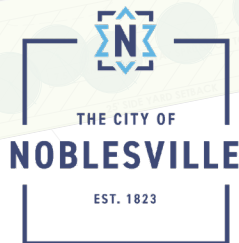


Howe Campus Corner

Planned Development



Plan Commission Public Hearing | May 20, 2024

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HOWE CAMPUS CORNER PD

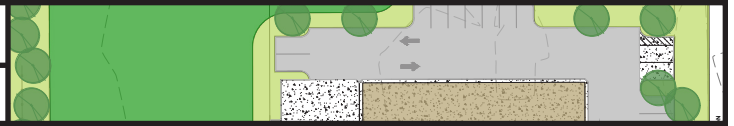


TABLE OF CONTENTS

JDF Greenfield LLC:

**Joseph D. Farr,
Chief Executive Officer
14542 Integrity Ct.
Carmel, IN 46033**

Wawa, Inc.:

**Patrick Moone, PE,
Real Estate Project Engineer
260 W. Baltimore Pike
Wawa, PA 19063**

Terra Site Development:

**Greg Dempsey,
Director of Civil Engineering
16102 Spring Mill Rd.
Westfield, IN 46074**

Context Design:

**Brian McNerney, PLA, ASLA, AFO,
CLARB
Principal
5825 Lawton Loop E. Dr.
Lawrence, IN 46216**

Curran Architecture:

**Melissa D. Garrison,
Principal & Registered Architect
5745 Lawton Loop E. Dr., Suite 200
Lawrence, IN 46216**

Faegre Drinker Biddle & Reath LLP:

**Andrew B. Buroker, Senior Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600**

Tab 1

Executive Summary

Tab 2

Aerial Location Maps

Tab 3

Concept Plan

Tab 4

Illustrative Building Elevations

Tab 5

Preliminary Development Plan

Tab 6

Landscaping Plan

Tab 7

Lighting Plan

Tab 8

Signage Exhibit

Tab 9

Proposed Rezone Ordinance

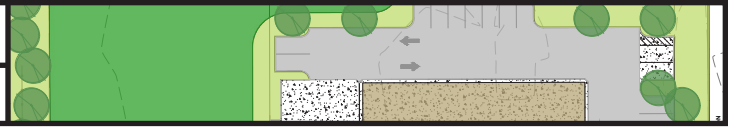
Tab 10

Proposed PD Overlay District Ordinance

TAB 1

EXECUTIVE SUMMARY

HOWE CAMPUS CORNER PD



JDF Greenfield LLC (“JDF”) is pleased to propose the Howe Campus Corner Planned Development consisting of a Wawa Fuel Center and a 10,000-SF garden office building located on the 4.45 +/- acres at the southwest corner of 146th Street and Howe Road (the “Real Estate”) (please see the Aerial Location Maps at Tab 2).

About Howe Campus Corner

The vision includes the introduction of a new Wawa convenience store and a state-of-the-art 10,000-SF garden office building, thoughtfully designed to enrich and elevate the community (please see the Concept Plan at Tab 3 and the Illustrative Building Elevations at Tab 4). The proposed development site would be located at the southwest corner of 146th Street and Howe Road, near the western edge of the Corporate Campus Planned Development District (the “CCPD”) (please see CCPD map on the following page) and directly adjacent to the Woodberry Neighborhood in Fishers, Indiana. JDF has met with, and incorporated feedback from, the Woodberry Homeowners Association Board on multiple occasions, and has received a unanimous endorsement from the Board for the project.

146th Street is a rapidly growing commuter corridor that is under served by high-end gas convenience and food mart options. There are zero convenience stores offering gas located on the south side of 146th Street for the benefit of east bound traffic between SR-37 and I-69. Currently, there are only two convenience stores with gas serving this super regional area of Noblesville that attracts visitors on a consistent basis from as far as Fort Wayne and Muncie. Both locations are positioned on the north side of 146th Street. With Noblesville’s Corporate Campus rapidly growing, adding another convenience store that offers great food, coffee and gas would serve as an essential and very desirable amenity to the surrounding neighborhoods, businesses, and visitors.

About Wawa

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, Pa, in 1902. The milk business was a huge success, due to its quality, cleanliness and “certified” process. As home delivery of milk declined in the early 1960s, Grahame Wood, George’s grandson, opened the first Wawa Food Market in 1964 as an outlet for dairy products.

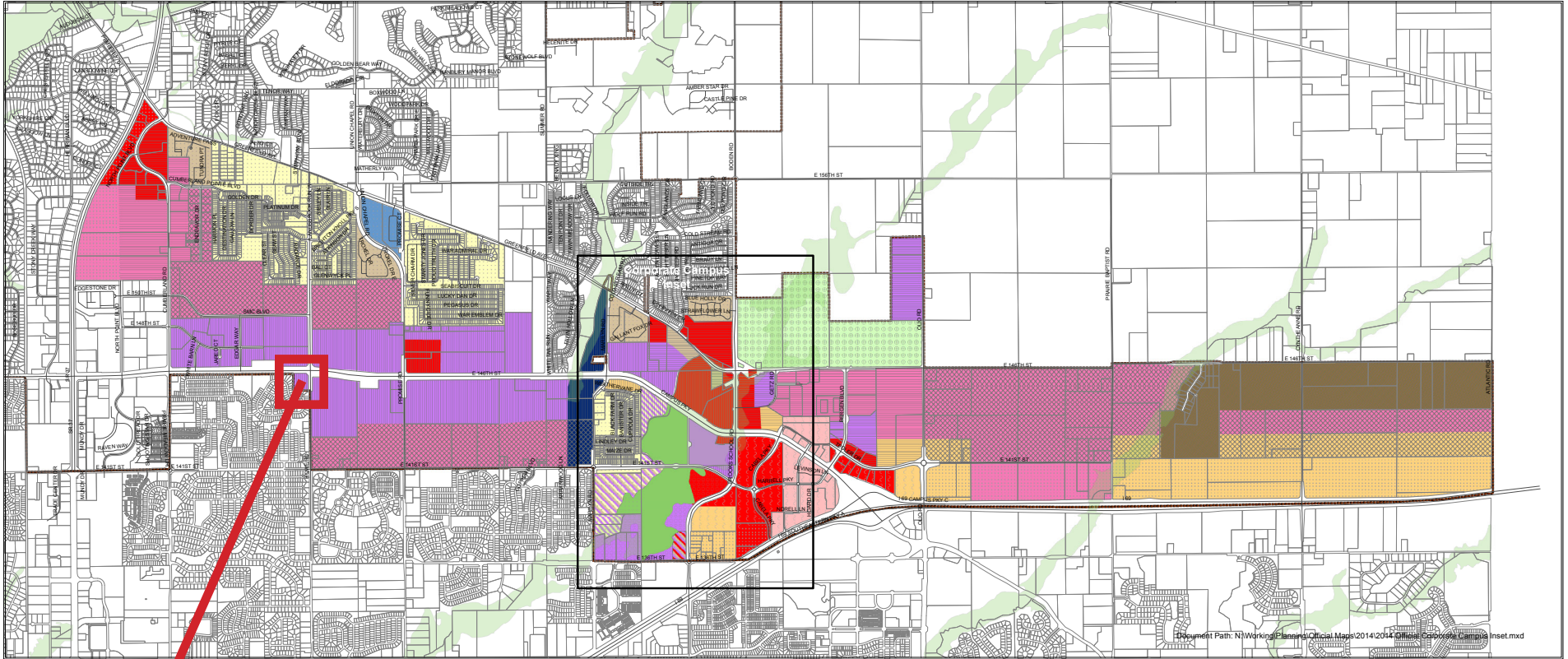
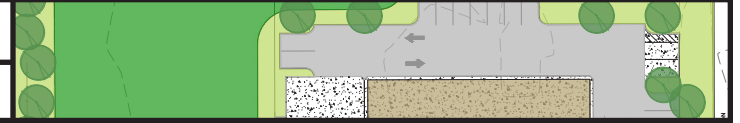
Today, Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs, and Boundless Convenience™. Wawa has more than 1,058 convenience retail stores in the USA. The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, freshly brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks .

Wawa Isn’t Just a Convenience Store, It’s a Lifestyle – Food & Wine

Total project costs will represent an investment of approximately \$8-\$10M in the Noblesville community. If approved, JDF expects development activities to begin in early summer of 2024. Thank you for your consideration.

EXECUTIVE SUMMARY

HOWE CAMPUS CORNER PD



Document Path: N:\Working\Plans\2\Official Maps\2014\2014 Official Corporate Campus Inset.mxd



Official Zoning Map Corporate Campus Land Use & Subdistricts

Prepared by the City of Noblesville Planning Department
Updated: September 11, 2015

Map 3 of 6

Every effort has been made to ensure the accuracy, correctness and timeliness of the materials presented. The City of Noblesville assumes no liability for damages incurred directly or indirectly as a result of incomplete, incorrect or omitted information, even if the City has advised of the possibility that the information may not be accurate. The user of this information assumes all liability for their dependence on this information and assumes responsibility for the information. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying, or engineering standards. Hard copy maps are updated and recorded annually. Current zoning information can be found on the City of Noblesville Flex Viewer. Detailed questions should be directed to the City of Noblesville, Planning Department at (317) 776-6325.

Legend

<ul style="list-style-type: none"> — Street Centerline ▭ Parcels ■ FH ▭ Noblesville Planning Jurisdiction 	Subdistrict Type <ul style="list-style-type: none"> ▨ 146th Street Corridor ▨ Agricultural/O ▨ Interchange ▨ Interchange Flex ▨ Internal ▨ Mixed Residential ▨ Regional Recreation/Entertainment ▨ Secondary Corridor ▨ View Corridor 	Land Use Type <ul style="list-style-type: none"> ■ FH-Flood Hazard ▨ Single-Family/Multi-Family/Office/Flex ▨ Multi-Family/Commercial/Office/Flex ▨ Multi-Family/Commercial ▨ Single-Family/Office/Flex ▨ Industrial/Office ▨ Noblesville Zoning ▨ Single Family Residential ▨ Multi-Family Residential ■ Office ■ Office/Flex ■ Commercial ■ Commercial/Office ■ Community ■ Regional Recreation ■ Agricultural/O ■ Village Center ■ Noblesville Zoning
---	---	---

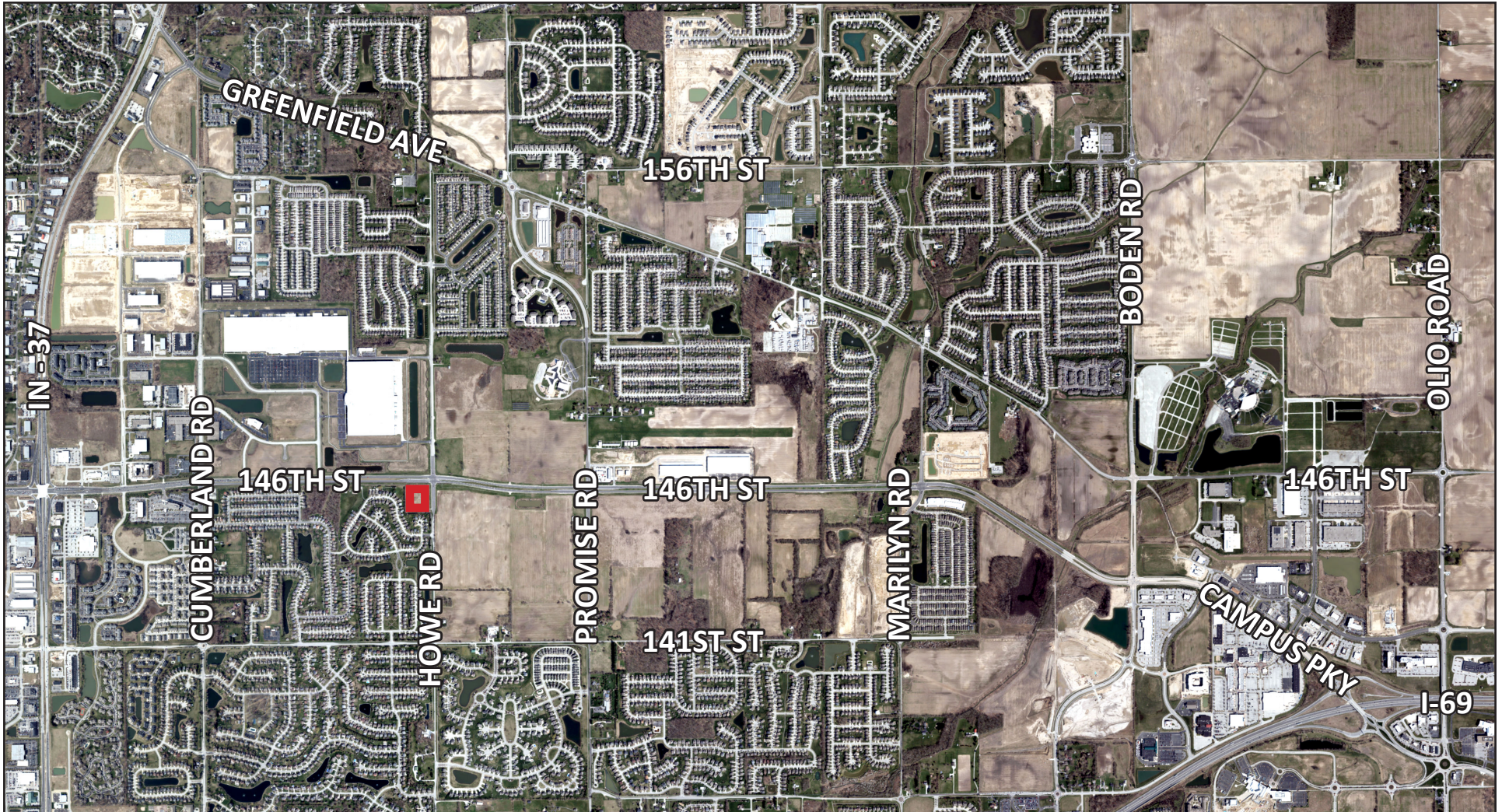
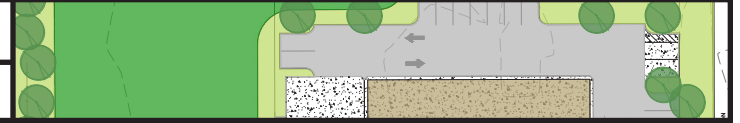


REAL ESTATE

TAB 2

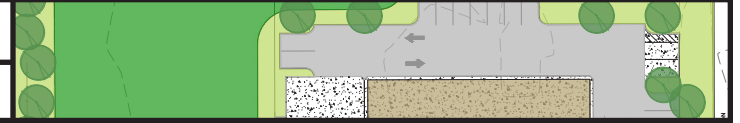
AERIAL LOCATION MAPS (4.45 +/- ACRES)

HOWE CAMPUS CORNER PD



AERIAL LOCATION MAPS (4.45 +/- ACRES)

HOWE CAMPUS CORNER PD

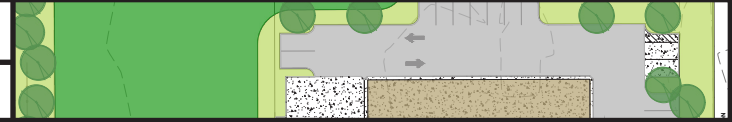


TAB 3

TAB 4

ILLUSTRATIVE BUILDING ELEVATIONS

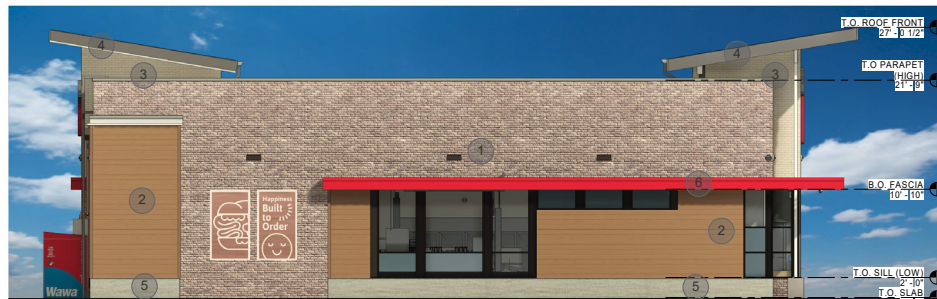
HOWE CAMPUS CORNER PD



1 FRONT ELEVATION
AS14 3/8"=1"=1"



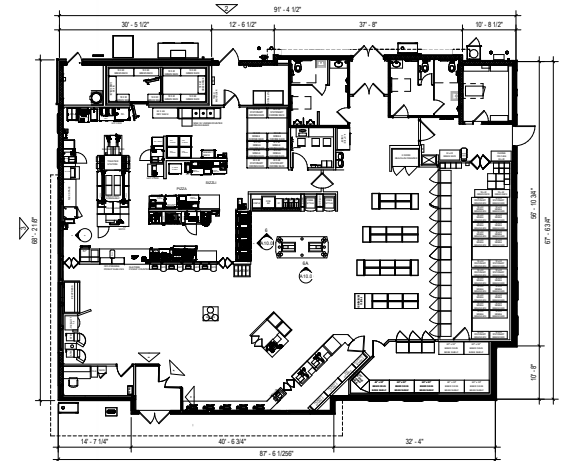
2 REAR ELEVATION
AS14 3/8"=1"=1"



3 LEFT ELEVATION
AS14 3/8"=1"=1"



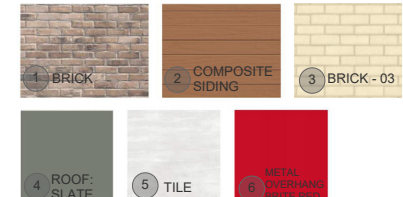
4 RIGHT ELEVATION
AS14 3/8"=1"=1"



KEY PLAN
AS14 3/8"=1"=1"

GROSS SQUARE FOOTAGE - 6,372

MATERIALS:



Elevations meet code.



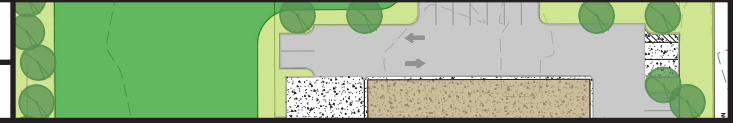
U63FB - STORE 7417

HOWE RD & E 146TH ST.
NOBLESVILLE, IN 46038

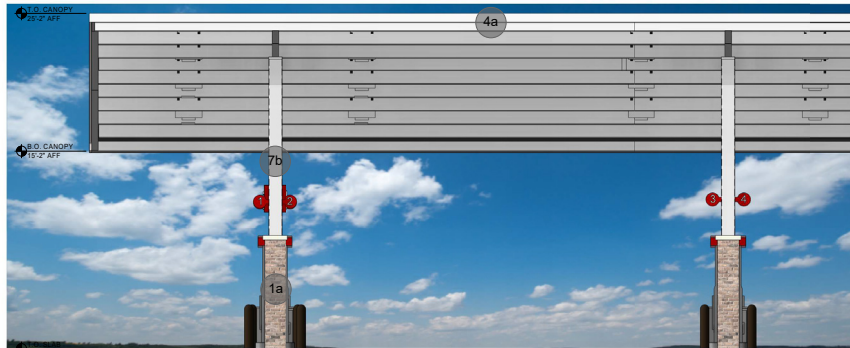


ILLUSTRATIVE BUILDING ELEVATIONS

HOWE CAMPUS CORNER PD



③ FUEL CANOPY ELEVATION
1/4" = 1'-0"



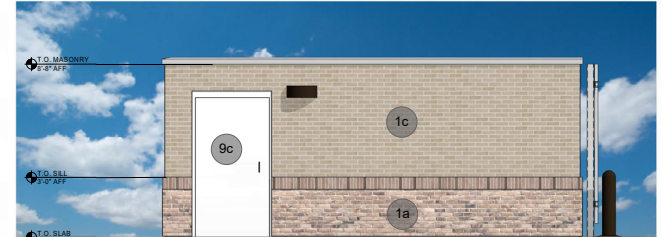
② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



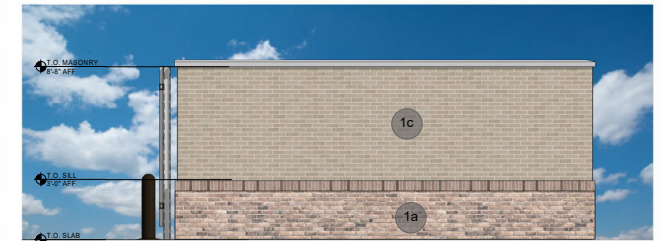
① FUEL CANOPY PERSPECTIVE
Elevations meet code.

MATERIALS:

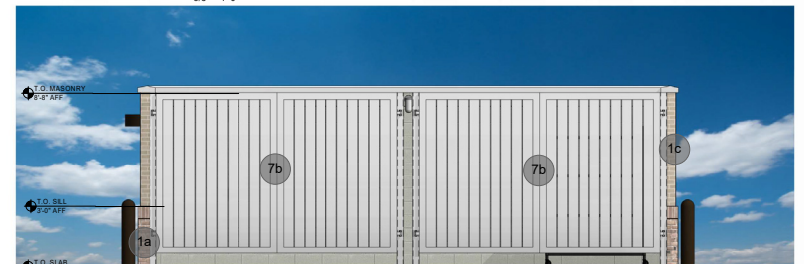
- 1a BRICK-1
- 7b METAL: WHITE
- 4a ROOF: TITANIUM
- 1a BRICK-1
- 1c BRICK-3
- PAINT: CEILING BRIGHT WHITE
- 9c



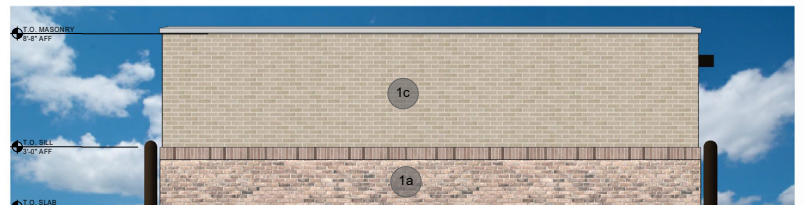
③ TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



③ TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



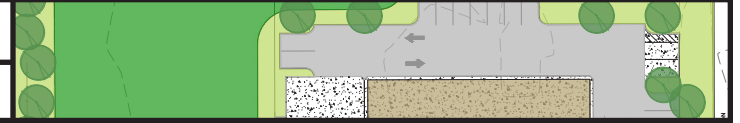
③ TRASH COMPOUND FRONT ELEVATION
3/8" = 1'-0"



③ TRASH COMPOUND REAR ELEVATION
3/8" = 1'-0"

ILLUSTRATIVE BUILDING ELEVATIONS

HOWE CAMPUS CORNER PD



- Asphalt Shingles
- Manufactured Stone Veneer
- Hardiplank Fiber Cement Siding
- Aluminum Storefront Glazing System

Howe Campus Corner PUD Submittal

JDF Development

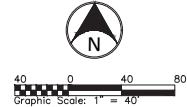
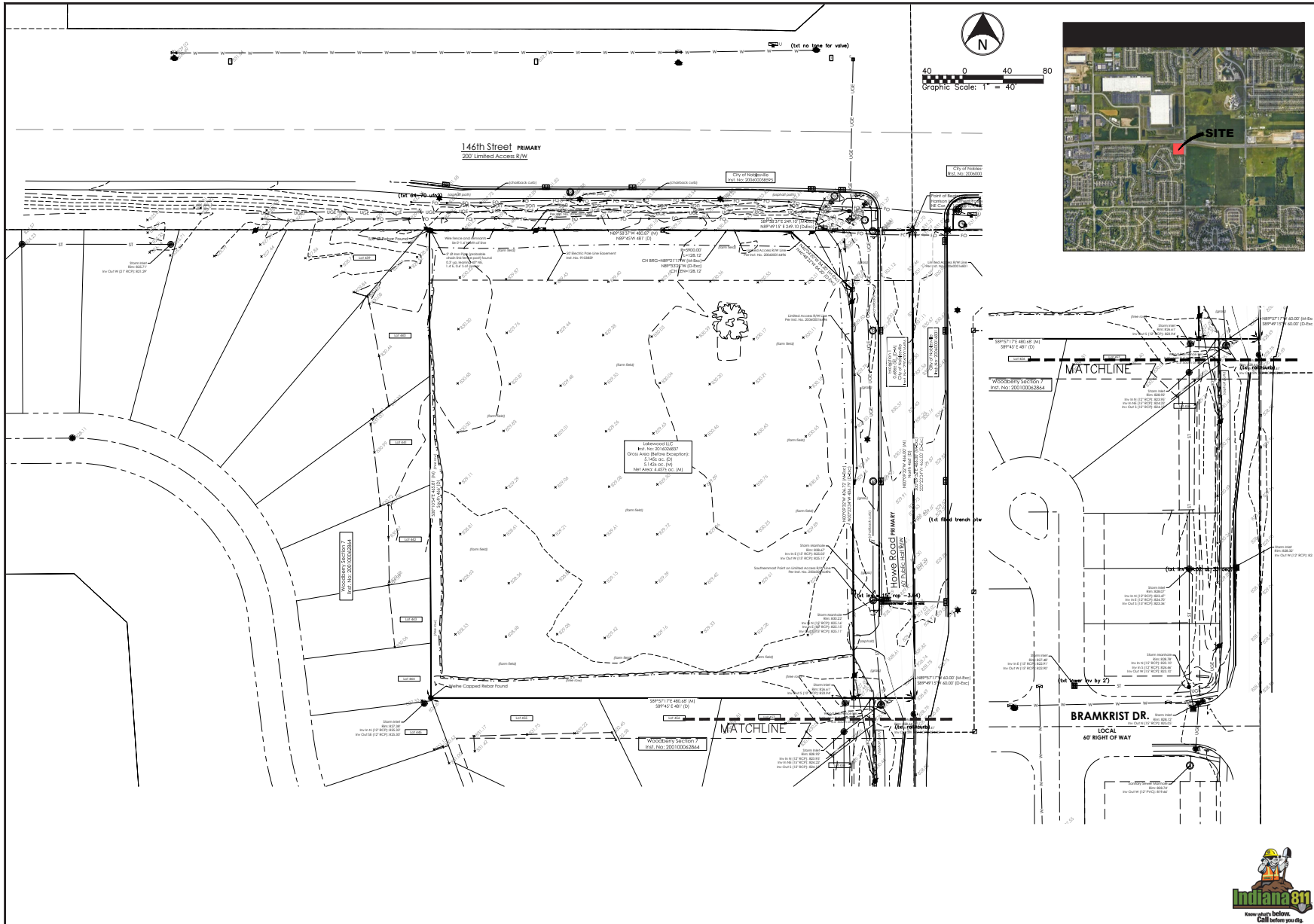
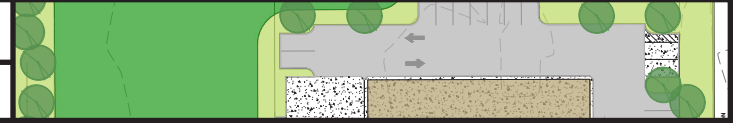
02.15.24



TAB 5

PRELIMINARY DEVELOPMENT PLAN

HOWE CAMPUS CORNER PD



CIVIL ENGINEERS
 DEVELOPMENT CONSULTANTS
 GEOTECHNICAL
 ENVIRONMENTAL
 CONSTRUCTION TESTING

TERRA
SITE DEVELOPMENT

1125 Springwood Road • Westborough, MA 01581
 P: 508.875.8800 • F: 508.875.1514
 www.terra-engineers.com

DATE	BY	REVISIONS

--

HOWE CAMPUS CORNER
 146TH STREET CORNER, WESTBOROUGH, MA
 SECTION 1 - EXISTING CONDITIONS AND DEMOLITION PLAN
 PROJECT NO. 2303009

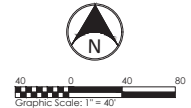
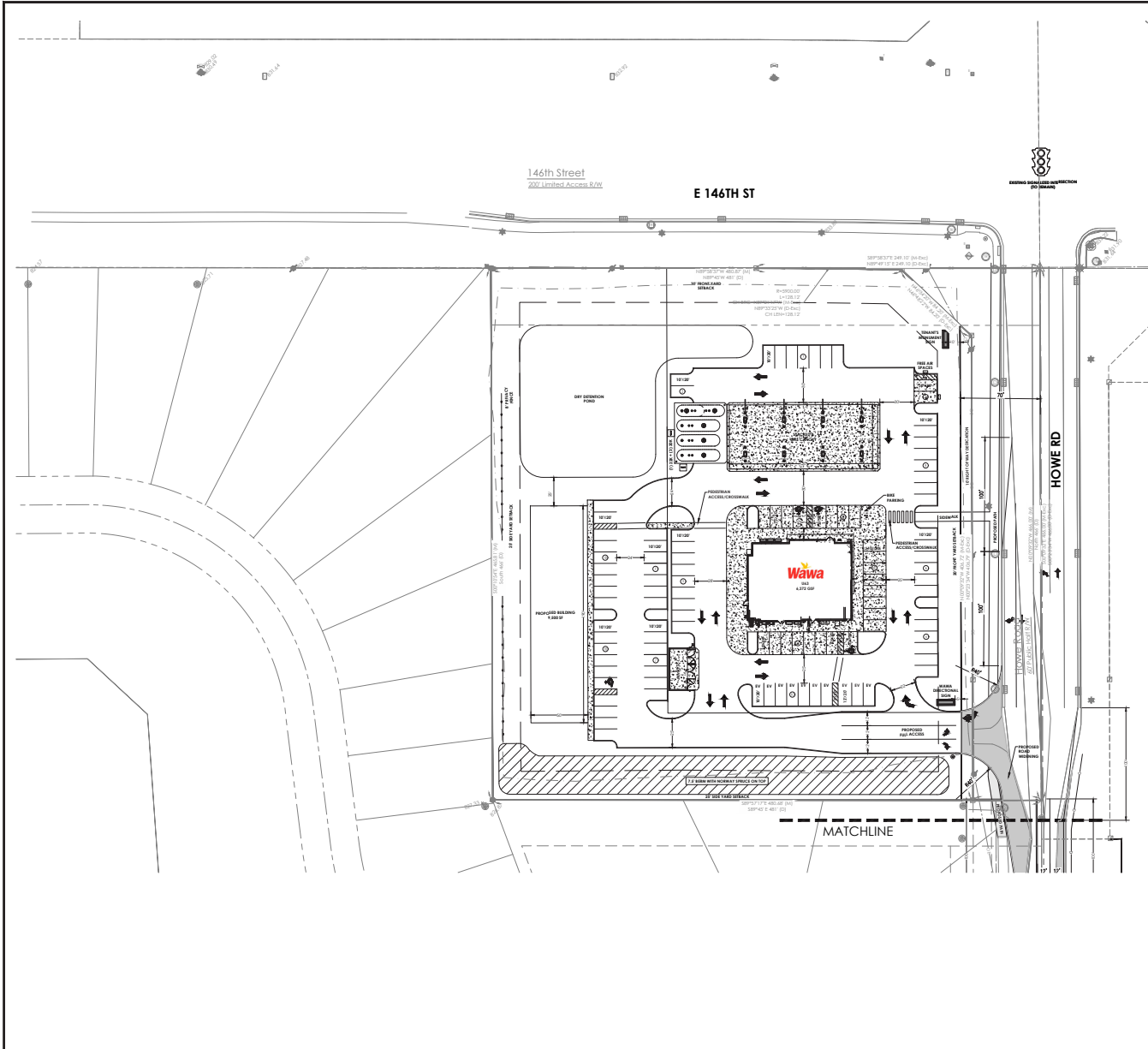
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PROJECT NO: 2303009 SHEET NO: C100



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PRELIMINARY DEVELOPMENT PLAN

HOWE CAMPUS CORNER PD

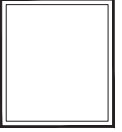


SITE DATA	
JURISDICTION	CITY OF NOBLESVILLE
EXISTING ZONING	CCPD
TOTAL SITE AREA	4.45 ACRES
FRONT YARD SETBACK	20'
REAR YARD SETBACK	25'
WAWA	
SITE AREA	2.35 ACRES
BUILDING AREA	6,372 GSF
PARKING SPACES REQUIRED	3 SPACES / FUEL BAY = 48 S SPACE / 250 SF
PARKING SPACES PROVIDED	76 SPACES (INCLUDED 3 ADA)
OFFICE BUILDING	
SITE AREA	2.10 ACRES
BUILDING AREA	9,500 GSF
PARKING SPACES REQUIRED	1 SPACE / 300 SQ FT GROSS FLOOR AREA
PARKING SPACES PROVIDED	34 SPACES (INCLUDED 1 ADA)

CIVIL ENGINEERS
ARCHITECTS
PLANNING
GEOLOGICAL
ENVIRONMENTAL
CONSTRUCTION
CONTRACT DOCUMENTS

1402 TRADE CENTER DRIVE, FISHERS, IN 46038
PH: 317.284.6200 WWW.TERRASITEDEVELOPMENT.COM

NO.	DATE	DESCRIPTION



HOWE CAMPUS CORNER
SECTION 5 - FIN. ASSESS + PLAN CORN. PREP + REVISIONS IN...
SITE DEVELOPMENT, LLC
1402 TRADE CENTER DRIVE, FISHERS, IN 46038

SITE PLAN

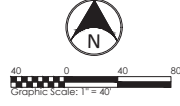
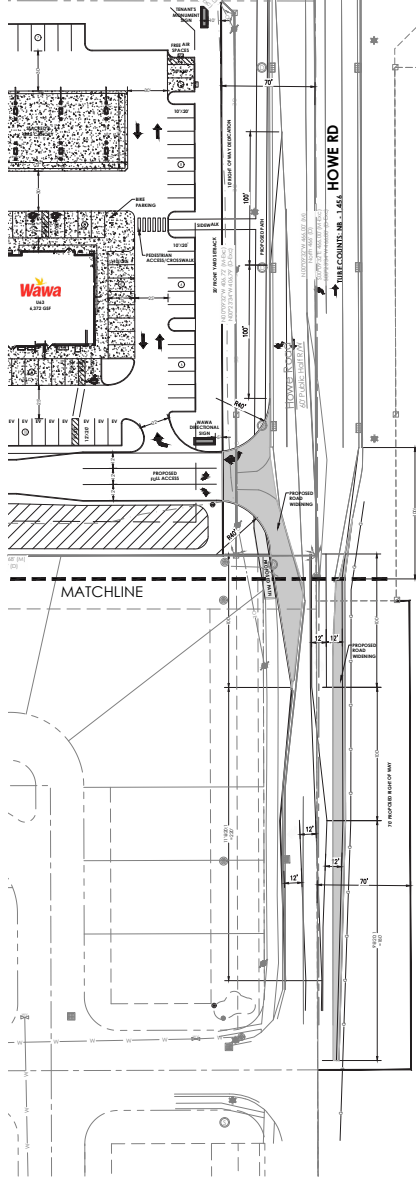
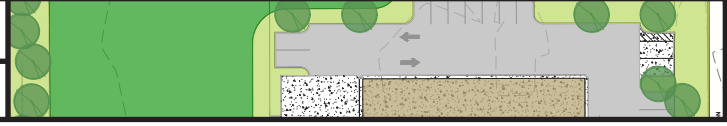
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PRELIMINARY DEVELOPMENT PLAN

HOWE CAMPUS CORNER PD



CHE ENGINERS
ARCHITECTS
DESIGNERS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL ENGINEERS
CONSTRUCTION INSPECTION
CONSTRUCTION MANAGEMENT

1402 TRADE CENTER DRIVE, TERRE HAUTE, IN 46788
TEL: 317-555-1111
WWW.TERRASITEDVELOPMENT.COM

DATE

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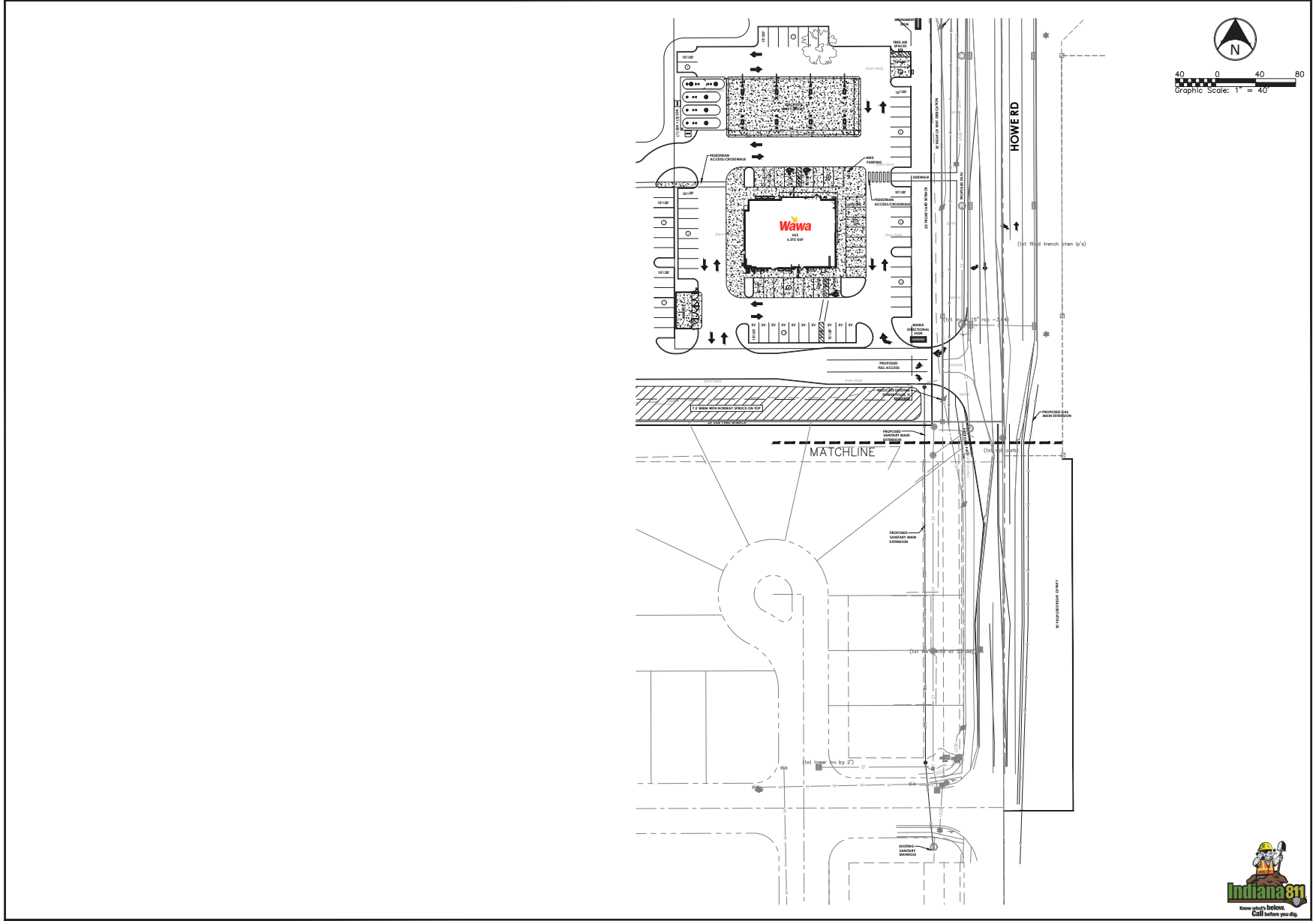
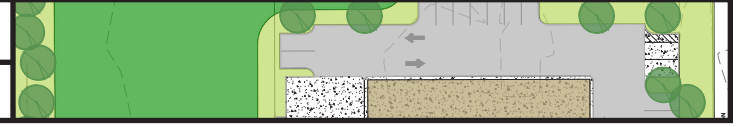
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SITE DEVELOPMENT, LLC
1402 TRADE CENTER DRIVE, TERRE HAUTE, IN 46788

SITE PLAN

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DESK:	CHECK:	DRAWN:
PROJECT NO: 2303009		
SHEET NO: C200		

PRELIMINARY DEVELOPMENT PLAN

HOWE CAMPUS CORNER PD



Graphic Scale: 1" = 40'

TERRA SITE DEVELOPMENT
 CIVIL ENGINEERS
 ARCHITECTS
 DESIGN CONSULTANTS
 GEOTECHNICAL
 ENVIRONMENTAL
 CONSTRUCTION INSPECTION
 CONSTRUCTION MANAGEMENT
 14071 TRADE CENTER DRIVE, WHEAT RIDGE, IN 46088
 WWW.TERRASITEDEVELOPMENT.COM

DATE	DESCRIPTION



HOWE CAMPUS CORNER
 SECTION 15 - FIN. ASSE. + FIN. CLOS. IMP. - WHEAT RIDGE, IN
 SITE DEVELOPMENT, LLC
 14071 TRADE CENTER DRIVE, WHEAT RIDGE, IN 46088
UTILITY PLAN

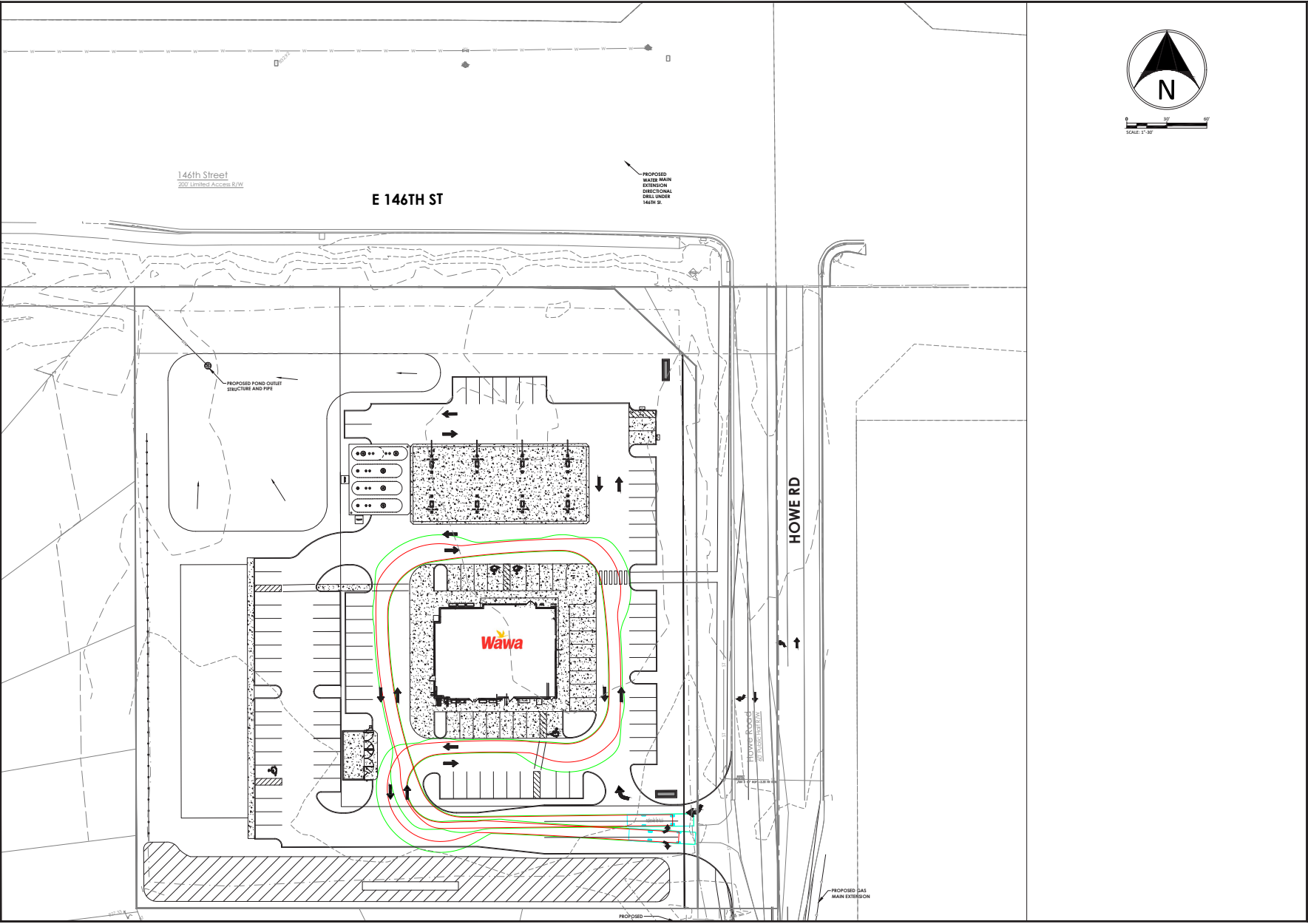
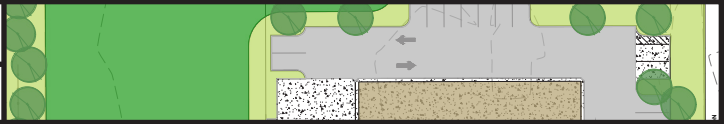


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DESIGNER	CHECKED	DRAWN	DATE
PROJECT NO.	2303009		
REF. NO.	C400		

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PRELIMINARY DEVELOPMENT PLAN

HOWE CAMPUS CORNER PD



CIVIL ENGINEER
 LAND SURVEYOR
 DEVELOPMENT CONSULTANT
 GEOTECHNICAL
 ENVIRONMENTAL
 CONSTRUCTION STAGING
 CONSTRUCTION MANAGEMENT

Terra Site Development
 11000 Hwy 101, Suite 200, Noblesville, IN 46068
 P: 317.290.1210 F: 317.290.1216
 www.terrainc.com

NO.	DATE	DESCRIPTION



WAWA - NOBLESVILLE
 146TH ST & HOWE RD - NOBLESVILLE IN 46068
 JDF DEVELOPMENT
FIRE TRUCK VEHICLE TRACKING

PLAN DATE:	5/09/24
DESIGN:	CHECK: GED DRAWN: DM
PROJECT NO:	2303009
SHEET NO:	

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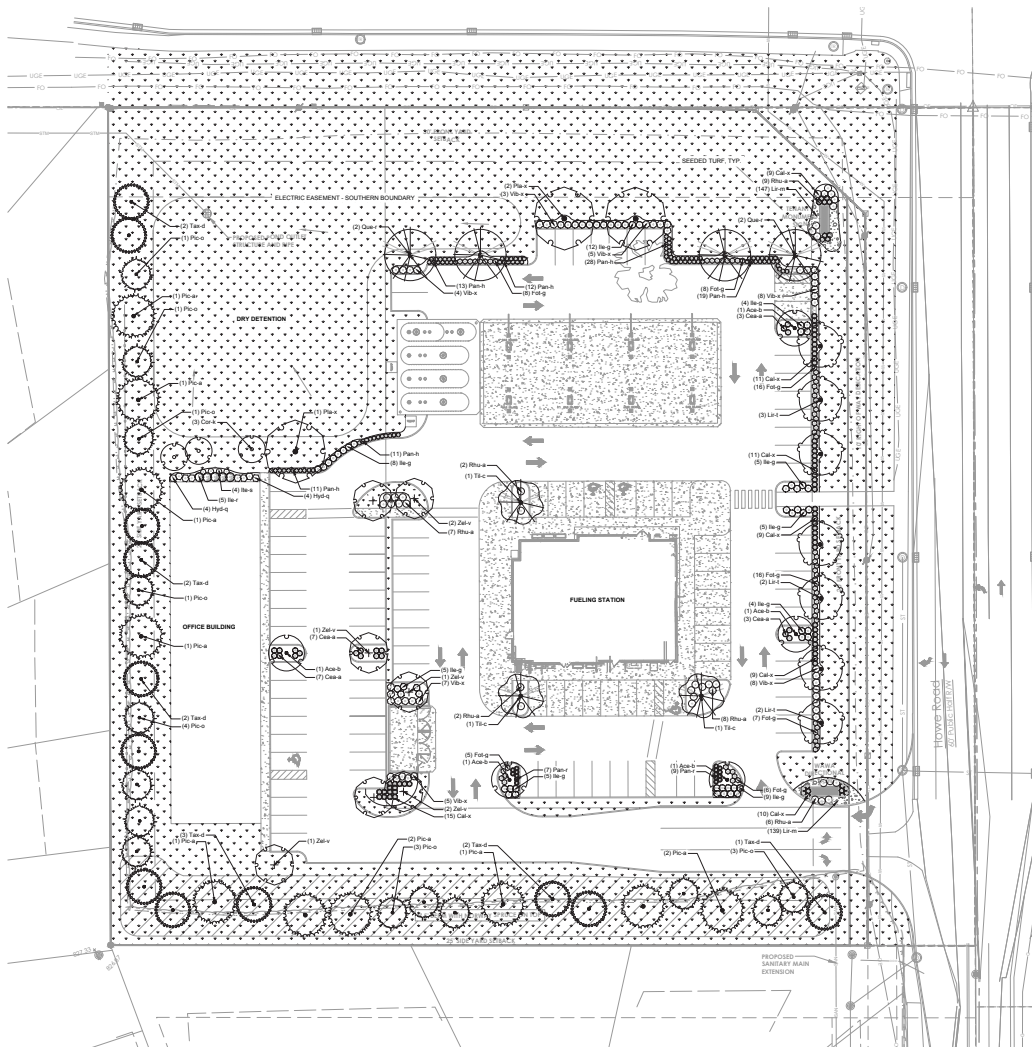
TAB 6

LANDSCAPING PLAN

HOWE CAMPUS CORNER PD



5825 Lawton Loop E. Dr. | Henderson, NV 89216
317-485-9900 | www.context-design.com



GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
- Rootballs shall meet or exceed size standards as set forth in "American Standards for Nursery Stock." MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Additional material may be needed to meet spacing requirements and field conditions.
- Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements).
- All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
- The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
- All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
- Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.

ORDINANCE CHART

ZONING: CCOP
ZONING NORTH: CCOP
ZONING EAST: CCOP
ZONING SOUTH: R4
ZONING WEST: R4

PARKING LOT INTERIOR:
Requirements: 10% of all paved vehicular areas, 7' High
Provided: 3500 sf of area in curbed islands
Requirements: (1) Shade Tree per 100 sf of Interior Landscaping Area and
(1) Large Shrub per 25 sf
Required: 27 Shade Trees and 100 Large Shrubs
Provided: 15 Shade Trees and 130 Large Shrubs

BUILDING FOUNDATION - FUELING STATION:
Requirements: (1) Ornamental Tree per 20 L.F. of building facade, and 1 Large Shrub per 3 L.F. of building facade.
North: CCOP
East: 7 L.F.
South: None
West: 7 L.F.

Required:
North: 5 Ornamental Trees and 31 Large Shrubs
East: 4 Ornamental Trees and 24 Large Shrubs
South: 5 Ornamental Trees and 31 Large Shrubs
West: 4 Ornamental Trees and 24 Large Shrubs

Provided:
North: None. Owner to Coordinate with City.
East: None. Owner to Coordinate with City.
South: None. Owner to Coordinate with City.
West: None. Owner to Coordinate with City.

BUILDING FOUNDATION - OFFICE BUILDING:
Requirements: (1) Ornamental Tree per 20 L.F. of building facade, and 1 Large Shrub per 3 L.F. of building facade.
North: CCOP
East: 150 L.F.
South: 150 L.F.
West: 150 L.F.

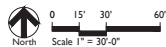
Required:
North: 3 Ornamental Trees and 17 Large Shrubs
East: 10 Ornamental Trees and 29 Large Shrubs
South: 3 Ornamental Trees and 17 Large Shrubs
West: 10 Ornamental Trees and 29 Large Shrubs

Provided:
North: 3 Ornamental Trees and 17 Large Shrubs
East: None. Owner to Coordinate with City.
South: None. Owner to Coordinate with City.
West: None. Owner to Coordinate with City.

STREET TREES:
Requirements: Reference Article 12 Section 4 (B), Design Standards and E. Duplicate Planting Requirements, and Article 6 (Part M).
North: 438 L.F.
East: 498 L.F.
South: None - Electrical Easement per Survey
Provided: None
East: Required per Planning Director's Discretion
Provided: None

PERIMETER PARKING LOT:
North: Abutting Public Street
Requirements: (2) Shade Tree per 100 L.F. of lot line, and 33 Large Shrubs per 100 L.F. of lot line
368 L.F.
Required: 7 Trees and 121 Shrubs
Provided: 7 Trees and 121 Shrubs
East: Abutting Public Street
Requirements: (2) Shade Tree per 100 L.F. of lot line, and 33 Large Shrubs per 100 L.F. of lot line
353 L.F.
Required: 7 Trees and 117 Shrubs
Provided: 7 Trees and 117 Shrubs
South: Abutting Residential Area
Requirements: (3) Shade Tree and (2) Ornamental Tree per 100 L.F. of lot line, and 33 Large Shrubs per 100 L.F. of lot line
368 L.F.
Required: 11 Shade Trees, 7 Ornamental Trees, and 121 Shrubs
Provided: 18 Evergreen Trees, and 0 Shrubs (Note: Evergreens per agreement for neighborhood buffer)
West: Abutting Residential Area
Requirements: (3) Shade Tree and (2) Ornamental Tree per 100 L.F. of lot line, and 33 Large Shrubs per 100 L.F. of lot line
353 L.F.
Required: 11 Shade Trees, 7 Ornamental Trees, and 117 Shrubs
Provided: 18 Evergreen Trees, and 0 Shrubs

SUFFER:
North: Abutting Zoning CCOP
Requirements: (3) Shade Trees and 33 Large Shrubs per 100 L.F.
427 L.F.
Required: No Plantings Required - Covered by Perimeter Parking Lot
Provided: None
East: Abutting Zoning CCOP
Requirements: (3) Shade Trees and 33 Large Shrubs per 100 L.F.
498 L.F.
Required: No Plantings Required - Covered by Perimeter Parking Lot
Provided: None
South: Abutting Zoning R4
Requirements: (1) Ornamental Tree, and 16 Large Shrubs per 100 L.F.
437 L.F.
Required: No Plantings Required - Covered by Existing Plant Material
Provided: None
West: Abutting Zoning R4
Requirements: (2) Evergreen Trees, (1) Ornamental Tree, and 16 Large Shrubs per 100 L.F.
498 L.F.
Required: No Plantings Required - Covered by Existing Plant Material
Provided: None



OWNER'S ENGINEERS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL
CONSTRUCTION ADMINISTRATION
CONSTRUCTION MANAGEMENT

TERRA
SITE DEVELOPMENT

1655 Spring Hill Road, Henderson, NV 89015
P: 372.991.2328
www.terra-site.com

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
2	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
3	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
4	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
5	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
6	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
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48	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
49	ISSUED FOR PERMITS	04/29/2024	SPW/SLK
50	ISSUED FOR PERMITS	04/29/2024	SPW/SLK

NOT FOR CONSTRUCTION

WAWA - NOBLESVILLE
E: 4815 SLOAN RD - NOBLESVILLE, IN 46058
JOB DEVELOPMENT

PRELIMINARY PLANTING PLAN

PLANDATE: 04/29/2024
DESIGN: SPW/SLK
CHECK: SPW
PROJECT NO.: 1772
SHEET NO.: L100

LANDSCAPING PLAN

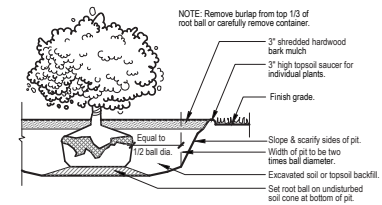
HOWE CAMPUS CORNER PD



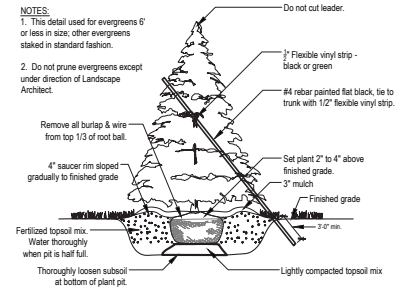
5825 Lawton Loop E. Dr. | Henderson, NV 89126
317-485-8900 | www.context-design.com

PLANT SCHEDULE

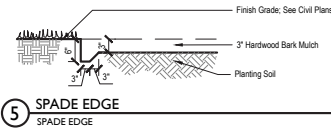
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES						
Ace-b	5	Acer x freemania	Freeman Maple	B & B	2" Cal	full, strong central leader, matched
Cor-k	3	Cornus alternifolia	Pagoda Dogwood	B & B	2" Cal	full, strong central leader, matched
Lir-t	7	Liriodendron tulipifera	Tulip Tree	B & B	2" Cal	full, strong central leader, matched
Pic-a	10	Picea abies	Norway Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	14	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pla-x	3	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	B & B	2" Cal	full, strong central leader, matched
Que-r	4	Quercus rubra	Red Oak	B & B	2" Cal	spring dug, full, strong central leader, matched
Tax-d	12	Taxodium distichum	Bald Cypress	B & B	2" Cal	full, strong central leader, matched
Til-c	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2" Cal	full, strong central leader, matched
Zel-v	7	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	B & B	2" Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Cea-a	20	Ceanothus americanus	New Jersey Tea	container	24"	space @ 3'-0" o.c.
Fot-g	66	Fothergilla gardenii	Dwarf Fothergilla	container	24"	space @ 3'-0" o.c.
Hyd-q	8	Hydrangea quercifolia	Oakleaf Hydrangea	container	24"	space @ 4'-0" o.c.
Ile-g	57	Ilex glabra 'Shamrock'	Shamrock Inkberry	container	24"	space @ 4'-0" o.c., allow to mass
Ile-f	5	Ilex glabra 'Green Magic'	Green Magic Inkberry Holly	container	24"	space @ 5'-0" o.c.
Ile-s	4	Ilex virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
Rhu-a	34	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	space @ 4'-0" o.c., allow to mass
Vib-x	40	Viburnum x juddii	Judd Viburnum	container	24"	space @ 5'-0" o.c.
ORNAMENTAL GRASSES						
Cal-x	74	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot		space @ 3'-0" o.c.
Pan-h	94	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 pot		space @ 2'-6" o.c.
Pan-r	16	Panicum virgatum 'Rotstrahlbusch'	Red Switch Grass	#1 pot		space @ 2'-6" o.c.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS						
Lir-m	286	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 pot		space @ 15" o.c., triangular spacing



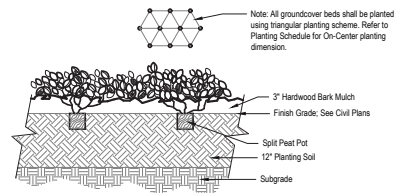
③ SHRUB PLANTING
Not to Scale



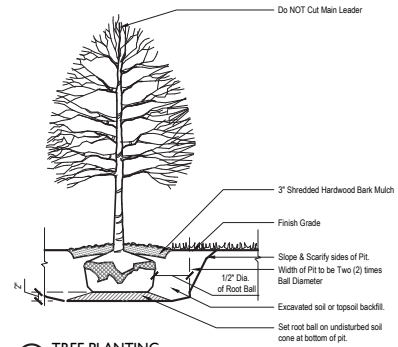
② EVERGREEN TREE PLANTING
Not to Scale



⑤ SPADE EDGE
SPADE EDGE



④ GROUND COVER PLANTING
Not to Scale



① TREE PLANTING
Not to Scale



NO.	DESCRIPTION	DATE	BY

NOT FOR CONSTRUCTION

WAWA - NOBLESVILLE
E:\PROJECTS\POWERED-HOUSES\WAWA-NR\JDE\DESIGN\DWG\PLANTING DETAILS

PLANTING DETAILS

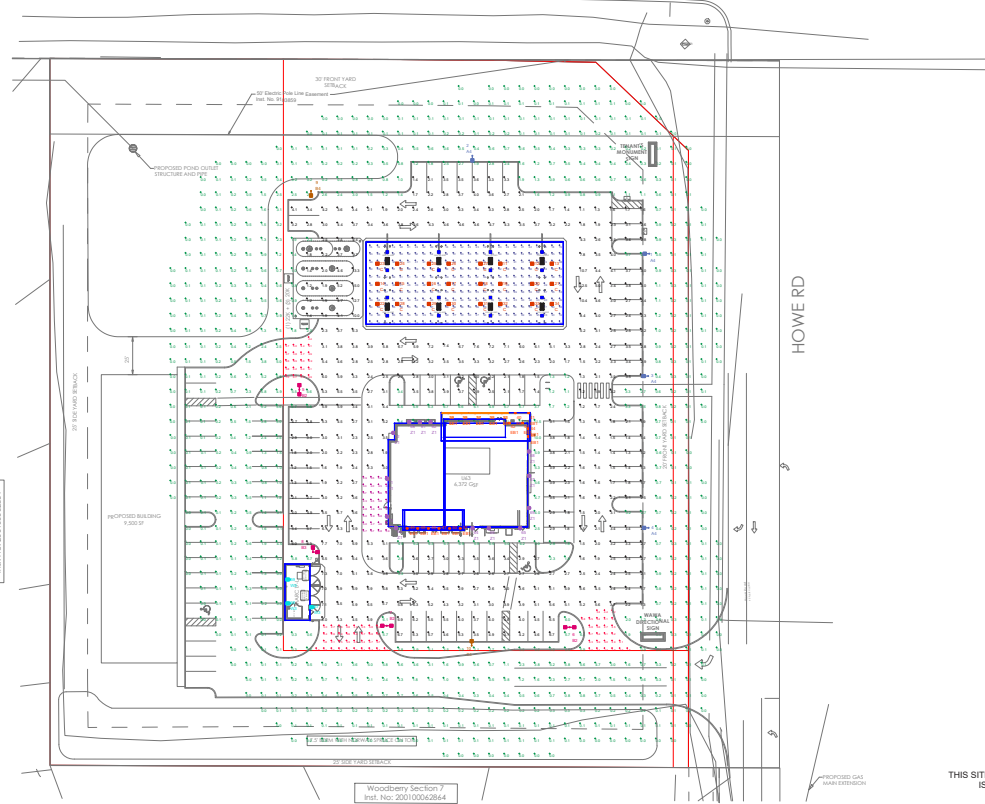
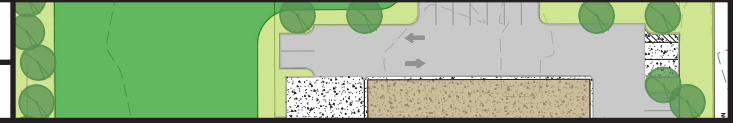
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DESIGN:	JDE	DATE: 04/29/2024
BY:	JDE	SCALE: 1/8\"/>
PROJECT NO.:	1772	
SHEET NO.:	L110	

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TAB 7

LIGHTING PLAN

HOWE CAMPUS CORNER PD



HOWE RD

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY			LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.	LUM NO.	LABEL	MTG. HT.
1	A4	20.5	40	EB1	10.5
2	A4	20.5	41	EB1	10.5
3	A4	20.5	42	EB1	10.5
4	A4	20.5	43	EB1	10.5
5	B2	20.5	44	EB1	10.5
6	B2	20.5	45	EB1	10.5
7	B2	20.5	46	EB1	10.5
8	B3	20.5	47	EB1	10.5
9	B4	20.5	48	EB1	10.5
10	B4	20.5	49	EB1	10.5
11	C	17.11	50	EB1	10.5
12	C	17.11	51	EB1	10.5
13	C	17.11	52	EF1	12
14	C	19.32	53	EF1	12
15	C	19.32	54	EF1	12
16	C	19.32	55	EF1	12
17	C	19.32	56	EF1	12
18	C	19.32	57	W3	8
19	C	19.32	58	W3	8
20	C	19.32	59	W3	8
21	C	19.32	60	Z1	15
22	C	21.53	61	Z1	15
23	C	17.11	62	Z1	15
24	C	17.11	63	Z1	15
25	C	17.11	64	Z1	15
26	C	17.11	65	Z1	15
27	C	17.11	66	Z1	15
28	C	21.53	67	Z1	15
29	C	21.53	68	Z1	15
30	C	21.53	69	Z1	15
31	C	21.53	70	Z1	15
32	C	21.53	71	Z1	15
33	C	21.53	72	Z1	15
34	C	21.53			
35	EB1	10.5			
36	EB1	10.5			
37	EB1	10.5			
38	EB1	10.5			
39	EB1	10.5			

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	35.94	58	14	2.57	4.14
DELIVERY AREA	4.56	5.9	2.9	1.57	2.03
ENTRANCES & EXIT DRIVES	4.18	7.0	1.0	4.18	7.00
PARKING & INTERIOR DRIVE AISLES	3.62	15.0	1.1	3.29	13.64
UNDEFINED	0.97	17.5	0.0	N.A.	N.A.

NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	4	A4	SINGLE	8891	1.030	B1-U0-G2	134	536	CREE, INC.	ARE-EDG-3MB-DA-05-E-UL-XX-700-57K
[Symbol]	3	B2	BACK-2-BACK	12678	1.030	B3-U0-G2	134	804	Cree Inc.	ARE-EDG-4M-DA-05-E-UL-XX-700-57K
[Symbol]	1	B3	2 @ 90 DEGREES	12678	1.030	B3-U0-G2	134	268	Cree Inc.	ARE-EDG-4M-DA-05-E-UL-XX-700-57K
[Symbol]	2	B4	SINGLE	9549	1.030	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-4MB-DA-05-E-UL-XX-700-57K
[Symbol]	24	C	SINGLE	13251	1.030	B3-U0-G1	134	3216	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-700-57K
[Symbol]	17	EB1	Single	1388	1.000	B1-U1-G0	19	323	WAC Lighting	WP-LED119-30
[Symbol]	5	EF1	SSL-4_1	992	1.000	B1-U1-G0	17,444	348.88	FC Lighting	CVLWET1.5-4-4K-80CRI-1040
[Symbol]	3	W3	SINGLE	1557	1.030	B0-U0-G1	25	75	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K
[Symbol]	13	Z1	Single	3348	1.000	B1-U0-G1	25.4	330.2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	IS-SA1B-740-U-SL4-WH



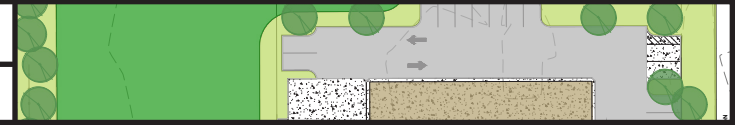
REV	BY	DATE	DESCRIPTION
R1	FNW	4/26/24	REVISED PER UPDATED SITE PLAN

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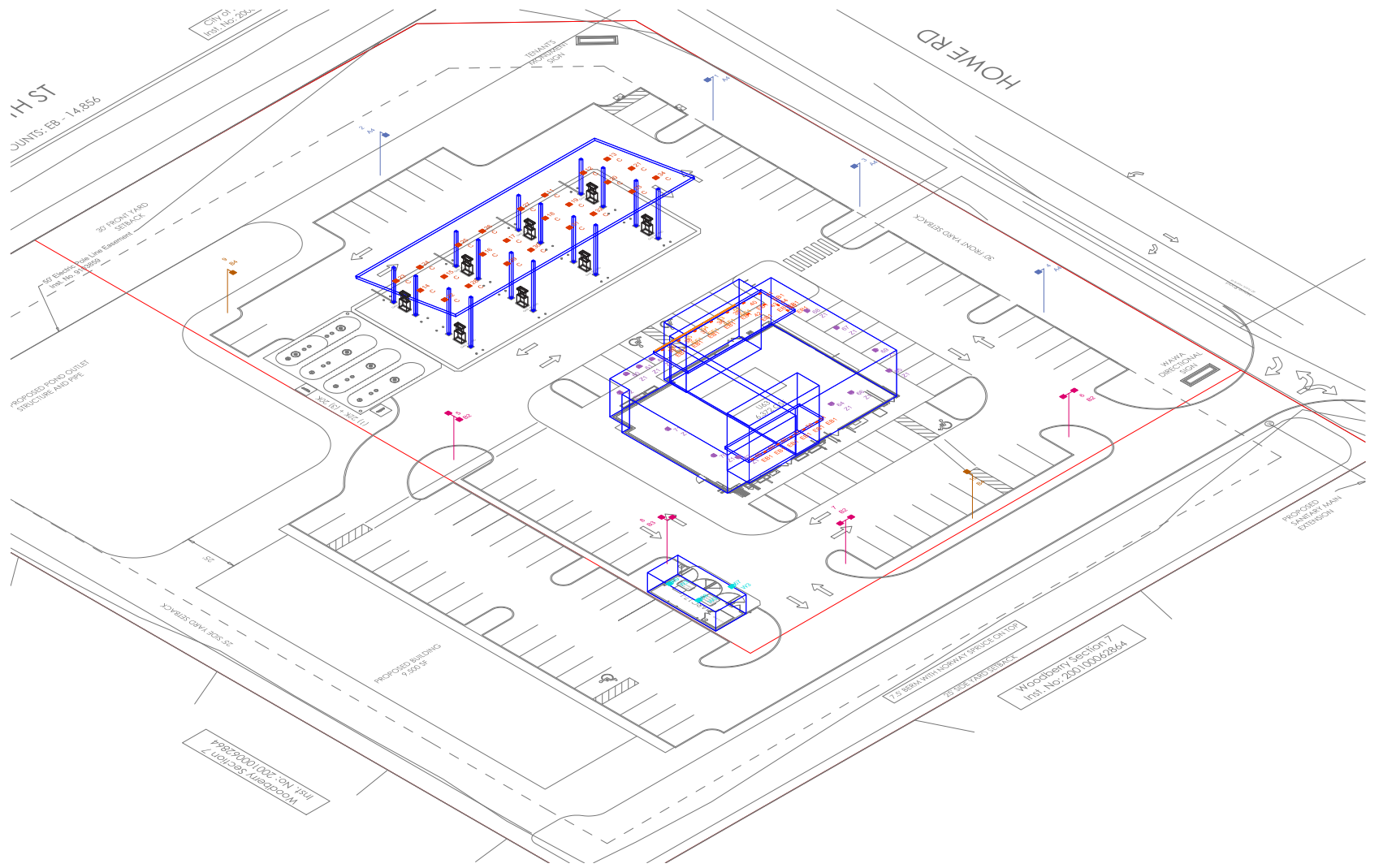
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LAYOUT BY: FNW
DATE: 2/16/2024
PROJECT NAME: WAWA #7417
NOBLESVILLE, IN
DRAWING NUMBER: RL-9493-S1-R1

LIGHTING PLAN

HOWE CAMPUS CORNER PD



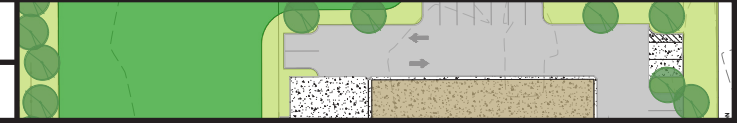
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CANDPY	
WALL MOUNTED	
COVELINE	
WALL MOUNTED	
WALL MOUNTED	



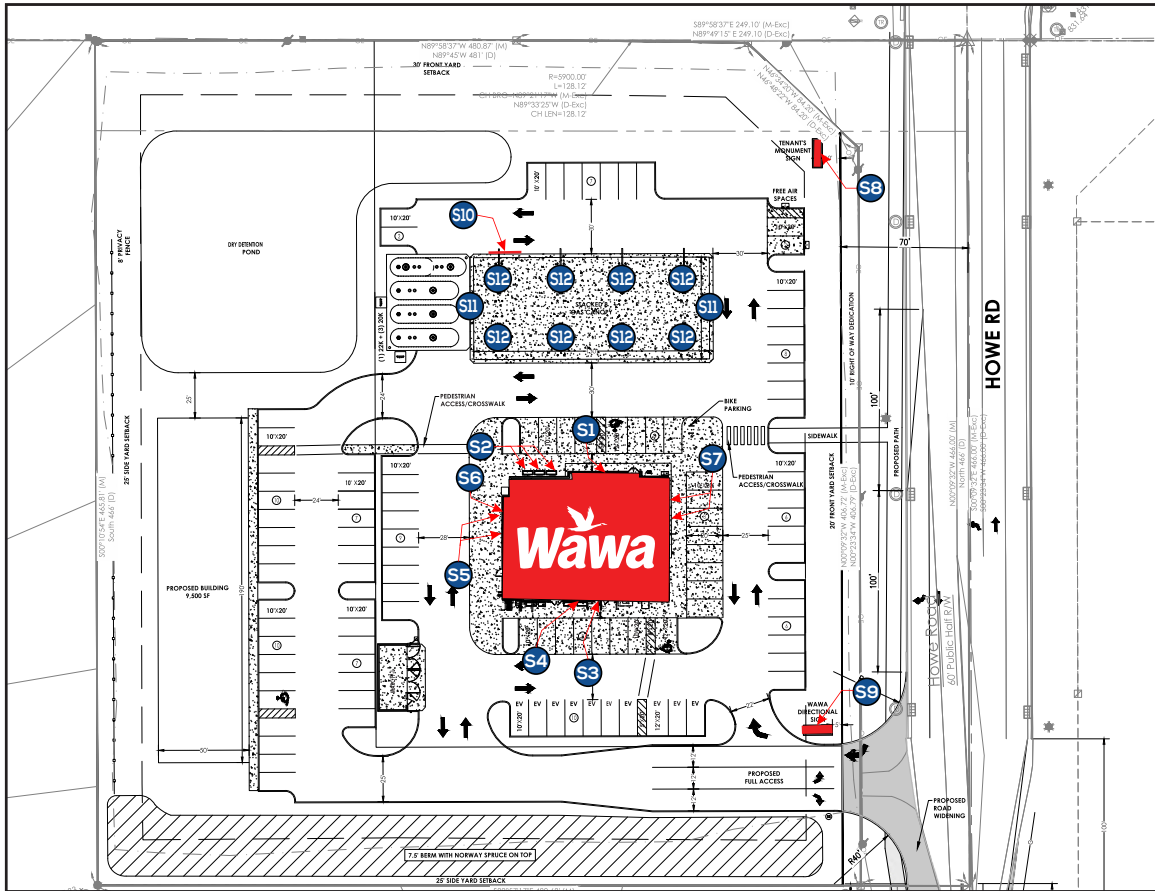
TAB 8

SIGNAGE EXHIBIT

HOWE CAMPUS CORNER PD



EXTERIOR SIGNAGE SITE PLAN



SIGN ID	DESCRIPTION	QTY
S1	WAWA CHANNEL LETTERS WITH GOOSE	1
S2	WALL PANELS (SET OF 3)	1
S3	WAWA CHANNEL LETTERS WITH GOOSE	1
S4	WELCOME PANEL	1
S5	WALL PANELS (SET OF 2)	1
S6	WAWA CHANNEL LETTERS WITH GOOSE	1
S7	WALL PANELS (SET OF 2)	1
S8	DOUBLE FACE MONUMENT SIGN	1
S9	DIRECTIONAL SIGN	1
S10	GAS CANOPY SIGN	1
S11	CANOPY SPANNERS	2
S12	PUMP INDICATORS	8

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Wawa
E 146th St & Howe Rd,
Noblesville, IN

STORE #
7417

Issue Date: 5/9/2024
Drawn By: Mike C.

REV	DATE	DESCRIPTION
1	5/10/24	UPDATE SITE MAP

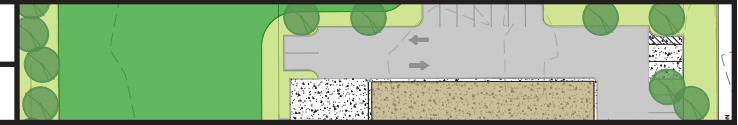
Rev: 1
Date: 5/10/2024
Doc #: AD-WAW-110793-Noblesville-REV1
Blair Project #: 110793
Blair Sales Order #: TBD

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com

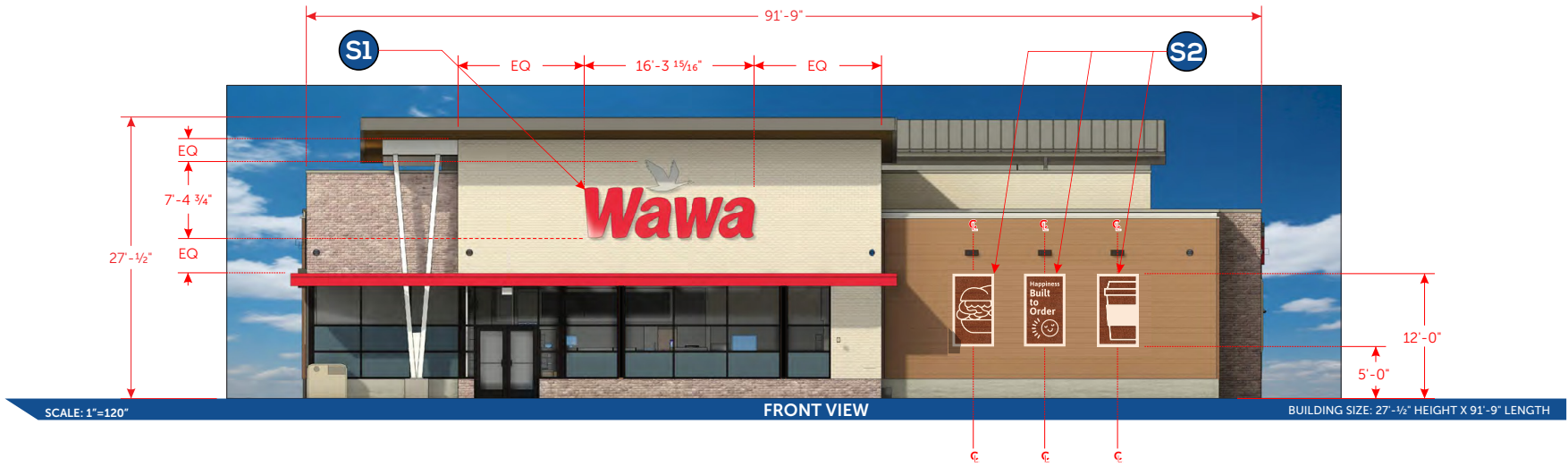


SIGNAGE EXHIBIT

HOWE CAMPUS CORNER PD



S1/S2 - PROPOSED RENDERING



**NOTE: WOODGRAIN PANEL
TO BE CENTERED
WITH LIGHT FIXTURE**

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STORE #
7417

Issue Date: 5/9/2024		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
1	5/10/24	UPDATE SITE MAP

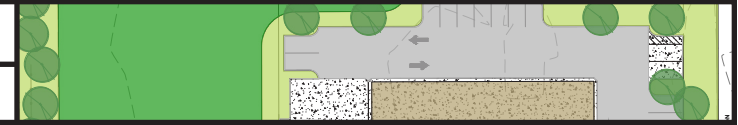
Rev: 1
Date: 5/10/2024
Doc #: AD-WAW-110793-Noblesville-REV1
Blair Project #: 110793
Blair Sales Order #: TBD

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com

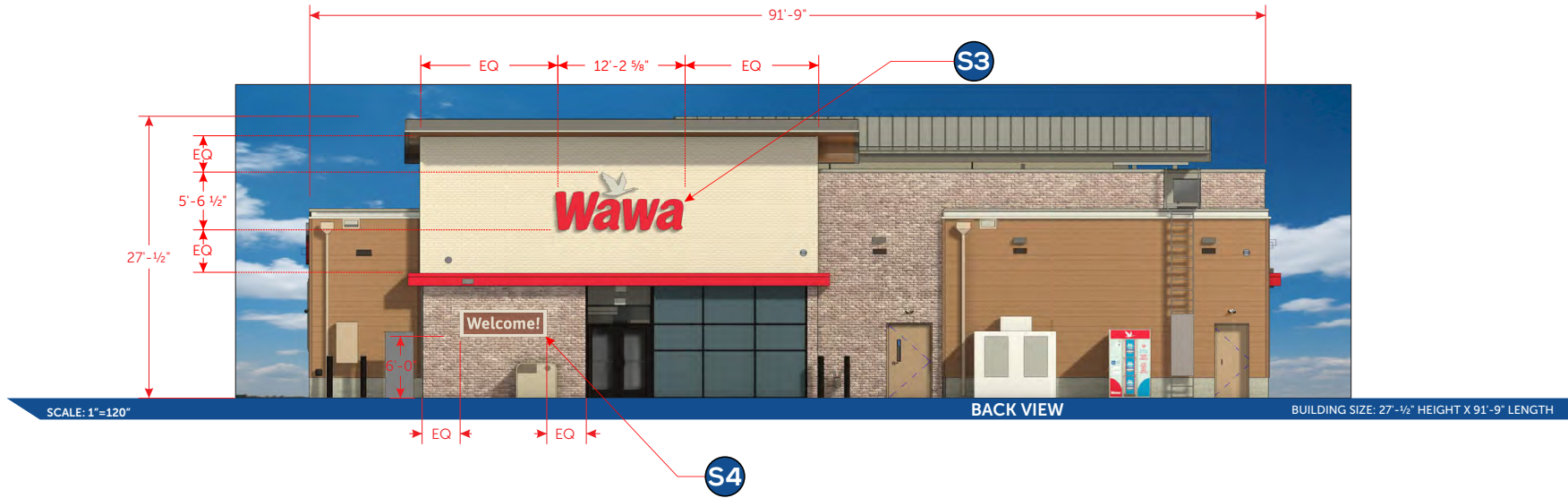


SIGNAGE EXHIBIT

HOWE CAMPUS CORNER PD



S3/S4 - PROPOSED RENDERING



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STORE #
7417

Issue Date: 5/9/2024		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
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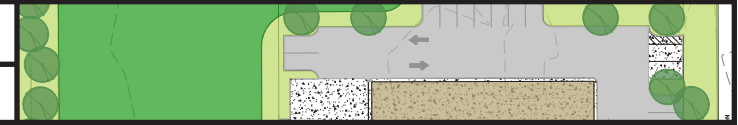
Rev: 1
Date: 5/10/2024
Doc #: AD-WAW-110793-Noblesville-REV1
Blair Project #: 110793
Blair Sales Order #: TBD

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949.8287
blairimage.com

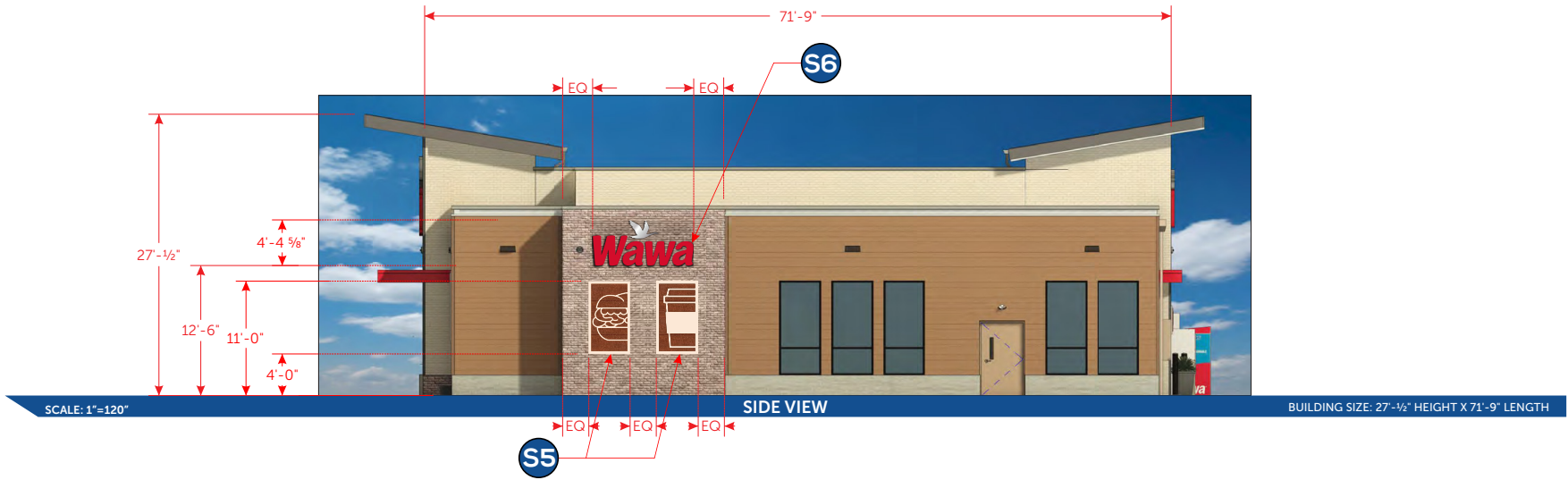


SIGNAGE EXHIBIT

HOWE CAMPUS CORNER PD



S5/S6 - PROPOSED RENDERING



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STORE #
7417

Issue Date: 5/9/2024		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
1	5/10/24	UPDATE SITE MAP

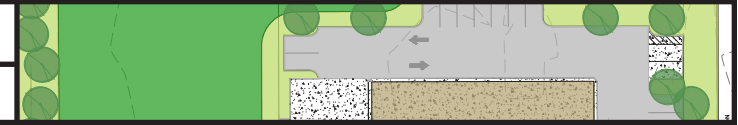
Rev: 1
Date: 5/10/2024
Doc #: AD-WAW-110793-Noblesville-REV1
Blair Project #: 110793
Blair Sales Order #: TBD

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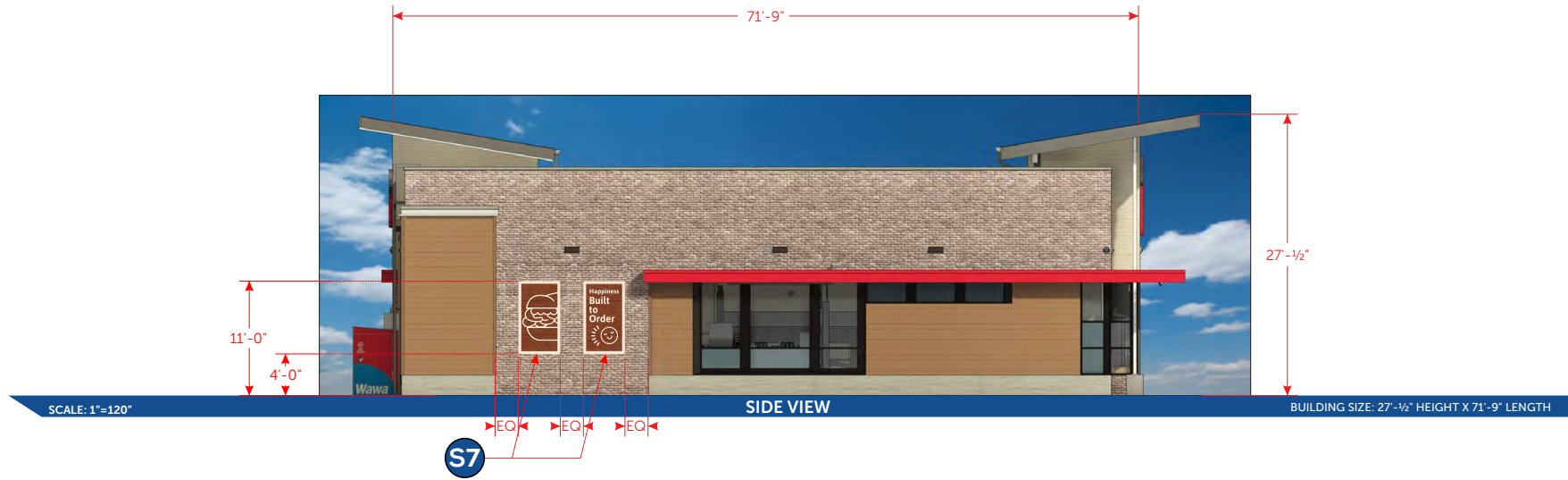


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S7 - PROPOSED RENDERING



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Wawa
E 146th St & Howe Rd,
Noblesville, IN

STORE #
7417

Issue Date: 5/9/2024		
Drawn By: Mike C.		
REV	DATE	DESCRIPTION
1	5/10/24	UPDATE SITE MAP

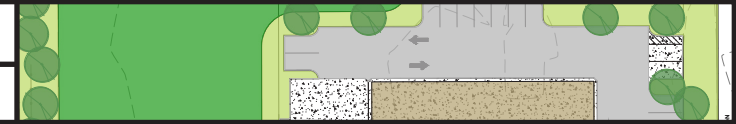
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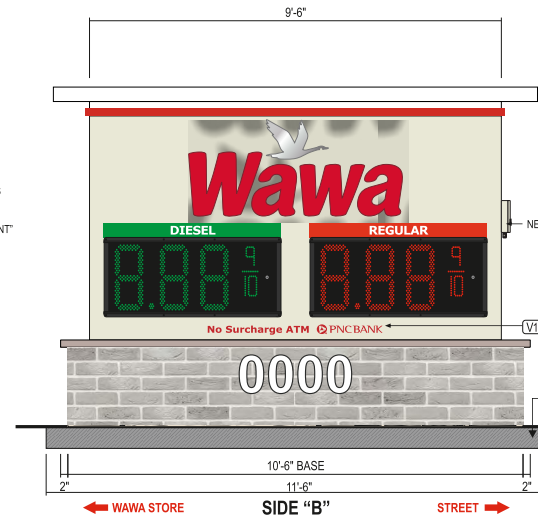
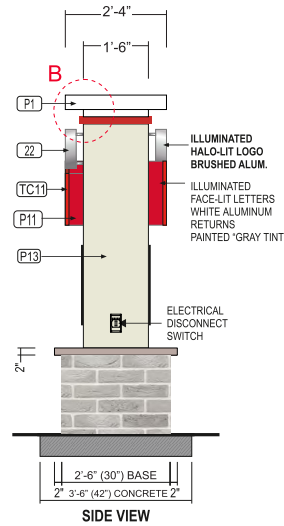
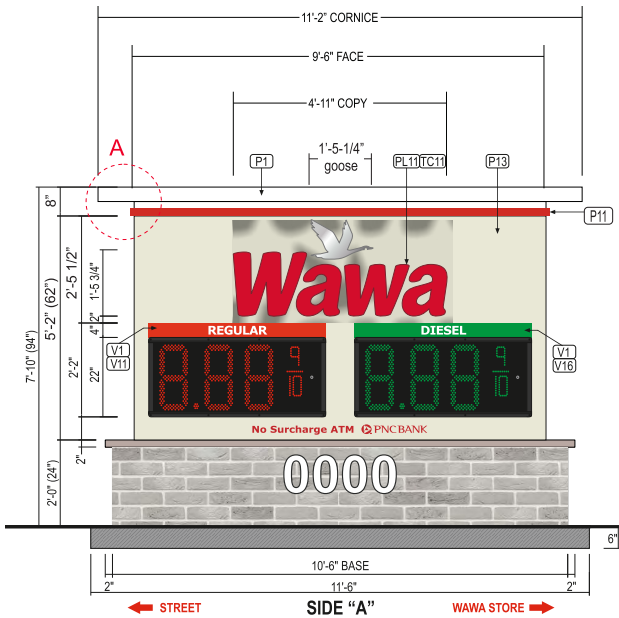


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S8 - DOUBLE FACED MONUMENT (OPTION 1)



GAS PRICE DISPLAY LAYOUT:
 Linear Along Bottom of Sign -
 Prices are in order from the street
 to the store (both sides):
 "REGULAR", "DIESEL".
 Translucent Sign Panels
 "REGULAR", "DIESEL",
 Illuminate from Behind
 NEMA Box (Store Side)
 1'-10" x 4'-1"
 Gas Price Display
 FL-3000-16-01
 Qty: 2 Per Side (4) Total

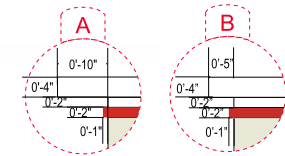


18" / 2 PRODUCT (OPTION 1A)
M-50 D/F ILLUMINATED MONUMENT SIGN (49.87 SQ. FT.)
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

COLOR REFERENCE

P11 Paint to Match PMS 186 C	V17 3M 7725-10 "White" Opaque	TC1 Jewelite 'Red' Trim Cap	PL11 #2793 Red Acrylic	V11 3M 3630-83 "Regal Red" Translucent	V16 3M 3630-153 "Vivid Green" Translucent	P13 RAL #1013 OYSTER WHITE	P1 Painted White Smooth Satin	20 Limestone Cap By Others	21 Stone/Masonry Base By Others	22 Brushed Aluminum Metal Finish w/ Protective Clear Coat
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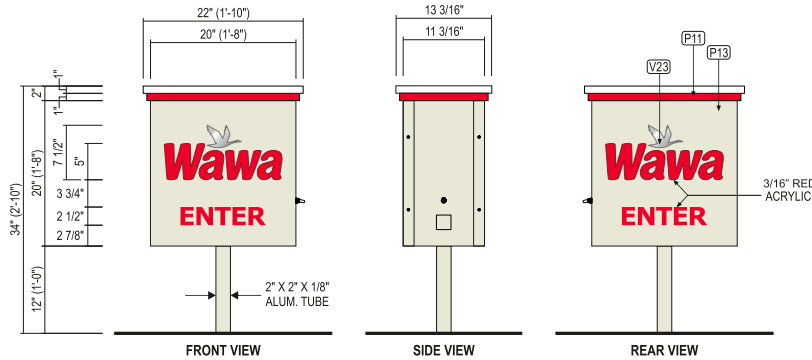
<p>Wawa E 146th St & Howe Rd, Noblesville, IN</p>	<p>STORE # 7417</p>	<p>Issue Date: 5/9/2024 Drawn By: Mike C.</p>	<p>Rev: 1 Date: 5/10/2024 Doc #: AD-WAW-110793-Noblesville-REV1 Blair Project #: 110793 Blair Sales Order #: TBD</p>	<p>Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com</p>		
		<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5/10/24</td> <td>UPDATE SITE MAP</td> </tr> </tbody> </table>				REV
REV	DATE	DESCRIPTION				
1	5/10/24	UPDATE SITE MAP				

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S9 - DIRECTIONAL SIGN



20"
X D/F VEHICULAR DIRECTIONAL / ILLUMINATED
 QTY: 1
 ALUMINUM SIGN FACE IS ROUTED OUT AND BACK UP.
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SQ. FT = 2.7
 SCALE: 3/4"=1'-0"

COLOR REFERENCE

P11	V11	V23	P13	P1
Paint to Match PMS 186 C	3M 3630-83 'Regal Red' Trans.	3M 3630-121 'Silver' Trans.	To match building stucco	PAINTED WHITE SMOOTH SATIN

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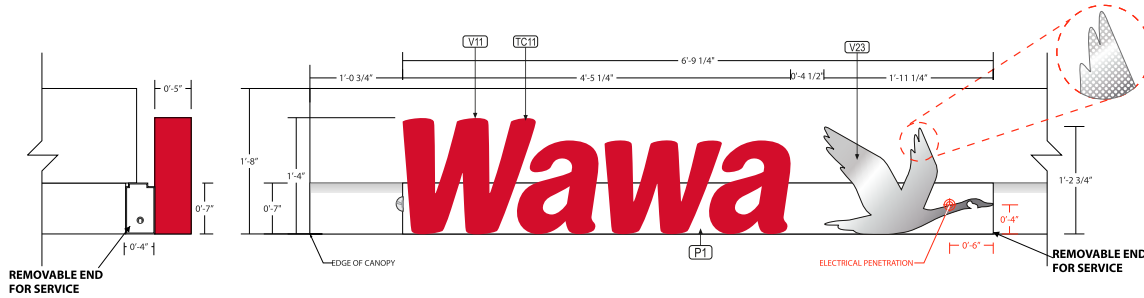


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S10 - GAS CANOPY SIGN



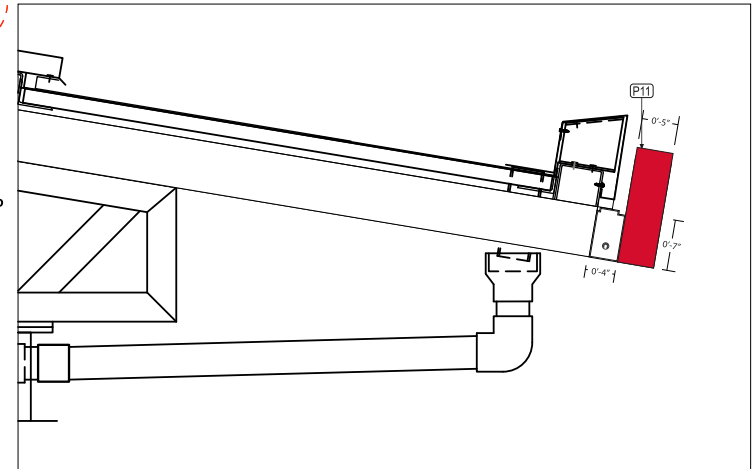
X 5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) -LEFT SIDE

9.02 SQ.FT.
SCALE: 3/4=1'-0"

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
END OF RACEWAY TO BE REMOVABLE TO ALLOW FOR SERVICING.

COLOR REFERENCE

P11	TC11	PL11	VZ3	P1	PL2
Paint to Match PMS 186 C	Jewelrite 'Red' Trim Cap	#2793 Red Acrylic	3M 3635-210 Printed to match 'Wawa Grey'	PAINTED WHITE SMOOTH SATIN	#2447 Milky White Acrylic

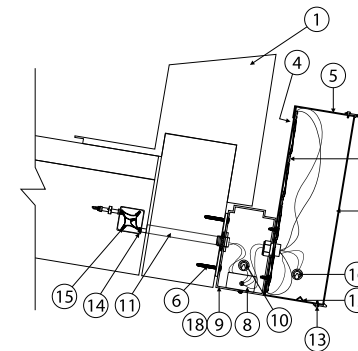


SELF-CONTAINED FLUSH MOUNT CANOPY SIGN (SIDE VIEW)

SCALE: 3/4=1'-0"



CHANNEL LETTERS ON RACEWAY



1. EXISTING CANOPY
2. ACRYLIC FACES
3. 1" JEWELRITE TRIM CAP
4. ALUMINUM BACKS
5. ALUMINUM RETURNS PAINTED
6. WALL FASTENERS (AS REQUIRED)
7. LED LIGHTS
8. LED POWER SUPPLY
9. EXTRUDED ALUMINUM RACEWAY
10. 120V LISTED DISCONNECT SWITCH
11. PRIMARY ELECTRICAL SOURCE
12. 1/2" MIN CONDUIT, LIQUID TIGHT SHOWN)
13. DRAIN HOLES WITH LIGHT COVERS IF OUTDOORS
14. TECH SCREW ATTACHMENT OF FACES
15. BRANCH CIRCUIT (WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND/ BOND TO GROUND)
16. UL RATED WIRENUTS
17. WEATHERPROOF DISCONNECT SWITCH
18. REMOVABLE RACEWAY END TO ALLOW SERVICE

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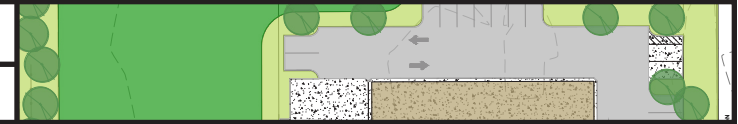
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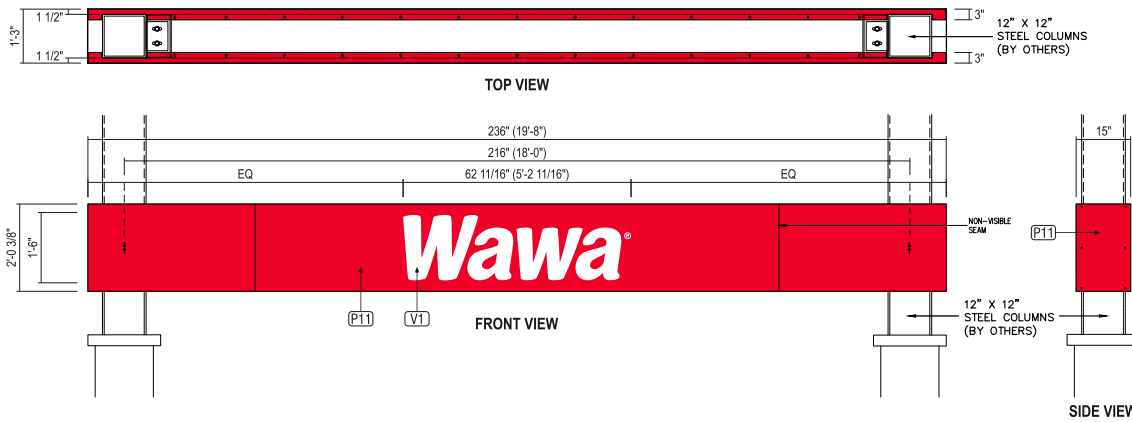


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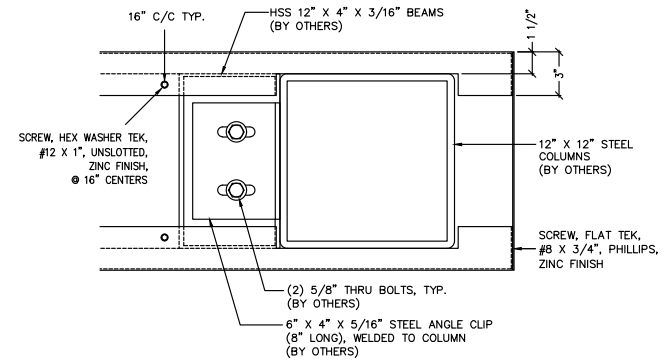
S11 - CANOPY SPANNERS



2'-0 3/8" X 19'-8" NON-ILLUMINATED GAS PUMP SPANNER (STACKED PUMPS)

QTY: 2
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"



DETAIL @ TOP VIEW

SCALE: 1 1/2"=1'-0"



CANOPY END ELEVATION (STACKED PUMPS)

COLOR REFERENCE

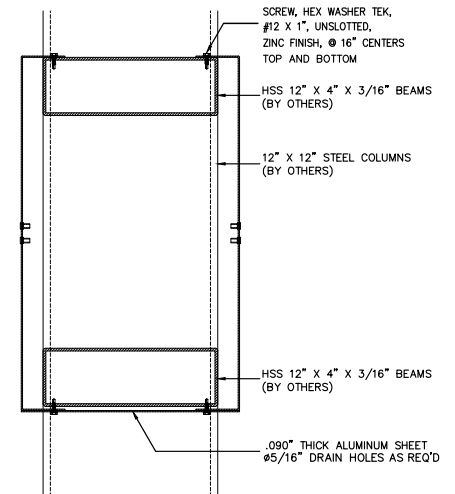
P11	V1
Paint to match PMS 186 C	3M 7725-10 'White' Opaque

AREA/WEIGHT

SIGN SQUARE FOOTAGE:
39.3 sq. ft.
ESTIMATED SIGN WEIGHT:
170 Lb. (HEADER)

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

DESIGN LOADS:
170 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C.
FLORIDA BUILDING CODE 6TH EDITION (2017)



SECTION @ SPANNER SIGN

SCALE: 1 1/2"=1'-0"

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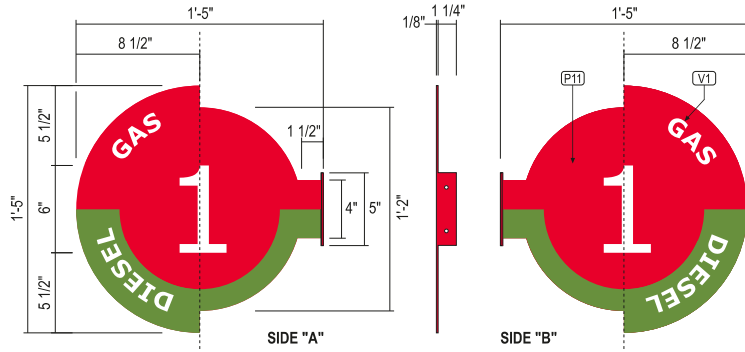


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S12 - PUMP INDICATORS

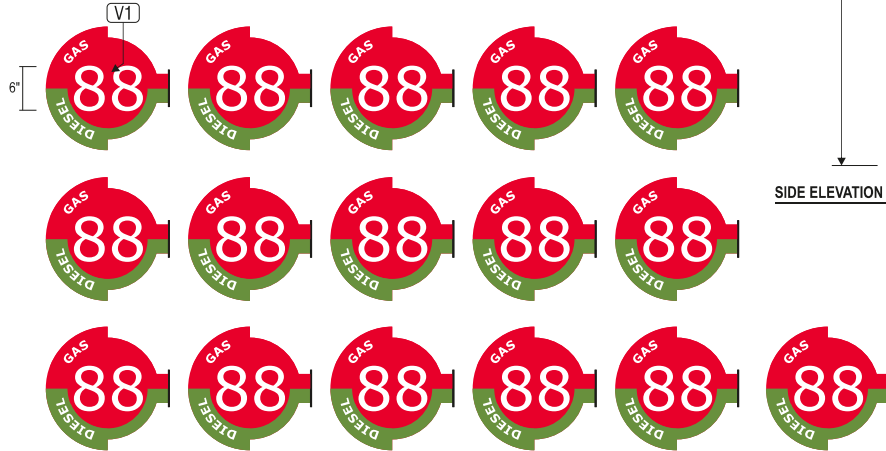


DETAIL @ D/F PUMP INDICATOR SIGN - GAS & DIESEL

QTY: TBD
 ALUMINUM FACES PAINTED RED & GREEN.
 WHITE VINYL COPY & NUMBERS.
 FONT STYLE: VERDANA

Paint to match PMS 186 C (Red) Paint to match PMS 377C GREEN (Green)

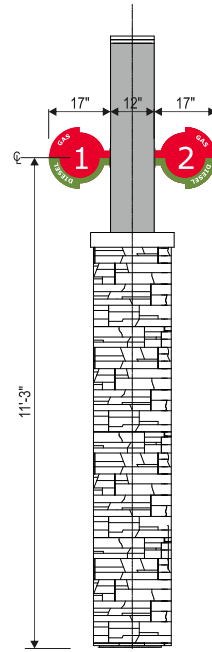
SCALE: 1 1/2"=1'-0"



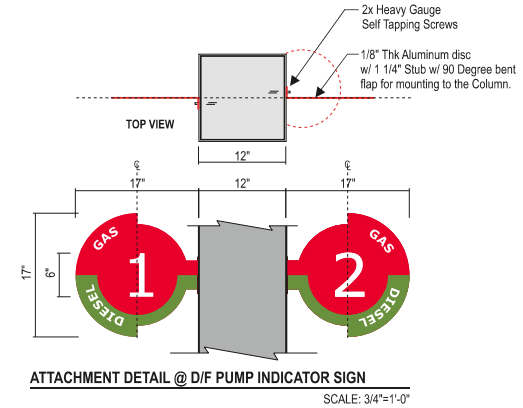
DETAIL @ WHITE VINYL PUMP NUMBERS - GAS & DIESEL

QTY: NUMBERS 1 - 16 x 2 (for D/F SIGNS)
 WHITE VINYL NUMBERS.
 FONT STYLE: VERDANA

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



SIDE ELEVATION DETAIL @ CANOPY COLUMN
 SCALE: 3/8"=1'-0"



*** NOTE: CONFIRM PUMP NUMBER SEQUENCE PRIOR TO MANUFACTURING**

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