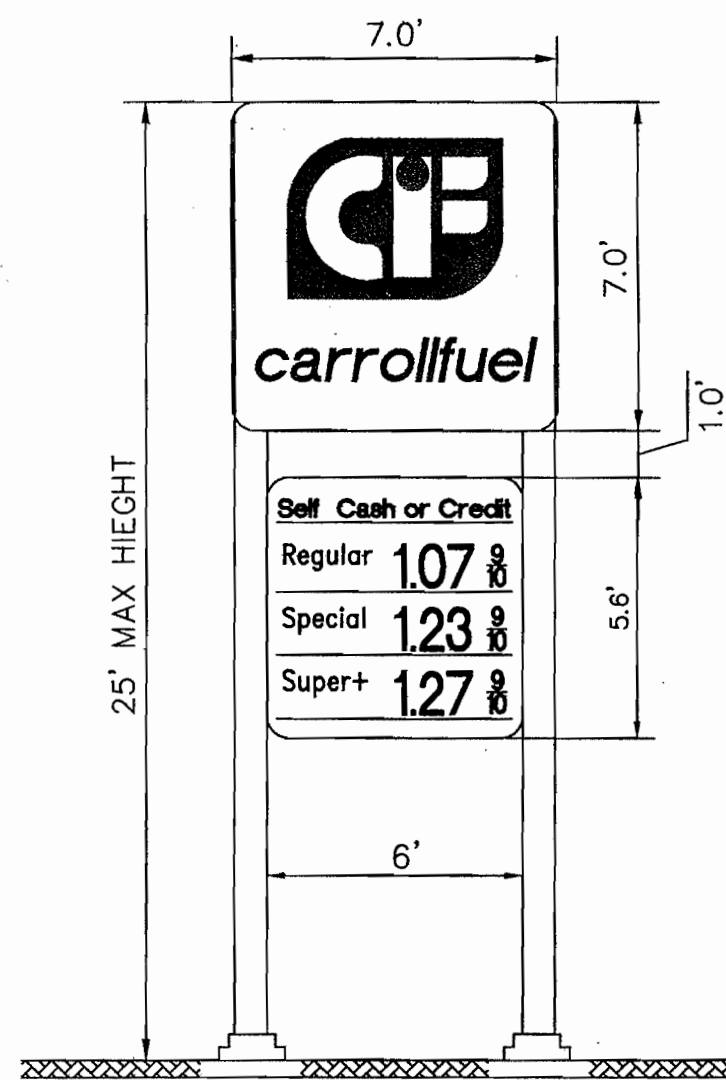
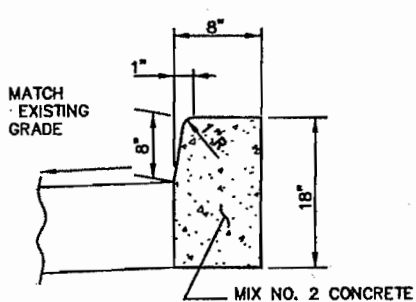
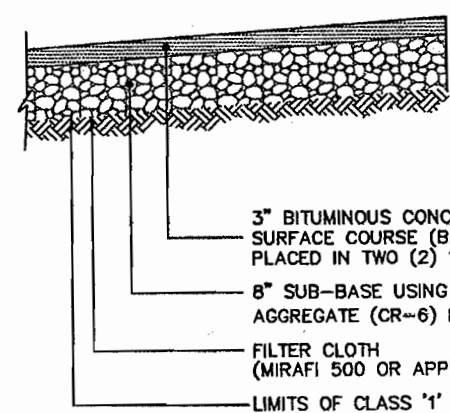




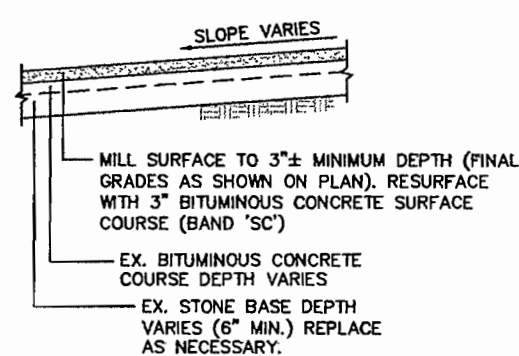
PROPOSED SIGN
NOT TO SCALE



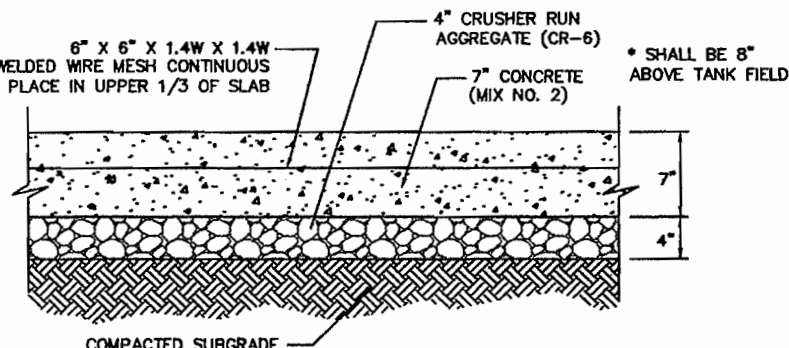
TYPICAL CURB DETAILS
NOT TO SCALE



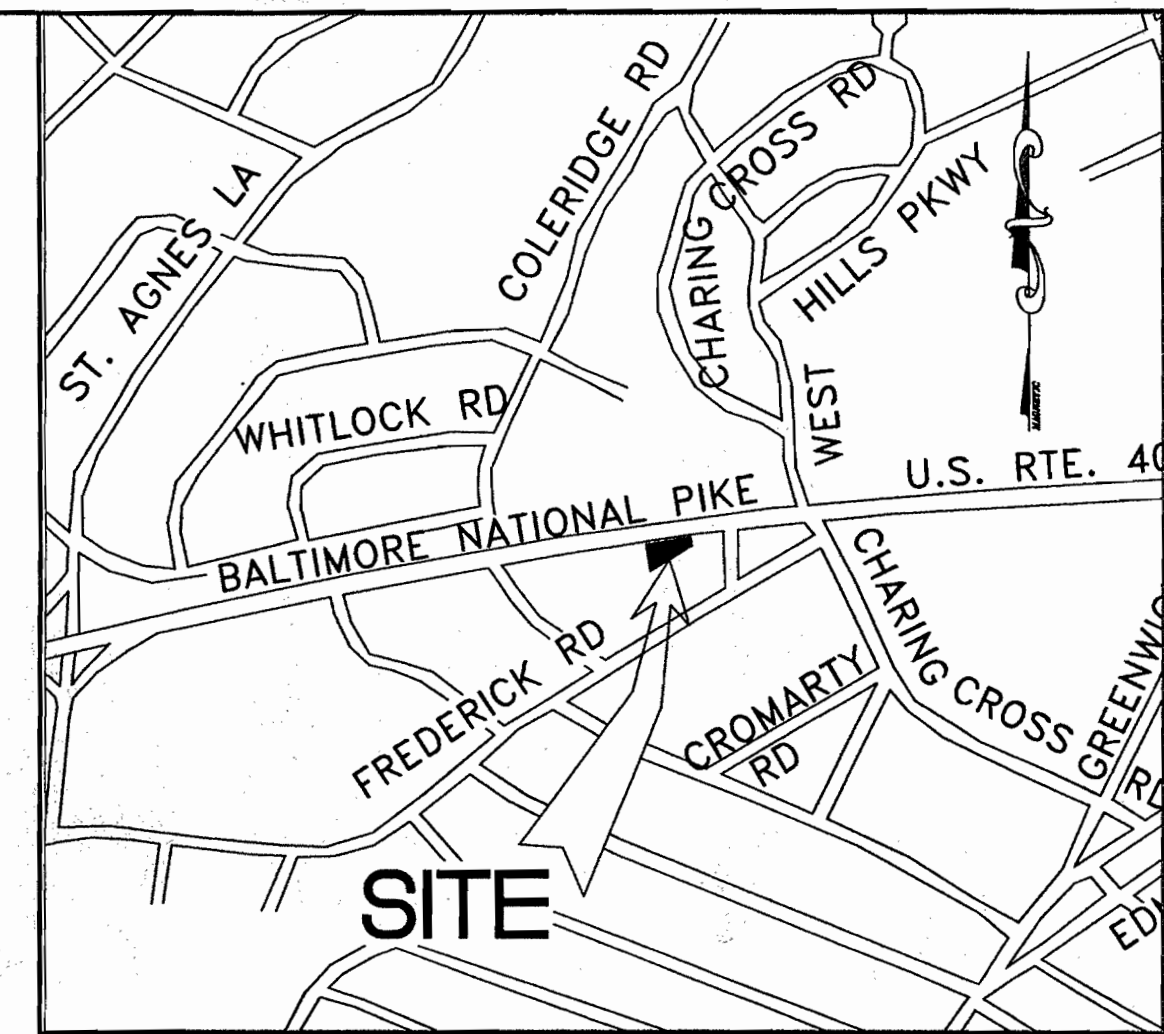
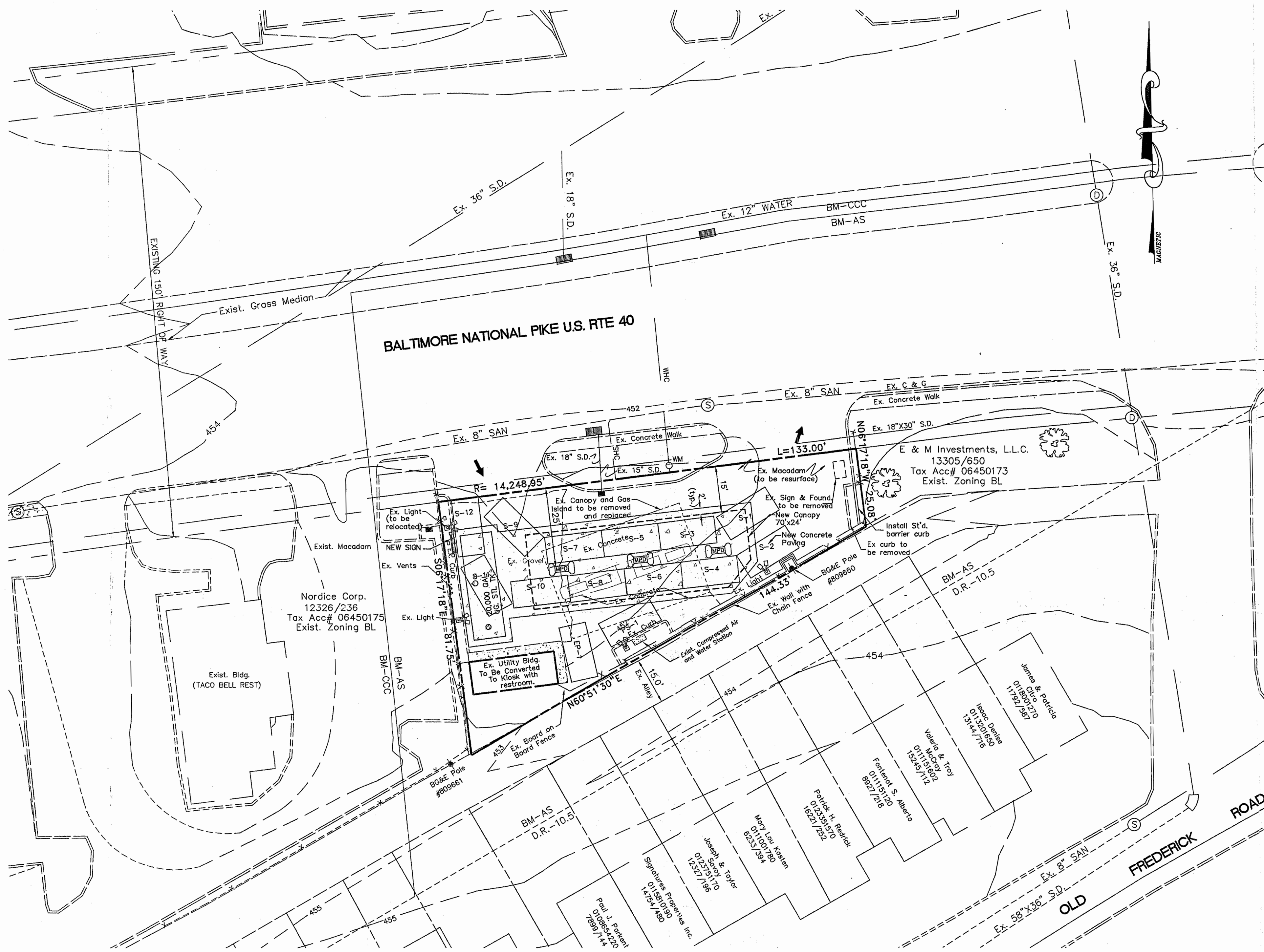
PROPOSED ON-SITE BITUMINOUS CONCRETE PAVING
NOT TO SCALE



TYPICAL OVERLAY PAVING DETAIL
NO SCALE



PROPOSED ON-SITE CONCRETE PAVING
NOT TO SCALE



VICINITY MAP
SCALE: 1"=500'

SITE DATA

- OWNER: CROWN STATIONS INC.
PO BOX 1168
BALTIMORE, MARYLAND 21203
- DEVELOPER: CARROLL INDEPENDENT FUEL COMPANY
Attn: C. HOWARD PHELPS
2700 LOCH RAVEN ROAD
BALTIMORE, MARYLAND 21218
- PROPERTY LOCATION: 5217 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21203-1168
- DEED: 4709/233
TAX ACCOUNT NUMBER: 0103672290
AREA: 0.161 ACRES +/-
6,996 SQ.FT. +/-
- ELECTION DISTRICT: 01
COUNCILMANIC DISTRICT: 01
CENSUS TRACT: 4007.02
REGIONAL PLANNING DISTRICT: 324A
WATERSHED: GWYNNS FALLS
SEWER-SHED: 71 D
WATER SERVICE AREA: WESTERN THIRD ZONE
- ZONING: BM-AS (Per 1"=200' Zoning Map SW-1E)
- EXISTING LAND USE: VACANT SERVICE STATION
- PROPOSED USAGE: INSTALL NEW CANOPY, MPD, PAVING, TANKS, LANDSCAPING AND LIGHTING. CONVERT EXISTING UTILITY BUILDING TO CASHIER OFFICE WITH PUBLIC REST ROOM.
- DISPENSER: AIR AND WATER DISPENSER WILL BE PROVIDED ON-SITE.
- LAND USE RESTRICTIONS: NO RENTAL, LEASING, STORAGE OR REPAIR WORK IS PERMITTED ON-SITE.
- BUILDING COVERAGE: TOTAL ON-SITE 283.50 SQ. FT. +/-
- PARKING REQUIREMENTS: EMPLOYEE PARKING (1 Employees max.) = 1 PS
COMPRESSED AIR AND WATER STATION = 1 PS
TOTAL PARKING REQUIRED = 2 PS
TOTAL PARKING PROVIDED = 2 PS
- BUILDING SETBACKS: FRONT 15' FROM PROPERTY LINE, 40' CENTERLINE OF STREET
REAR NONE REQUIRED, RESIDENTIAL ZONE NOT LESS THAN 20'
SIDES NONE REQUIRED
MAX. F.A.R. 4.0
- FLOOR AREA RATIO: 285/(6,996) = 0.040
- EXISTING UTILITIES: UTILITIES EXIST WITHIN THE PUBLIC RIGHT-OF-WAY AND ARE AVAILABLE TO SERVICE THIS PROPERTY.
WATER EX. 12" WATER (DWG. NO. 49-085)
WATER EX. 12" WATER (DWG. NO. 51-092)
WATER EX. 16" WATER (DWG. NO. 41-0319)
SANITARY EX. 8" SAN. (DWG. NO. 47-071)
STORM DRAIN EX. 36" S.D. (DWG. NO. 65-0273)
- THERE ARE NO HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR SEPTIC SYSTEMS LOCATED ON THIS SITE. THERE ARE NO SIGNIFICANT VIEWS OR SITE FEATURES THAT MAY AFFECT THE REDEVELOPMENT AS PROPOSED. THERE ARE NO SIGNIFICANT REGULATED PLANTS OR WILDLIFE COMMUNITIES BASED UPON DEPRM AND DRN DATA. THERE ARE NO STREAMS, BODIES OF WATER OR FLOODPLAINS ON OR ADJACENT TO THIS PROPERTY.
- UNDERGROUND STORAGE TANKS AND WELLS: NEW UNDERGROUND STORAGE TANKS ARE TO BE INSTALLED WITH TANK PROBES AND MONITORING WELLS.
- LIGHTING: PROPOSAL DOES NOT CHANGE EXISTING LIGHTING.
- PREVIOUS ZONING CASES: DATE CASE# DESCRIPTION
6-17-49 1462-S SPECIAL PERMIT IS GRANTED GASOLINE SERVICE STATION.
- PREVIOUS BUILDING PERMIT: DATE PERMIT# DESCRIPTION
6-6-73 49598 CONSTRUCT UTILITY BUILDING
6-6-73 49599 CONSTRUCT CANOPY
6-6-73 49600 RAZE EXISTING BUILDING
6-6-73 49601 INSTALL UNDERGROUND TANKS
6-6-73 49602 INSTALL 5' HIGH STOCKAGE FENCE
6-6-73 49603 INSTALL DRIVEWAY LIGHT
6-6-73 49604 CONSTRUCT ISLAND BUILDING
6-6-75 71953 INSTALL 10,000 U.G. TANK
6-30-86 90931 REPLACE FASCIAL

LEGEND

- PIPE BOLLARD
- TELEPHONE PEDESTAL
- FENCE POST
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- DOUBLE INLET
- STORM DRAIN MANHOLE
- SIGN
- SINGLE INLET
- SANITARY SEWER MANHOLE
- VENT GAS VENT
- UTILITY POLE
- SANITARY CLEAN OUT
- GUY WIRE
- LIGHT POLE

21.ONSITE CONSTRUCTION: REMOVE AND REPLACE EXISTING CANOPY AND GAS ISLAND
INSTALL NEW UNDERGROUND TANK, DETECTS AND WELLS.
REMOVE EXISTING CONCRETE AND REPLACE. INSTALL FULL PAVING SECTION WHERE REQUIRED. INSTALL OVERLAY PAVEMENT
REMOVED EXISTING SIGN FOUNDATION AND INSTALL NEW SIGN.
REMOVE EXIST. CURB AND INSTALL NEW AS SHOWN.

APPROVALS

OFFICE OF PLANNING	DATE
DEPARTMENT OF PUBLIC WORKS	DATE
OFFICE OF ZONING	DATE

LIST OF DRAWINGS:

DEVELOPER:

CARROLL INDEPENDENT FUEL CO.
2700 Loch Raven Road
Baltimore, Maryland 21218
Attn: C. Howard Phelps, Jr.
Tele: (410) 235-1066

REVISIONS

DATE	DESCRIPTION

KCW J.O.: 2030015

SCALE 1" = 20'
DESIGNED: W.T.P.
DRAWN: W.T.P.
CHECKED: N.S.H.

DATE: JAN. 15, 2003

Dwg:

PLAN FOR 405.6 APPROVAL MORE IN KEEPING

CARROLL INDEPENDENT FUEL CO.
CIFCO @ CHARING CROSS
5217 BALTIMORE NATIONAL PIKE
BALTIMORE, COUNTY, MARYLAND
ELECTION DISTRICT - 1
SCALE: 1"= 20'

SHEET 1 OF 1

KCW
ENGINEERING
TECHNOLOGIES
KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

(Continued from reverse side hereof)

of Baltimore City and running thence westerly on the south side of said Edmondson Avenue 140 and 89/100th feet to the eastern line of the lot leased by Annie Macht and Morris Macht, Trustees, to Standard Oil Company of New Jersey by Lease dated October 9, 1947 and duly recorded among the Land Records of Baltimore County, thence southerly bounding on said eastern line to the end thereof and continuing the same course in all 135 feet more or less to the northwest side of a 15 foot alley, thence northeasterly on said alley 147 feet more or less to the western line of the lot described in the aforesaid deed to Hermann and wife, thence northerly bounding thereon 81 and 75/100th feet to the beginning.

ORDERED by the Zoning Commissioner of Baltimore County this 28th day of May 1949, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 17th day of June 1949, at 11:00 o'clock A.M.

Chas. H. Doring
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special permit to use the property hereinafter described therein for a Gasoline Service Station, and after the required advertisement and posting of property it appearing that by reason of location, being in a commercial zone, the health, safety, morals and general welfare of the community will not be detrimentally affected and no traffic hazard will be created, therefore, the said petition should be granted:

It is this 17th day of June, 1949, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for special permit to have granted for gasoline service station, subject, however, to the provision that the setback of any buildings or structures to be erected shall conform with the average setback of buildings on either side and, also, that the island for the gasoline pumps shall not be nearer than twelve feet to the southernmost right-of-way of Edmondson Avenue.

Chas. H. Doring
Zoning Commissioner
of Baltimore County

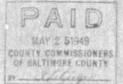
May 25, 1949

\$19.00

RECEIVED of William B. Davidson, Attorney for Annie Macht and Morris, Trustees, petitioners, for special permit, advertising and posting of property, south side of Edmondson Avenue, 1st District of Baltimore County.

Zoning Commissioner

Hearing:
Friday, June 17, 1949
at 11:00 a.m.



1462-S
#162-S
MAP
#1-B

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF

ANNE MAECHT AND MORRIS MAECHT, TRUSTEES OF BALTIMORE COUNTY

For a Special Permit
To the Zoning Commissioner of Baltimore

Annie Macht and Morris Macht, Trustees of the Estate
of Squawin Macht.

Contract
Purchaser

herely petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1949, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now on or to be erected thereon) hereinafter described for Gasoline Filling

~~Gasoline Filling~~
Gasoline Station

situated on the south side of Edmondson Avenue extended (in the first Election District of Baltimore County) at the end of the first line of the lot described in deed from Annie Macht and Morris Macht, Trustees, to William F. Hermann and wife, dated February 26, 1949, and duly recorded among the Land Records of Baltimore County, which place of beginning is about 763 feet westerly from the eastern boundary line (continued on reverse side hereof)

Annie Macht and Morris Macht,
Trustees of the estate of Squawin Macht
Legal Owner

Contract Purchaser

11 East Fayette Street, Baltimore 2, Maryland

Address

By *Morris Macht*
Morris Macht, Trustee

ZONING DEPARTMENT OF
BALTIMORE COUNTY
RE PETITION FOR
SPECIAL PERMIT

Pursuant to petition filed with the Zoning Commission of Baltimore County for SPECIAL PERMIT to use the property hereinafter described for Gasoline Service Station, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, 16 The Bankers Building, Towson, Baltimore County, Maryland.

On Friday, June 17, 1949, at 11:00 A.M.

to determine whether or not the SPECIAL PERMIT petitioned for as aforesaid, should be granted, the property is and petition here particularly described as follows:

All that parcel of land on the west side of Edmondson Ave. (coal highway) in the 1st District of Baltimore County, beginning 842' west of Baltimore City line, thence westerly on the south side of Edmondson Ave. 140 and 89/100th feet to the eastern line of the lot described in deed from Annie Macht and Morris Macht, Trustees, as shown on plat filed with the Zoning Department.

By Order
CHARLES H. DORING,
Zoning Commissioner
of Baltimore County
May 27-June 3

OFFICE OF
THE BALTIMORE COUNTIAN #1462-S

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-ARGENT
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

June 6, 1949

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Doring, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for two successive weeks before the 17th day of June, 1949; that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Charles H. Doring*
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1461

District: 15
Date of Posting: June 2/49

Posted for: *Commercial*
Petitioner: *John Remick*

Location of property: *South side of Ruth Ave. 365' west of Lodge Farm Road*

Location of signs: *South side of Ruth Ave. 397' west of Lodge Farm Road*

Remarks: *Harry E. Cartside*

Posted by: *Harry E. Cartside*
Date of return: *June 3/49*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1462-S

District: 1
Date of Posting: June 3/49

Posted for: *Gasoline Service Station*
Petitioner: *Annie Macht*

Location of property: *South side Edmondson Ave. 963' west of Baltimore City line*

Location of signs: *South side Edmondson Ave. 1133' west of Baltimore City line*

Remarks: *Harry E. Cartside*

Posted by: *Harry E. Cartside*
Date of return: *June 3/49*

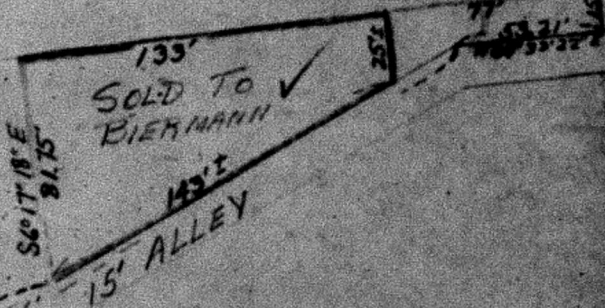
EDMONDSON AVE DUAL HIGHWAY (150' WIDE)

about 753' to
City Boundary

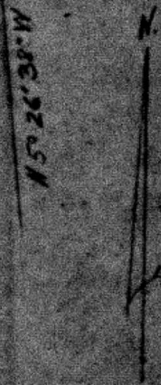
--RAD. 14,248.35' - 502.72' -
140.89



PROPOSED 40' STREET



147' E - 384.46'



1" = 40'