

Five Pumphrey’s Partnership, LLC

Anne Arundel County Office of Administrative Hearings
Case No. 2024-0232-V
Thursday, February 27, 2025 at 12:00 pm
Hearing via Zoom Meeting

AFFIDAVIT OF POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

- 1. That I posted the notice signs on the property that is the subject of Case No. 2024-0232-V.
- 2. That the notice signs were posted on the 12th day of February, 2025.
- 3. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
- 4. That the signs have been posted continuously since that date.
- 5. That the locations of the signs that I posted are as follows:

First sign – Along Jumpers Hole Road next to Common Access Easement

Second sign – Along Mountain Rd (MD-177) Facing the Street

- 6. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that I posted on the property.

Signature of Affiant:



Date: _____

Printed Name and Address of Affiant:

NAME: _____

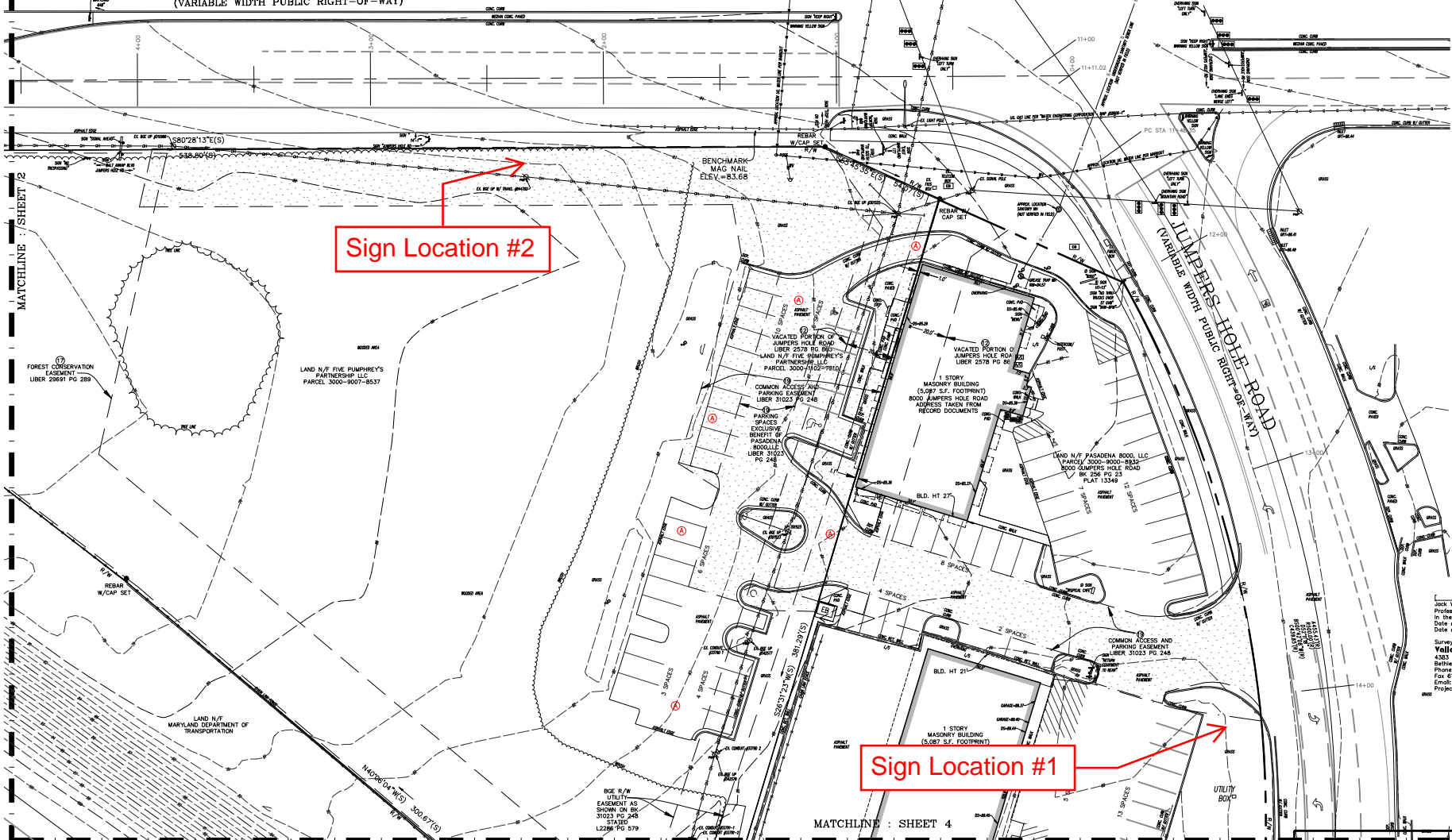
ADDRESS: _____

MOUNTAIN ROAD MD ROUTE 177
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MATCHLINE : SHEET 2

Sign Location #2

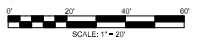
Sign Location #1



MATCHLINE : SHEET 4



Survey Performed By:
Valley Land Services, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2928
Email: jphoemaker@valorderlic.net
Project No. V210280



Along Jumpers
Hole Road next to
Common Access
Easement

Equipment
Return
←

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
A DIRECTIONAL SIGN NOT LOCATED WITHIN THE LOTS LINES
OF THE USE TO WHICH IT REFERS AND TO ALLOW AN
EXTENSION IN TIME FOR THE IMPLEMENTATION AND
COMPLETION OF THE VARIANCE.

LOCATION: 37 MOUNTAIN ROAD, PASADENA

CASE NO: 2024-0232-V

FIVE PLUMPHREY'S PARTNERSHIP LLC

PENDING A PUBLIC ZOOM MEETING FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

Along Mountain Rd (MD-177)
Facing the Street

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW A DIRECTIONAL SIGN NOT LOCATED WITHIN THE LOTS LINES OF THE USE TO WHICH IT REFERS AND TO ALLOW AN EXTENSION IN TIME FOR THE IMPLEMENTATION AND COMPLETION OF THE VARIANCE.

LOCATION: 97 MOUNTAIN ROAD, PASADENA

CASE NO: 2024-0232-V

FIVE PUMPHREY'S PARTNERSHIP LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE WWW.AACOUNTY.ORG/ADMIN-HEARINGS

Applicant Exhibit 2
2024-0232-V
02/27/2025

DEED

(Consolidation pursuant to County Code § 17-2-106)

LR - Deed (No-Taxes)	
Recording Fee	20.00
Name: Five Pumphreys Partnership	
Ref: Lot consolidation	
LR - Deed (No-Taxes)	
Surcharge	40.00
Subtotal:	60.00
Total:	60.00
07/02/2024 08:43	
CC02-Stc	
#18245253 CC0501 -	
Anne Arundel	
County/CC05.01.09 -	
Register 09	

THIS DEED, made this 11th day of June, 2024, by and between Five Pumphrey's Partnership, LLC (hereinafter called "Grantor"), and Five Pumphrey's Partnership, LLC (hereinafter called "Grantee").

WHEREAS, § 17-2-106 of the Anne Arundel County Code (2005, as amended) provides that a property owner may consolidate contiguous lots or parcels into one lot or parcel without going through the subdivision approval process, provided certain prerequisites are met; and

WHEREAS, the Grantor is the owner of contiguous lots or parcels, has satisfied all prerequisites of § 17-2-106, and by this deed intends to consolidate the lots or parcels into one lot or parcel pursuant to § 17-2-106 so that hereafter the consolidated lots or parcels shall be, for all purposes, one lot or parcel.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the above premises and the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, and to its successors, and assigns in fee simple, all those lots or parcels of land located in the 3rd Assessment District of Anne Arundel County, Maryland, and being more particularly described on **Exhibit "A"** attached hereto and intended to be recorded herewith, with the specific intent to be recorded herewith, with the specific intent to consolidate said lots or parcels into one lot or parcel for all purposes, pursuant to § 17-2-106 of the County Code.

ACCT. 3000-9007-8537; 3000-1102-7810
ALL REQUIRED LIENS ARE PAID AS
OF 6-28-24 A.A. COUNTY
BY: [Signature]

07/02/24 01:42 PM C 0001 R 0003
Val #: 0003-274042 \$0.00
Deed - Recordation Tax - Exempt - Mail
Instrument Type: Deed

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40551, p. 0161, MSA_CE59_40993. Date available 07/09/2024. Printed 07/15/2024.

TOGETHER, with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, alleys, ways, water privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the land and premises described and mentioned, and hereby intended to be conveyed unto the proper use and benefit of the Grantee, his/her personal representatives, successors and assigns, forever, in fee simple.

AND the Property Owner does hereby specially warrant the property conveyed herein, and covenant that they have neither done, nor suffered to be done, anything, to encumber the property hereby conveyed, except as noted herein and that they will execute such other and further assurances of the same as may be requisite.

[SIGNATURE PAGE ATTACHED]

WITNESS: Mary K Noyola

GRANTOR:
Five Pumphrey's Partnership

Mary K Noyola
WITNESS

By: [Signature]
Name: Kathleen A Gordon
Title: Member

I HEREBY CERTIFY Notary that this deed was prepared by an attorney licensed to practice in Maryland or by one of the parties to this instrument.

By: Naomi Torres
Name: Naomi Torres

6/11/24
Date

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

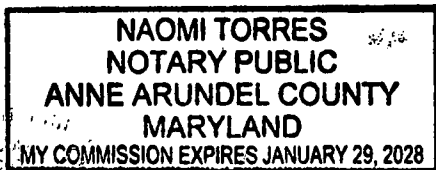
I HEREBY CERTIFY, that on this 11 day of June, 2024, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen Gordon, as Member of Five Pumphrey's Partnership, LLC and that she, being authorized so to do, signed and acknowledged the foregoing Deed to be the act of said Kathleen Gordon

WITNESS my hand and seal notarial.

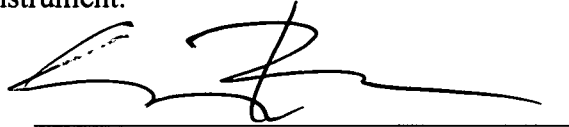
Naomi Torres
Notary Public

My commission expires: 01/29/2028

NOTARY SEAL



I HEREBY CERTIFY that this deed was prepared by an attorney licensed to practice in Maryland or by one of the parties to this instrument.



Erin Benson

6/20/2024
Date

AFTER RECORDING, PLEASE RETURN TO:

Erin Benson, Esq.
YVS Law, LLC
185 Admiral Cochrane Drive, Suite 130
Annapolis, MD 21401

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40551, p. 0164, MSA_CE59_40993. Date available 07/09/2024. Printed 07/15/2024.

EXHIBIT A



Dynamic Survey, LLC
 125 West Street, Suite 201
 Annapolis, Maryland 21412
 T. 732-749-8780

April 17, 2024

PROPOSED LOT CONSOLIDATION

Parcels 3000-1102-7810 & 3000-9007-8537
 Pasadena, Anne Arundel County, Maryland

BEGINNING at a capped rebar where the southerly sideline of Mountain Road (a.k.a. State Route 177) (Variable Width Right of Way) intersects the westerly sideline of Jumpers Hole Road (Variable Width Right of Way), and running;

1. South 55 degrees 45 minutes 35 seconds East along said westerly sideline of Jumpers Hole Road, a distance of 54.07 feet to a capped rebar where the westerly sideline of Jumpers Hole Road is intersected by the division line between Proposed Lot A and Parcel 312-R, thence;
2. South 26 degrees 31 minutes 23 seconds West along the division line between Proposed Lot A and Parcels 312-R and 493-R, a distance of 381.29 feet to a mag nail on the northeasterly sideline of Maryland Route 10 (a.k.a. State Route 100) (a.k.a. Arundel Expressway) (Variable Right of Way Width per Tax Map), thence;

Running the following three (3) courses along said northeasterly sideline of Maryland Route 10 (a.k.a. State Route 100) (a.k.a. Arundel Expressway):

3. North 43 degrees 54 minutes 55 seconds West, a distance of 12.04 feet to a mag nail, thence;
4. North 40 degrees 06 minutes 04 seconds West, a distance of 300.67 feet to a capped rebar, thence;
5. North 42 degrees 31 minutes 50 seconds West, a distance of 301.44 feet to a capped rebar where the northeasterly sideline of Maryland Route 10 (a.k.a. State Route 100) (a.k.a. Arundel Expressway) is intersected by the aforementioned southerly sideline of Mountain Road (a.k.a. State Route 177), thence;
6. South 80 degrees 28 minutes 13 seconds East along said southerly sideline of Mountain Road (a.k.a. State Route 177), a distance of 538.80 feet to the point and place of BEGINNING.


Containing a calculated area of 112,783 square feet or 2.589 acres.

The above described area is subject to the rights and restrictions of easements as described in Liber 2578, Folio 863 (portion of vacated Jumpers Hole Road), Liber 2578, Folio 865 (portion of vacated Jumpers Hole Road), Liber 29691, Folio 289 (Forest Conservation Easement), Liber 31023, Folio 248 (Access Easement), and Liber 31150, Folio 313 (Blanket Stormwater Management Easement) and others, if any, and any not disclosed by public record.

The description above is written in accordance with maps entitled "Lot Consolidation Exhibit, Paramount Realty, Tax ID's 3000-1102-7810, 3000-9007-8537, Tax Map 16 Parcels 1036 & 873, Mountain Rd. & Jumpers Hole Rd., Pasadena, Anne Arundel County, Maryland", prepared by Dynamic Survey, LLC, dated 03/13/2024 and revised through

www.dynamic-surveyservices.com

04/17/2024, a plan entitled ALTA/NSPS Land Title Survey, 8000 Jumpers Hole Road, 3rd Election District, Pasadena, Anne Arundel County, Maryland", prepared by Valley Land Services, LLC, dated 03/24/2022 and revised through 10/11/2022.



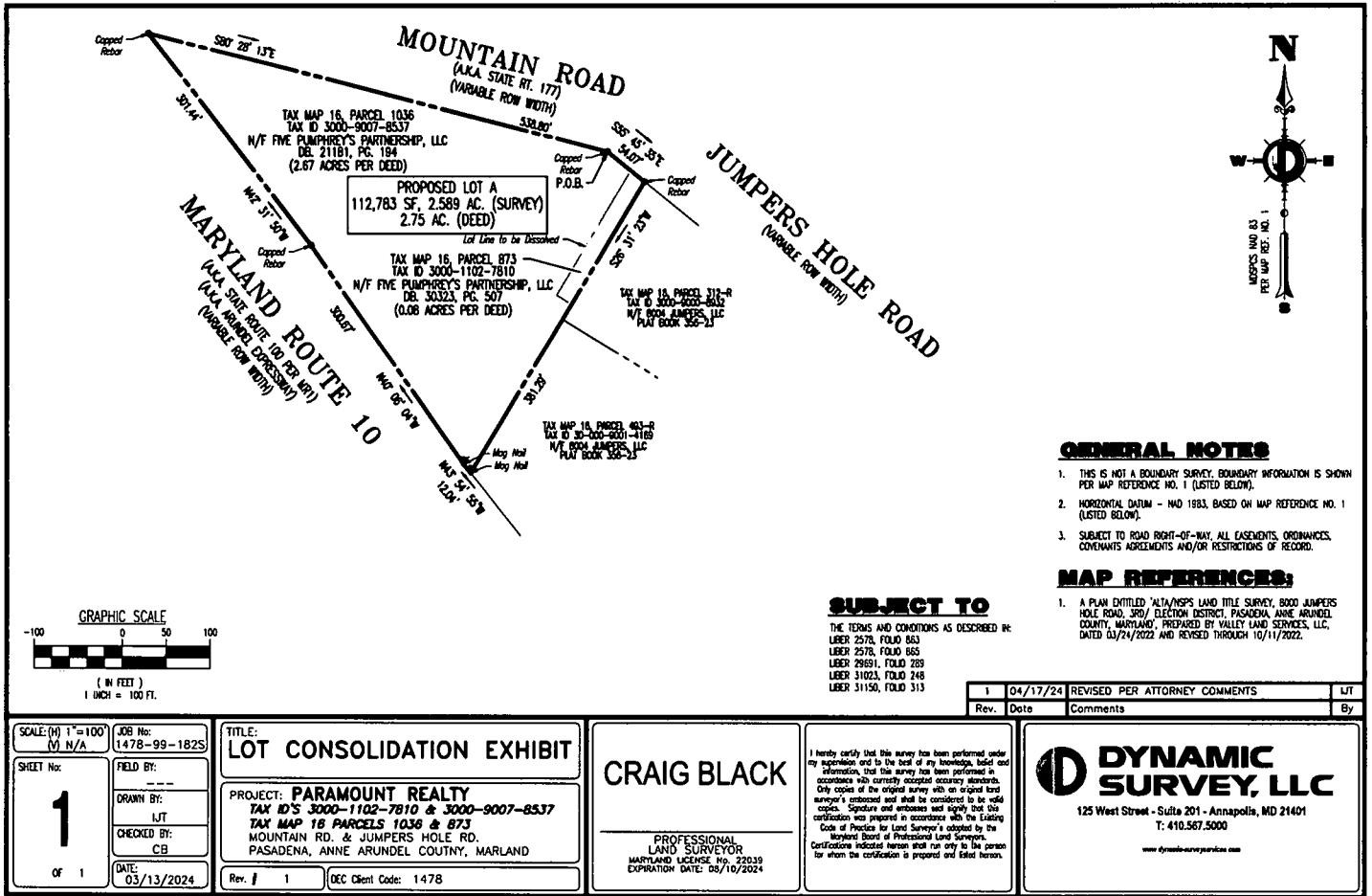
4-17-24

Craig Black, PLS
Professional Land Surveyor
MD License No. 22039

Date

V:\DSURVEY PROJECTS\1478 Paramount Realty\99-182S Pasadena MD\Design (Survey)\Legal Descriptions\Proposed Lot Consolidation.docx/IJT/CB

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40551, p. 0167, MSA_CE59_40993. Date available 07/09/2024. Printed 07/15/2024.



State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments () Check Box if addendum Intake Form is Attached. Deed of Trust Mortgage Lease X Other Deed of Consolidation Other

2 Conveyance Type Check Box Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Recordation State Transfer County Transfer Cite or Explain Authority

4 Consideration and Tax Calculations. Table with columns: Consideration Amount, Finance Office Use Only. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, Transfer Tax Consideration, Less Exemption Amount, Total Transfer Tax, Recordation Tax Consideration, X () per \$500, TOTAL DUE.

5 Fees. Table with columns: Amount of Fees, Doc. 1, Doc. 2. Rows include Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other, Other. Includes Agent, Tax Bill, C.B. Credit, Ag. Tax/Other.

6 Description of Property. SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). District, Property Tax ID No. (1), Grantor Liber/Folio, Map, Parcel No., Var. LOG, Subdivision Name, Lot (3a), Block (3b), Sect/AR (3c), Plat-Ref., SqFt/Acreage (4). Location/Address of Property Being Conveyed (2): Mountain Road, Pasadena, MD. Other Property Identifiers (if applicable), Water Meter Account No., Residential () or Non-Residential (x), Fee Simple () or Ground Rent () Amount, Partial Conveyance? () Yes (x) No, Description/Amt. of SqFt/Acreage Transferred.

7 Transferred From. Doc. 1 - Grantor(s) Name(s): Five Pumphrey's Partnership, LLC. Doc. 2 - Grantor(s) Name(s). Doc. 1 - Owner(s) of Record, if Different from Grantor(s). Doc. 2 - Owner(s) of Record, if Different from Grantor(s).

8 Transferred To. Doc. 1 - Grantee(s) Name(s): Five Pumphrey's Partnership, LLC. Doc. 2 - Grantee(s) Name(s). New Owner's (Grantee) Mailing Address.

9 Other Names to Be Indexed. Doc. 1 - Additional Names to be Indexed (Optional). Doc. 2 - Additional Names to be Indexed (Optional).

10 Contact/Mail Information. Instrument Submitted By or Contact Person. Name: Erin Benson Esq. Firm: YVS Law, LLC. Address: 185 Admiral Cochrane Dr., Ste. 130, Annapolis, MD 21401. Phone: (443) 569-0795. Return to Contact Person (x), Hold for Pickup (), Return Address Provided ().

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Assessment Information: Will the property being conveyed be the grantee's principal residence? () Yes (x) No. Does transfer include personal property? If yes, identify: () Yes (x) No. Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). (x) Yes () No.

Assessment Use Only - Do Not Write Below This Line. Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification. Transfer Number, Date Received, Deed Reference, Assigned Property No.: Year, Land, Buildings, Total, Geo., Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Lot, Occ. Cd.

REMARKS:

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40551, p. 0168, MSA_CE59_40993. Date available 07/09/2024. Printed 07/15/2024.

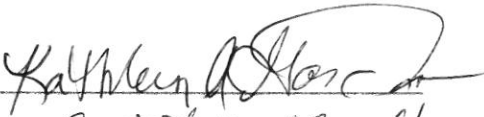
Applicant Exhibit 3

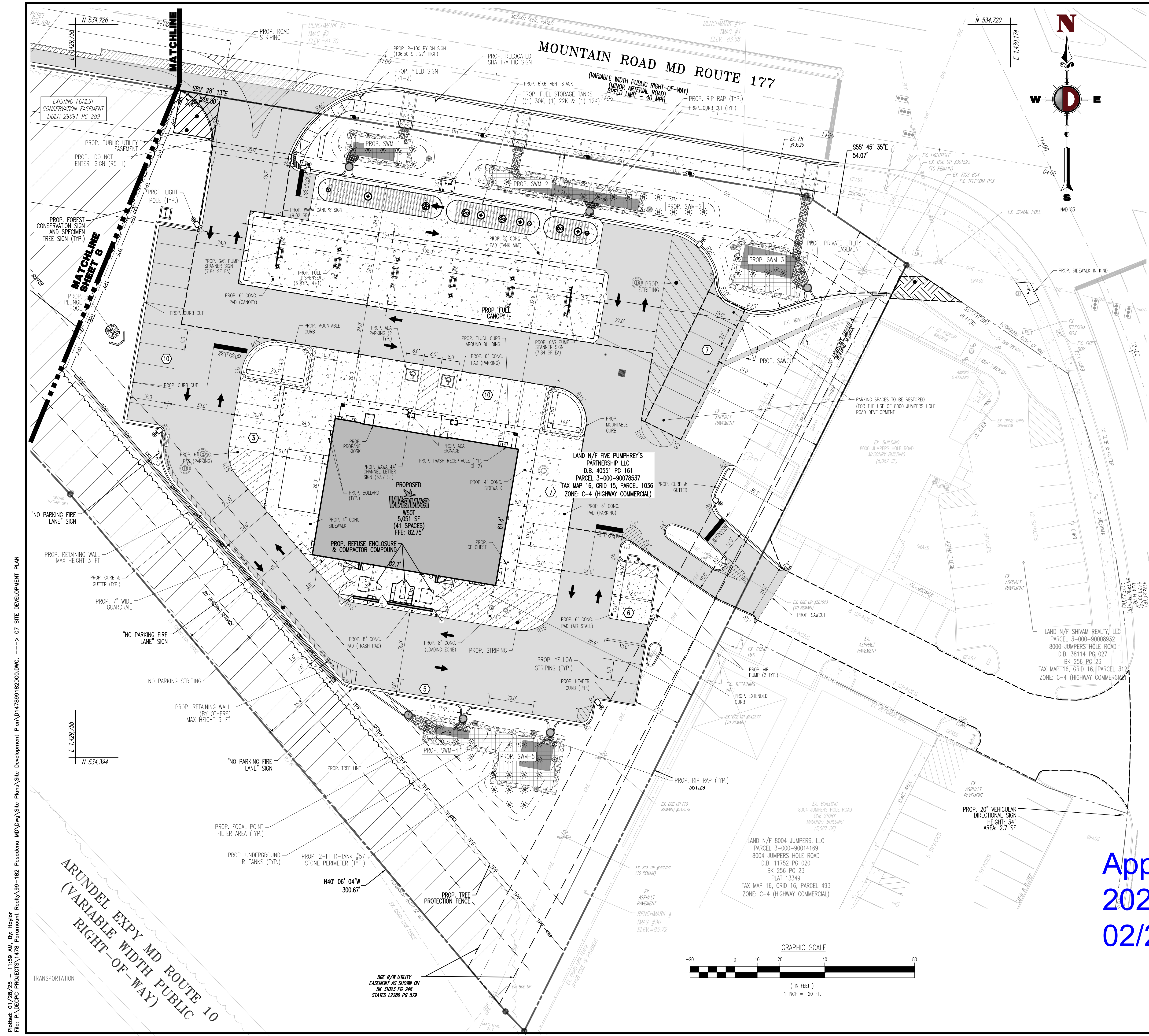
2024-0232-V

02/27/2025

AUTHORIZATION

We, fee simple title owners of 97 Mountain Road, Pasadena, Maryland, Tax Map 16, Grid 15, Parcels 1036 and 873 hereby authorize Kinley R. Bray and the firm of YVS Law, LLC to electronically file on our behalf the Sign Variance Application which proposes an offsite directional sign.

FIVE PUMPHREY'S PARTNERSHIP, LLC	
By:	
Title:	<u>Custodian Agent</u>
Date:	<u>11-24-2024</u>



LEGEND

---	PROP. SAWCUT	○	FOCAL POINT
---	PROP. TREE PROTECTION FENCE LINE	⊛	MICRO-BORENTENTION FACILITY
---	LIMIT OF WORK	□	R-TANKS
---	OFF-SITE PROPERTY LINES	▨	GRAVEL
---	ZONE LINE	▨	RIP RAP
---	EXIST. CABLE LINE	▨	CONCRETE
---	PROP. CABLE LINE	▨	ASPHALT PAVEMENT
---	EXIST. ELECTRIC LINE	▨	
---	PROP. ELECTRIC LINE	▨	
---	EXIST. FIBER OPTIC LINE	▨	
---	PROP. FIBER OPTIC LINE	▨	
---	EXIST. GAS LINE	▨	
---	PROP. GAS LINE	▨	
---	EXIST. OVERHEAD WIRES	▨	
---	PROP. OVERHEAD WIRES	▨	
---	EXIST. TELEPHONE LINE	▨	
---	PROP. TELEPHONE LINE	▨	
---	EXIST. WATER LINE	▨	
---	PROP. WATER LINE	▨	
---	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	▨	
---	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	▨	
---	EXIST. SANITARY SEWER LINE	▨	
---	PROP. SANITARY SEWER LINE	▨	
---	EXIST. STORM DRAIN LINE	▨	
---	PROP. STORM DRAIN LINE	▨	
---	EXIST. MAJOR CONTOUR & ELEVATION	▨	
---	PROP. FINISH GRADE CONTOUR & ELEVATION	▨	
---	PROP. DIRECTION OF DRAINAGE FLOW ARROW	▨	
---	PROP. TREE LINE	▨	

□	PROP. WATER VALVE	□	AREA TO BE PROTECTED FROM DEVELOPMENT/FOREST CONSERVATION EASEMENT
□	PROP. GAS VALVE	▨	WETLAND AREA
□	PROP. STORM CLEANOUT		
□	PROP. SANITARY CLEANOUT		
□	PROP. AREA LIGHT		
□	PROP. OUTLET CONTROL STRUCTURE		
□	PROP. DRAINAGE MANHOLE		
□	PROP. SANITARY SEWER MANHOLE		
□	PROP. "A" INLET		
□	PROP. "B" INLET		
□	PROP. "C" INLET		
□	PROP. YARD INLET		
□	PROP. FLARED END SECTION		
□	PROP. HEADWALL		

WAWA SITE DATA TABLE

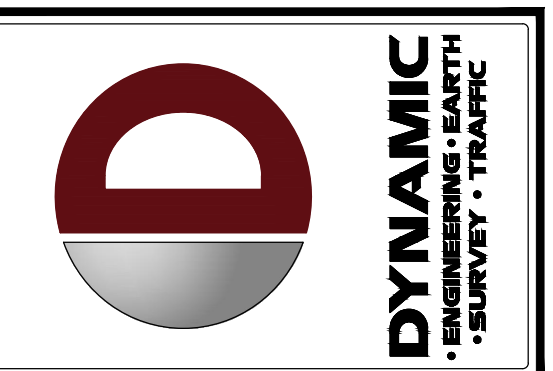
PHYSICAL ADDRESS	97 MOUNTAIN ROAD PASADENA MD 21122
WAWA STORE NO.	STORE #851
BUILDING TYPE	WS07
CANOPY TYPE	SLOPED
CANOPY CONFIGURATION	STRAIGHT
NO. OF MPD'S	6
TYPE OF MPD'S	4 + 1
NO. OF PARKING SPACES	41
NO. OF HANDICAP PARKING SPACES	2
NO. OF TRUCK/ OVERSIZED PARKING SPACES	0
SQ. FT. OF ASPHALT (INSIDE R.O.W.)	36,163 SQ. FT.
SQ. FT. OF LAWN AREA (TO BE MOWED)	13,784 SQ. FT.
SQ. FT. OF MULCH AREA	1,796 SQ. FT.

CONTACT INFO:
CHRIS HOFFMANN
WAWA INC.
260 W. BALTIMORE PIKE
WAWA PA. 19083

Applicant Exhibit 4
2024-0232-V
02/27/2025

SURVEY REFERENCE NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/NSPS LAND TITLE SURVEY PREPARED BY: VALLEY LAND SERVICES, LLC JOB #: V210280 DATED: 03/4/2022; LAST REVISED 10/11/2022
2. BENCHMARK INFORMATION: VERTICAL DATUM = NAVD83; HORIZONTAL DATUM = 83/2011.



REV.	DATE	COMMENTS
1	11/01/24	REV. PER ANNE ARUNDEL COUNTY COMMENTS
2	07/02/25	REV. PER ANNE ARUNDEL COUNTY COMMENTS

GRADING PERMIT PLAN
TAX MAP 16, GRID 15, PARCELS 1036 & 873, ZONE: C-4
97 MOUNTAIN ROAD
PASADENA, ANNE ARUNDEL COUNTY, MD 21122
ASSESSMENT DISTRICT NO. 3
PROJECT NO. 65628280 SUBMISSION DATE: 07/15/2024

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY PERSON PREPARED TO EXCAVATE THE EARTH'S SURFACE. KNOWINGLY, PLAN AND CARE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
125 West Street - Suite 201
Annapolis, MD 21401
T: 410.567.5000
www.dynamiccc.com

CONNOR M. MCMANUS
PROFESSIONAL ENGINEER

MARK A. WHITAKER
PROFESSIONAL ENGINEER

TITLE:	SITE DEVELOPMENT PLAN	
SCALE: (H) AS (V) NOTED	DATE:	07/15/2024
PROJECT No:	1478-99-182	
SHEET No:	7	Rev. #: 2

Project: 01/28/25 - 11:59 AM, Br: Taylor
File: P:\DCPC PROJECTS\1478 Paramount Realty\99-182 Pasadena MD\Dev Site Plans\Site Development Plan\147899182DCD.DWG, ---> 07 SITE DEVELOPMENT PLAN
COPYRIGHT © 2025 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

Applicant Exhibit 5

2024-0232-V

AUTHORIZATION 02/27/2025

We, fee simple title owners of 8004 Jumpers Hole Road, Pasadena, Maryland, Tax Map 16, Grid 16, Parcel 493-R, Tax ID: 02-03-90014169, hereby authorize Pasadena Mountain Rd Developers LLC to apply for a variance from the provisions of Anne Arundel County Code § 18-3-303(c) in order to allow a directional sign on our property and to locate and construct such sign pursuant to that certain plan set dated December 22, 2023 prepared by Dynamic Engineering, such sign described as "20" Florida Style D/F Vehicular Directional/Illuminated" consisting of 2.7 square feet.

8004 JUMPERS LLC

By: David Graham

Title: Managing Member

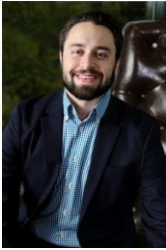
Date: 1/28/25



Applicant Exhibit 6
2024-0232-V
02/27/2025

Connor McManus, P.E.

Branch Manager



Connor McManus is a Branch Manager with Dynamic Engineering Consultants, PC. He is a licensed Professional Engineer in Maryland with nearly 12 years of practical experience in commercial, industrial, residential and public/government land development in Maryland, Delaware, Virginia and Florida.

Included within his areas of expertise are site grading, earthwork, utility infrastructure, floodplain management, stormwater management/water quality design, construction management/inspection, water and sanitary sewer design, site planning, and permitting.

Mr. McManus is dedicated to insuring that clients are satisfied with the management of their projects by maintaining open communication and ensuring timeliness of project milestones. He approaches each project to tailor to his client's needs and goals. Mr. McManus believes that it is important clients are informed about the land development process so that they make knowledgeable decisions. He also makes certain that his clients are aware of the regulatory process and risks associated with each step of the development project.

His attention to detail and adaptability has allowed him to stay ahead of the city, county, and state processes to aggressively permit projects to maintain or accelerate schedules. His experience provides practical insight for preparation of a quality product while maintaining constructability and value engineering.

During his career, Mr. McManus has provided consulting services for numerous corporate and developer driven projects including CVS, Wawa, Cumberland Farms, ALDI, Taco Bells, Panera Bread, Life Storage, Extra Space Storage, Johns Hopkins Applied Physics Labs, Johns Hopkins University, Stronach Properties, Seawood Builders, Lennar and many more.

Licenses:

- Maryland Professional Engineer License
- Virginia Professional Engineering License
- Delaware Professional Engineer License

Maryland Agency Experience:

- Anne Arundel County Approvals & Permitting
- Baltimore County Approvals & Permitting
- Baltimore City Approvals & Permitting
- Charles County Approvals & Permitting
- Howard County Approvals & Permitting
- MDE Permitting
- MDSHA Permitting
- Montgomery County Approvals & Permitting
- Prince George's County Approvals & Permitting
- Washington County Approvals & Permitting
- Worcester County Approvals & Permitting
- WSSC Permitting

Expert Testimony:

Mr. McManus has testified before Maryland boards; County and City planning boards, as well as Virginia, Delaware, and Florida other Local and Regional permitting agencies in support of his client's projects.

Education:

- Virginia Tech, Bachelor of Science in Civil Engineering, Minor in Green Engineering

Employment History:

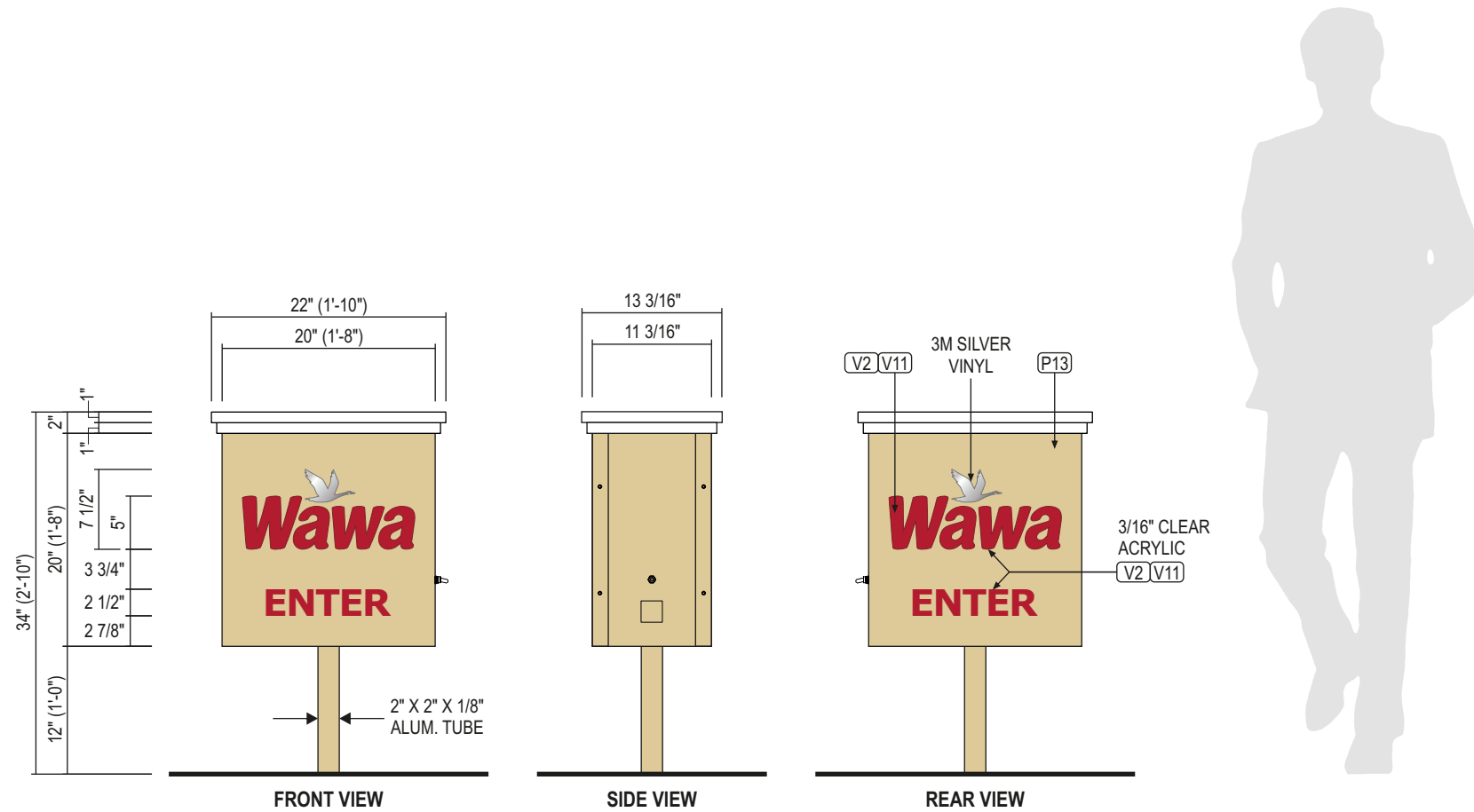
- 2022 – Present: Dynamic Engineering Consultants, PC Branch Manager
- 2018 – 2022: Whitman, Requardt & Associates Senior Project Engineer
- 2016 – 2018: Bohler Engineering FL Assistant Project Manager
- 2013 – 2016: Bohler Engineering MD Design Engineer

Professional Affiliations:

- Urban Land Institute – Member
- Maryland Building Industry Association – Member



Applicant Exhibit 8
2024-0232-V
02/27/2025



X 20" "FLORIDA STYLE"
D/F VEHICULAR DIRECTIONAL / ILLUMINATED

SQ. FT = 2.7

QTY: 1
ALUMINUM SIGN FACE IS ROUTED OUT AND BACKED UP.
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

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

COLOR REFERENCE

V11	V2		P13	P1
3M 3630-83 'Regal Red' Trans.	3M 3635-70 'Diffuser Film - White' Trans.	3M 3630-121 'Silver' Trans.	'Sandlewood in Sandblast' DRYVIT SC13-082SB	PAINTED WHITE SMOOTH SATIN

2020 MID-ATLANTIC SIGN FAMILY

TABLOID FORMAT

Drawing prepared by:

ILLUM. DIRECTIONALS

Drawing prepared for:

Location:	Proj #:
VARIOUS	3038
File Path:	Loc #:
Active\ACCOUNTS\Wawa\Project 3038\3038_Mid-Atlantic Sign Family_BA_R13.cdr	0000



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	225205	01/08/16	RN	Lv		Rev 6	267893	03/14/18	SL	NPP	Added Gas Pump Spanners to Sign Family.
Rev 1	227358	02/11/16	SL	Lv	updated specs on letters and ground signs.	Rev 7	304638	10/16/18	SL	AM	Revise Fuel Canopy Signage; Add option for 4 pricers (pylons & monuments), change ethanol LED to white
-	228954	03/07/16	SL	Lv	updated board call out notes on pg 6	Rev 8	305890	12/10/18	SL	NPP	Revise Pump Spanners to match Engineering. Revise side views of Pylons columns same depth as cabinet.
Rev 2	000000	11/04/16	SL	KP	Revise scale on 32" illuminated letterset.	Rev 9	321482	01/03/19	PL	AM	Revise Sign Family to add Sign Size options and to add a color legend and color call outs on all pages, ref. request
Rev 3	260643	11/06/17	SL	NPP	Added Pump Indicators (Gas, Diesel & E15 E85) to family	Rev 10	322288	01/20/20	PL	AM	Revise Cover page theme per client request
Rev 4	262587	11/28/17	SL	NPP	Added All Pump Indicators to family	Rev 11	341786	06/13/21	PL	AM	Update all Red notes to Blue
Rev 5	263615	12/06/17	SL	NPP	Removed Gas/Diesel/E15-E85 Opt. Revised Gas/E15-E85 to 3 EQ Spaces, Red (gas), Orange (E15), Yellow (E85)	Rev 12	342486	06/25/21	AN	AM	Add a note about Address Numbers for Monuments and Pylons
						Rev 13	343771	07/13/21	AN	AM	Revise All Monument Goose Logo's elements to be Lo-Pro with a Halo-Illumination



Applicant Exhibit 10
2024-0232-V
02/27/2025



Applicant Exhibit 11
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