1)	SSG Robert Black
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE	(Print Name)
IN TOWSON, MD. Hearing: Tuesday, January 26, 2021 pt 1:30 p.m.	1508 Leslie Road
For information on how to path year at the beauty chairs as in 2000 information on how to path year at the beauty chair as in 2000 information and personal production of the state of these price on the largery. You will be placed to provide your consequent and the case number for the state of You provide deal for 100 to 150% year.	(Address)
REQUEST: special a special regard companies that the regard and the special regard	Dundalk, Maryland 21222
CS. RIC ADDRESS SECTION AND A TRANSPORT FOR THE PROPERTY OF TH	(City, State, Zip Code)
BEN SCHOOL STATE OF THE STATE O	(410) 282-7940
THE RESERVE OF THE PARTY OF THE	(Telephone Number)

, R	2020-0242-XA E: Case No.:
	Petitioner/Developer: Merritt – LB1, LLC WLR Holding Company, Inc.
	January 26, 2021 Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 11 West Chesapeake Avenue Fowson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perju- costed conspicuously on the property located at:	
3500, 3504 Washington Boulevard	SIGN 3 Recertification
Jan The sign(s) were posted on	nuary 4, 2021
(Мо	nth, Day, Year)
ZONING NOTICE Sincere	January 24, 2021
	(Signature of Sign Poster) (Date)
CASE # 2020-0242-XA (Continued 2) A PUBLIC HEARING WILL BE HELD BY	SSG Robert Black
THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD.	(Print Name)
Hearing: <u>Thesday, January 16, 2021 of 1:30 p.m.</u> For alternation on two to positions us do before prime go to	1508 Leslie Road
ment de l'increment ut di provide processione, so l'une tibre et lunes sous vinte le leure de l'increment de l'	(Address)
Delong ferry many plug namental 16 september 15 mm M. I.	Dundalk, Maryland 21222
- The second of	(City, State, Zip Code)
The second state in a Light Reg. (Second state in the Light Re	(410) 282-7940
	(Telephone Number)

	RE: Case No.:
	Petitioner/Developer:
	Petitioner/Developer:
	WLR Holding Company, Inc.
	January 26, 2021
	Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 I11 West Chesapeake Avenue Towson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
This letter is to certify under the penalties of per posted conspicuously on the property located at	rjury that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	SIGN 4 Recertification
J The sign(s) were posted on	anuary 4, 2021
The sign(s) were posted on(I	Month, Day, Year)
	January 24, 2021
ZONING NOTICE	(Signature of Sign Poster) (Date)
CASE # 2020-0242-XA	SSG Robert Black
A PUBLIC HEARING WILL BE HELD BY. THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD.	(Print Name)
Hearing: Tresday January 16, 2021 of 1:30 p.m.	1508 Leslie Road
Description And Annual Control of the Control of th	(Address)
REQUEST: Seem of Percentanting a fed service or much be the Berlin area menually distributed and the classification of the common of the common of the classification of the common of t	Dundalk, Maryland 21222
Gazana La ano yan mangod. Sedam di Sa Labara di Manamakanana. [a mangoda la ano yan mangoda Sedam di Sa Labara di Manamakanana. [a mangoda la ano yangoda sedam di Sa Labara di Manamakananananananananananananananananan	(City, State, Zip Code)
Communication of the Communica	(410) 282-7940
	(Telephone Number)

	2020-0242-XA RE: Case No.:
	Petitioner/Developer:
	WLR Holding Company, Inc.
	January 26, 2021
	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 pe posted conspicuously on the property located at	erjury that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	SIGN 5 Recertification
	January 4, 2021
The sign(s) were posted on(Month, Day, Year)
ZONING NOTICE CASE 5 2020-0242-XA (Continued 1)	(Signature of Sign Poster) (Date) SSG Robert Black
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD.	(Print Name)
Hearing: Twenday, January 26, 2021 is 1:30 p.m., by information these to grate gave in the twenty place property. The information of the transport of the formation of the second of th	1508 Leslie Road
REOUEST: stem on a first frontial commenced burden from	(Address)
18.6. 2.3.2.6.6.0-m is enterprised Operations on the new lateral management of the control of th	Dundalk, Maryland 21222
Expend to the original of the control of the contro	(City, State, Zip Code)
RANGE AFFIN (CECURAL AND ASSESSMENT)	(410) 282-7940
	(Telephone Number)

R	2020-0242-XA RE: Case No.:
	Petitioner/Developer:
	January 26, 2021 Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 11 West Chesapeake Avenue Towson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perju costed conspicuously on the property located at:_	ary that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	SIGN 6 Recertification
The sign(s) were posted on	nuary 4, 2021
Sincer	
ZONING NOTICE	(Signature of Sign Poster) (Date)
CASE # 2020-0242-XA (Continued 2) S (SSG Robert Black
THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD.	(Print Name)
Hearing: Tuesday, January 26, 2021 at 1-10 p.m.	1508 Leslie Road
marries The wild be admit to read of post ordinal administration of the Tennant o	(Address)
Makes after meaning ordered and will be a real from the part of th	Dundalk, Maryland 21222
pacifying all made a fire a company of the company	(City, State, Zip Code)
And the state of t	(410) 282-7940
	(Telephone Number)

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:

1/6/2021

Order #: Case #:

11949036 2020-0242-XA

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:

Darlene Miller, Public Notice Coordinator (Representative Signature)

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 virtual hearing on the property identified herein as follows: CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard West side of Washington Blvd., 158 ft. to the centerline of Twin Springs 13th Election District - 1st Councilmanic District

Legal Owners: Merritt - LBI, LLC Contract Purchaser/Lessee: WLR Holding Company, Inc. Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulano more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7). Hearing Tuesday, January 28, 2021 at 1:30 p.m. For information on how to participate in the hearings please go to www.baitimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3668, ext. 0. Michael Mallinoff

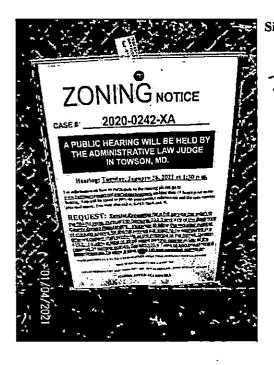
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

	2020-0242-XA RE: Case No.:
,	Petitioner/Developer:
•	Merritt – LB1, LLC WLR Holding Company, Inc.
	January 26, 2021 Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
	of perjury that the necessary sign(s) required by law were ted at:
3500, 3504 Washington Boule Recertification	vard Groups 1 & 2
The sign(s) were nested on	January 4, 2021
The sign(s) were posted on	(Month, Day, Year)
ZONING sames ZONING sames ZONING sames ZONING sames	Sincerely. January 24, 2021
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
	1508 Leslie Road
	(Address)
ZONING more ZONING wones ZONING wones	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

LERTIFICATE OF POSTIL

R	tE: Case No.:	2020-0242-XA
	Petitioner/Developer:	
	Me	erritt – LB1, LLC ng Company, Inc.
	Date of Hearing/Closing:	January 26, 2021
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 perjuposted conspicuously on the property located at:_		
3500, 3504 Washington Boulevard	SIGN 1	
	iuary 4, 2021	
The sign(s) were posted on(Mo	onth, Day, Year)	



ncer	ely, January 4, 2021
	(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)

	ZUZU-UZ4Z-XA RE: Case No.:
	Petitioner/Developer:
	Merritt – LB1, LLC
	WLR Holding Company, Inc.
	January 26, 2021
	Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
This letter is to certify under the penalties of poosted conspicuously on the property located :	perjury that the necessary sign(s) required by law were at:
3500, 3504 Washington Boulevar	d SIGN 2
The sign(s) were posted on	January 4, 2021 (Month, Day, Year)
Sin	ncerely,
	January 4, 2021
ZONING NOTICE	(Signature of Sign Poster) (Date)
CASE # 2020-0242-XA (Continued 1)	SSG Robert Black
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE	(Print Name)
IN TOWSON, MD. Hearing: Turniglay, JASPARY 16, 7021 pt 15/10 p.m. (Patricing note to the patricine of the beauty place price of the patricine of the patricin	1508 Leslie Road
Constituti marine. A till brack hyme mang 11 de king filt.	(Address)
REQUEST: used to lateral from correction before long to 1,12 or 1,23 o	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
the state of the s	(Telephone Number)

JERTIFICATE OF POSTIL

	2020-0242-XA RE: Case No.:
	Petitioner/Developer:
	Merritt – LB1, LLC
	WLR Holding Company, Inc.
	January 26, 2021
	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:	t.
Ladies and Gentlemen:	
This letter is to certify under the penalties of p posted conspicuously on the property located a	erjury that the necessary sign(s) required by law were
3500, 3504 Washington Boulevar	a SIGN 3
The sign(s) were posted on	January 4, 2021
•	(Month, Day, Year)
** CMS) NOW CASSAGE K Z Z Sin	acerely,
ZONING NOTICE 1995	January 4, 2021
	(Signature of Sign Poster) (Date)
A PUBLIC HEARING WILL BE HELD BY	SSG Robert Black
THE ADMINISTRATION AND IN TOWNS ON A PROPERTY OF THE PROPERTY	(Print Name)
Reading 1	1508 Leslie Road
The OUISA's Commonwealth of the Commonwealth o	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
04/202	(410) 282-7940
	(Telephone Number)

R	2020-0242-XA E: Case No.:
	Petitioner/Developer: Merritt – LB1, LLC WLR Holding Company, Inc.
•	January 26, 2021 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 perjuposted conspicuously on the property located at:	ry that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	SIGN 4
The sign(s) were posted on	nuary 4, 2021
(Мо	onth, Day, Year)
Sincere	January 4, 2021
9	(Signature of Sign Poster) (Date)
ZONING NOTICE	SSG Robert Black
CASES 2020-0242-XA A PUBLIC HEARING WILL BE HELD BY	(Print Name)
THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD.	1508 Leslie Road
Hearings Transfer Institute 26, 2021 nr. (1-10 p.m.). Structure and the property of the foreign of the property of the proper	(Address)
REQUEST: Special Exception for a full server circumshire in Bullia more respect to Section 225.0 are 419 or type defining	Dundalk, Maryland 21222
del section tender control per control control per per control control per control control per control	(City, State, Zip Code)
PATTER AND THE PATTER	(410) 282-7940
	(Telephone Number)

I	RE: Case No.:	2020-0242-XA
		erritt – LB1, LLC ing Company, Inc.
•	Date of Hearing/Closing:	January 26, 2021
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 11 West Chesapeake Avenue Cowson, Maryland 21204		·
Attn: Kristen Lewis:	,	
Ladies and Gentlemen:		•
This letter is to certify under the penalties of perjoosted conspicuously on the property located at:		
3500, 3504 Washington Boulevard	SIGN 5	·
The sign(s) were posted on	nuary 4, 2021 onth, Day, Year)	
Sincer	poly,	January 4, 2021 .
ZONING I	(Simple Restan)	
ZONING NOTICE CASE 2020-0242-XA (Complement of	(Signature of Sign Poster)	(Date)
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE	SSG Robert B	lack
IN TOWSON, MD.	(Print Nam	e)
The bearings of the complete of the bear to be seen a second set of the complete of the comple	1508 Leslie R	oad
Communication of the second of	(Address)	
U.S. 150-22 (b) part of both a light of the control	Dundalk, Marylar	ıd 21222
S. A. C.	(City, State, Zip	Code)
72021	(410) 282-79	40
The state of the s	(Telephone Nu	nber)

	2020-0242-XA RE: Case No.:
•	Petitioner/Developer:
	Merritt – LB1, LLC
	WLR Holding Company, Inc.
	January 26, 2021
	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 p posted conspicuously on the property located	perjury that the necessary sign(s) required by law were at:
3500, 3504 Washington Boulevar	d SIGN 6
The sign(s) were posted on	January 4, 2021 (Month, Day, Year)
Sin	ncerely, January 4, 2021
The Control of the Co	Malson
ZONINGNOTICE	(Signature of Sign Poster) (Date)
CASE # 2020-0242-XA (Continued 2)	SSG Robert Black
AND REHELDBY	(Print Name)
THE ADMINISTRATION IN TOWNSON, MD. Hopeway Tourday January 15, 2021 of 118 mm.	1508 Leslie Road
The intermediate is to an executive light with the property of	(Address)
REQUEST: AGA I am of the transfer of the commental of the	Dundalk, Maryland 21222
The second secon	(City, State, Zip Code)
E 2002	(410) 282-7940
	(Telephone Number)

CERTIFICATE OF POSTING

	RE: Case No.:
	Petitioner/Developer:
	Merritt – LB1, LLC
	WLR Holding Company, Inc.
	January 26, 2021 Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	
Attn: Kristen Lewis:	•
Ladies and Gentlemen:	
This letter is to certify under the penalties of penosted conspicuously on the property located a	erjury that the necessary sign(s) required by law were
3500, 3504 Washington Boulevard	Groups 1 & 2
	January 4, 2021
The sign(s) were posted on(Month, Day, Year)
Sin	Corely, January 4, 2021
ZONNO CON TOWN TOWN TO THE PROPERTY OF THE PRO	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
01204/2021	1508 Leslie Road
	(Address)
ZONING	Dundalk, Maryland 21222
The second state of the se	(City, State, Zip Code)
	(410) 282-7940
The state of the s	(Telephone Number)

TO: THE DAILY RECORD

Wednesday, January 6, 2021 - Issue

Please forward billing to:

Barb Lukasevich Venable, LLP 210 W. Pennsylvania Avenue, Ste. 500 Towson, MD 21204

410-494-6352

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard

West side of Washington Blvd., 158 ft. to the centerline of Twin Springs

13th Election District – 1st Councilmanic District

Legal Owners: Merritt - LB1, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

ing. Muns

Director of Permits, Approvals and Inspections for Baltimore County

BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director,

Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis

MS 1105

FROM: Thomas Kiefer, Acting Director

Department of Public Works

DATE: October 30, 2020

SUBJECT: Case No: 2020-0242-XA

3500 & 3504 Washington Boulevard, Halethorpe, Maryland 21227

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Variance for a full service car wash in the BM IM Zone. Also a variance for stacking spaces, parking relief and sign regulations.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception and Variance" dated September 17, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property including the access road from Twin Springs Road must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

TK/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review Peter M. Zimmerman, People's Council

RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

3500 & 3504 Washington Blvd; W/S of

Washington Blvd S 158 ft to c/line Twin Springs.

13th Election & 1st Councilmanic Districts

Legal Owner(s): Merritt-LB1 LLC

Contract Purchaser: WLR Holding Company Inc*

Petitioner(s)

BEFORE THE OFFICE

OF ADMINSTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

2020-242-XA

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

Cank S Depulie

CAROLE S. DEMILIO

Deputy People's Counsel

Jefferson Building, Room 204

105 West Chesapeake Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of September, 2020, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@Venable.com, Attorney for Petitioner(s).

Peter Max Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimoré County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge

Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0242-XA

Address 3500 & 3504 Washington Blvd.

(Merritt-LB1, LLC Property)

Zoning Advisory Committee Meeting of September 28, 2020.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

- 1. The proposed development differs from that for which a forest buffer variance was granted in 2010. Therefore, a new variance to the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains may be required if impacts to water quality and the Forest buffer have increased over the original development layout.
- 2. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.

Reviewer: Glenn Shaffer & Steve Ford



JOHN A. OLSZEWSKI, JR. County Executive

December 22, 2020

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

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard

West side of Washington Blvd., 158 ft. to the centerline of Twin Springs

13th Election District - 1st Councilmanic District

Legal Owners: Merritt - LB1, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff Director

ing. Muns

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204 Randall Simpson, 1313 Orchard Way, Frederick 21703 Scott Dorsey, 2066 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2021.

1:30 pm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Michael D. Mallinoff

Director, Department of Permits, Approvals and Inspections

DATE: 1/4/2021

RECEIVED

JAN 0 7 2021

OFFICE OF

ADMINISTRATIVE HEARINGS

FROM:

C. Pete Gutwald

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 20-242

INFORMATION:

Property Address:

3500, 3504 Washington Blvd

Petitioner:

Merritt- LB1 LLC; Scott Dorsey, CEO

Zoning:

BM IM

Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for:

1) Special Exception under BCZR Section 233.3 and Section 419 to use the described property for a full service car wash in the BM-IM zone

The Department of Planning has reviewed a Variance from Section (s):

- 1) Variance from BCZR Section 419.3 to allow the required number of stacking spaces for the fullservice car wash to be configured in a different pattern than single-file at the entrance to the tunnel.
- 2) Variance from BCZR Section 419.3 B to allow a total of 28 off-street parking spaces in lieu of the required 34 parking spaces.
- 3) Variance from BCZR Section 450.4 Table of Sign Regulations 5 (Enterprise)(a) to allow a total of six (6) wall- mounted enterprise signs on a single tenant commercial building (Sign Nos. 1,2,3,4,5,6) with a maximum of three signs on any single façade in lieu of the permitted 3 enterprise signs with no more than two sign on any single façade.
- 4) Variance from B.C.Z. R. Section 450.4 Table of Sign Regulations. 3 (Directional) (a) to allow directional signs with a sing areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (Sign Nos. 10-16, 18-19, 22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.
- 5) Variance from B.C.Z.R. Section 450.4 Table of Sign Regulations. 5 (Enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No.7).

The subject property is part of the Beltway Business Community Development Plan. The property is adjacent to CZMP 2020 Issues #1-025 and #1-026. The property is zoned BM-IM. The property is currently vacant and the applicant is proposing full-service car wash. The site is subject to the Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

A site visit was conducted on October 2, 2020.

Date: 1/4/2021

Subject: ZAC # 20-242

Page 2

David Karceski, the attorney and the representative for the petitioner worked with the Department of Planning and provided the requested information for the approval of the petition. Therefore the revised plans include:

- 1) The hours of operation to be 7 a.m.-8 p.m.
- 2) A landscape plan to comply with the Landscape Manual requirements for automotive uses and comply with BCZR Section 419. 4. B.3
- 3) Elevations showing the façade treatment. General design standards should comply with BCZR Section 419.4.
- 4) Reduction of proposed total signs by 26. From the initially proposed 74 total signs (including all the free standing, directional and wall mounted signs), per department's request, the petitioner reduced the total number of signs to 48. This includes 1 free standing sign, 6 signs on the building and 41 directional signs.

The Department of Planning has no objections to granting the petitioned zoning relief

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

Prepared by:

Krystle Patchak

CPG/JGN/KP/

c: Josephine Selvakumar, Western Sector Planner
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



SEP 2 9 110

ADMINISTRATIVE HEARINGS



TO:

Hon. Paul M. Mayhew; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

September 29, 2020

SUBJECT:

DEPS Comment for Zoning Item

2020-0242-XA

Address

3500 & 3504 Washington Blvd. (Merritt-LB1, LLC Property)

Zoning Advisory Committee Meeting of September 28, 2020.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

- The proposed development differs from that for which a forest buffer variance
 was granted in 2010. Therefore, a new variance to the Law for the Protection
 of Water Quality, Streams, Wetlands and Floodplains may be required if
 impacts to water quality and the Forest buffer have increased over the original
 development layout.
- 2. This project will require presentation to the Development Review

 Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.

Reviewer:

Glenn Shaffer & Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

SEP 29

OFFICE UF ADMINISTRATIVE HEARINGS



TO:

Hon. Paul M. Mayhew; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

September 29, 2020

SUBJECT:

DEPS Comment for Zoning Item

2020-0242-XA

Address

3500 & 3504 Washington Blvd.

(Merritt-LB1, LLC Property)

Zoning Advisory Committee Meeting of September 28, 2020.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

- 1. The proposed development differs from that for which a forest buffer variance was granted in 2010. Therefore, a new variance to the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains may be required if impacts to water quality and the Forest buffer have increased over the original development layout.
- 2. This project will require presentation to the Development Review

 Committee (DRC) for determination of plan process prior to issuance of
 any permits for Grading or Construction.

Reviewer:

Glenn Shaffer & Steve Ford

By Drugnon

Petitioner's Exhibits

- 1. Chris Armstrong CV
- 2. Special Exception Plan as Filed
- 3. Redline Special Exception Plan
- 4. Baltimore County MyNeighborhood Aerials
- 5. Site Photos and Location Map
- 6. Preliminary Landscape Plan
- 7. Other Location Photos

8. 2nd Redlined site plan

8 K5, 22

33/21

(2022) CASE NO. 2020-0242 - XA

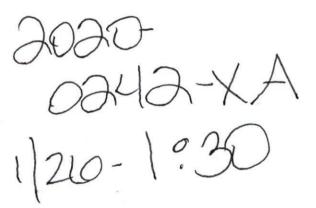
CHECKLIST

Comment Received	\/ \/	Ovder Depar	rtment			Support/Oppose/ Conditions/ Comments/ No Comment
		DEVELOPMENT (if not received, da			_	00-1-1-0-04
9/28		DEPS (if not received, da	ate e-mail sent	:		Comment
T		FIRE DEPARTM	ENT			<u> </u>
1/4/21		PLANNING (if not received, da	ate e-mail sent	t		Comment
		STATE HIGHWA	Y ADMINIS	TRATION		
	•	TRAFFIC ENGIN	TEERING	=		
		COMMUNITY A	SSOCIATIO	N		
		ADJACENT PRO	PERTY OW	NERS		
ZONING VI	OLATIC	ON (Ca	ase No)
PRIOR ZON	ING	(Ca	ase No.			
NEWSPAPE	R ADVI	ERTISEMENT	Date:	1/10	21	1 1 1 2 1
SIGN POSTI	ING (1^{s})	1)	Date:	Sati	Slack	by \\
SIGN POSTI	NG (2 ⁿ	d)	Date:			by 12 2
PEOPLE'S COUNSEL APPEARANCE PEOPLE'S COUNSEL COMMENT LETTER Yes No D						
Comments, in	f any: _	Copy	WITH S	5 40) (Ca	insel
			1			

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Chad Bohn	cbohn@wlrinvestmentgroup.com	1-	New York Time	English	U.S.
Chris Armstrong	carmstrong@bohlereng.com	1-	New York Time	English	U.S.
David Karceski	dkarceski@venable.com	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Gena Skaggs McNichol	gmcnichol@merrittproperties.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK



7020-0242 X A

Panelist List

	Name	Email address	Phone number	Time Zone	Language	Locale	
	Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.	
	Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.	
	Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.	
	Chad Bohn	cbohn@wlrinvestmentgroup.com	1-	New York Time	English	U.S.	
	Chris Armstrong	carmstrong@bohlereng.com	1-	New York Time	English	U.S.	
V	David Karceski	dkarceski@venable.com	1-	New York Time	English	U.S.	
1	Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.	
	Gena Skaggs McNichol	gmcnichol@merrittproperties.com	1-	New York Time	English	U.S.	
	Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.	
	Valek Zarski	vzarski@bldginc.com	1-	New York Time	English	U.S.	

OK

From:

Robinson, Drew <CARobinson@Venable.com>

Sent:

Tuesday, January 26, 2021 10:32 AM

To:

Debra Wiley

Cc:

Administrative Hearings

Subject:

RE: Exhibits for 2020-0242-XA

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

Debbie,

Good morning. Could you please add Valek Zarski to our list of Panelists for today's 1:30 hearing (2020-242-XA)?

Valek Zarski vzarski@bldginc.com

Thanks,

Drew

From: Debra Wiley <dwiley@baltimorecountymd.gov>

Sent: Monday, January 25, 2021 1:33 PM

To: Robinson, Drew < CARobinson@Venable.com>

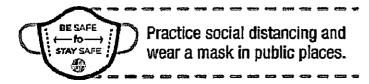
Subject: Exhibits for 2020-0242-XA

Caution: External Email

Drew,

Picked up the exhibits from the lobby.

Thank you.



CONNECT WITH BALTIMORE COUNTY



This electronic mail transmission may contain confidential or privileged information. If

you believe you have received this message in error, please notify the sender by reply
transmission and delete the message without copying or disclosing it.

From:

Donna Mignon

Sent:

Monday, January 25, 2021 10:08 AM

To:

'Robinson, Drew'

Subject:

RE: 2020-0242-XA 3500 3504 Washington Boulevard

Good Morning Drew,

There are no additional comments. Thank you. Have a great day.

----Original Message----

From: Robinson, Drew < CARobinson@Venable.com>

Sent: Monday, January 25, 2021 10:03 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>

Cc: Administrative Hearings <administrativehearings@baltimorecountymd.gov>

Subject: RE: 2020-0242-XA 3500 3504 Washington Boulevard

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non Script and use caution opening attachments

BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

Good morning. Could you please pass along any recently received ZAC Comments or correspondence in the file for tomorrow's hearing (if any)? We have the DPW, Planning and DEPS ZAC Comments. Thanks.

Drew

-----Original Message-----

From: Donna Mignon dmignon@baltimorecountymd.gov>

Sent: Tuesday, January 19, 2021 3:33 PM

To: Robinson, Drew <CARobinson@Venable.com> Cc: Karceski, David H. <DKarceski@Venable.com>

Subject: 2020-0242-XA 3500 3504 Washington Boulevard

Caution: External Email

Good Afternoon,

Please see the attached comments. Thanks. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

[http://www.baltimorecountymd.gov/sepin/g/i/signature-covid-mask.gif]<https://www.baltimorecountymd.gov/news/coronavirus.html>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png]<https://www.facebook.com/baltcogov>
[http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png] <https://twitter.com/BaltCoGov>
[http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png]
<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>
[http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png]
<https://www.youtube.com/user/BaltimoreCounty> [http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png] <https://www.flickr.com/photos/baltimorecounty> [http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png] <https://www.linkedin.com/company/baltimore-county-government>

www.baltimorecountymd.gov<http://www.baltimorecountymd.gov>

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

From:

Robinson, Drew <CARobinson@Venable.com>

Sent:

Monday, January 25, 2021 10:03 AM

To:

Donna Mignon

Cc:

Administrative Hearings

Subject:

RE: 2020-0242-XA 3500 3504 Washington Boulevard

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

Donna,

Good morning. Could you please pass along any recently received ZAC Comments or correspondence in the file for tomorrow's hearing (if any)? We have the DPW, Planning and DEPS ZAC Comments. Thanks.

Drew

----Original Message-----

From: Donna Mignon dmignon@baltimorecountymd.gov

Sent: Tuesday, January 19, 2021 3:33 PM

To: Robinson, Drew <CARobinson@Venable.com> Cc: Karceski, David H. <DKarceski@Venable.com>

Subject: 2020-0242-XA 3500 3504 Washington Boulevard

Caution: External Email

Good Afternoon,

Please see the attached comments. Thanks. Have a great day.

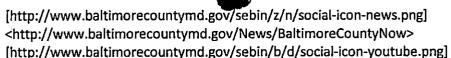
Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

[http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif]<https://www.baltimorecountymd.gov/news/coronavirus.html>

http://www.baltimorecountymd.gov

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png]<https://www.facebook.com/baltcogov> [http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png] <https://twitter.com/BaltCoGov>



[http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png]
https://www.youtube.com/user/BaltimoreCounty [http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png] https://www.flickr.com/photos/baltimorecounty [http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png] https://www.linkedin.com/company/baltimore-county-government

www.baltimorecountymd.govhttp://www.baltimorecountymd.gov

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or



Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Chad Bohn	cbohn@wlrinvestmentgroup.com	1-	New York Time	English	U.S.
Chris Armstrong	carmstrong@bohlereng.com	1-	New York Time	English	U.S.
David Karceski	dkarceski@venable.com -	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Gena Skaggs McNichol	gmcnichol@merrittproperties.com	1-	New York Time	English	U.S.
Paul Mavhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

From: Donna Mignon

Sent: Tuesday, January 19, 2021 2:02 PM

To: 'Robinson, Drew'
Cc: Karceski, David H.

Subject: 2020-0242-XA 3500 3504 Washington Boulevard

Good Afternoon,

As you are aware, a virtual webex hearing has been scheduled for January 26, 2021 at 1:30 p.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

La Donna Mignon

From: Peoples Counsel

Sent: Tuesday, January 19, 2021 12:39 PM

To: Paul Mayhew; Maureen E Murphy; Administrative Hearings

Cc: Terry Curtis; Vishnubhai K Desai; Otis Collins; David Karceski, Esquire

Subject: FW: ZAC --- Zoning Case No. 2020-242-XA, 3500-04 Washington Boulevard

Attachments: Washington Blvd #3500-3504 Case #2020-0242-XA.pdf; ZAC Case #2020-0242-XA,

3500 & 3504 Washington Blvd

Dear Judges Mayhew and Murphy,

To be on the safe side, I am forwarding Terry Curtis' e-mail to assure that the file includes the DPW correspondence on the floodplain issues. The Webex hearing is scheduled for January 26 at 1:30 p.m.

The DPW correspondence is dated October 30. 2020. Terry Curtis informs me that he referenced December 18, 2020 as a date he sent the memo along.

I am including copies to David Karceski, attorney for the Petitioner, and Otis Collins, President of the Halethorpe Civic League.

I trust that the floodplain issues will be addressed at the hearing.

Thank everyone for their attention to this matter.

Peter Max Zimmerman, People's Counsel, 410 887-2188

From: Terry Curtis <tcurtis@baltimorecountymd.gov>

Sent: Tuesday, January 19, 2021 9:34 AM

To: Vishnubhai K Desai <vdesai@baltimorecountymd.gov>

Cc: Eugene Cauley <ecauley@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>

Subject: ZAC

Good morning Vishnu,

I sent a memo signed by The Acting DPW Director for this above referenced site on 12/18/20. Could you please verify that it has been added to the file? The hearing for this site is Tuesday, January 26, 2021 at 1:30.

Do you know if the flood plain issues have been resolved yet?

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

ţ

BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director,

Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis

MS 1105

FROM: Thomas Kiefer, Acting Director Jew

Department of Public Works

DATE: October 30, 2020

SUBJECT: Case No: 2020-0242-XA

3500 & 3504 Washington Boulevard, Halethorpe, Maryland 21227

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Variance for a full service car wash in the BM IM Zone. Also a variance for stacking spaces, parking relief and sign regulations.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception and Variance" dated September 17, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property including the access road from Twin Springs Road must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

TK/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review Peter M. Zimmerman, People's Council

[™] Donna Mignon

From: Terry Curtis

Sent: Friday, December 18, 2020 3:23 PM

To: Kristen L Lewis

Cc: Peoples Counsel; Jeff Peluso

Subject: ZAC Case #2020-0242-XA, 3500 & 3504 Washington Blvd
Attachments: Washington Blvd #3500-3504 Case #2020-0242-XA.pdf

Good afternoon,

Please find attached are comments to the above referenced project found on the Zoning Advisory Committee Agenda.

If you have any questions please feel free to contact me anytime.

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service Safe and Efficient Operations Reliable Infrastructure

BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director,

Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis

MS 1105

FROM: Thomas Kiefer, Acting Director

Department of Public Works

DATE: October 30, 2020

SUBJECT: Case No: 2020-0242-XA

3500 & 3504 Washington Boulevard, Halethorpe, Maryland 21227

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Variance for a full service car wash in the BM IM Zone. Also a variance for stacking spaces, parking relief and sign regulations.

During the review of this property the Department of Public Works has found that there is a riverine flood plain near the property that may impact the proposed development. The "Plan to Accompany Petition for Special Exception and Variance" dated September 17, 2020 provided by Bohler Engineering, shows the proposed construction may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property including the access road from Twin Springs Road must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

TK/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review Peter M. Zimmerman, People's Council

Debra Wiley

From:

Debra Wiley

Sent:

Thursday, January 7, 2021 9:18 AM

To:

Karen Pilecki

Subject:

RE: Reappointed BCFPHN President

Hi Karen,

I will update this information.

Thanks and have a great and safe day!

----Original Message----

From: Karen Pilecki < kpilecki@baltimorecountymd.gov>

Sent: Wednesday, January 6, 2021 3:57 PM

To: Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Reappointed BCFPHN President

Debra,

I am writing to inform you that as of January 4, 2021 I am the reappointed president for the Baltimore County Federation of Public Health Nurses. Crystal Wright has resigned. Please include me in all future correspondents.

Thank you,

Karen Pilecki, RN, BSN, MBA
Office of Quality Improvement
Baltimore County Department of Health
Drumcastle Center 6401 York Road Flr 3
Baltimore, MD 21212
443-377-1950
Pronouns: She, Hers, Her

https://www.facebook.com/BaltCoHHS

Healthy people living, working and playing in Baltimore County

Confidentiality Statement: This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.



Case Number: 2020-0242-XA Reviewer: Gary Hucik
Existing Use: COMMERCIAL Proposed Use: COMMERCIAL

Type: SPECIAL EXCEPTION, VARIANCE

Legal Owner: Merritt-LB1 LLC

Contract Purchaser: WLR Holding Company Inc

Critical Area: No Flood Plain: No Historic: No Election Dist: 13 Council Dist: 1

Property Address: 3500 3504 WASHINGTON BLVD

Location: West side of Washington Blvd South 158 feet to the center line of Twin Springs.

Existing Zoning: BM, IM

Area: 2.04 AC

Proposed Zoning: SPECIAL EXCEPTION:

A full service car wash in the BM-IM zone, pursuant to Section 233.3 and 419 of the Baltimore County Zoning

Regulations (BCZR).

VARIANCE:

Section 419.3 To allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel.

Section 419.3 To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces.

Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6) with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade.

Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs.

Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

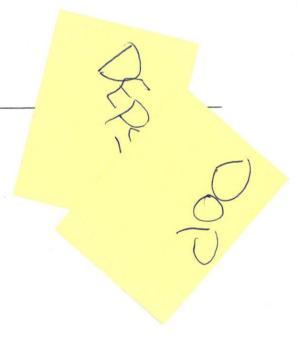
Attorney: David H. Karceski

Prior Zoning Cases: 1969-0105-X

Concurrent Cases: None Violation Cases: None

Closing Date:

Miscellaneous Notes:



From:

Kristen L Lewis

Sent:

Wednesday, December 23, 2020 10:21 AM

To:

Donna Mignon

Subject:

FW: Hearing Notice 2020-0242-XA

Good morning,

Below is the hearing notice that I sent to David with the hearing date and time included. Thank you and enjoy your vacation and be safe!!!!

Kristen Lewis PAI – Zoning Review 410-887-3391

From: Kristen L Lewis

Sent: Tuesday, December 22, 2020 11:02 AM

To: dhkarceski@venable.com

Subject: Hearing Notice 2020-0242-XA

Good morning,

Below is the notice for the case we spoke about this morning. Thank you,

Kristen Lewis-Coles PAI – Zoning Review 410-887-3391

December 22, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0242-XA

3500, 3504 Washington Boulevard

West side of Washington Blvd., 158 ft. to the centerline of Twin Springs

13th Election District – 1st Councilmanic District

Legal Owners: Merritt - LB1, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

Special Exception for a full service car wash in the BM-IM zone, pursuant to Sections 233.3 and 419 of the Baltimore County Zoning Regulations. Variance to allow the required number of stacking spaces for the full service car wash to be configured in a different pattern than single-file at the entrance to the tunnel. Section 419.3. To allow a total of 28 off street parking spaces in lieu of the required 34 parking spaces. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow a total of six (6) wall-mounted enterprise signs on a single tenant commercial building (sign nos. 1,2,3,4,5,6)

with a maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more than two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow directional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204 Randall Simpson, 1313 Orchard Way, Frederick 21703 Scott Dorsey, 2066 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2021.

12/23/2020 **Event Information**

Event Information

Zoning Hearing - Case No: 2020-0242-XA - 3500 , 3504 Washington Boulevard Event:

Start Eve You can s

Start Nov

Send Eve

You can s

emails by Send Em

Send

Star

Event address for attendees:

https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e999bdb9638b8b703c3dad45ffb7770db

Event address for panelists:

event by a https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e969debc0e73bb0479fda6f0a61a7ab4c

Date and time:

Tuesday, January 26, 2021 1:30 pm Eastern Standard Time (New York, GMT-05:00)

Duration:

Type:

Description:

Zoning Hearing Case No: 2020-0242-XA

3500, 3504 Washington Boulevard

Legal Owners: Merritt - LBI, LLC

Contract Purchaser/Lessee: WLR Holding Company, Inc.

180 674 6579 Event number:

Event password:

Host key: 711703

Alternate Host:

Deb Wiley, Henry Ayakwah, Maureen Murphy

Panelist Info:

Panelist password:

Panelist numeric password:

1234

Video Address:

1806746579@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Audio conference: US Toll

+1-415-655-0001

Show all global call-in numbers Access code: 180 674 6579

Maximum number of registrants: Destination address after event:

10000

Host image:

Attendee list available for viewing by: Host, presenter and panelists only

Event material: Post-event survey: None Nο

Email configured:

Pending, Approved, Rejected

Registration Information

Registration ID required:

No No

Password required: Password:

Approval required:

No No

Custom registration form: After registration, go to URL:

Manage Registrations

Delete Event

Edit Event

@ 2020 Cisco and/or its affiliates. All rights reserved. Privacy Statement | Terms of

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0242-XA - 3500, 3504

Washington Boulevard

Location: https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?

MTID=e85623fd7325035b841da6f81074a5dba

٧

Start: Tue 1/26/2021 1:30 PM

End: Tue 1/26/2021 2:30 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 674 6579

Tuesday, January 26, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e85623fd7325035b841da6f81074 Event address for panelists:

https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9018042ca6406816a3a4bd2a49

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1806746579@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 459304

If you are a host, click here to view host information:

https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e722a89df092d4ef2eff14fdccaa6cd38

Need help? Go to https://help.webex.com

with maximum of three signs on any single facade in lieu of the permitted 3 enterprise signs with no more can two sign on any single facade. Section 450.4 Table of sign regulations 5 (enterprise) (a) To allow disctional signs with a sign areas/faces between 8.5 and 39 square feet in lieu of the permitted 8 square feet (sign nos. 10-16,18-19,22-26) and to allow the company name/logo to exceed 30% of the total sign area for directional signs. Section 450.4 Table of sign regulations 5 (enterprise) (b) to allow a freestanding enterprise sign with a sign area/face of 96 square feet in lieu of the permitted 75 square feet (Sign No. 7).

Hearing: Tuesday, January 26, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204 Randall Simpson, 1313 Orchard Way, Frederick 21703 Scott Dorsey, 2066 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2021.

From:

Donna Mignon

Sent:

Wednesday, March 3, 2021 12:51 PM

To:

Karceski, David H.

Cc:

'Robinson, Drew'; 'cbohn@wlrinvestmentgroup.com'; 'carmstrong@bohlereng.com'; 'gmcnichol@merrittproperties.com'; 'vzarski@bldgin.com'; Debra Wiley; Josephine Selvakumar; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max

Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley

(rwheatley@baltimorecountymd.gov); Vishnubhai K Desai

(vdesai@baltimorecountymd.gov)

Subject:

Case No: 2020-0242-XA 3500 3504 Washington Boulevard

Attachments:

Order - 2020-0242-XA.pdf

Good Afternoon:

Please find attached the Opinion and Order in regard to the above-referenced matter.

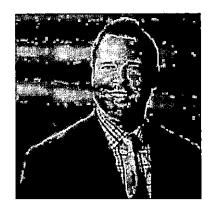
Thank you.

Have a great day.

Donna Mignon, Legal Assistant Baltimore County Office of Administrative Hearings 105 West Chesapeake Avenue, Suite 103 Towson, Maryland 21204 410-887-3868

PROJECT TEAM





CARMSTRONG@BOHLERENG.

EDUCATION

B.S. Civil Engineering University of Delaware

PROFESSIONAL LICENSES

Maryland PE #36521

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers Home Builders Association of Maryland

NAIOP

Urban Land Institute - Baltimore

Chris Armstrong, PE

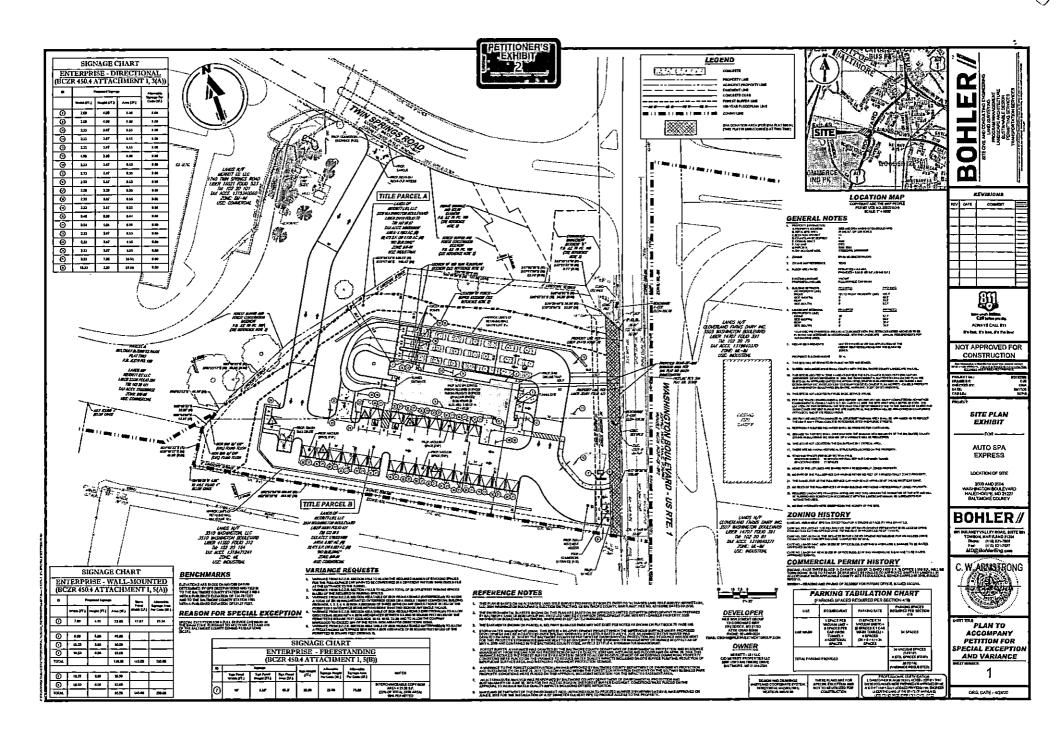
Project Manager

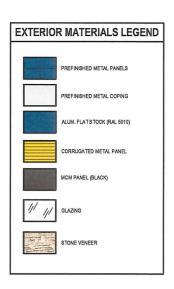
Chris currently serves as a project manager in Bohler's Towson, MD office. With over 13 years of civil engineering design and project management experience, he brings a wealth of knowledge and problem solving abilities to each project.

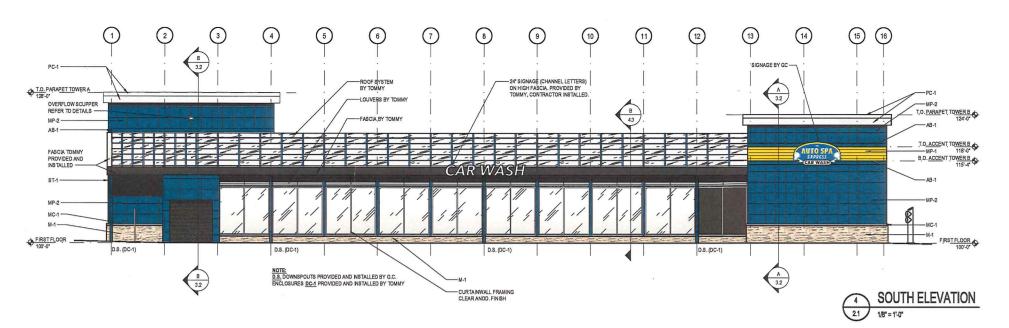
Chris has expert knowledge in stormwater management, roadway design, commercial site layout, construction inspections, site meetings, cost estimating, plan review and agency coordination, and various other aspects of civil engineering.

SELECT PROJECT EXPERIENCE

- + Circle East Development, Towson, MD
- + Flats at 703, Towson, MD
- + Goucher College, Froelicher Hall, Towson, MD
- + YMCA, Towson, MD
- + Reisterstown Road Plaza, Baltimore, MD
- + Silver Diner, Frederick, MD
- + CVS, Parkville, MD
- + Oak Crest Village, Parkville, MD
- + CVS, Nottingham, MD
- + Walgreens, Nottingham, MD
- + Brightview Senior Living, Catonsville, MD
- + YMCA, Catonsville, MD
- + Federal Realty, Shoppes II, Nottingham, MD
- + International Grocer, Nottingham, MD
- + Rock Creek, Rosedale, MD

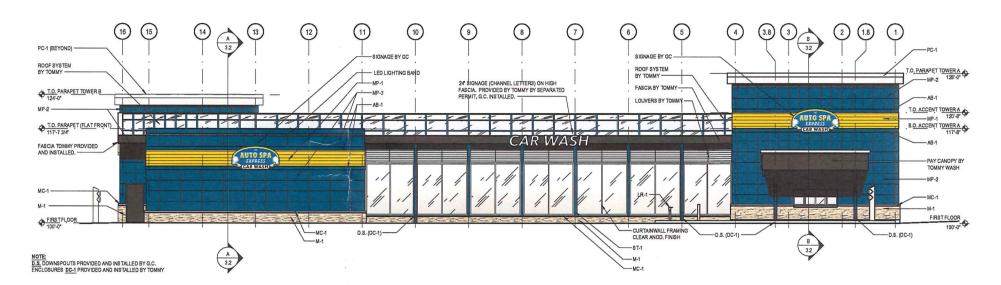


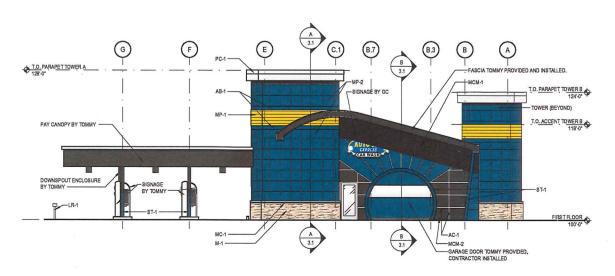


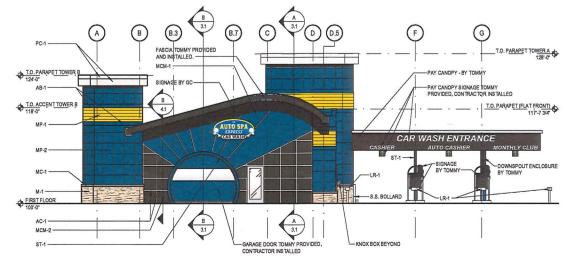


TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	RAL 5010
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC
M-1	STONE VENEER	BORAL	PRO-FIT LEDGESTONE	SOUTHWEST BLEND
MC-1	PRECAST STONE SILL	ELDORADO	CHISELED EDGE WALL CAP	SMOKE
MP-3	PREFINISHED METAL PANEL	DRI-DESIGN	24*x48* PANEL SIZE	RAL 5010
MCM-1	PREFIN. ALUM, COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	RAL 5010
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	GLAZE GUARD (SERIES F)	EBONY
AC-1	PREFIN. ALUM, CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNODIZED
SF01 SF02 SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR
SF04 SF05	METAL PANEL INFILL		1" MCM PANEL INFILL	BLACK
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER	RAL 5010
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL









WEST ELEVATION

1/6" = 1'-0"

EAST ELEVATION

1/8" = 1"-0"

NORTH ELEVATION

3 NORT



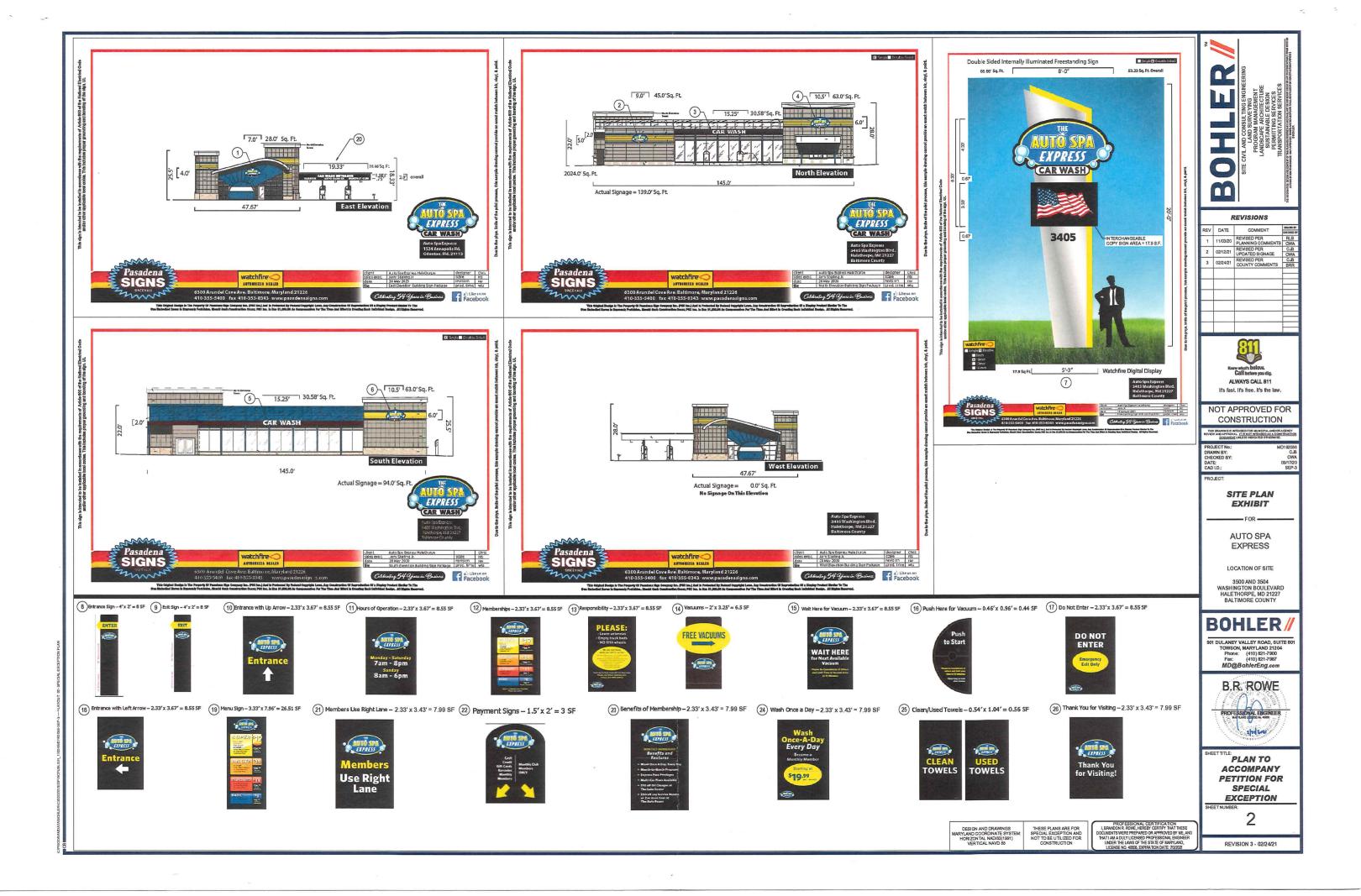
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, A THAT I AM
A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE \$12116,
EXPIRATION DATE 4:29-21.

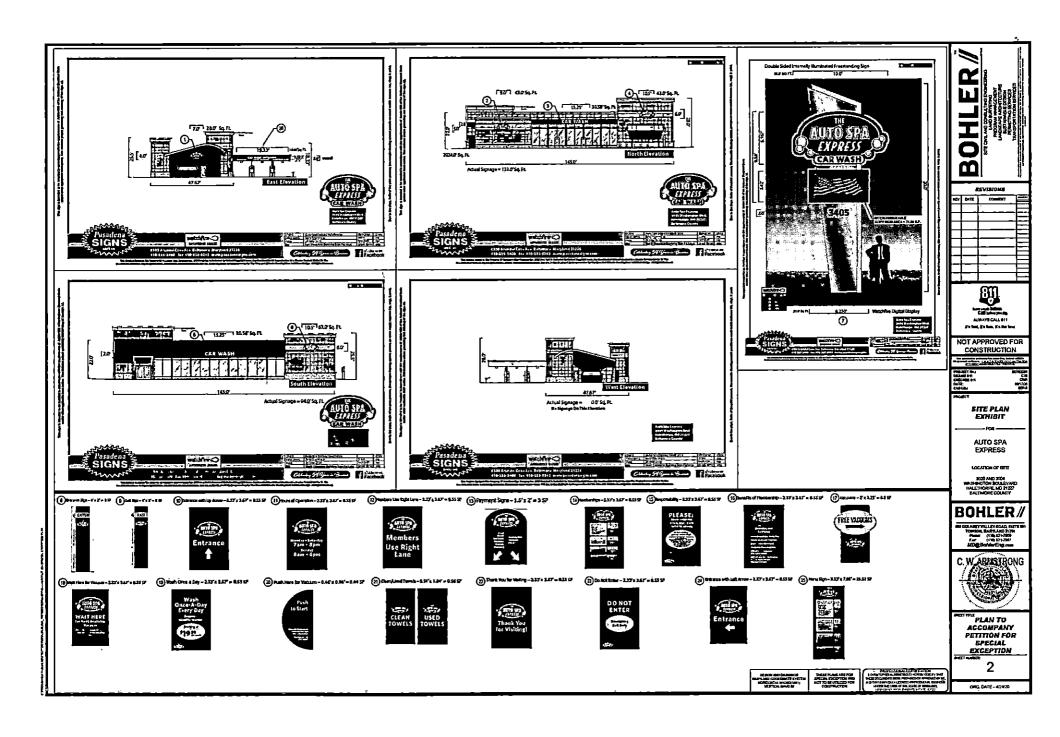
SEAL

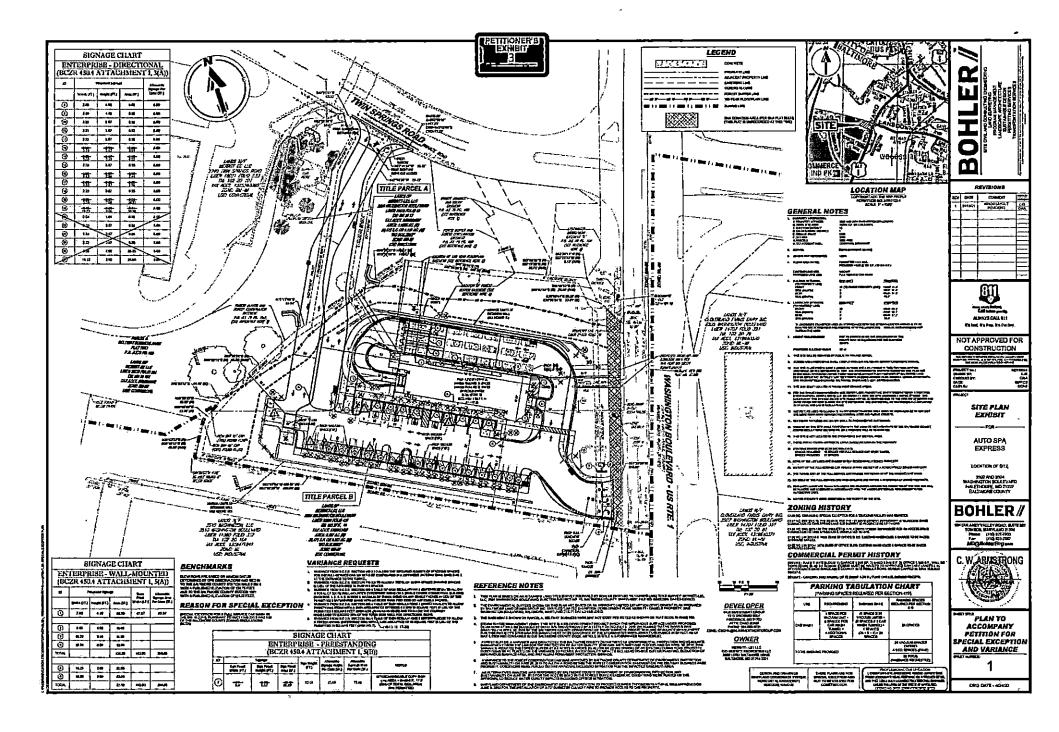
New Car Wash Facility
AUTO SPA EXPRESS #32
3500 Washington Blvd.
Halethorpe, Maryland 21227 A+A Project #200540

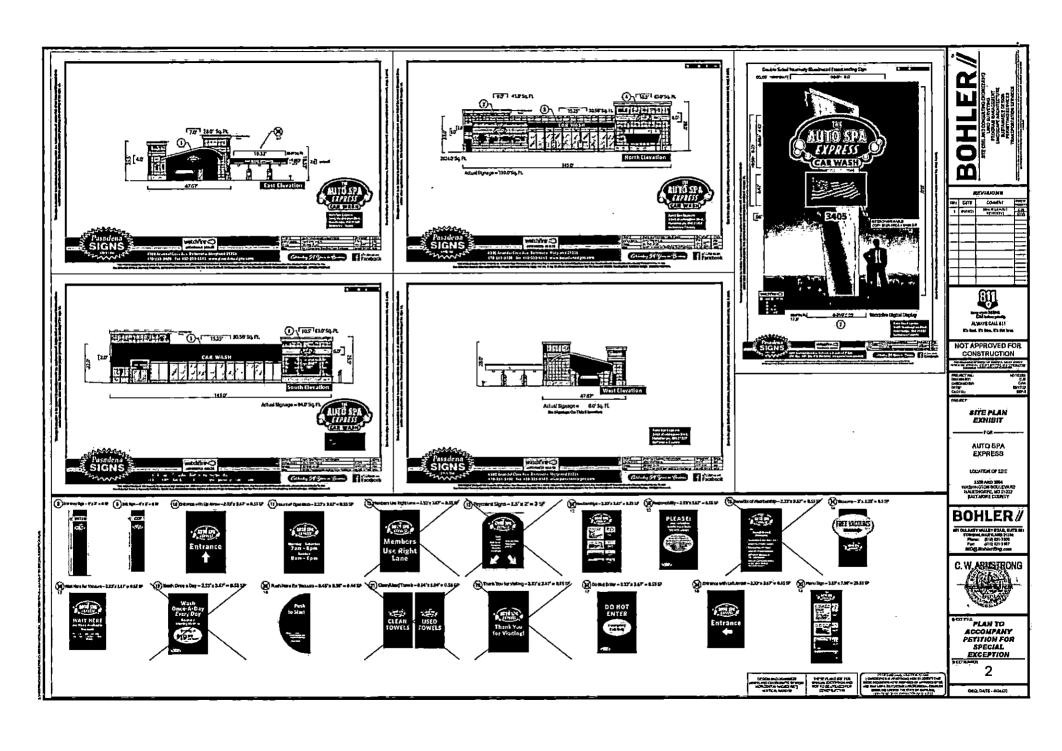
EXTERIOR ELEVATIONS

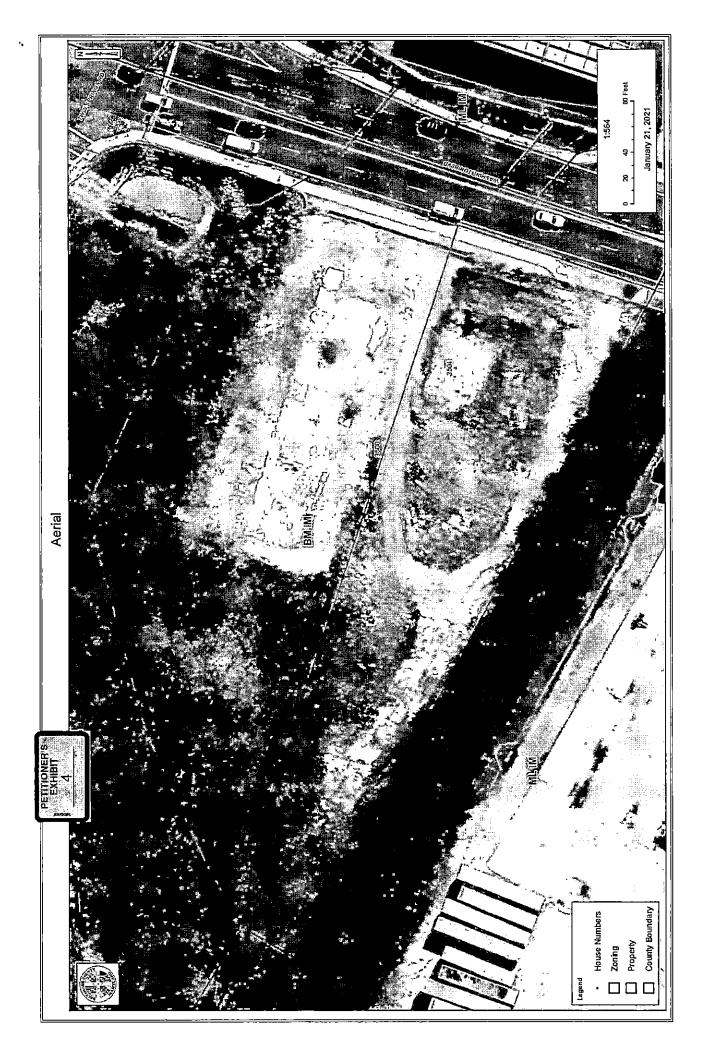
A2.1 COPYRIGHT 2021

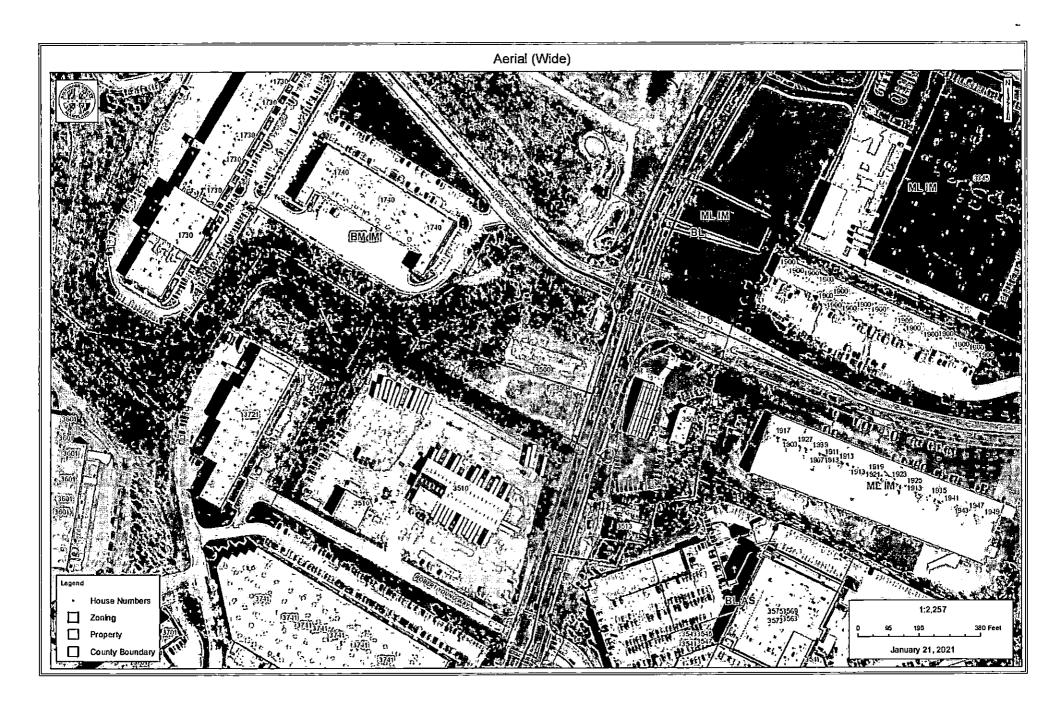


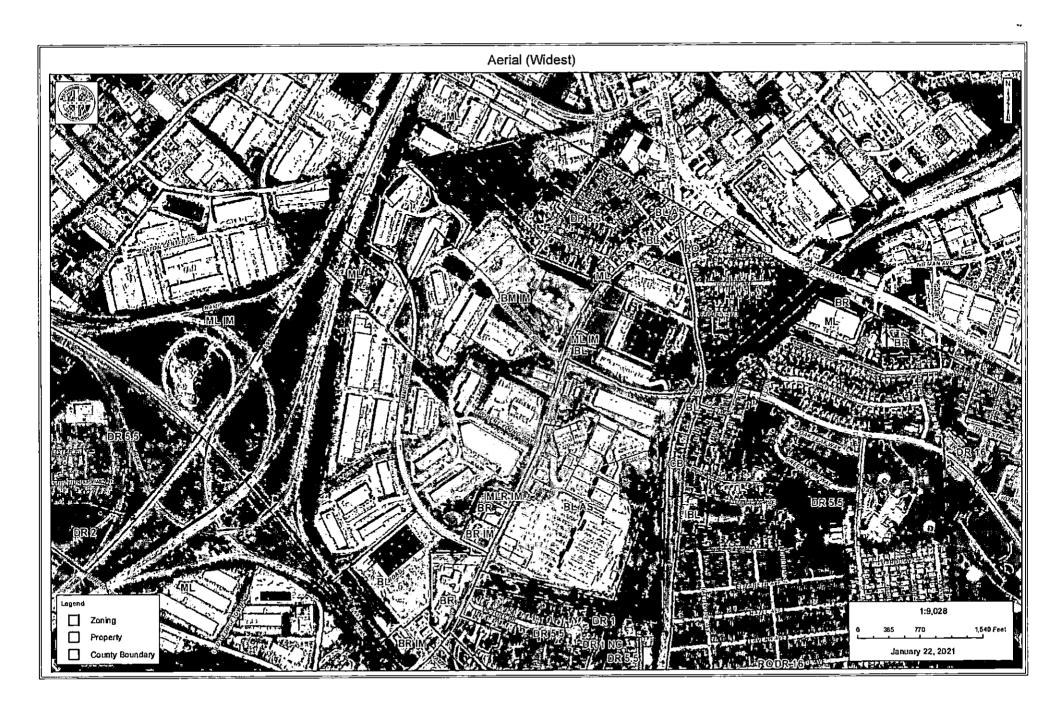


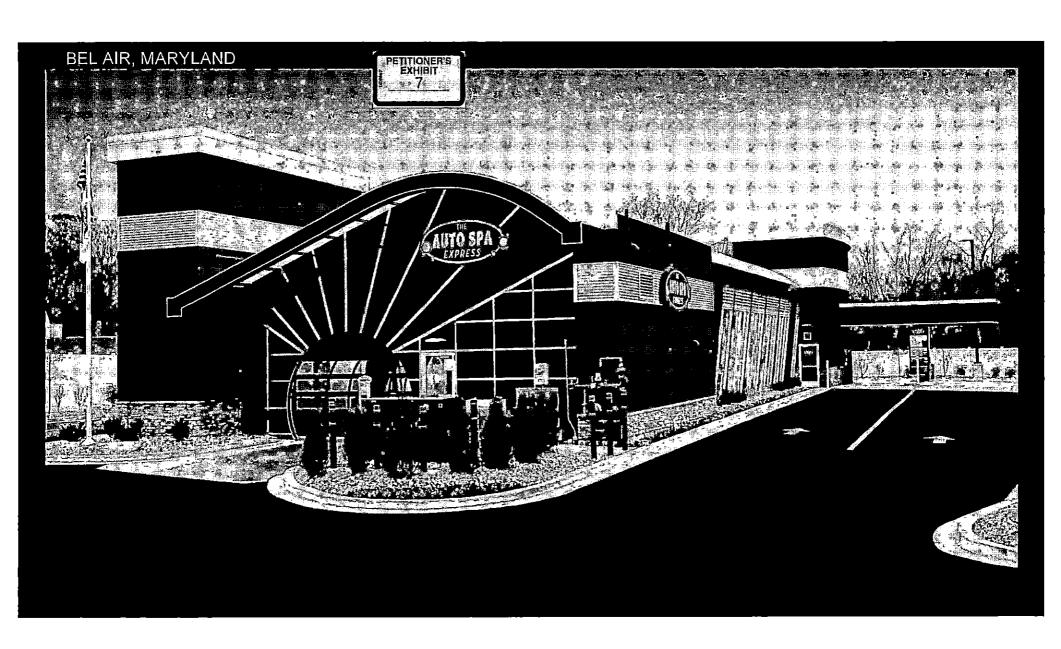


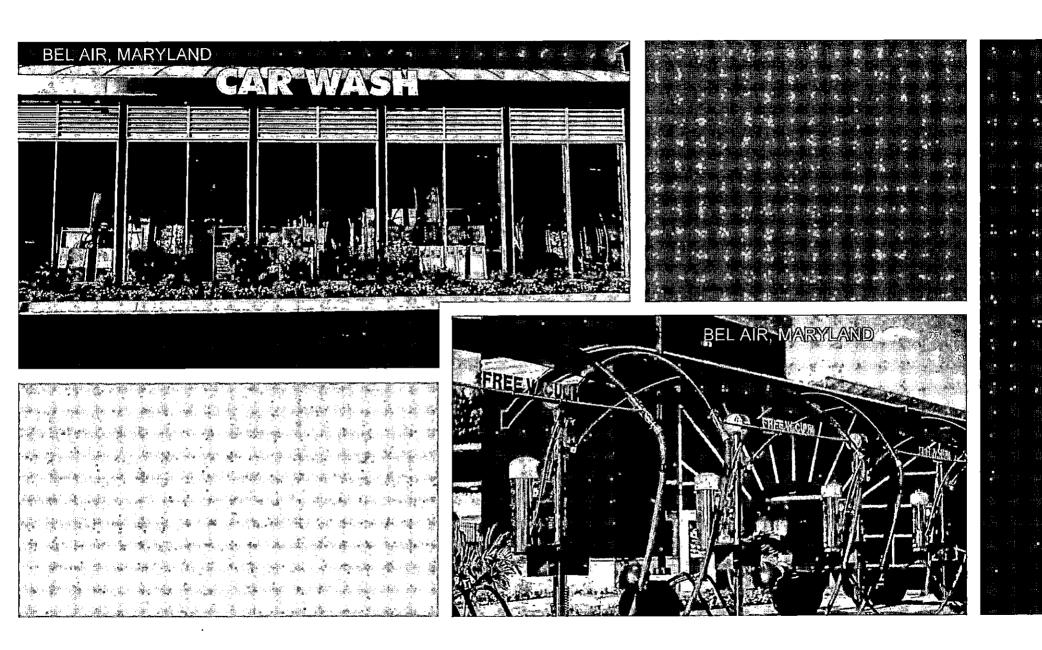






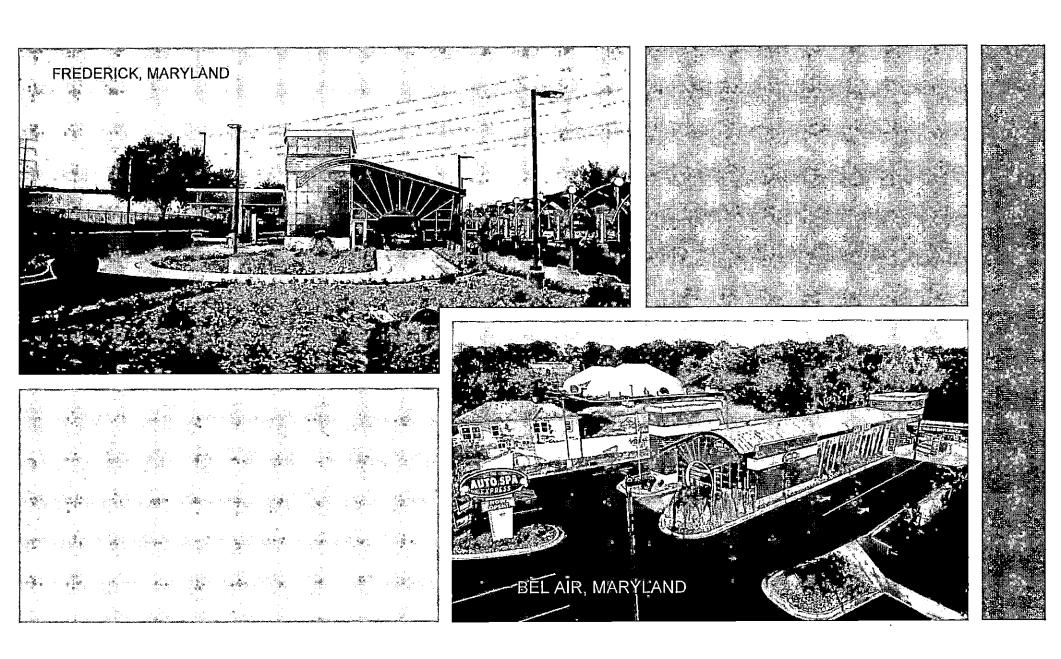












Petitioner's Exhibits

Case No. 2020-0242-XA

Please put Exhibits in thus file 2020-0242-XA Thankyou

Petitioner's Exhibits

- 1. Chris Armstrong CV
- 2. Special Exception Plan as Filed
- 3. Redline Special Exception Plan
- 4. Baltimore County MyNeighborhood Aerials
 - 5. Site Photos and Location Map
 - 6. Preliminary Landscape Plan
 - 7. Other Location Photos



PROJECT TEAM





CARMSTRONG@BOHLERENG.

EDUCATION

B.S. Civil Engineering University of Delaware

PROFESSIONAL LICENSES

Maryland PE #36521

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers Home Builders Association of Maryland

NAIOP

Urban Land Institute - Baltimore

Chris Armstrong, PE

Project Manager

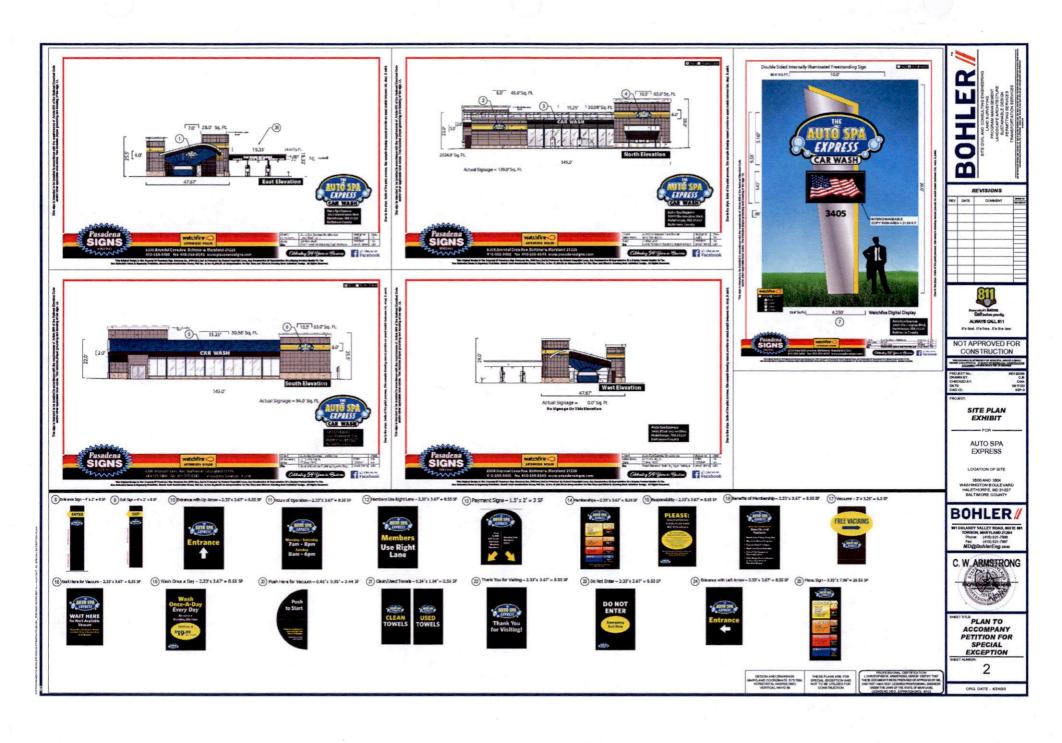
Chris currently serves as a project manager in Bohler's Towson, MD office. With over 13 years of civil engineering design and project management experience, he brings a wealth of knowledge and problem solving abilities to each project.

Chris has expert knowledge in stormwater management, roadway design, commercial site layout, construction inspections, site meetings, cost estimating, plan review and agency coordination, and various other aspects of civil engineering.

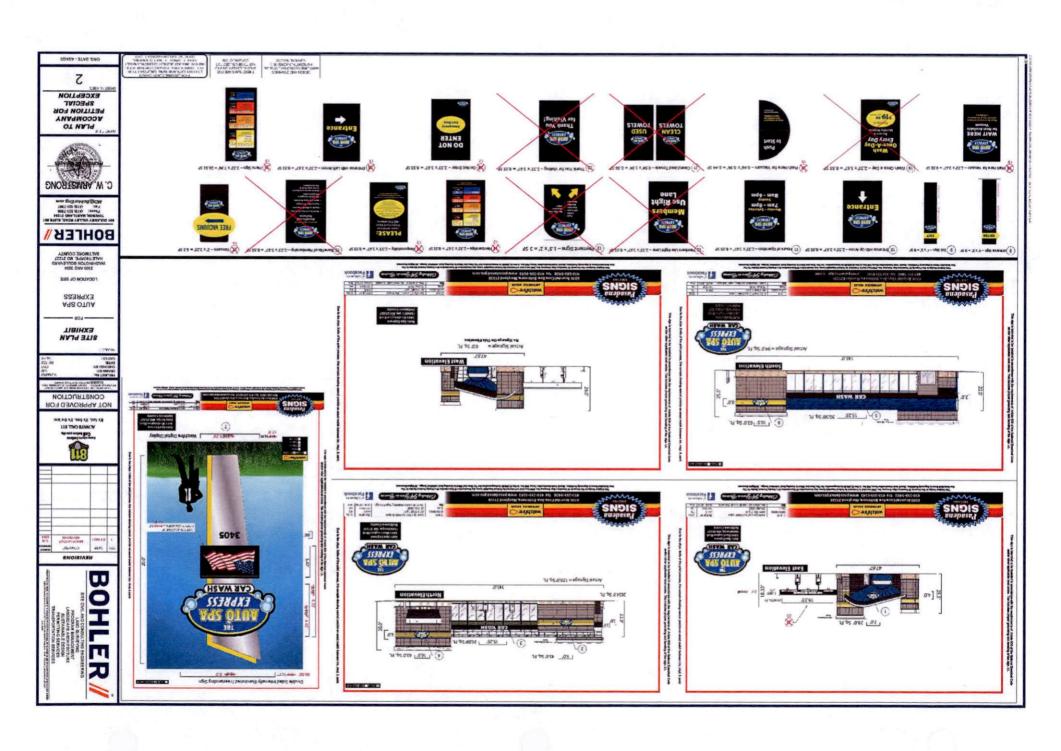
SELECT PROJECT EXPERIENCE

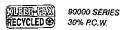
- + Circle East Development, Towson, MD
- + Flats at 703, Towson, MD
- + Goucher College, Froelicher Hall, Towson, MD
- + YMCA, Towson, MD
- + Reisterstown Road Plaza, Baltimore, MD
- + Silver Diner, Frederick, MD
- + CVS, Parkville, MD
- + Oak Crest Village, Parkville, MD
- + CVS, Nottingham, MD
- + Walgreens, Nottingham, MD
- + Brightview Senior Living, Catonsville, MD
- + YMCA, Catonsville, MD
- + Federal Realty, Shoppes II, Nottingham, MD
- + International Grocer, Nottingham, MD
- + Rock Creek, Rosedale, MD







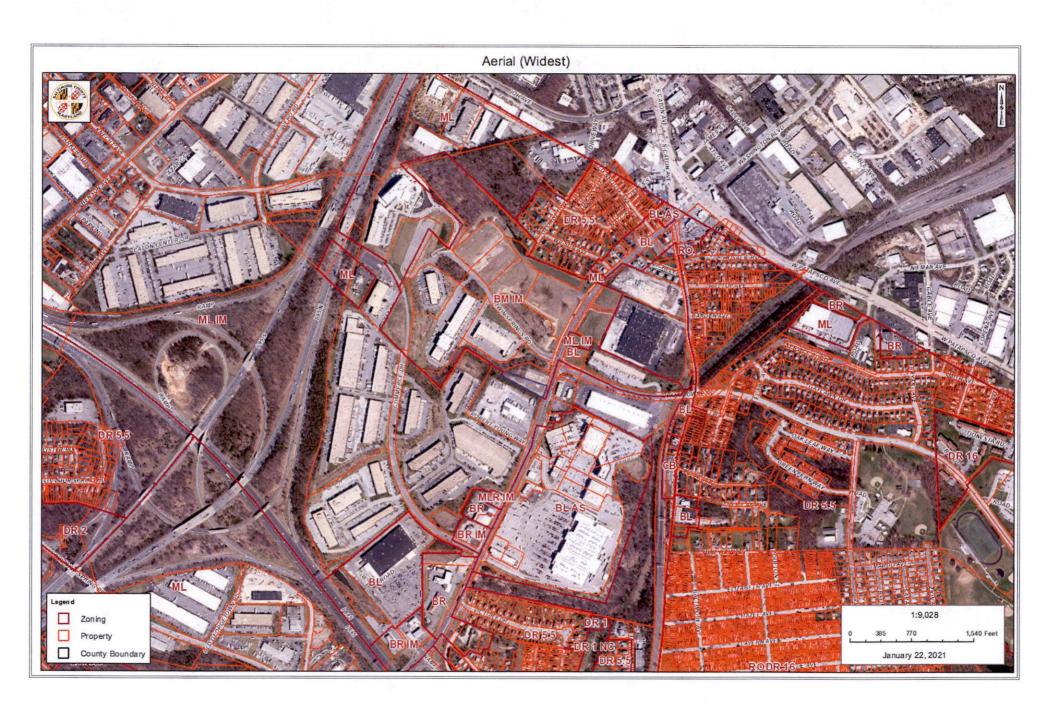




Δ





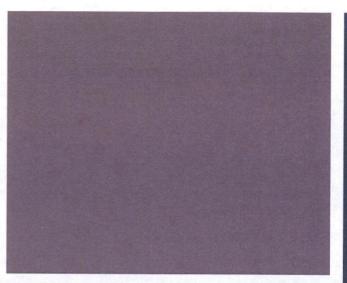




GI

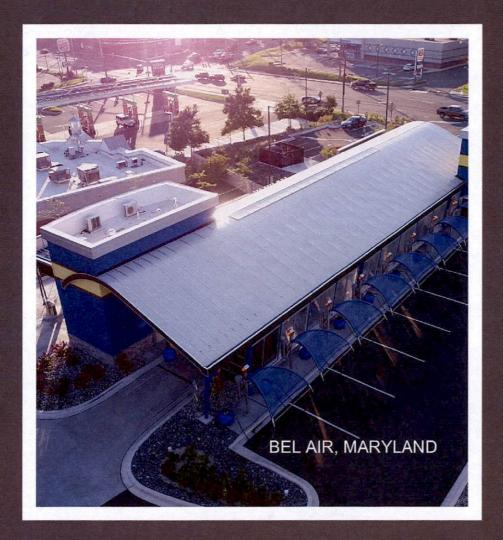


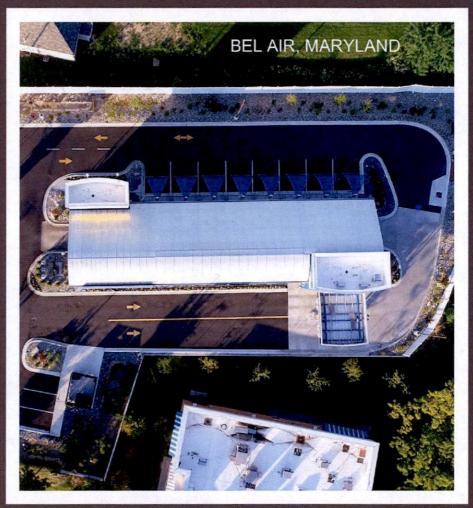


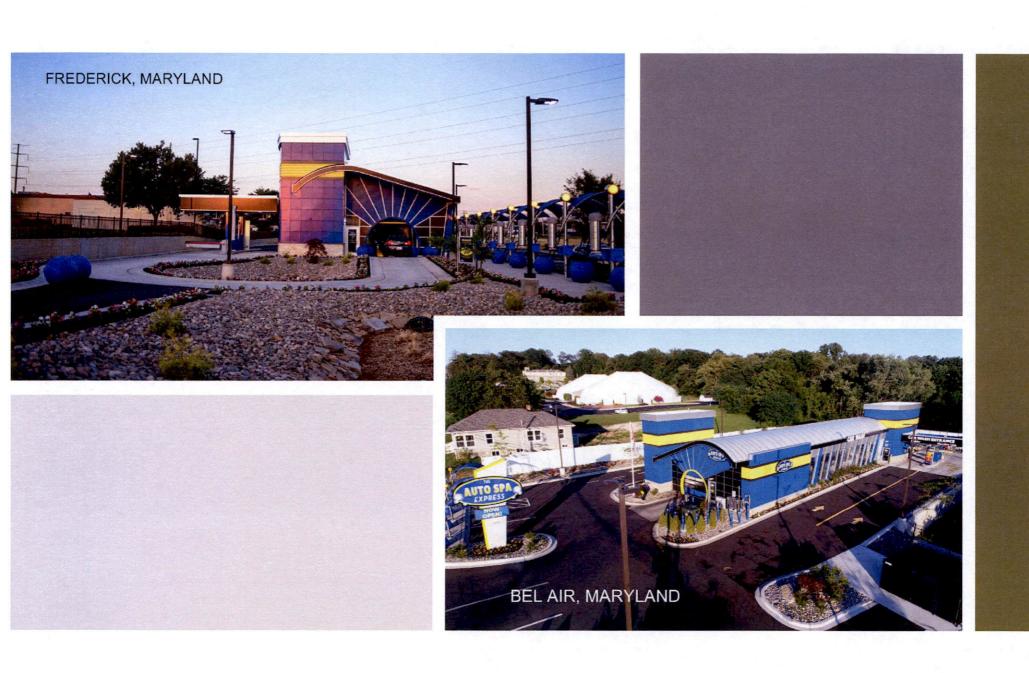






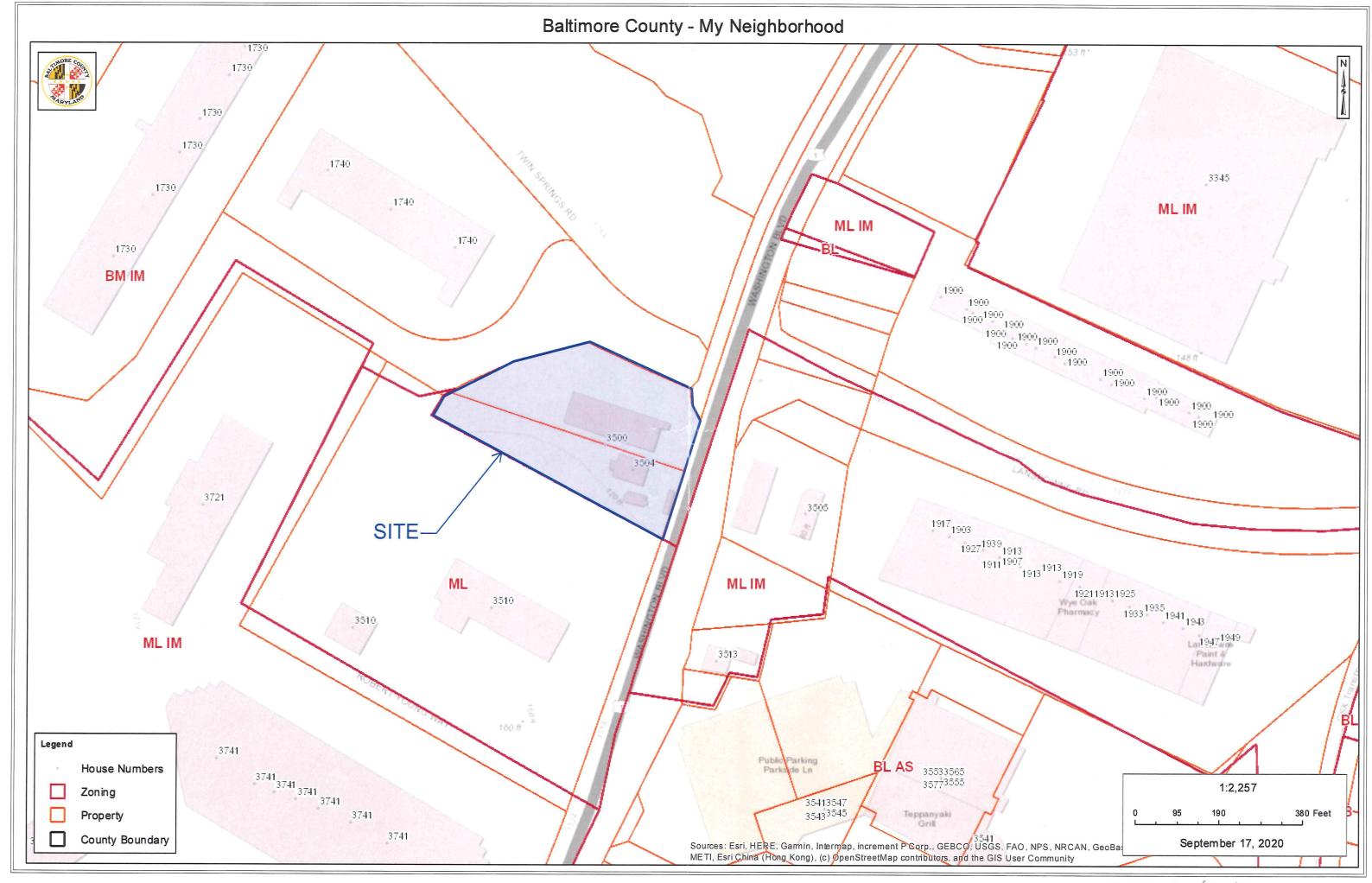


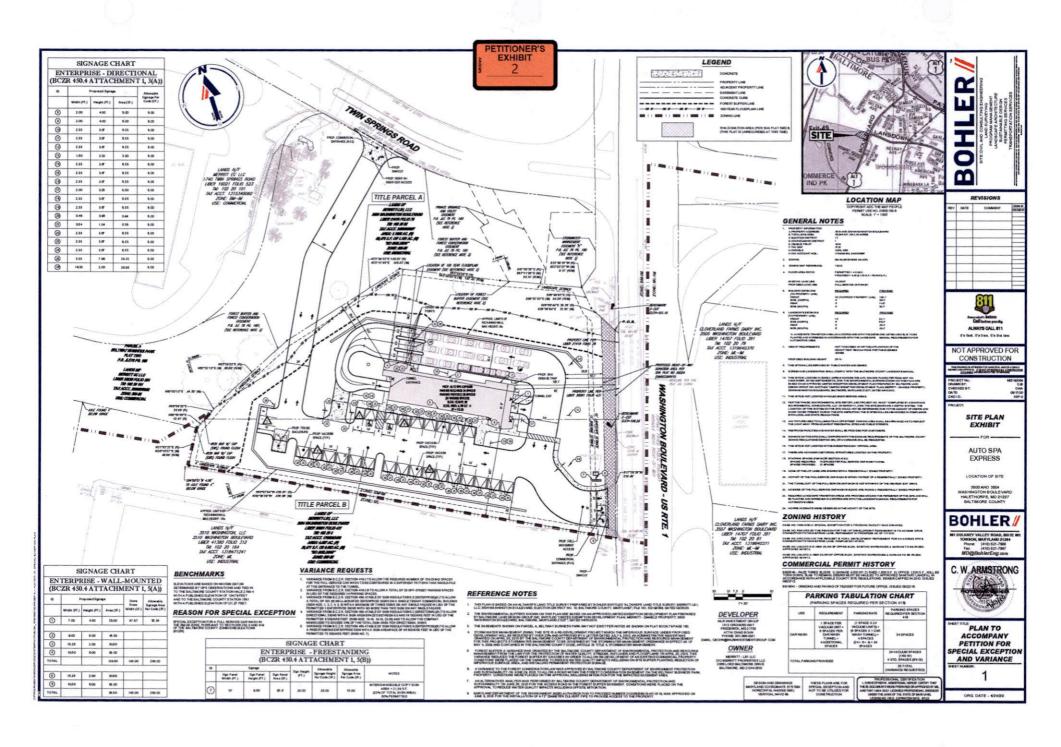


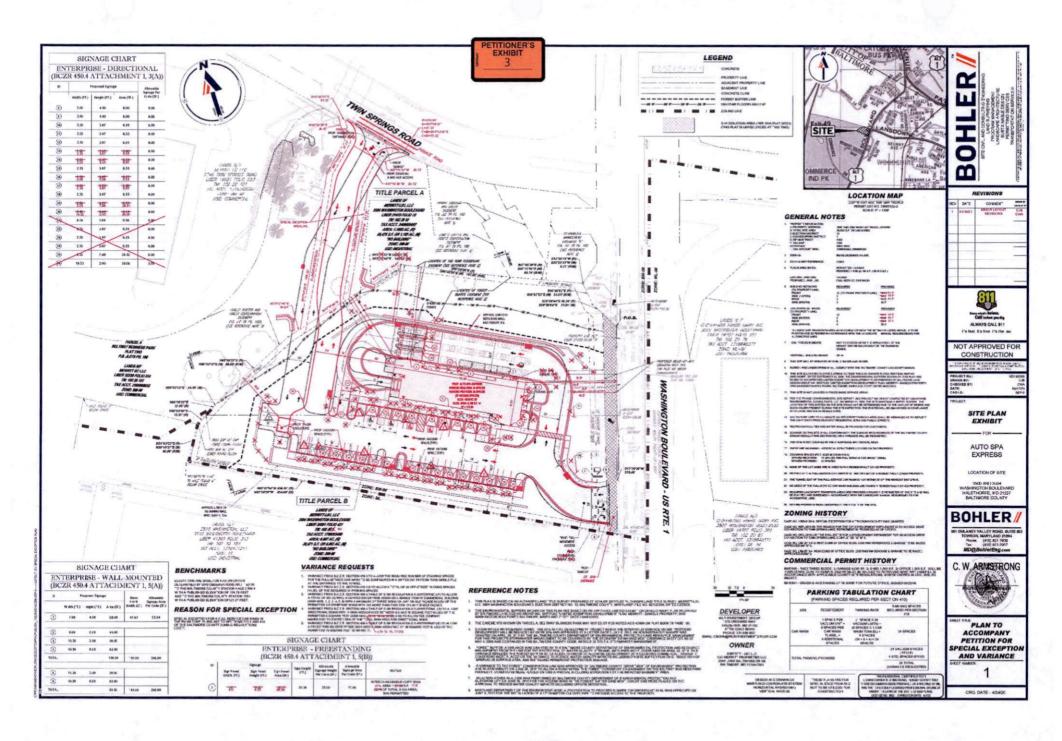


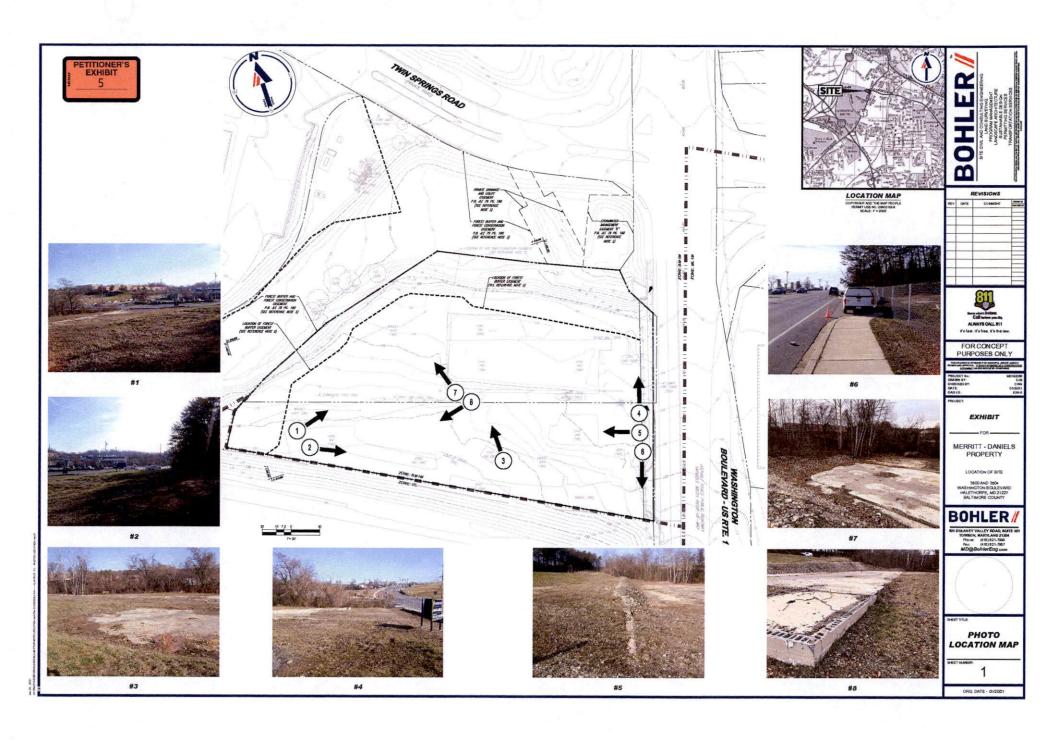


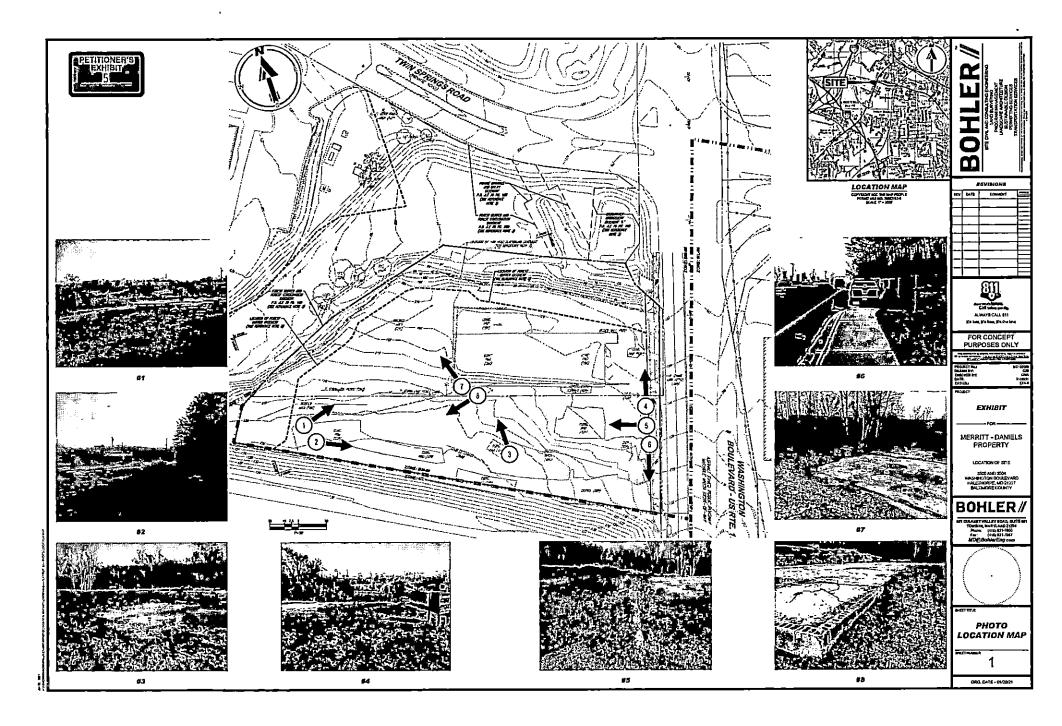


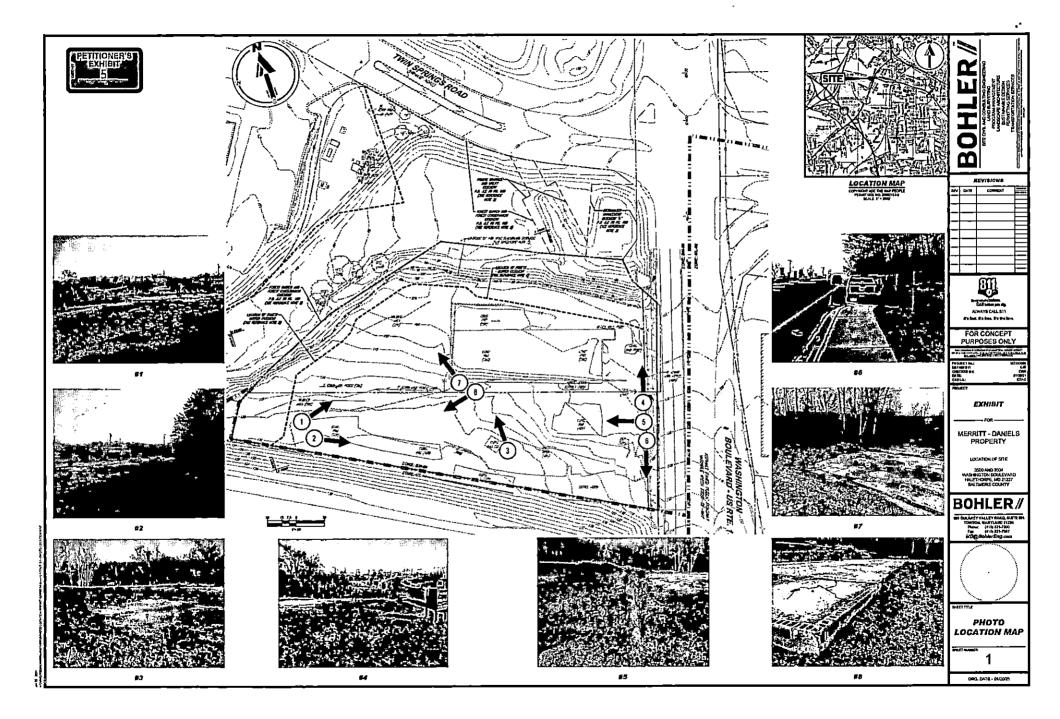




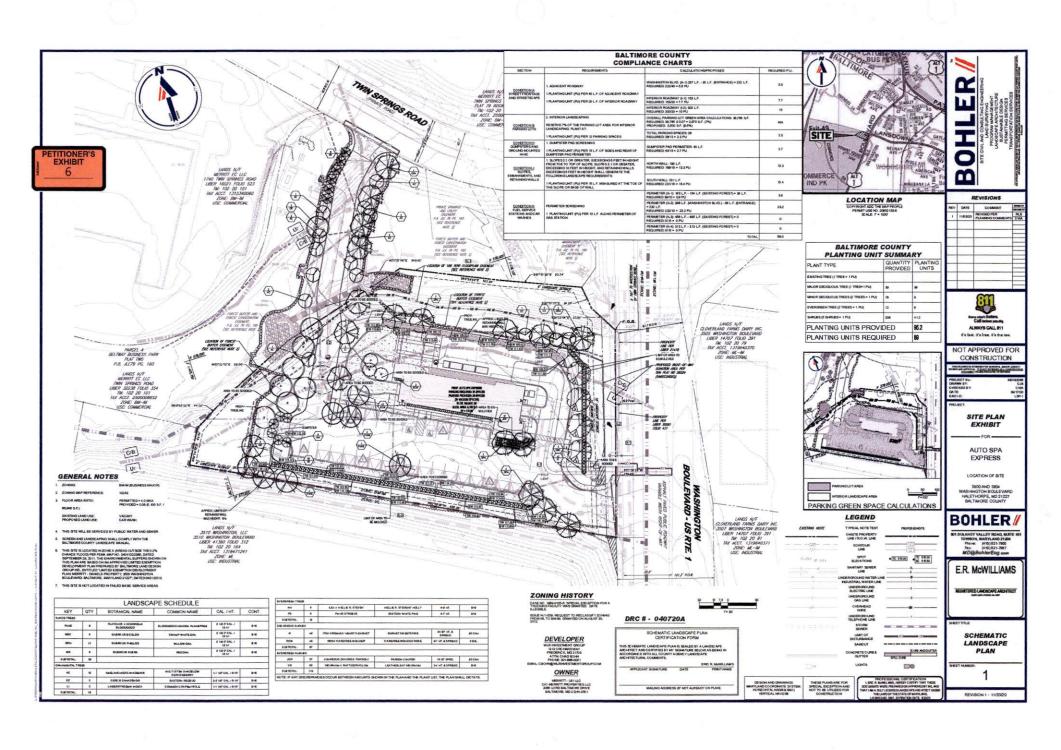


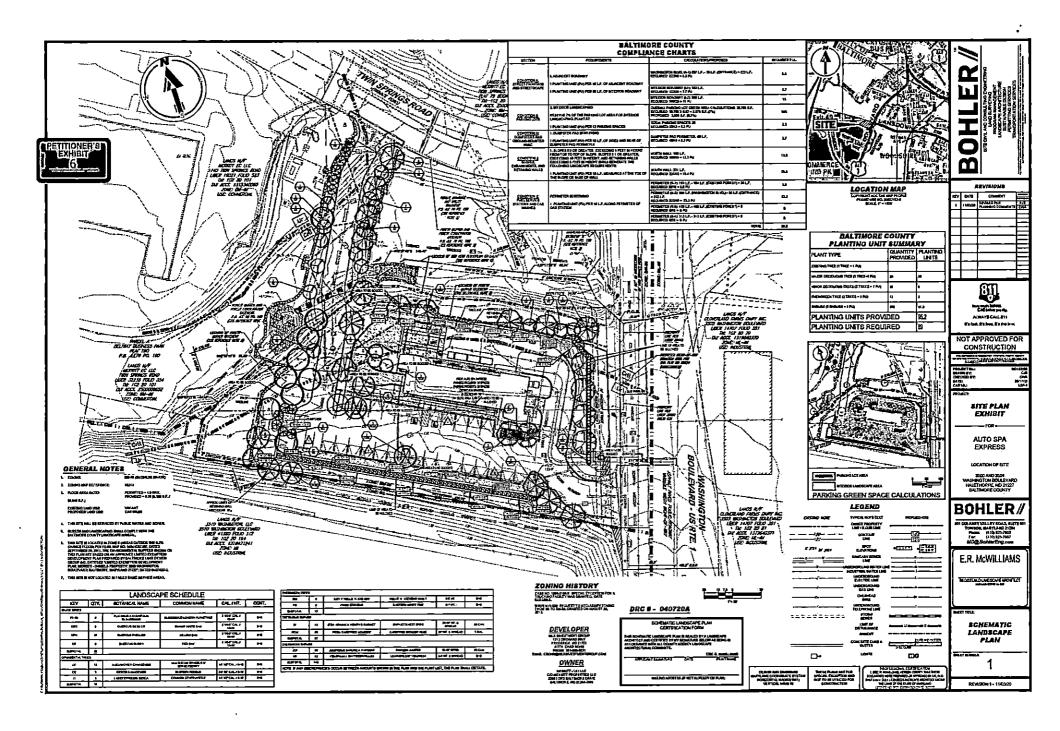






•





LANDSCAPE SPECIFICATIONS

- TOPOIL NATURAL, FRIBLE, LOANY SLT BOX, HAVING AN ORGANIC CONTENT NOT LESS THAN 6%, A PH RANGE BETWIEN 45-7.0. IT SHALL BE FRIBE OF DEBRIE, ROCKS LANGER THAN ONE HICH (F), WOOD, ROOTS, VEGETABLE MATTER AND LAY CLESS.
- MALOH-THE MALCH ARGUND THE PERMETER OF THE BUILDING SHALL BE A "LAYER OF DOUBLE SHPEDDED BLACK CECAR MALCH (MALY ALL OTHER AREAS SHALL BE MALCHED WITH A "LAYER OF DOUBLE SHPEDDED DARK BROWN HARDWOOD BRAKK MALCH LEAST OTHERWISE STATED ON THE LANDSCAPE PLANT.
- E FERRILLES.

 1. FERRILLES ROULLES DELIVERED TO THE STE MISSIONA SPECIFIED IN THE ORIGINAL DIVERSION STANDARD S
- PLANT SATERIAL

 I.I. ALL PLANT SHILL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "MELFECAN THANDARD FOR ASSOCIATION OF "MELSON", CANAL CRUIT, LANGS FEBRUARY, A PLANTAGE OF THE AMERICAN PLANTSCHAFT LANGSCHAFT LANGSCHA

- I MALL COSES BOUMAND, AMERICA BALL, TOM PRECEDENCE OF THE COMMANDER OF THE OWN AND ALL THE AMERICAN COSES OF THE COSES OF

3. GENERAL WORK PROCEDURES CONTRACTOR OF UNITED WORKMARINE INDUSTRY STANDARDS IN PERFORMMENT LANDSCAFE CONTRACTORS. THE SITE IS TO BE LEFT HAN CLEAN STATE AT THE BRID OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORKED STORMENTED OR DISPOSED.

- 5. THES PROTECTION
- C. WHILE THE PROTECTION PROCESSION OF THE REPORT OF THE REPORTED BY THE APPROVAMMENT PROOF TO DESCRIPTION OF ADDRESS. THE APPROVAMMENT PROOF TO DESCRIPTION OF ADDRESS. THE REPORT OF THE CONTROLLED TO THE PROPERTY OF THE CONTROLLED THE REPORT OF THE PROPERTY OF THE LANDSCAME CONTRACTOR.
 MAINTAINED LIMIT, ALL, QUART BUTCH AND THY THAT SEED CONTROLLED TO
- D. AT NO TIME SHALL MACHMENY, DEBNIS, PALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEY STANDING ON THE TREE PROTECTION DONE.

- TO THE COLONING ACCORDING CONTROLL OF THE CONTROLL OF THE COLONING ACCORDING TO THE COLONING ACCORDING ACCORDING ACCORDING ACCORDING TO THE COLONING ACCORDING ACCOR

- 7. FRENCED GRADING.
 A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTAULATION OF TOPSOL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE

- E ON-SITE TOP SOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOP SOIL FROM THE SITE MAY BE AS ASCEDED IT IT MAY NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- ALL PLANTING AND LAWH AREAS AND TO BE CLATINATED TO A DEPTH OF SIX HOHES (8). ALL DESIRE EXPOSED FROM EXEMPTION AND LAWH AREAS AND THE CLATING SHALL BE DEFINED OF IN ACCORDING BY WITH CREARING, VICTOR PROCESSING, BY CLASSING, VICTOR SHALL BY LIGHT OF THE COPY OF THE COP
- ACRES OF TOPS OF SHAFE NOT BE CONDUCTED LINDER MUSTOY OF FROZEN CONDUCTOR

- C. ANY INJURIED ROOTS ORBITANCHES SHALL BE PRUNED TO MAKE CLEAN-OUT ENDS PRIOR TO PLANTING UTILIZING CLEAN SHARP TOOLS. ONLY INJURIED OR DISEASED MINICIPANS SHALL BE REMOVED.

- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANGSCAPE, AS SHOW APPROVED LANGSCAPE THAN MUST SEE INSTILLED, INSPECTION AND APPROVED BY THE APPROVING A THE APPROVING A GENCY SHALL, TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS RECARD AS FOLLOWS: THE PLANTING OF TRIBES, SHALLES, WHIS OR GROUND COVER SHALL OCCUR ONLY DILINION

EPRIM PLATANLES X ACERPICUA
AMPETIES POPULCUS VARIETIES
S VARRETIES POPULCUS VARIETIES
ZUM VARIETIES PARIA VARIETIES
JTERMA
ACER STYPHACPILIA
ACRONICA TRUPPERM
ZELVON VARIETIES
ZELVON VARIETIES

- TO PAGE THE THE OWNER OF THE OWNER O
- FILL PREPARED SCILLAROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROLOGIC.Y.
- ALL FLANTS SHALL BE FLANTED SO THAT THE TOP OF THE ROOT BALL. THE FORM AT WHICH THE ROOT FLANE BESING, IS SET AT GRICING LEVEL AND IN THE CENTER OF THE PIT. NO SOULS TO BE FLAGED DIRECTLY ON TOP OF the ROOT BALL.
- ALL PROPOSED TWEES DIRECTLY ADJACENT TO WALKING YE OR DRIVEWAYS SHALL BE PRIMED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FROM GRADE.
- E GROUND COVER AREAS SHALL RECEIVE A WILAYER OF HUBBLE RANDO INTO THE TOP IT OF PREPARED SOIL PROOF TO PLANTING, ALL GROUND COVER AREAS SHALL BE WILDED AND TREATED WITH A PRE-EMERGENT ONDMINELS OF PREMARKEN CITURETS RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2) FROM EXISTING STRUCTURES AND SUBWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MILLCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED. AREA OR SALICER. NO MULCIHIS TO TOUGH THE TRUNK OF THE TRUE OR SHRUB.
- 39. TRANSPLANTING WHEN REQUIRED.

 A. ALL TRANSPLANT'S SHALL BE DUDWITHINTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- B. IF PLANTS ARE TO BE STOCKFILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MILLOH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUM AND WIND.
- C. PLANTS SHALL NOT BE DUGFOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30

- OR LAWN AREAS SHALL BE ADECLIATELY IRRIGATED BEGINNING IRREDIATELY AFTER FLANTS EAPPLIED TO EACH TREE AND SHILLE IN SUCH MANNER AS NOT TO DISTURE BACKFILL AND TO LT ALL BATTERIALS IN THE FLANTINGHICLE AND THOROUGHLY SATURATED. WATERING SHALL AST UNITLE PLANTI ARE ESTAGLISHED.

- 2. GARANTES

 THE GREENEY COMMENTES THAT, CARANTES ALL FAMILS FOR A RESIDE OF ONE (I) YEAR TROUBLEMPTONE.

 OF LANGEGARE BATHALL STOREY THE APPROXIMATION AND COMMISSION DURL SUPELY THE OWNERWITH A
 MANISTRANCE SOURCE OFFICE THE RESIDENCY THE OWNER WITH A
 MANISTRANCE SOURCE THE RESIDENCY THE OWNER OFFI ATTACK

 COMMISSION OFFI COMMENTS AND COMMISSION OF THE OWNER OFFI ATTACK

 COMMISSION OFFI COMMENTS AND COMMISSION OF THE OWNER OFFI ATTACK

 COMMISSION OFFI COMMENTS AND COMMISSION OFFI COMMISSIO
- ANY DEAD OR DYNOFILANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE QUARANTEE FERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEDING PLANTING SEASON. ANY DERTS SHALL BE DISPOSED OF OFF-STE, WITHOUT SOCIETY AND THE FIRST SUCCEDING PLANTING SEASON. ANY DERTS SHALL BE DISPOSED.

- CLEANS:

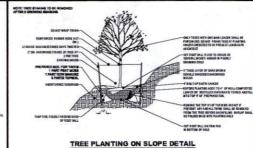
 LIFCH THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND REPORT THE FINAL ACCEPTANCE, THE

 CONTRACTOR SHALL REMOVE ALL LINUSED HATERALS, SIGNIFMENT AND DESIRES FROM THE SITE. ALL PAYED

 AREAS ARE TO BE CLEANED.

SET ROOT BALL FLUSH TO SRADE OR SEVERAL INCHES HIGHER IN PODRLY DRAINING SOILS. F BUILT-UP GARTH SAUCER 4-6" DEEPER THAN ROOT BALL NET FOOT BALL ON FIRM

EVERGREEN TREE PLANTING DETAIL



1 LEVI JOSE SQ FT 1 NZ LESVI JOSE SQ FT 1 NZ LESVI JOSE SQ FT 1 NLESVI JOSE SQ FT 90 LESVI JOSE SQ FT

SEEDING SPECIFICATIONS

DERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWNG. CONTRACTOR TO INFRRATE SEEDED AREA UNITL ANACCEPTABLE STAND OF COVER IS ESTABLISHED BY DINNER.

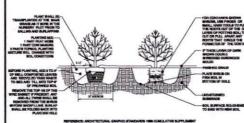
OWNER MAINTENANCE RESPONSIBILITIES

WHER'S (OR DWHER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS ESPONSISE E FOR ALL FUTURE MAINTENANCE, CARE, UPNEEP, WATERING, AND TRIBINING OF DEPONSING AND REAST. THE BANTENANCE, CARE, UPNEEP, WATERING, AND TRIBINING OF

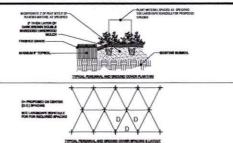
THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE QUARANTEES THE LANDSCAPE CON REQUIRED TO PROVIDE

DO NOT STANK PREMIUM THE TOP SE OF THE WIFE BASE
PREMIUM AND AND ALL TWINE BY MALE
PREMIUMS PROM THE TRATE SEPONE
BACKPILINE BUPLAP SHALL SE POLICIE
WITO PLANTING MOLE WITH TAMPED SOLE

DECIDUOUS TREE PLANTING DETAIL



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL NUT TO SCALE



PERENNIAL/GROUND COVER PLANTING DETAIL

BALTIMORE COUNTY MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

- LAWN AREAS SHALL BE MOVED TO A HEIGHT OF 3 TO 3 INCHES AND NOTALLOWED TO REACH A HEIGHT OF 5 INCHES BEFORE MOWING
- ALL CLERES AND WALKS SHALL BE EDGED AS NEEDED.
- ALL UNION AREAS AD JACENT TO BUILDING FACES OR STRUCTURES SHALL BE TREMAND.
- USE SHALL SE APPLIED AT THE RATE DETERMINED BY A SOLD SEPONT.
- INSECTIONS AND FUNDODES ARE RECOMMENDED FOR INSECT AND DISEASE CONTROL.
- PERMIT SHILLES AND TREES TO GROW AND ENLARGE TO THEIR DESIGN SIZE. CONSULT PROJECT LANDSCAPE ARCHITECT FOR

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S GOR OWNER'S CORTINA CONTS)

COUNT ETION OF UNDSCORNING WORK THE OWNER IS
FOLLY RESPONSED FOR ALL FUTURE BARTERMACE,
CARE, UPSERF METEROIS, AND TRANSIS OF ALL
MITTAL LOS METEROIS OF ALL FUTURE BARTERMACE AND
METER LOS METEROIS OF ALL FUTURE, BARTER AND
METER LOS METEROIS OF ALL FUTURE, BARTER AND
METER LOS METEROIS OF ALL FUTURES, BARTER AND
ARROS ARA SEAT OF APRIL OF THE ALL SANDSCAPE SILAMOS AND
ARROS ARA SEAT OF APRIL OF THE OTHER AND
THE FOLLOWING AT THE OTHER OF THE OTHER
THE FOLLOWING AND
THE

- TREES WITHIN VEHICULAR SKIHT LINES, AS LLUSTRATED ON THE LANDICAME PLAN, ARE TO BE TRISMIED TO A CLEARINGE HIDDIT OF FT. FROM ALL PAVED, TRAVERED SURFACES) OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND DRIVA MENTAL PLANTS AND GRASSES WIST BE TRIMMED SO THAT NO PORTION OF THE PLANE
- PROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER

œ Ϊ 0 0

REVISIONS			
WV	DATE	COMMENT	(NAME OF
1	110920	REVISED PER PLANNING COMMENTS	FILE
			_



NOT APPROVED FOR CONSTRUCTION

CONTROL CARCETO

SITE PLAN **EXHIBIT**

> AUTO SPA **EXPRESS**

LOCATION OF SITE

3500 AND 3504 VASHINGTON BOULEVARD HALETHORPE, MD 21227 BALTIMORE COUNTY

BOHLER /

Phone: (410) 821-7900 Fex: (410) 821-7987 MD@BohlerEng.coe

E.R. McWILLIAMS

REGISTERED LANDSCAPE ARCHITECT

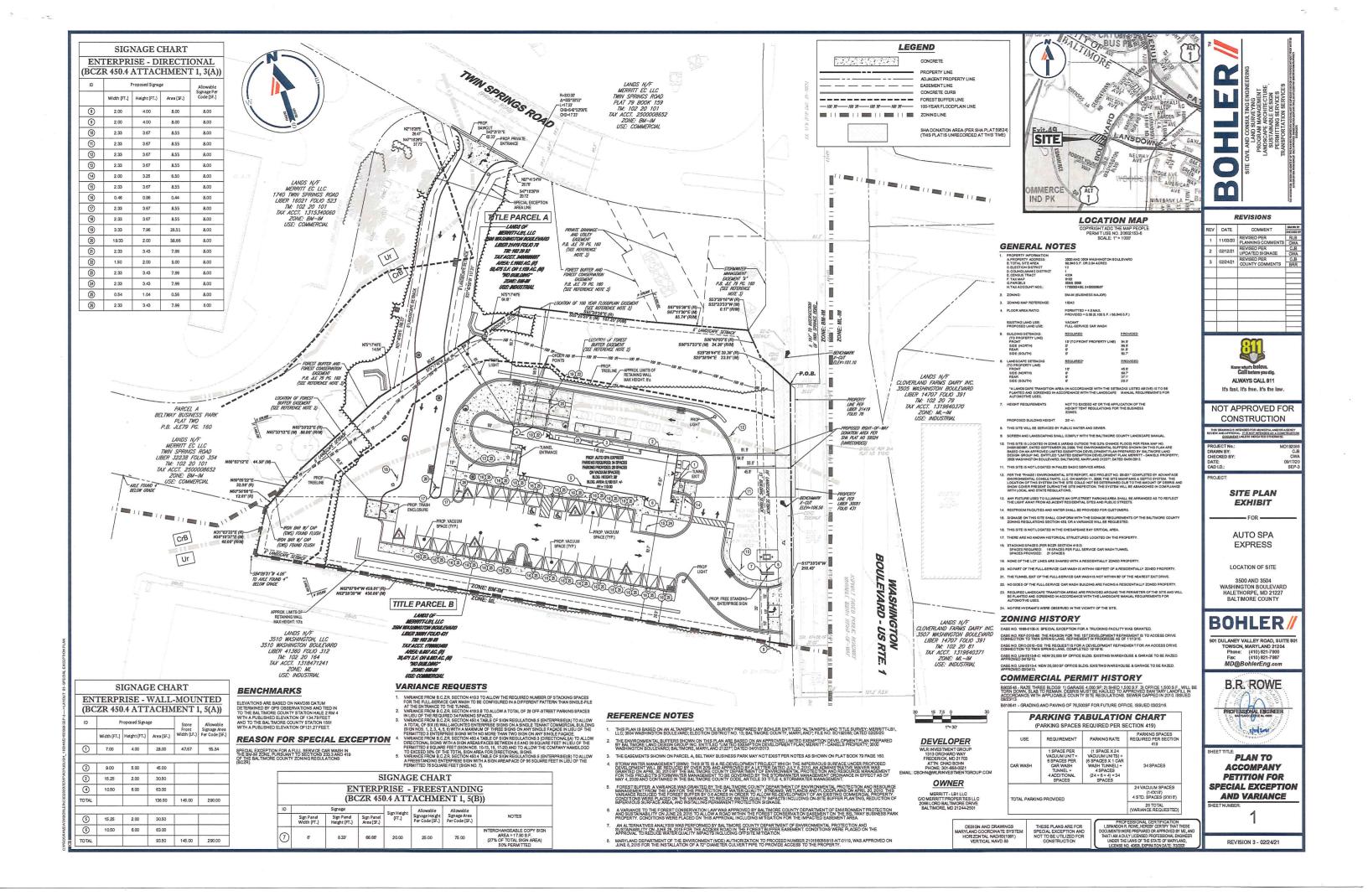
LANDSCAPE NOTES &

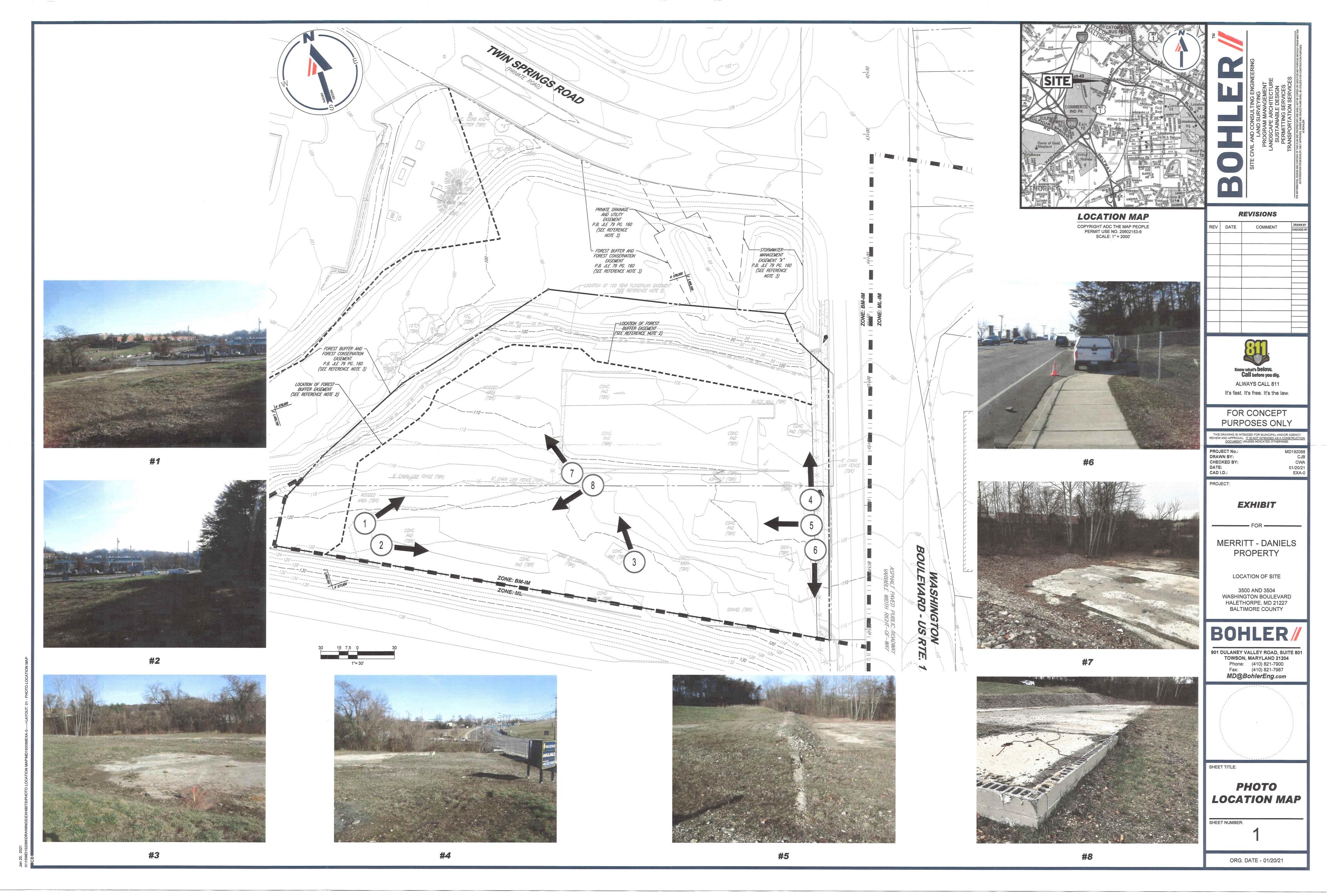
DETAILS

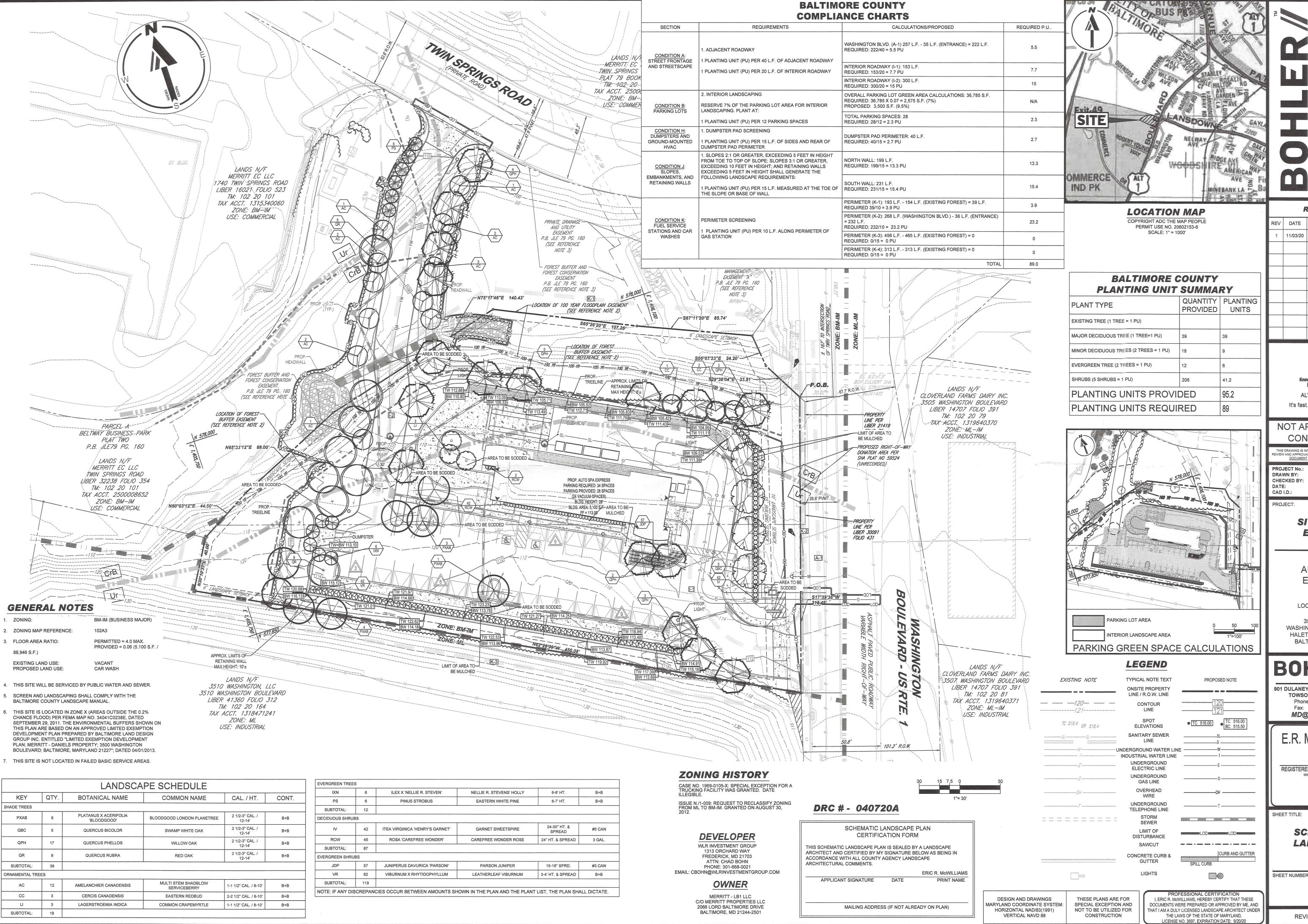
SCHEMATIC

2

LANDSCAPE SPECIFICATIONS NO. OF LEASE DISCOURSE L SCORE DE MONTO. THE COMPANY COMPANY TOO SHALL SE EXCLUSION THE WHITEN SHALL SELECTION FRANCES ON COMPANY AND SELECTION OF SECURIOR AS A SEC L MATTERLE A CONTRACT ON THE PROPERTY BEAUTIFUL BOARD OF EXCHANGE AN CONTRACT OF THE STATE A CONTRACT OF THE PROPERTY OF THE STATE OF Builthin Official Gold in Proceeds plants from the big function blackwise seases and electropists and electron in the accounter submaching function from function and electropists by the process of a major of section country. SPEED PROPERTY. E. YDOPJECK, MATURES, PREMIER, COMPT WET YOUR, MARVING AN ORDINANCE CONSTRUCT MEET LESS TRANS DES. APR AMMENT METERS ALL API, ET BEALL OR THE SET OF DESCRIP, BOOTE LESS OFW TRANS CONSIDERANCY, MICHAEL BE METERS AND ANY ACTIONS. Charles and Control and Automotive C, MAY INCOME ROOMS OF SUMMONES SHALL HE PRINTED TO MARK CLARACUT BOOK TO PARTIED HTS CORD CLARACUT BOOK TO PLANTED. B. ALL PLANTING CONTRACTOR AND INCOMPRISED SHARES INSTITUTE SHARES SHARES OF THE SHARES SHARES OF THE SHARES SHARES SHARES OF THE SHARES SHARE C. Long- all intrafero areas and to be record only a demand up acts of fine to area of excellent and to the commerce of the co The state of the s 6. MACON, THE MACON ABOUND THE PERMETTR OF THE BUILDING MACE OF A PLAYER OF DOUBLE BARESOLD MACE STEAM MACON (PART ALL CHICAL BUILDING MACON SHIPLE STORE OF DOUBLE PROCESSED MACHINE MACHINE STEAM MACON AND SECRETARIES SERVING ON THE MACHINE MACHINE. F. PRICES TO THE RESEARCH OF MAY CONTINUENT OF OCCUPANCY. THE PROPOSED LANGUAGEME, AS BROWN ON THE APPROVED LANGUAGEMENT PLAY, THAT IS IN STALLED, SCHIPPICTO, AND APPROXED TO THE APPROXIMATION OF the APPROXIMATION OF THAT IS AND STOTAL OCCUPANT DESIGNATIONS OF THE STRAIGHT APPROXIMATION OF THE PROPOSED Exercises In Proceedings of the Control of the Serial Ser m NTHESE REGISTRED FOR A CENTERCATE OF SUCCESSION, CONTRACTOR SHOULD CONTRACT APPRI MOPILING REGISTRED FOR A CENTERCATE OF SUCCESSION, CONTRACTOR SHOULD CONTRACT APPRIC egt recei pas de result d , Pur Bettechtet, Des PCLICHERS TREE WESTETES AUS GARANGE (ANGELET AUS TENTES DINNELS, MITH TRANSPORT - BOCK AND THE SEASONE LACE OF SETTIONEY AND ARMY'S, Del BEEC OF PLANT SEASON CHARATY AND RATHERS, OF AN OF SECONDARION THAT DESSES BETTERS AND ARMY SEASON AND FALL PLANTS. F. PLANT MATERIAL. 1.6. ALL PLANTS BALL IN ALL CASES CONFORM TO THE EXQUEEZMENTS OF THE "MATERIAL STANDARD FOR MALERY OF THOSE OWNERS, LAST FEBRUARY, AS RUMINOUS BY THE MATERIAL MATERIAL DISSIPATION. EVERGREEN TREE PLANTING DETAIL TREE PLANTING ON BLOPE DETAIL The second point of the second point point of the second point p PLATER OF STREET S PRINCIPLE STREET S PRINCIPLE STREET S PRINCIPLE STREET STREET CLICKET STREET STREET SEV DATE COMMENT I TURNED BUTTON SEEDING SPECIFICATIONS PRINT TO SECURE AND S TO SE TO PECALD, THE SPACES WE WASSE! , PLANTING THE BANKL BY DAIS HIGH LEVEL BOTTOMS WITH THE METHY THESE THE CAMETOR OF MOOT SALL. THE GOOT BALL GREET, THE METHY SECRETARISE ORDER (SACE TAKES MY BOALL BE BACTULED BY LITTERS HIGH THE FOLLOWING PROPERTY BY THE WITH THE METHY TO. 00 MOT 6THE PRICE IN COURSE, COMMAND AND A PARTY COLUMN -ANT FOOT BALL ALBERT TO STROKE OF REVISION MODES HEREER ST STORY Y COMMON STORE THE STATES TO A COLUMN THE TENNES OF THE STATES OF THE STA A STATE OF THE PROPERTY OF THE P THOSE LINES OF DISK STORE A FREE PROPERTY NOW AND ADDRESS PROMET HOST WAS THE BOTH FRANCIS COMPLETE MACHINE AND META-QUARTER MAIL VALUE AT THE PART OF THAT FOR SECURIT, CONTRACTOR TO IMPOSE SECTION AND AUTO OF ACCOUNTS OF 80 ALL PLANTS SHOUL SEE PLANTES BO THAT THAT ROSE OF THE SCOOL BALL, THAT FORM AT WHICH THE POOT FLANT. BECOME, AS SET AT CONCURSE LEVEL AND BY WAS CONTESTED BY THE PET, MO \$25. AS TO SEE PLACES SELECTLY AS TOP a. INVESTIGATE MANERALIS AND DETAILS STREET BY CONFLETTLY DEPOSED OF AT THE DUSTRIC TURE CONTROL CONTROL OF BUILDING PROPERTY FROM THE STREET, BUT SHOULD BE SETTLY DO CONFLETTLY FROM THE STREET. OWNER MAINTENANCE RESPONSIBILITIES A PLANT OF THE PARTY AND THE PERSONNEL OF PROPERTY OF COMMAND AND PROPERTY AND GRAZIEST STORY; ME CAND. A PLANT OF THE PARTY AND COMPARED OF MACCORDANCE WITH GROUND WITH PROPERTY OF THE CAND. All PROPOSED PRINTS PROSECUTED IN THE STATE OF PROPERTY OF THE PRINTS OF IN DESCRIPTION OF CONTROL OF THE CONTROL OF CONTROL OF CONTROL OF THE CONTROL OF E. ALL DESTINATION DESCRIPTION OF THE PROPERTY OF THE OWN PROMOTED BRANCHES, that DESTINATION OF THE ALL DESTINATION OF THE OWN PROPERTY O L CREATED COVER SPEAK POINT STEETS OF A STANDARD OF PRINCES BACKS BYTO THE TOP THE PRINCES OF A ALWAYS CALL ST No limit. No live. If a Declary There are not the second to the control and a since on the control and the second to the control and the second to the control and the second NOT APPROVED FOR C. ALL PLANTIS AND ALL PLANTIS POT SAME AT SAME AT THE STATE OF THE THE COTTENT HAS AND ALL PLANTIS TO PLANTIS TO TAXABLE TO THE SAME AT THE STATE OF THE STATE OF THE SAME. C. CONTRACTOR BUILD ADDARGE TO HAVE A VITLEY STATE-OUT TO LOCATE ALL MINORESHAND UTA DESTAURANCE OF MAY LANGUISHED MAY ENTERING LANGUISHED WITH DESTAURANCE OF MAY AND SCHOOL DESTAURANCE OF MAY AND SCHOOL OF MAY DECIDUOUS TREE PLANTING DETAIL CONSTRUCTION MI PLANTIN MEN AND REAL PROPERTY OF THE PROPERTY OF THE PARTY OF THE P A THE PROTECTION. A CONTROL OF MAN AS REPORTED HOW THE PROTECTION OF MAX EXECUTION THESE TO BE MAN. A THE PROTECTION OF MAX EXECUTION THE PROTECTION OF THE TO THE PROPERTY OF THE RESIDENCE OF THE PROPERTY OF THE PROPER If Presents and to be expected to repair the present of the present FANLER PLANT IN CHARLE FRANK MISSE MAD COUNTY AND TO BE ECOLOGY MARTINETY. FRESH WARRENAM AND PROCEEDINGS THAT AND AND THE PROCESS THAT AND A STREET C. PLOCE BOOK HIS MI THE POST TAKEN AND SET THE APPLE HAND AND ME NAMES AND ADDRESS OF THE PARTY SITE PLAN P, D' Theody, (and the process and the particles them the books of your state the displaces in 1940, 1941) CHESTER THEO (INC. 1947) AND HERET HE SECURED TO BE SET ACTOR ACCORDANCE WITH THE SECURE ACTOR THE PARTICLES AND THE PARTICLES OF THE SECURE ACCORDANCE WITH THE **EXHIBIT** D. AT MOTTING SHALL MACHINIZAT, CIZING, FALLIN THE 25 CB CTIMES IN-YOUNG IN PLACED, STOCK STANDING BY THE TREAT PROFESSION ROLES TO ME TREME A. RES PLANTINGS OF LIMIT ANNUA SHOULD SHEEL SHEEL SHEEL SHEEL SHEEL SHEEL TO ANYTHIN FLANTINGS FOR THE SHEEL SHE A CONTRACTOR SOLITABLE A SOLITAND A SOLITAND FOR ALL AREAS OF THE SITE PRODUCTION FOR THE COMPLETED AND PLENT AND A SOLITAND A SOLITAND AS A S AUTO SPA ED RECUSED AND MALLY MED RECUSED AND MALLY MEDIT COMMENTS OF WALLY L DESI COMPAN PROJECT PROVINCE MENTAL PERMEABLE CON SET AT THAT OF PLANTING. PHANCE IS NOT ARRAMAN. OR RETT. CONTRIBUTE MALE SERVEY VALLETCH, SANDLY WASTER. THE DESIGN ONLY THAT INCOMPRISE TO BE ALL THAT YOU ARRANGE AND PROVINCE AND PRO **EXPRESS** OF PREPARTS IN THE STATE OF THE For the Landquer's Confirmation devicement on antificial constraints. Confirmation of Auditorial Transport and Properties on the Curricum of Authorities Confirmation of Auditorial Transport and A C. If the member story program was present the class that here is the mark and under the member programmer of the street and programmer of the street is the constructions desired and the street of the street is the street of the street o LOCATION OF RITE AND REPORT OF THE OWNER MAINTENANCE 3320 AND 3004 ASHINGTON BOULEVARD WLETHORPE, NO 21227 BALTIMORE COUNTY 12. DELEGRATICA DE CONTRACTOR SOMO COMBINITA DEL PLANTE POR A PODRO DO POR 11 MAR PROMA ANTONIO. (DE LANGOLAM RECOLLATION EN THE APPROXIMACIÓNET. CONTRACTOR DELLE DEVEL DEVEL PROVINCIO COMPARTO DE LA PROXIMATO DE LA PROXI BALTIMORE COUNTY MINIMUM RESPONSIBILITIES LANDSCAPE MAINTENANCE DECIDUOUS AND EVERGREEN CONTRACTOR OF CONTRACTORS REQUIREMENTS PALTED OF UNITATIONS STATE, THE GROWN IN THE CONTROL OF ALL PARTIES SHOULD SHO BHRUB PLANTING DETAIL a. Any dead of profit plant material, must be explaced for the limited of the comparties prefits, separation at the limited by the comparties of comparties at the perturbation plant in comparties at the perturbation plant in comparties of the perturbation plant in the perturbation the pe , Elementative Should be secrete to a recept of a Post becaute and and an access to a control of a secrete access access access and BOHLER/ P. PRIMETO GRADING A. MAILTAS OFFICIARES CONTRACTED, the CHARGEST CONTRACTOR BOAL OR RESPONSELE FOR THE RESTAULTION OF TOPICS, MID BY EXTRACORDING OF FASC CALCING WITHOUT BY BETTAKENED AND an count automoral bases de cocces de securit. 800 DELANGY VALLEY SCAR, SHITE BY TOURSON, MARTINAM PTOM Plane (41th 271-7807 For: (41th 271-7807 MDQ-Bohler Eng. com , Teles and debines boal de progrador, pr'ing contractur inator construction and tradicional Del de interestinate region as presegnations, authorizes activités automatique des des des Professions de explandation des des propries automatiques des des presentations des comments de comment des des - PARTIE BELL ENGLIS AL PROPER ESTACIONES ENGLIS POR PROPER PROPER ALL BLOOM AND ARTHURS AND ALLEGATE TO BLOCK PROCESS OF STREET SHARES SHALL BE COMMAND. Manager of the second 8. CAMUNICATE CONTRACTOR SHALL VETEY THAT SUBCIMINE FOR BRETALLATION OF TOPSOE HAS BEEN EXPANDED. THE SUBCIMINE OF THE SIZE MUST WEST THE PROPERTY SHALL LESS RESERVED TOPSOE THE PROPERTY OF THE PROPERTY OF THE SIZE MUST WEST THE PROPERTY SHALL LESS TOPSOES. A STORM WITH ANY DESCRIPTION OF THE ARCHITECTURE WITH A 34-4 BATTO WORLD, BY APPRICA OF A SATE OF 2 POLICIES OF MITHOGEN PER MITH SCHOOL FROM IN SEPTEMBER, DESCRIPT, and PERSONAL. , James I mari, be industrial description and explorate or explorate description of the second d 6. ALL LANG AND PLANTING AREAU SHALL BY CRADED TO A SMOOTH, THEN AND UNFORM PLANT WITH AN AREAST CHANGE OF MARKACH AND DEPLICITS NATION THE SET OF CONSTRUCTURE PLANS, UNLESS CONSTRUCTED PLANS. 10. THE PLANTING OF TRANSPORT DELICATION ARE AREAST TO THE SET OF THE PLANTING THE PLANT CLEANS CHARGE THAT BY TA CHARLES AS A CHARLES THE CLASSIFICATION OF MALE AMERICAN RESTAURANCE HAS REPORTED FOR FROM ACCOMMODE, THE CLASSIFICATION PRINCE STREAMS AND MAINTONNERS COMPARIES AND SECRET FROM THE STREAMS AND ACCOMMODING THE COMPANIES OF THE COMPANIES OF THE STREAMS AND ACCOMMENDED THE STR E.R. McWILLIAMS B. THE STAY SHIELD BE CLEANED AND LETT HE MEAT MAD ACCEPTABLE COMMITTEE AN APPROVED BY THE DWHEN OR AUTHORISED SEPTEMBERS HAVE A TOPICA PIC. A CAST A CORP BRICL PROJECT A SER SECURITY SHICK DEBINARY LATER OF REPORT, OR AS DESCRICTED BY BRICK AS CHEMICAL OR CLUMPER BY BRICK SHICK AS AN ARCHITECTURE OF BRICKS AS AND ARCHITECTURE OF BRICKS AS AN ARCHITECTURE OF BRICKS AS AND ARCHI L. A POST-CANTROCKET -PCENETICE (PERSON) ON FORMAT IS BECCHANGED TO BE SPECIES ON LARGE ANDALE IN THE LASS SPECIES ON THE EASY FALC POLICIES INSPERIOR TRANSPRINT MATERIA SECONDARY TO LOCAL MATERIA SECULIA DE LOS DESCRIPTOS DE SENTIMO CONTRADO CIMICADO SECULIA DE SENTIMO CONTRADO SENTIMO DE SENTIMO DE SENTIMO CONTRADO SENTIMO DE SENTIMO DE SENTIMO DE SENTIMO SENTIMO DE S RESTRUCTIONS OF THE PROPERTY. INSCRIPTION AND PLANTING AND RECOGNISHED AND ADDRESS. B. CHARTS TOPICS, MAY 85 MICE TO MARK ENDING THE TOTAL MACHINE TECHNISES. TOPICS FROM THE SITE MAY MADE SELECT IN DOMAIN MOT MADE PRODUCED TRANSPORT AND PROTECTED PRICE TO CONSTRUCTOR. 9- PHO-08/90 **BCHEMATIC** M. MAI TRANS. LETTER, AND DESIGN SHARE SHE PERFORD PROPERTY. THE CONTRACT STATES OF THE CONTRACT OF THE CON C. ALL PLANTING AND LANGE AREA DATE (TO BE CAN THAT IN TO A CHIPMON' FOR BETWEEN ALL BETWEEN EXPOSED PRICE PLANTING AND A CHIPMON AND A CHIPMO LAWDSCAPE CL MAILEM PAIL BURGLES FAIRS DESCRIPTIONNESS MEDIS VEGAN, Y PREMI E RECHES. DE MAINTENES DE MAINTENESS BANKL. NOTES & DETAILS THESE PERSONS HIS GOOD HIS COMES SPECIFIC ELLIPTICS. E. THE SPECIAL OF TOPICS. BINGS WITH CONSISTED SHOOL MADN'T PROCESS. PERENNIAL/GROUND COVER PLANTING DETAIL 2 MATERIA MARIENTALIA MATERIA MATERIALIA METERIA MATERIALIA METERIA MATERIALIA REVISION 1-11/03/20







REVISIONS

REVISED PER

11/03/20 PLANNING COMMENTS

COMMENT

NOT APPROVED FOR CONSTRUCTION

Know what's **below**.

Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

CAD I.D.: PROJECT: SITE PLAN

EXHIBIT

AUTO SPA **EXPRESS**

LOCATION OF SITE

3500 AND 3504 WASHINGTON BOULEVARD HALETHORPE, MD 21227 BALTIMORE COUNTY

901 DULANEY VALLEY ROAD, SUITE 801 **TOWSON, MARYLAND 21204** Phone: (410) 821-7900 Fax: (410) 821-7987 MD@BohlerEng.com

REGISTERED LANDSCAPE ARCHITECT

SCHEMATIC LANDSCAPE PLAN

SHEET NUMBER:

REVISION 1 - 11/03/20

LANDSCAPE SPECIFICATIONS

HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY, ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- F. FERTILIZER 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A
- WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN. 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- F. PLANT MATERIAL 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL
- 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST
- ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH
- WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE INSECTS PESTS EGGS OR LARVAE 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE
- CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE
- LONGEST BRANCH. 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS,

- MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF. B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS
- SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B, ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE REGINNING OF WORK

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE'. OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- : WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED. IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

- A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- . THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS
- PERFORMED BY A CERTIFIED SOIL LABORATORY 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF
- OR WOOD STRUCTURE AVOID MATERIAL WITH A PH HIGHER THAN 7.5 1.2. TO INCREASE DRAINAGE. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE
- USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
- INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED 13. CLEANUF BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED
- SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY
- CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS

BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

- D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1.000 SQUARE FOOT AREA) 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

AGENCY FOR POTENTIAL SUBSTITUTIONS.

- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING
- ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES PRUNUS VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES **QUERCUS VARIETIES** KOELREUTERIA
- LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
- PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME • 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT
- B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

- A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL. ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL. BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- . UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE OR-FOLD BURLAP AWAY FROM TOP OF WRAP TRUNK ROOT BALL SET ROOT BALL FLUSH TO GRADE OR PREPARE WIDTH OF -SEVERAL INCHES HIGHER IN PLANTING HOLE 6 FT POORLY DRAINING SOILS. OR TWICE THE WIDTH OF THE ROOT BALL 4" BUILT-UP EARTH SAUCER WHICHEVER IS GREATER - 3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH PREPARED SOIL FOR TREES 1 PART PEAT MOSS 1 BEFORE PLANTING ADD 3 TO 4" PART COW MANURE 3 OF WELL-COMPOSTED LEAVES PARTS TOPSOIL OR RECYCLED YARD WASTE TO BED AND TILL INTO TOP 6" OF PREPARED SOIL. 4-6" DEEPER THAN ROOT BALL UNDISTURBED-SUBGRADE - REMOVE THE TOP 1/3 OF THE WIRE BASKET IF PRESENT, ANY AND ALL TWINE SHALL BE REMOVED DIG WIDE, SHALLOW HOLE-FROM THE TREE BEFORE BACKFILLING. BURLAP SHALL WITH TAMPED SIDES BE FOLDED BACK INTO PLANTING HOLE TAMP SOIL SOLIDLY AROUND-BASE OF ROOT BALL SET ROOT BALL ON FIRM REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT **EVERGREEN TREE PLANTING DETAIL**

ONLY TREES WITH ONE MAIN LEADER SHALL BE PURCHASED. DO NOT PRUNE TREE AT PLANTING UNLESS DIRECTED TO BY PROJECT LANDSCAPE ARCHITECT DO NOT STAKE-OR WRAP TRUNK FOLD BURLAP AWAY FROM TOP OF ROOT BALL PREPARE WIDTH OF-PLANTING HOLE 6 FT OR SET ROOT BALL FLUSH TO GRADE TWICE THE WIDTH OF OR SEVERAL INCHES HIGHER IN THE ROOT BALL POORLY DRAINING SOILS. WHICHEVER IS GREATER — 4" BUILT-UP EARTH SAUCER PREPARED SOIL FOR TREES-- 3" THICK LAYER OF DARK BROWN DOUBLE 1 PART PEAT MOSS SHREDDED HARDWOOD MULCH 1 PART COW MANURE 3 PARTS TOPSOIL BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED LEAVES OR UNDISTURBED-RECYCLED YARD WASTE TO BED SUBGRADE AND TILL INTO TOP 6" OF PREPARED SOIL. 4-6" DEEPER THAN ROOT BALL DIG WIDE, SHALLOW HOLE--REMOVE THE TOP 1/3 OF THE WIRE BASKET II WITH TAMPED SIDES PRESENT. ANY AND ALL TWINE SHALL BE

NOT TO SCALE

-SET ROOT BALL ON FIRM PAD IN BOTTOM OF HOLE REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS TREE PLANTING DETAIL

TAMP SOIL SOLIDLY.

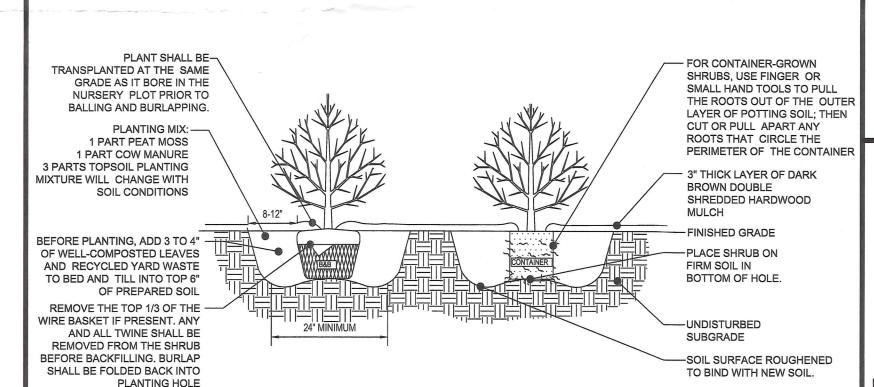
AROUND BASE OF

ROOT BALL

REMOVED FROM THE TREE BEFORE

INTO PLANTING HOLF

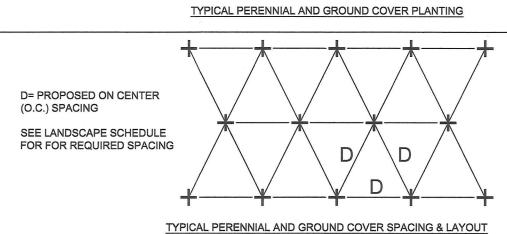
BACKFILLING. BURLAP SHALL BE FOLDED BACK



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT **DECIDUOUS AND EVERGREEN** SHRUB PLANTING DETAIL

NOT TO SCALE

-PLANT MATERIAL SPACED AS SPECIFIED. INCORPORATE 2" OF PEAT INTO 6" OF-SEE LANDSCAPE SCHEDULE FOR PROPOSED PLANTING MIXTURE, AS SPECIFIED SPACING. 3" THICK LAYER OF DARK BROWN DOUBLE SHREDDED HARDWOOD MULCH FINISHED GRADE-MINIMUM 6" TOPSOIL--EXISTING SUBSOIL



PERENNIAL/GROUND COVER PLANTING DETAIL

BALTIMORE COUNTY MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

LAWN AREAS SHALL BE MOWED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 5 INCHES BEFORE MOWING.

ALL CURBS AND WALKS SHALL BE EDGED AS NEEDED.

NOTE: TREE STAKING TO BE REMOVED

DO NOT WRAP TRUNK-

2 PER TREE

EXISTING GRADE-

OF ROOT BALL

ALL DEBRIS LARGER THAN 2" DIAMETER.

PERENNIAL RYEGRASS

KENTUCKY BLUEGRASS

SPREADING FESCUE

FERTILIZER (20:10:10)

RED FESCUE

COVER IS ESTABLISHED BY OWNER

SEEDING RATES:

LIMITED TO, THE FOLLOWING:

OTHER HAZARDS.

REQUIRED TO PROVIDE.

OTHERWISE INDICATED ON THE PLANS.

SEEDING SPECIFICATIONS

PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND

GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING.

CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF

OWNER MAINTENANCE RESPONSIBILITIES

FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL

INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND

FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND

AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT

TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO

ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL

TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE

TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS

PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH

VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED

SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL

SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.

FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY

FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS

PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF

TREE PLANTING ON SLOPE DETAIL

1/2 LB/1.000 SQ FT

1 1/2 LBS/1,000 SQ FT

1 1/2 LBS/1.000 SQ FT

14 LBS/1,000 SQ FT

90 LBS/1.000 SQ F

1 LB/1.000 SQ FT

1 PART PEAT MOSS

3 PARTS TOPSOIL

1 PART COW MANURE

UNDISTURBED SUBGRADE-

REINFORCED RUBBER HOSE (1/2"-

PREPARED SOIL FOR TREES-

TAMP SOIL SOLIDLY AROUND BASE

12 GAUGE GALVANIZED WIRE GUYS TWISTED-

2" DIA. HARDWOOD STAKES 2/3 TREE HT.-

AFTER 2 GROWING SEASONS

- . ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
- . A SLOW RELEASE NITROGEN BALANCED FERTILIZER WITH A 2-1-1 RATIO SHALL BE APPLIED AT A RATE OF 2 POUNDS OF NITROGEN PER 1000 SQUARE FEET IN SEPTEMBER, OCTOBER, AND FEBRUARY.
- 5. LIME SHALL BE APPLIED AT THE RATE DETERMINED BY A SOILS
- 6. IT IS RECOMMENDED THAT LAWN AREAS BE TREATED IN MID-MARCH TO EARLY APRIL WITH PRE-EMERGENT HERBICIDE (BETASAN) OR EQUAL APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE. . A POST-EMERGENT HERBICIDE (TRIMEC) OR EQUAL IS
- RECOMMENDED TO BE SPRAYED ON LAWN AREAS IN THE LATE SPRING OR THE EARLY FALL. FOLLOW MANUFACTURER'S RATES AND RECOMMENDATIONS.
- INSECTICIDES AND FUNGICIDES ARE RECOMMENDED FOR INSECT AND DISEASE CONTROL 9. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS

RECOMMENDED.

- 0. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.
- 1.MULCH ALL SHRUB AND GROUNDCOVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK 2.PERMIT SHRUBS AND TREES TO GROW AND ENLARGE TO THEIR DESIGN SIZE. CONSULT PROJECT LANDSCAPE ARCHITECT FOR

3. PRUNE TREES IN ACCORDANCE WITH LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS.

> **DESIGN AND DRAWINGS** ARYLAND COORDINATE SYSTEM: HORIZONTAL NAD/83(1991) VERTICAL NAVD 88

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

I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT LAM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/20

OWNER MAINTENANCE

COMPLETION OF LANDSCAPING WORK, THE OWNER IS

SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND

LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND

AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS

THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO,

TREES ADJACENT TO WALKWAYS AND AREAS OF

PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO

TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL

TREES WITHIN VEHICULAR SIGHT LINES, AS

ALL PAVED, TRAVELED SURFACES), OR AS

VEGETATIVE GROUND COVER, SHRUBS AND

ORNAMENTAL PLANTS AND GRASSES MUST BE

TRIMMED SO THAT NO PORTION OF THE PLANT

LINES OF PARKING LOTS AND INGRESS-EGRESS

• FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS

DROPPINGS ARE TO BE REMOVED IMMEDIATELY

FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS

TO PREVENT TRIPPING, SLIPPING OR ANY OTHER

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE

GUARANTEES THE LANDSCAPE CONTRACTOR IS

REQUIRED TO PROVIDE.

EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED

TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT

OTHERWISE INDICATED ON THE PLANS.

PEDESTRIAN SURFACES) OR PRUNED BACK TO

ASSURE THAT ANY BRANCHES MUST BE LIMBED UP

AVOID ANY INTERFERENCE WITH THE TYPICAL PATH

ILLUSTRATED ON THE LANDSCAPE PLAN ARE TO BE

TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM

FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE,

CARE, UPKEEP, WATERING, AND TRIMMING OF ALL

INSTALLED VEGETATION, PLANTS, TREE, BUSHES

RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S)

FLOWERS, FLOWERS, GROUND COVER, AND

THE FOLLOWING:

ONLY TREES WITH ONE MAIN LEADER SHALL BE

UNLESS DIRECTED TO BY PROJECT LANDSCAPE

-SET ROOT BALL FLUSH TO GRADE OR

SEVERAL INCHES HIGHER IN POORLY

-3" THICK LAYER OF DARK BROWN

—4" BUILT-UP EARTH SAUCER

DOUBLE SHREDDED HARDWOOD

INTO TOP 6" OF PREPARED SOIL.

ARCHITECT

DRAINING SOILS.

PURCHASED. DO NOT PRUNE TREE AT PLANTING

-BEFORE PLANTING ADD 3 TO 4" OF WELL-COMPOSTED

PRESENT. ANY AND ALL TWINE SHALL BE REMOVED

FROM THE TREE BEFORE BACKFILLING, BURLAP SHALI

-REMOVE THE TOP 1/3 OF THE WIRE BASKET IF

BE FOLDED BACK INTO PLANTING HOLE

-SET ROOT BALL ON FIRM PAD

IN BOTTOM OF HOLE

LEAVES OR RECYCLED YARD WASTE TO BED AND TILL

REVISIONS REV DATE COMMENT REVISED PER 1 11/03/20 PLANNING COMMENTS



ALWAYS CALL 811 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGEN EVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No .: MD192088

DATE: CAD I.D.:

PROJECT:

DRAWN BY:

SITE PLAN

EXHIBIT

AUTO SPA EXPRESS

LOCATION OF SITE

3500 AND 3504 WASHINGTON BOULEVARD HALETHORPE, MD 21227 **BALTIMORE COUNTY**

901 DULANEY VALLEY ROAD, SUITE 801 **TOWSON, MARYLAND 21204** Phone: (410) 821-7900 (410) 821-7987 MD@BohlerEng.com

E.R. McWILLIAMS

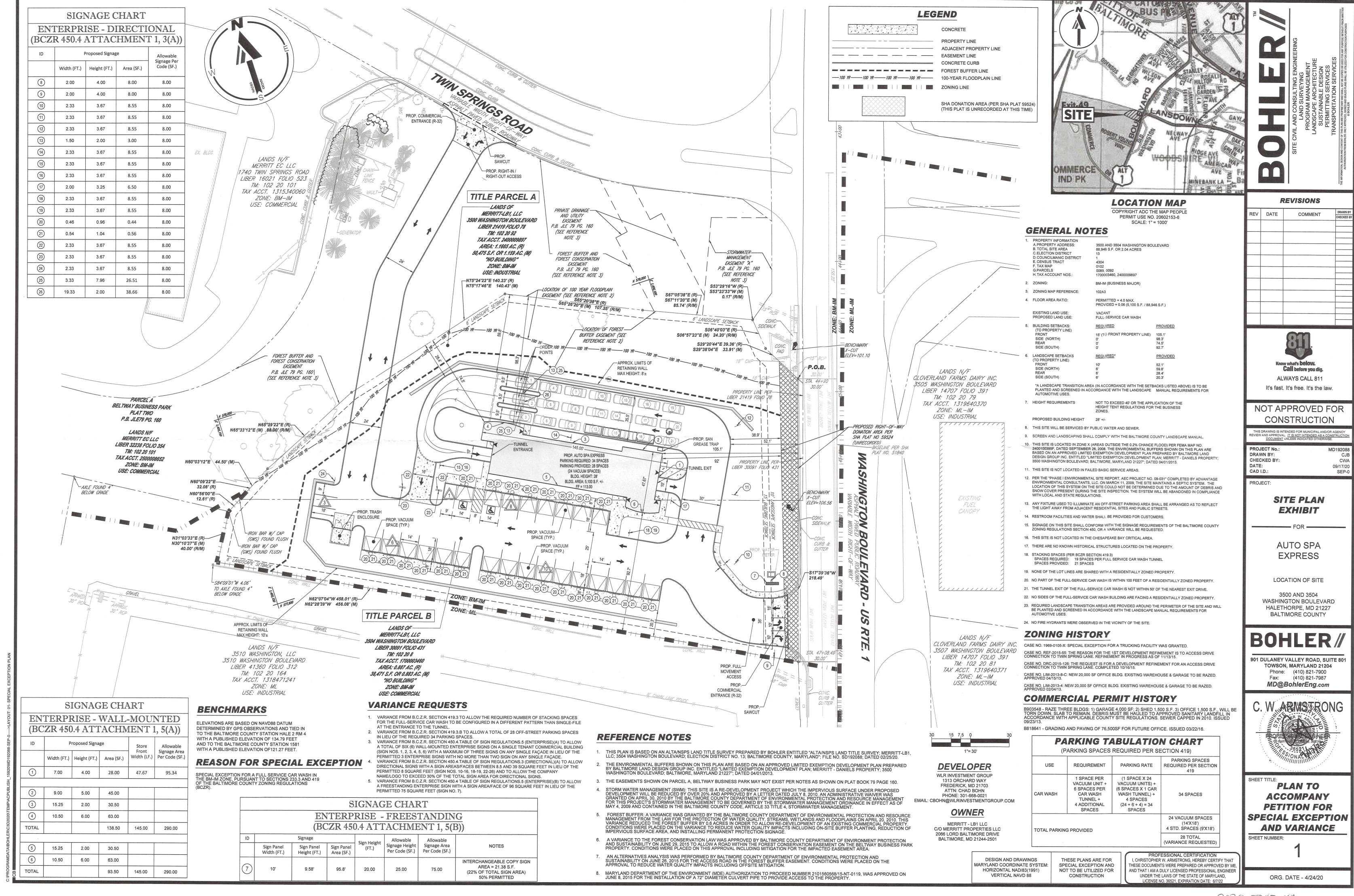
REGISTERED LANDSCAPE ARCHITECT MARYLAND LICENSE No. 3697

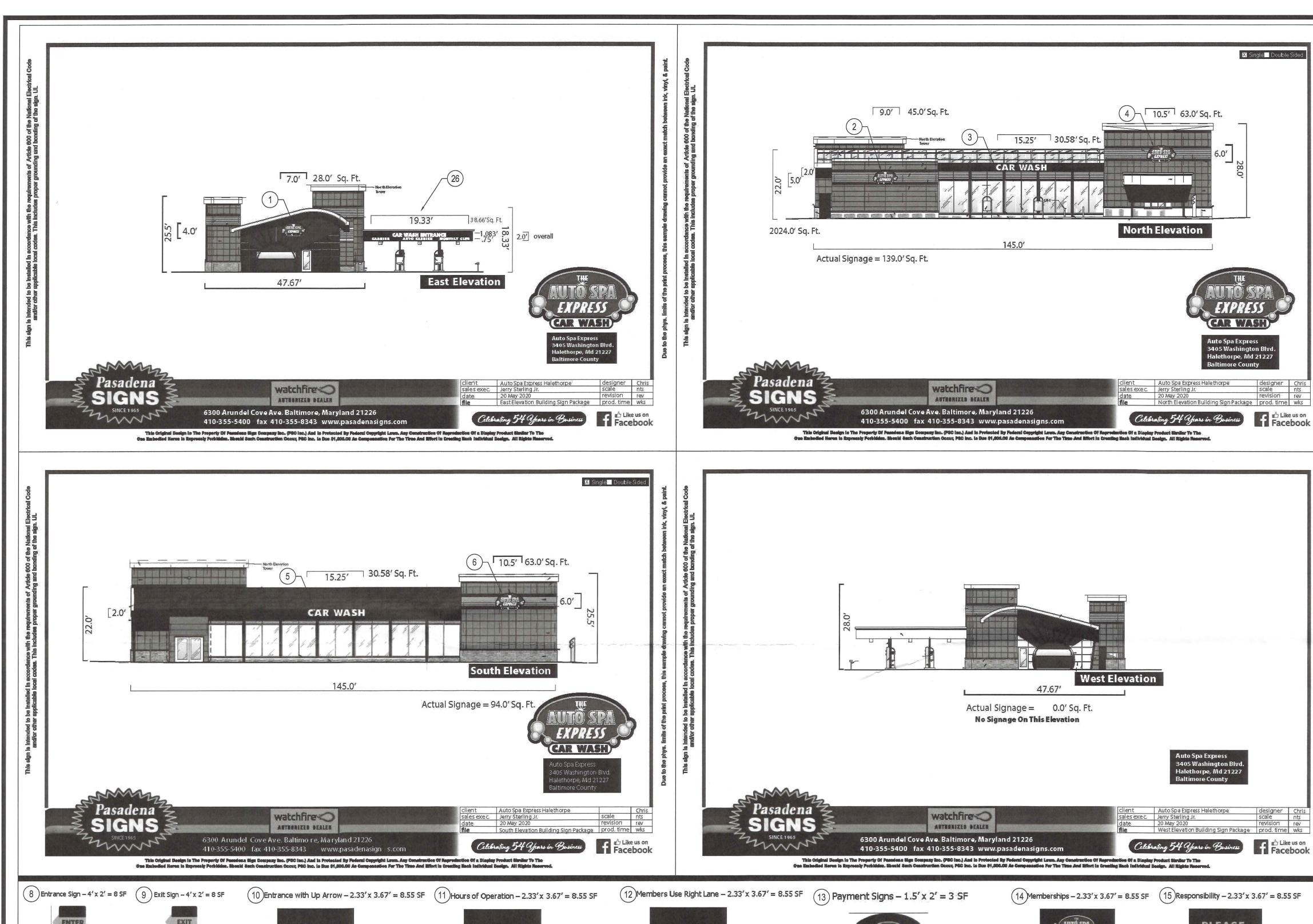
SHEET TITLE: SCHEMATIC LANDSCAPE

DETAILS SHEET NUMBER:

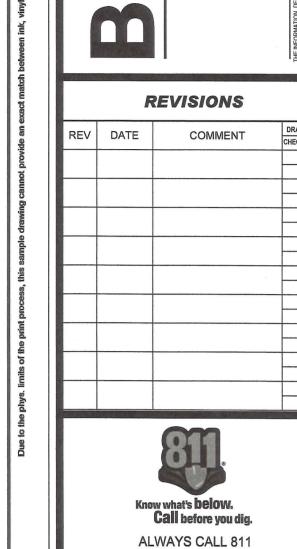
NOTES &

REVISION 1 - 11/03/20









NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

IEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

SITE PLAN **EXHIBIT**

AUTO SPA

EXPRESS

LOCATION OF SITE 3500 AND 3504 WASHINGTON BOULEVARD

BOHLER //

HALETHORPE, MD 21227 BALTIMORE COUNTY

901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

C. W. ARMSTRONG

SHEET TITLE:
PLAN TO **ACCOMPANY PETITION FOR SPECIAL EXCEPTION**

SHEET NUMBER:

ORG. DATE - 4/24/20



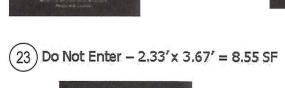






(24) Entrance with Left Arrow – 2.33' x 3.67' = 8.55 SF (25) Menu Sign – 3.33' x 7.96' = 26.51 SF











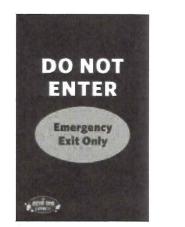


Members

Use Right

Lane







DESIGN AND DRAWINGS THESE PLANS ARE FOR MARYLAND COORDINATE SYSTEM: SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION HORIZONTAL NAD/83(1991) VERTICAL NAVD 88

PROFESSIONAL CERTIFICATION I, CHRISTOPHER W. ARMSTRONG, 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. 36521, EXPIRATION DATE: 6/7/22

WAIT HERE for Next Available Vacuum

(18) Wait Here for Vacuum – $2.33' \times 3.67' = 8.55 \text{ SF}$

Wash Once-A-Day Every Day

(19) Wash Once a Day - 2.33'x 3.67' = 8.55 SF

Entrance





