

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles F. Knox, Louis S.

I or we, Charles F. Knox, Louis S., legal owner(s) of the property at 606 Loyola Blvd., Baltimore, Maryland, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from Zone A-B to Zone NE-2-E.

and for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... gasoline filling station

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Address

Protestant's Attorney

Address 606 Loyola Blvd., Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of November, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that a public hearing be had before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 4th day of January, 1971, at 2:00 o'clock.

(over)

MARYLAND SURVEYING AND ENGINEERING CO., INC. Subsidiary of LYON ASSOCIATES, INC.

6707 WHITESTONE ROAD BALTIMORE, MARYLAND 21207 TELEPHONE 301-444-2951
ENGINEERING SURVEYING PLANNING

ZONING DESCRIPTION

NE TO NE W/SPECIAL EXCEPTION FOR SERVICE STATION
DISTRICT CS-1
S. E. SIDE PULASKI HIGHWAY
BETWEEN 64TH STREET & 65TH STREET

Beginning for the same at a point on the Southeast side of Pulaski Highway, 150 feet wide, said point being situated Northeasterly, 126 feet more or less from the centerline of 64th Street; thence leaving the said point of beginning and running and binding on the Southeast side of Pulaski Highway by a curve to the right Northeasterly 200.36 feet, said curve having a radius of 3402.46 feet and a chord bearing and distance of S 53° 06' 24" E, 200.37 feet; thence leaving said Pulaski Highway and running S 34° 32' 00" E, 258.25 feet; thence S 55° 28' 00" W, 138.77 feet; thence N 48° 17' 44" W, 257.39 feet to the place of beginning.

Containing 1.016 Acres more or less.



Signed This 27th day of Aug 1970

SCALE 1/4" = 1 inch

File No.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1970

Austin W. Brizendine, Esq.
606 Loyola Blvd.,
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for a gasoline filling station
Location: Pulaski Hwy, 126' N. of 64th St.
Petitioner: Charles F. Knox, et al
Committee Meeting of November 10, 1970
15th District
Item 62

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a vacant lot and an existing mechanical shop for an excavating contractor. The surrounding properties are all commercial in character with some industrial uses mixed in. Pulaski Highway in this location is partially improved with concrete curb and gutter. However, extensive refurbishing for the proposed service station will be necessary.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pulaski Highway is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Storm Drains:

Pulaski Highway is a State Road therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Austin W. Brizendine, Esq.
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November 27, 1970

Storm Drains: (Continued)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPARTMENT OF TRAFFIC ENGINEERING:

A Special Exception for a service station should not increase the trip density since the land is presently zoned AL.

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Austin W. Brizendine, Esq.
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Item 62

November 27, 1970

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations. Also, see Section 409.5 and 914.4 on Service Stations.

STATE ROADS COMMISSION:

The subject plan indicates a proposed 6" x 18" concrete curb along the inside edge of a planned area. State Roads Commission specification curb is 6" x 22". A State Roads Commission specification curb must be constructed along a line at some point between the Right of Way line and the paved area of the site. The proposed curb structures are not satisfactory, however, this matter can be resolved at a later date.

The entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD

Enc.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map	11/17/70	AK	11/17/70	AK	11/17/70	AK	11/17/70	AK	11/17/70	AK
Petition number added to outline	11/17/70	AK	11/17/70	AK	11/17/70	AK	11/17/70	AK	11/17/70	AK
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>										
Revised Plans: Change in outline or description										
Previous case:										

Map # 4-B NORTH-EASTERN AREA
NE-2-E

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: Dec 16 - 1970
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: 126' N. of Pulaski Highway, 126' N. of 64th St.
Location of Sign: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: Dec 23 - 70

TELEPHONE 494-2413

INVOICE No. 75460

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: Maryland Surveying & Engineering Co., Inc.
4707 Whitestone Road
Baltimore, Md. 21207

Zoning Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY 1

ADVERTISING AND POSTING OF PROPERTY FOR CHARLES F. KNOX
#71-190-X

TOTAL AMOUNT \$1.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413

INVOICE No. 75434

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: Austin W. Brizendine, Esq.
606 Loyola Building
Towson, Md. 21204

Zoning Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY 1

Petition for Special Exception for Charles F. Knox, et al
#71-190-X

TOTAL AMOUNT \$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

MAY 17 1972

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of Sections 405.3 and 502.1 of the Baltimore County Zoning Regulations having been 1981.

~~the above Re-classification should be had, and it further appearing that by reason of~~

a Special Exception for a Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5 day of January, 1971 that the herein described property or area should be and

the same is hereby reclassified from ~~to~~ ~~that~~

that a Special Exception for a Automotive Service Station should be and the same is granted, from and after the date of this order, subject to approval of the site plan of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Michael D. Hurd
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1971, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER BY
DATE 1/8/71 J.C. Harwood

GENERAL NOTES:

1. FINAL GRADES TO BE RESOLVED & SITE WORKERS & ENGINEER
2. GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL CONTRACTORS WORKING UNDER SEPARATE CONTRACTS. HE SHALL HAVE HIS SUBCONTRACTORS BY NAME. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONTRACT WORK.
3. E - REGULAR GRADE DISPENSER
M - MIDDLE GRADE DISPENSER
P - PREMIUM GRADE DISPENSER
4. PROPOSED ELEVATIONS ARE SHOWN IN A BOX ELEVATION. ALL OTHER ELEVATIONS ARE EXISTING.
5. RUN LINE FROM PLY. ROOF DRAIN 1 RUN AS MANY LINES AS REQUIRED FROM CANOPY ROOF DRAIN TO CURB. CURB LINES SHALL BE 48" NEW HUM 11000 3000 IN WITH 30" RISE.
6. BRING ALL FOOTINGS DOWN TO UNDISTURBED SOIL HAVING MINIMUM SOIL PRESSURE OF 4000 PSF.
7. CONTRACTOR SHALL INSPECT SITE.
8. SEE SHEET PRIOR 4 FOR DRAINAGE REQUIREMENTS.
9. INDICATES EXISTING CANTON LINES.
10. INDICATES EXISTING OR PROPOSED CANTON LINES.

ZONING STATUS

EXISTING ZONING: M-1

PROPOSED ZONING: M-1.5 SERVICE STATION

EXISTING DISTRICT: 1
DISTRICT: 1.5 - SERVICE STATION

4 DISPENSER ISLANDS WITH 3 SINGLE DISPENSER PUMPS SERVING 8 CARS AT ONE TIME.

TOTAL SERVICING SPACES = 8

TOTAL SERVICING BAYS = NONE

SITE AREA 1.0000 AC

71,000 SQ. FT.

71,000 SQ. FT. 48,000 SQ. FT.

ADDITIONAL AREA REQUIRED = NONE

PROPOSED COMBINATION LOTS = NONE

TOTAL AREA REQUIRED = 10,500

TOTAL AREA OF TRACT = 71,000 SQ. FT.

ADDITIONAL AREA REQUIRED = NONE

PROPOSED COMBINATION LOTS = NONE

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TOTAL AREA OF TRACT = 71,000 SQ. FT.

ADDITIONAL AREA REQUIRED = NONE

PROPOSED COMBINATION LOTS = NONE

ACCESS POINTS

2 DRIVEWAYS ON PULASKI 35' WIDE

LANDSCAPING

CONSISTS OF GRASS & SMALL SHRUBS

AREA A = 1100 SQ. FT.

AREA B = 1000 SQ. FT.

TOTAL 2200 SQ. FT. 5% OF TRACT

3000 SQ. FT. 4.2% OF TRACT

PARKING

PARKING SPACES REQUIRED = NONE

PARKING SPACES PROVIDED = 10

LIGHTING

MERCURY FLOODLIGHTS ON CONCRETE BASE.

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON A FLAT EARTH. PULASKI HIGHWAY. PLAT 11/10 PREPARED BY LEGAL ENGINEER. REVISIONS SUBMITTED.

2. ELEVATIONS SHOWN ARE BASED ON 111.000 BENCHMARK. 3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.

4. THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.

5. UTILITY COMPANIES: CHESAPEAKE & POTOMAC TELEPHONE COMPANY, 320 ST. PAUL STREET, BALTIMORE, MD. 21202. BALTIMORE GAS & ELECTRIC COMPANY, LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202.

PREPARED BY:
MARYLAND SURVEYING AND ENGINEERING CO., INC.
SUBSIDIARY OF LYON ASSOCIATES, INC.
6707 WHITE STONE ROAD
BALTIMORE COUNTY, MARYLAND 21207
TELEPHONE 301-944-9291

HUMBLE, C. L. & SONS, INC.
1770 YORK ROAD
TOWSON, MARYLAND 21204

SITE PLAN

1501 PULASKI HIGHWAY
ROCKFORD, BALTIMORE COUNTY, MD.
ELECTION DISTRICT 10/15

DATE: 4-21-71
FILE: 363-7
DRAWN BY: J. B. BARNES
CHECKED BY: J. B. BARNES
SCALE: AS SHOWN

MICROFILMED

11-190

2242-1

MAY 17 1972

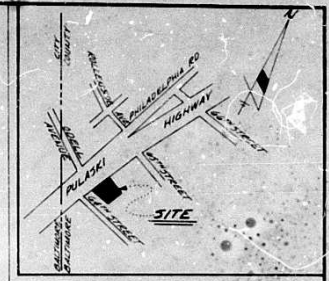
OFFICE COPY

PULASKI

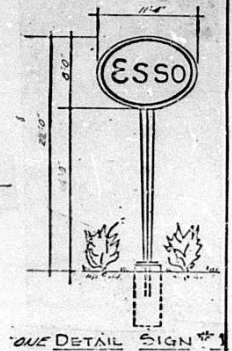
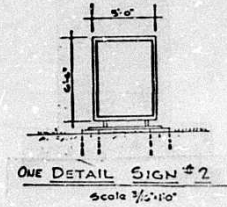
HIGHWAY

U.S. ROUTE #40

(150' R/W)



LOCATION MAP
NO SCALE



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8/11/71

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8/11/71

ZONING NOTES

ZONING STATUS
EXISTING ZONING: ML
PROPOSED ZONING: ML SE SERVICE STATION
EXISTING DISTRICT: C-1
EXISTING USE: HEAVY EQUIP REPAIR
PROPOSED USE: SERVICE STATION

AREA REQUIREMENTS
2 DISPENSER ISLANDS WITH 3 SINGLE
DISPENSER PUMPS SERVING 4 CARS AT
ONE TIME.
TOTAL SERVICING SPACES - 4
TOTAL BAYS AND SPACES - 7
SITE AREA REQUIRED - 741,500 SF
SQ. FT. = 10,500 SF
TOTAL AREA SITE 44,270,54 SF

ACCESS POINTS
2 DRIVEWAYS ON PULASKI, 35 FEET WIDE
CONSISTS OF GRASS & WALL FIBERS

LANDSCAPING
AREA A = 1200 SQ. FT.
AREA B = 288 SQ. FT.
AREA C = 1035 SQ. FT.
TOTAL 2,523 SQ. FT. = 5.7% OF TRACT
5% OF ML TRACT = 2,211 SQ. FT. MIN. REQ.

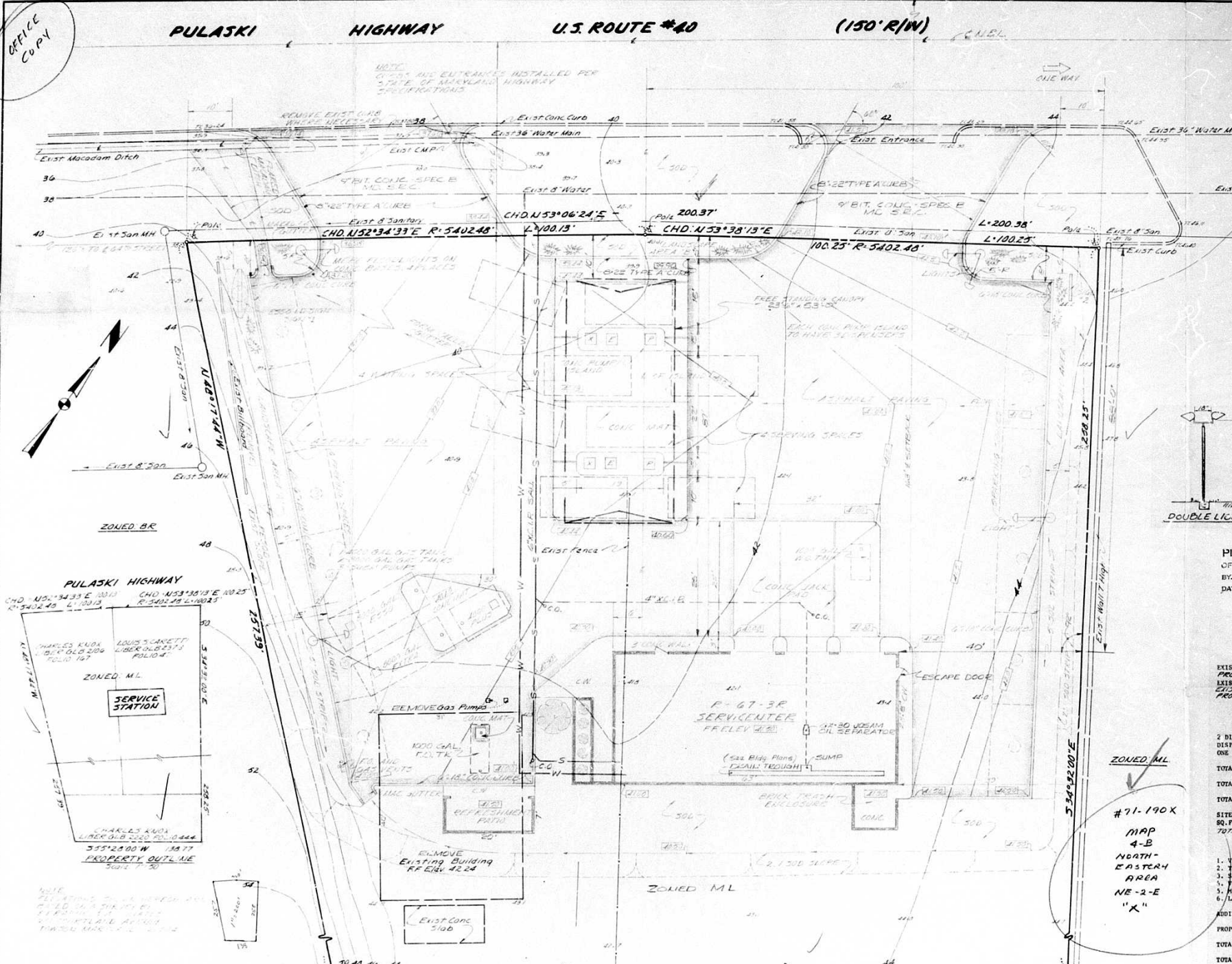
PARKING
PARKING SPACES REQUIRED - 9
PARKING SPACES PROVIDED - 11

ILLUMINATION
6 MERCURY VAPOR & 1000 LUMENS ON
CONCRETE BASE.

ELECTION DISTRICT #15

ADDITIONAL AREA REQUIRED - NONE
PROPOSED COMBINATION USES - NONE
TOTAL AREA REQUIRED - 10,500
TOTAL AREA OF TRACT - 44,270,54 SQ. FT.

#71-190X
MAP
4-B
NORTH-
EASTERN
AREA
NE-2-E
"X"



THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:
1. 8/11/71: Proposed Modification
2. 8/11/71: Revised 4th Flg.

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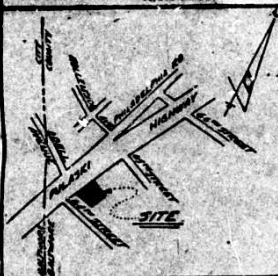
HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

PLOT PLAN
LOCATION #
7301 PULASKI HIGHWAY
ROSEDALE, BALTIMORE COUNTY, MD
ELECTION DISTRICT 16 #15

DRAWN (8/5/71)
BY
CHECKED BY
APPROVED BY
SCALE: 1"=10'-0"

18-71 #71-190X
(FOR OFFICE FILE)
DATE 15 AUGUST 70
SHEET NO. 1 OF 1
MICROFILMED
Zoning File #71-190
6953

1. FINAL GRADES TO BE RESOLVED & SITE OWNERS & ENGINEER
2. GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL CONTRACTORS WORKING ON SITE.
3. THE FIRST LINE SHALL HAVE SIX CONTRACTORS DO SAME. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONTRACT WORK.
4. E. REGULAR GRADE DISPENSER
5. M. MIDDLE GRADE DISPENSER
6. P. PERIMETER GRADE DISPENSER
7. PROPOSED ELEVATIONS ARE SHOWN IN A BOX ELEVATION ALL OTHER ELEVATIONS ARE EXISTING
8. RUN LINE FROM BLDG. ROOF DRAIN & RUN AS MANY LINES AS REQUIRED FROM CANOPY ROOF DRAINS TO GROUND COMBINED SEWER SYSTEM " "
9. FLOOD LIGHTS SHALL BE 4 NEW HUM 1-1000 SOUND WITH 30' POLES
10. BRING ALL FOOTINGS DOWN TO UNDISTURBED SOIL HAVING MINIMUM SOIL PRESSURE OF 4000 PSF.
11. CONTRACTOR SHALL INSPECT SITE
12. SEE SHEET PLOT A FOR DRAINAGE REQUIREMENTS
13. _____ INDICATES EXISTING CONTOUR LINES
14. _____ INDICATES PROPOSED CONTOUR LINES

[illegible]

LOCATION MAP
NO SCALE

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON A PLAT MAP
"PULASKI REEF" PLAT 12/19 PREPARED
BY LEO W. RIDER REA LAND SURVEYOR

ELEVATIONS SHOWN ARE BASED ON
UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.

4. THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.

5. UTILITY COMPANIES
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD.

PREPARED BY: *FILE NO 2242*
MARYLAND SURVEYING AND ENGINEERING CO., INC.
 SUBSIDIARY OF LYON ASSOCIATES, INC.
 6707 WHITE STONE ROAD
 BALTIMORE COUNTY, MARYLAND 21207
 TELEPHONE 301-944-3291

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TCWSON, MARYLAND 21204

OPERATION
ALERT

SITE PLAN

7301 PULASKI HIGHWAY
ROSEDALE, BALTIMORE COUNTY MD
ELECTION DISTRICT NO 15

DATE	4-21-1
FILE	NO.1
SHEET	NO.1
DIFF.	NO.2

71-190

2242-