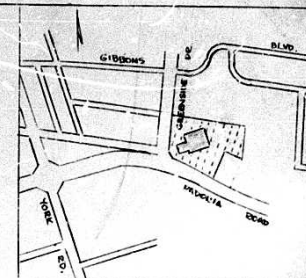


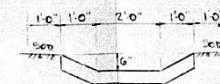
GENERAL NOTES
1. FOR RETAINING WALL DETAILS, SEE SH
2. EXISTING SPRINGS TO BE CAPPED.

OWNER'S CERTIFICATION
LAND CLEARING AND CONSTRUCTION
OF DEVELOPMENT WILL BE COMPLETED
PURSUANT TO THIS PLAN.
Douglas M. Carter 6/10/71
OWNER DATE
APPROVED FOR B.C.S.C.D. IN ACCORD-
ANCE WITH ARTICLE 94A, SECTION 105
THROUGH 110, ANNOTATED CODE STAT-
UTE OF MD AS AMENDED THROUGH 1970
SESSION OF THE STATE LEGISLATURE.

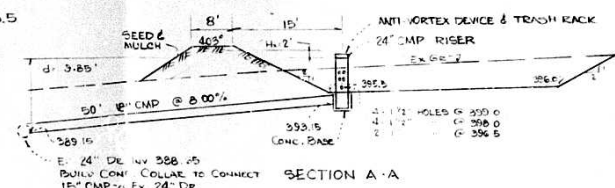
DATE _____



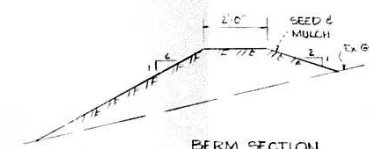
VICINITY MAP
SCALE 1" = 500'



FLUME DETAIL



SECTION A-A



SEDIMENT BASIN DESIGN DATA

1. MIN. REQUIRED STORAGE: $0.5 \times 5.3 \text{ AC} \times 12 = 0.22 \text{ AC}$
2. BASIN VOLUME: $35 \times 70 \times 4 = 43,600 \times 0.22 \text{ AC}$
3. EXCAVATION REQUIRED: 400 CFS
4. $1 \times 0.60 \times 2.6 \times 5.3 = 20.8 \text{ CFS}$
5. PIPE SPILLWAY CAPACITY: $0.21 \times 5.3 \times 1.1$
6. PARREL: 18" LENGTH = 50' FLOW: 40'
7. RISER: 36" LENGTH = 7'
8. $0 \times 9.85 \times 14 \times 2.0 \text{ CFS}$

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. E. G. [Signature]
DATE 8/13/71

72-14-SPH

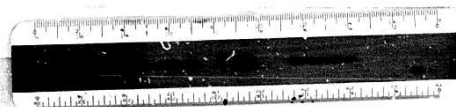


SITE PLAN
EROSION CONTROL
AND GRADING PLAN FOR
VALLEY CHEVROLET
PROPERTY OF DOUGLAS M. PARKS
AN ELECTION DISTRICT BALTO. Co. MD

PREPARED FOR IRA C. RIGGER INC. - BUILDING
CONSULTANTS 10100 MARPLE COURT COCKEYSVILLE, MD
SMITH, TEACHER & ASSOCIATES P.O. BOX 172
OWINGS MILLS, MD 21117 365-2100 P.N. D-521

AUG. 12, 1971

SCALE 1" = 30'



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Douglas and Katherine Parks, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Off-Street Parking in a Residential Zone (R-2, R-3).

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 _____
 Legal Owner _____ Address _____
 Protester's Attorney _____ Address _____

ORDERED BY the Zoning Commissioner of Baltimore County, this 24th day of June, 1971, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of July, 1971, at 2:30 o'clock P.M.



Deputy Zoning Commissioner of Baltimore County
 (Lec)

SMITH, TEACHER AND ASSOCIATES
 ENGINEERS - PLANNERS - SURVEYORS



P.O. BOX 172
 OWINGS MILLS, MD. 21117
 (301) 363-2100
 6904 OLD BRANCH ROAD
 CAMP SPRING, MD. 20741
 (301) 440-2325

DESCRIPTION OF 1.59 ACRES OF LAND, MORE OR LESS
 EAST SIDE, GREENSIDE DRIVE
 FIFTH ELECTION DISTRICT
 BALTIMORE, COUNTY, MARYLAND

BEING a part of the secondly and part of the thirdly described parcels of land which by deed dated May 8, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. 1841, folio 78 was conveyed by William G. Parks, Jr. et al, unto Douglas M. Parks and Katherine V. Parks.

BEGINNING at a point in the east right-of-way line of Greenside Drive, 70 feet wide, 353 feet from the centerline of Padonia Rd.; thence leaving said point of beginning and running for a line of division along the northern boundary of the Business Roadside Zoning.

- 1- South 83° 45' 16" East - 548.14 feet; thence running for a new line of division.
- 2- North 08° 41' 38" East - 120.44 feet; thence binding on part of the third and all of the fourth line of the aforementioned thirdly described parcel, the following two courses and distances.
- 3- North 31° 19' 02" West - 68.00 feet
- 4- South 79° 04' 18" West - 155.10 feet; thence binding reversely on all of third and part of the second line of that land which by deed dated November 18, 1964 and recorded among the Land Records of Baltimore County in Liber 4391 Page 311 was conveyed by John E. Coniff unto Edward J. Coniff.
- 5- South 78° 28' 31" West - 162.87 feet
- 6- North 14° 00' 29" West - 48.00 feet; thence running for a new line of division
- 7- North 85° 17' 34" West - 151.56 feet; thence binding on part of the fourth and all of the fifth and thirteenth line of aforementioned thirdly described parcel, the following three courses and distances:
- 8- South 02° 52' 48" West - 15.00 feet
- 9- North 89° 21' 44" East - 6.80 feet
- 10- South 01° 37' 29" East - 15.00 feet; thence binding reversely on part of the second line of aforementioned secondly described parcel
- 11- North 85° 15' 15" West - 39.00 feet to east right-of-way line of Greenside Drive; thence binding on said line the following two courses and distances
- 12- By a curve to the right, said curve having a radius of 3,899.79 ft. for an arc length of 79.41 feet
- 13- South 08° 35' 54" West - 13.39 feet to the point of beginning.

CONTAINING 1.59 Acres of land, more or less.
 This description is for zoning purposes only, and is not intended for use in the conveying of land.
 5/20/71 P.N. B-521

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 N. CHARLES ST.
 TOWSON, MARYLAND 21204

June 23, 1971

OLIVER L. MYERS
 Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

CONSTRUCTION

DEVELOPMENT

John V. Arniger, Esq.,
 200 Padonia Road, East
 Cockeysville, Maryland 21030

RE: Type of Hearing: Special Hearing
 Location: E/S Greenside Dr., 353'
 No. of Padonia
 Petitioner: Douglas & Katherine Parks
 Committee Meeting of June 8, 1971
 8th District
 Item 181

Dear Sir:

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 located on the north side of Padonia Road just east of the proposed Greenside Drive. It is currently undeveloped and is improved with an older residence. There is curbing along Padonia Road at this location. It lies north of the Padonia Shopping Center and the properties to the north, east and west are used residentially.

HEALTH DEPARTMENT:

Public water and sewers are proposed for this site.

Air Pollution Comment: 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.

BOARD OF EDUCATION:

No bearing on student population.

John V. Arniger, Esq.,
 Item 181
 Page 2
 June 24, 1971

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

P.itioner: to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Section 409.104, Parking Lots.

DEPT. OF TRAFFIC ENGINEERING:

The special hearing for parking in a residential zone should have no major effect on trip density. It must be pointed out, however, that the entrance to Padonia Road as shown does not meet County standards.

BUREAU OF ENGINEERING:

Comments for this office have not been completed as of this date. We will forward same to you at a future date.

ZONING ADMINISTRATION DIVISION:

Upon review of the subject petition, it is felt by this office that the proposed use, although it is a permitted use in this zone, is not the most desirable use for this property. This is evidenced by the request for the off street parking in the residential zone. There is also a question as to whether the property may be used to store new passenger vehicles yet to be sold. It also appears that a portion of the used car storage would be in this zone. We also do not feel that the entrance to the property on to Greenside Drive should be from the residential portion of this site. Furthermore, the size of the area used for disabled motor vehicles. It does not appear anywhere near adequate.

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLP:JD
 Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: GEORGE A. DIERER, P.E. Date: June 16, 1971
 FROM: ELLSWORTH M. PERRY, P.E.
 SUBJECT: Valley Chevrolet
 1/3 of Padonia Road
 2/3 of Proposed Greenside Drive
 District 83

BUREAU OF ENGINEERING COMMENTS:

The preliminary plan for the subject site dated May 25, 1971, has been reviewed by the Developers Design Approval Section of the Bureau of Engineering and the following comments are furnished:

HIGHWAY COMMENTS:

This property has access from Padonia Road and Greenside Drive.

Padonia Road is fully improved. The Developer may apply for an entrance permit to obtain access from this road. Prior to removal of any existing curb for entrance, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 404-3321.

Greenside Drive will ultimately be improved with concrete curb and gutter and 14 feet of paving on a 70-foot right-of-way. Improvements in connection with this site shall consist of concrete curb and gutter and 14 feet of paving from Padonia Road to Gibbons Boulevard. Offsite right-of-way is required to make these improvements. Plans have been prepared and Baltimore County is attempting to acquire the right-of-way. The Developer's responsibilities shall be as follows with the construction to be accomplished under a County contract:

- a. Construction drawings have previously been prepared for this road and may be used (as a guide) for this project. The Developer's engineer shall furnish any additional information required and/or modify these plans as necessary.
- b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 1"=5' horizontal to 1"=5' vertical scale.
- c. The delineation of any widening and slope easements at no cost to the County.
- d. The construction of combination curb and gutter in its ultimate location and a minimum of 14 feet of paving adjacent thereto along the frontage of the property.

Valley Chevrolet
 Page 2
 June 16, 1971

HIGHWAY COMMENTS: (Cont'd)

a. The relocation of any utilities or poles as required by two road improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radii curb returns, shall be located a minimum of 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-33 and R-33A, 1964 Edition). Moment-resistant entrances shall consist of two 24-foot lanes divided by a 5-foot median with minimum 10-foot radii curb returns and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrances.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required on all public roads adjacent to this site. The sidewalks shall be 14 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

STORM DRAIN COMMENTS:

In accordance with the drainage policy for this type development, the Developer is responsible for the total design and construction of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dividing in two to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

All drains for this property are onsite and considered private. The Developer shall be fully responsible for construction and maintenance of any drains required to serve the site. There is an existing 18-inch drain adjacent to the outfall for the storm drainage area within the property. The Developer is required to make application for a storm drain connection permit from the Department of Permits and Licenses. The permit allows the Developer to make a connection to the existing County storm drain system.

Valley Chevrolet
 Page 3
 June 16, 1971

STORM DRAIN COMMENTS: (Cont'd)

An onsite system is needed for the westernmost area of the tract, and the connection to the public system will be accomplished in the future when the inlet in Greenside Drive is constructed.

Storm drain pipes in Greenside Drive will be built along with road improvements and will be the Developer's responsibility for the frontage of the property. Construction drawings have been prepared and the Developer may use these plans and modify them for processing as a County contract.

The Developer 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 Developer.

SEWERSHIP CONTROL COMMENTS:

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 stripping 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 COMMENTS:

A preliminary print of this property has been referred to Baltimore City, Water Dept., for review and comment in regard to adequacy of water supply in this development. If Baltimore City has any comment, it will be forwarded.

Public water is available to serve this property. There is an existing 8-inch water main in Padonia Road, as shown on Drawing #66-1958. Permission to obtain a metered connection from this existing main may be obtained from the Department of Permits and Licenses.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. This charge will be in addition to the normal front lot assessment and permit charges, and is determined, and payable, upon application for the Plumbing Permit.

Valley Chevrolet
 Page 4
 June 16, 1971

SANITARY SEWER COMMENTS: (Cont'd)

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer main, approximately 1,000 feet in length, from the existing 8-inch public sanitary sewer in Perkins Avenue.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preservation and cost of construction drawings and right-of-way plans required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The Developer is responsible for all accompanying right-of-way acquisition costs.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This charge is in addition to the normal front lot assessment and permit charges and is determined, and payable, upon application for the Plumbing Permit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

George A. Dierer
 Chief, Bureau of Engineering

FID:HAM:JIS:SS

cc: Walter K. Greas
 File

Pursuant to the advertisement, posting of property, and public hearing on the above petition, and it appearing that by reason of the following finding of facts that the public health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing for Off-Street Parking in a Residential Zone in accordance with the plat dated August 12, 1971, and approved August 13, 1971, by the Board of Commissioners of Baltimore County, Maryland, and which is incorporated by reference herein as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of August, 1971, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this Order, to permit Off-Street Parking in a Residential Zone, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of August, 1971, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 2600-58-6600, at one time, successive weeks before the 25th day of July, 1971, the 10th day of July, 1971, the 20th day of July, 1971, the 30th day of July, 1971.

THE JEFFERSONIAN

Cost of Advertisement \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: July 1, 1971
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item 181 (1970-1971)
Property Owners: Douglas M. Parks and Katherine Parks
E/S Greenfield Drive, 353' N. of Padonia Road
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing for offstreet parking
District: 8th
No. Acres: 1.59

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

General:

A preliminary plan for Valley Chevrolet, properties of Douglas M. Parks and the Towik Realty Company, has recently been reviewed by this office and formal comments, dated June 16, 1971, have been forwarded to the Bureau of Public Services. Since those comments would generally apply to the subject property, we are enclosing a copy of the comments for your information and files.

In addition to the above mentioned comments, the following comments would also apply to the subject property.

The status of "Hillside Avenue" is not known by this office; however, there does not appear to be any need for any further highway improvements or utility construction at this time.

Since the Petitioner also owns the property situated at the southeast corner of Gibbons Boulevard and proposed Padonia Road, and since the intent of development for that property is unknown by this office, we wish to advise that Gibbons Boulevard is proposed to be improved as a 30-foot closed roadway section within a 50-foot right-of-way. Highway right-of-way and improvements would be required in connection with the development of that property.

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:RMD:as

S-NE Key Sheet
59 M J Position Sheet
N 15 & Topo
S1 Tax Map

cc: John J. Treaner - with copy of comments
Enclosure

THE TOWSON TIMES

TOWSON, MD. 21204 JULY 12 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 12 day of July 1971 that is to say, the same was inserted in the issue of July 8, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

INVOICE No. 84909
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Douglas M. Parks
Katherine M. Parks
353 N. of Padonia Road
Cockeysville, MD. 21030

DATE: July 1, 1971

7772

Advertising and posting of property \$7.75

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

INVOICE No. 81283
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Douglas M. Parks
Katherine M. Parks
353 N. of Padonia Road
Cockeysville, MD. 21030

DATE: July 8, 1971

Position for Special Hearing \$25.00

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original	Duplicate	Tracing	300 Sheet
	date	by				
Descriptions checked and outline plotted on map						
Petition number added to outline						
Denied						
Granted by ZC, BA, CC, CA						
Reviewed by: [Signature]						
Previous case:						

Revised Plans: Change in outline or description Yes No
Map #

John W. Arnold, Esq.,
340 Padonia Road, E.
Cockeysville, Md. 21030
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

8th day of June, 1970.

Edward D. Hardisty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Douglas M. Katherine Parks

Petitioner's Attorney John W. Arnold

Reviewed by: [Signature]
Chairman of the Advisory Committee

EXISTING ZONING - D.R.
 PROPOSED USE - AUTO SALES & SERVICE
 AREA OF LOT - 3.61 AC
 AREA OF BUILDING - 29,750 SF
 PARKING REQUIRED - 108 P.S.
 PARKING PROVIDED - 125 (EXCL. CONC. D.V. & DRIVE)
 PAVEMENT - 5" STONE + 2 1/2" ASPHALT

RETAIL AREA - 20 (1000 - 200)
 OFFICE AREA - 6 (1000 - 300)
 SERVICE AREA - 22 (1000 - 300)

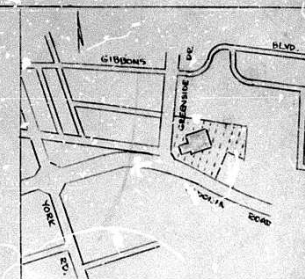
GENERAL NOTES
 1. FOR RETAINING WALL DETAILS, SEE SH
 2. EXISTING SPRINGS TO BE CAPPED.

300 WATT LIGHT SHIELDED AND MOUNTED ON
 6' HIGH METAL POLE. LIGHT TO BE PITCHED
 DOWN AND TO REMAIN LIGHTED DURING NIGHT

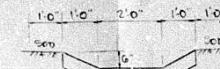
OWNER'S CERTIFICATION
 LAND CLEARING AND CONSTRUCTION
 OF DEVELOPMENT WILL BE COMPLETED
 PURSUANT TO THIS PLAN
 Douglas M. Parks 6/10/71
 OWNER DATE

APPROVED FOR S.C.S.D. IN ACCORD
 ANCE WITH ARTICLE 34A, SECTION 10B
 THROUGH 110, ANNOTATED CODE STATE
 OF MD AS AMENDED THROUGH 1970
 SESSION OF THE STATE LEGISLATURE

DATE

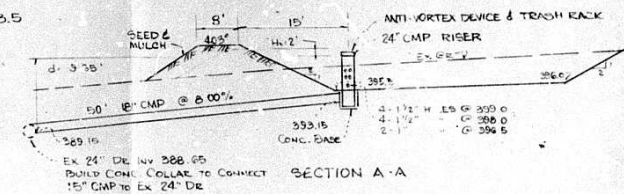


VICINITY MAP
 SCALE 1" = 500'



FLUME DETAIL
 4" CONCRETE OR 6" MACADAM

DOUGLAS M. PARKS
 EXIST. ZONING - D.R. 3.5
 EXIST. ZONING - D.R. 3.5
 DOUGLAS M. PARKS



BERM SECTION

SEDIMENT BASIN DESIGN DATA
 1. MIN. REQUIRED STORAGE - 0.5 x 0.3 x 12 = 0.18 ACFT
 2. BASIN VOLUME - 35 x 70 x 4.0 = 43,500 L 0.22 ACFT
 3. EXCAVATION REQUIRED - 400 CY
 4. 24" - 6.60 x 6.2 x 3.3 = 20.8 CFS
 5. PIPE SPILLWAY CAPACITY - 0.21 x 5.3 x 1.1
 6. PARREL - 18" LENGTH = 50' FALL - 4.0'
 7. RISER - 24" LENGTH = 7'
 8. 24" - 9.85' H x 2.0' 20.0 CFS

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: J. J. J. J.
 DATE: 6/10/71

72-14-SPH

SITE PLAN
 EROSION CONTROL
 AND GRADING PLAN FOR
 VALLEY CHEVROLET

PROPERTY OF DOUGLAS M. PARKS
 8TH ELECTION DISTRICT BALTO. CO. MD.

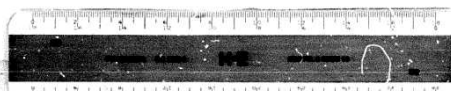
PREPARED FOR IRA C. BIGGER, INC. - BUILDING
 CONSULTANTS 1000 MARBLE COURT CO. BALTO. MD.
 SMITH TEACHER & ASSOCIATES, P.C. BOX 172
 CHESAPEAKE, VA 22023-2100 P. 11 15-521

AUG. 12, 1971

MICROFILMED

NOV 03 1971

SCALE 1" = 30'



GIBBONS BLVD

EXISTING ZONING = D.R. 3.5
 PROPOSED ZONING = D.R. 3.5 WITH PERMIT
 FOR BUSINESS PARKING
 AREA - PERMIT REQ. = 1.53 AC.
 AREA OF BLDGS = 29,750 S.F. (SHOWS 5250 + SERV 2450)
 PARKING REQUIRED = 107 SP.
 PARKING PROVIDED = 118 SP. + 115 SP. STORAGE
 SCREENING TO BE PROVIDED BY 8 FOOT HIGH,
 CHAIN-LINK FENCE WOVEN WITH GREEN SLATS.
 A = 300 WATT LIGHT, SHIELDED AND MOUNTED ON
 12' HIGH METAL POLE. LIGHT TO BE PITCHED DOWN
 AND TO REMAIN LIGHTED DURING NIGHT.
 PARKING AREA TO BE PAVED WITH MACADAM.
 EX. BUILDINGS TO BE RAZED.

C.K. BRUMLEY
 EX. ZON. = D.R. 3.5
 4810 / 185

EDW. J. CONIFF
 EX. ZON. = D.R. 3.5
 4391 / 311

DOUGLAS M. PARKS
 EX. ZON. = D.R. 3.5
 1841 / 78

S 02° 58' 44" W - 15.00'
 N 83° 21' 44" E - 6.80'
 S 01° 37' 29" E - 16.00'
 N 85° 15' 10" W - 36.04'
 R = 2,899.73' L = 79.41'

S 08° 36' 54" W - 13.39'

PROPOSED 12" W
 PROPOSED 27" DR ON
 PROPOSED 42" PAVEMENT
 EXIST 70" R/W

GREENSIDE DRIVE

NEW CAR DISPLAY 22 SP

NEW PASSENGER VEHICLE STORAGE
 13 SP
 25 SP
 20 SP
 18 SP
 17 SP
 S 83° 45' 16" E - 542.14'
 USED CAR STORAGE

UNLOADING & SERVICE
 VEHICLE STORAGE AREA

SERVICE

SHOWROOM

PARTS

SALESMEN PARKING
 12 SP

CUSTOMER PARKING 26 SP

USED CAR DISPLAY 30 SP

DISABLED VEHICLE
 STORAGE AREA
 SCENIC FENCE FOR
 SCREENING - SEE NOTE

GIBBONS

BLVD

PARKS AVE

GREENSIDE DRIVE

YORK

PADONIA RD

LOCATION MAP
 SCALE 1" = 200'

PREPARED FOR IRA C. RIGGER, INC. BUILDING
 CONSULTANTS 10100 MARBLE COURT COCKEYSVILLE, MD
 BY
 SMITH, TEACHER & ASSOCIATES
 P.O. BOX 172 OWINGS MILLS, MD 21117
 363-2100 PH B 521 5-27 71

PLAN
 SCALE 1" = 50'



PLAT TO ACCOMPANY REQUEST FOR
 BUSINESS PARKING USE PERMIT
 IN RESIDENCE ZONE
 PROPOSED VALLEY CHEVROLET
 PARKS PROPERTY
 GREENSIDE DRIVE
 8TH ELEC. DIST. BALTO CO, MD.

