

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Basler Service Station, Inc., a Maryland corporation, 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 the expansion of the existing service station as shown by the enclosed description and plats from its present dimension of 50' x 80' to a site of 175' x 140'.

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.

John C. Basler, Inc. BASLER SERVICE STATION, INC.,
a Maryland Corporation
BY: John C. Basler, Pres.
Legal Owner
Address: Reisterstown Road
Garrison, Maryland

Robert L. Slingsluff
Protestant's Attorney
Address: 409 Washington Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of November, 1967, 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 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 29th day of December, 1967, at 11:00 o'clock A.M.

Oliver L. Myers
Zoning Commissioner of Baltimore County

(over)

DESCRIPTION OF PROPERTY SITUATE IN THE THIRD ELECTION DISTRICT, GARRISON, BALTIMORE COUNTY, MARYLAND AS SHOWN ON A PLAN MADE FOR THE SUN OIL COMPANY BY HOPKINS & SCOT, REGISTERED SURVEYORS, DATED FEBRUARY 18, 1971.

Beginning for a point, said point being 312.10' westerly from the east side of Kenmar Avenue, thence continuing westerly along the north side of Reisterstown Road north 48° 44' 08" west 175' to a point, thence the three following courses; and distances north 41° 15' 52" east 140', south 48° 44' 08" east 172.96', south 40° 25' 45" west 140.01', save and excepting that portion in the southeast corner, being a rectangle 50' x 80' which comprises the existing service station as recorded among the Land Records of Baltimore County, Maryland in Liber CWS JR. 1035, Folio 1 and Liber RJS 1356 Folio 402, the total area being 24,357.2 square feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNanno, Zoning Commissioner Date: December 28, 1971
FROM: George E. Cavalliti, Director of Planning
SUBJECT: Petition #72-150 SPH. Northeast side of Reisterstown Road 312.10 feet north of Kenmar Avenue. Petition for Special Hearing for expansion of an existing service station.
Basler Service Station, Inc., as Maryland Corp. - Petitioner
3rd District
HEARING: Wednesday, December 29, 1971 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special hearing and has the following advisory comments to make:

According to our records, this site was rezoned from residential to "E" commercial by Petition 601 in 1946. The 3rd District Area comprehensive zoning map adopted in April 1956 subsequently removed the commercial zoning and replaced it with an R-10 classification. The most recent comprehensive zoning maps returned commercial zoning to this site in the form of a B.M. classification.

Land use data recorded in 1955 indicated a gas station was in use at that time. Our records do not indicate if the use remained active from 1955 to December 31, 1967 as required by Section 408.5 of the Code in order to keep its legal status.

It is our opinion that a reconstructed gas station would probably be an improvement to the area if it is developed in accordance with an approved plan which also accounts for the remainder of the entire holding and provides adequate access to existing dwellings.

GE:NG:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 1, 1971

James H. Cook, Esq.,
409 Washington Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing
Location: N/S Reisterstown Rd., V. of
E/S Kenmar Ave.
Petitioners: Basler Service Station, Inc.
Committee Meeting of August 3, 1971
3rd District
Item 26

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 an existing service station, with the property to the north improved with a dwelling. The property to the southeast improved with a dwelling and service garage. The property to the southeast improved with the Baltimore County Police Department, Garrison Station. The property to the southeast and west improved with commercial and industrial uses. Reisterstown Road in this location is not improved insofar as concrete curb and gutter is concerned.

BUREAU OF ENGINEERING:

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.

Highways:

Reisterstown Road is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

The subject plan does not provide or indicate a means of access to the residences and residue of the Basler property severed by the proposed development.

James H. Cook, Esq.,
Item 26
September 1, 1971

Storm Drains:

Reisterstown Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

No provisions for accommodating storm water flow or drainage have been indicated on the plan; however, a drainage study and facilities will be required in connection with the proposed development of this property.

An open channel storm drain currently exists through the easternmost corner of the site and conveys off site storm water flows to Reisterstown Road. Therefore, a drainage and utility assessment encompassing the existing channel or any proposed closed storm drainage system will be required to be granted to the County.

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 stripping of top soil.

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

Waters:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property as shown on the plan. The petitioner is cautioned in regard to encroachment upon the existing 10-foot wide right of way with any footings or permanent structures.

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DEPT. OF TRAFFIC ENGINEERING:

The special hearing for expansion of an existing service station is desirable, since it should provide more efficient operation and better circulation on and off the site.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

- 1.) The site plan must be revised to show all existing uses, buildings, driveways, zone lines and property lines.
- 2.) An overall site plan of all properties affected by the proposed improvements must be submitted to this office to determine compliance with the subdivision regulations.

HEALTH DEPARTMENT:

Public water and sewer is available to the site.

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.

All requirements of the Department of Water Resources must be met concerning the discharge of waste oil.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1952 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

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BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

STATE HIGHWAY ADMINISTRATION:

The subject plan indicates entrance channelization that is generally in conformance with State Highway Administration standards.

The entrance will be subject to the Administration's approval and permit.

ZONING ADMINISTRATION:

This office is withholding a hearing date on the subject application until such time as revised plans are submitted in compliance with Project Planning comments in the foregoing.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLH:JD
Enc.

Zoning Commissioner of Baltimore County

[illegible]

By Ruth Morgan

[illegible]

Cost of Advertisement, \$_____

DATE Dec. 2, 1971 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION

WHITE - CASHIER	PIN - AGENCY	YELLOW - CUSTOMER
Messrs. Cook, Mudd, Murray & Howard 409 Washington Ave. Towson, Md. 21204 Petition for Special Hearing for Basler Service Station #72-150-SPH		

DATE Dec. 29, 1971 ACCOUNT 01-662

AMOUNT \$44.00

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Basler, Cook, Mudd, Murray & Howard
409W Washington Ave.
Towson, Md. 21204

Advertising and posting of property for Basler, Cook,
Mudd, Murray & Howard

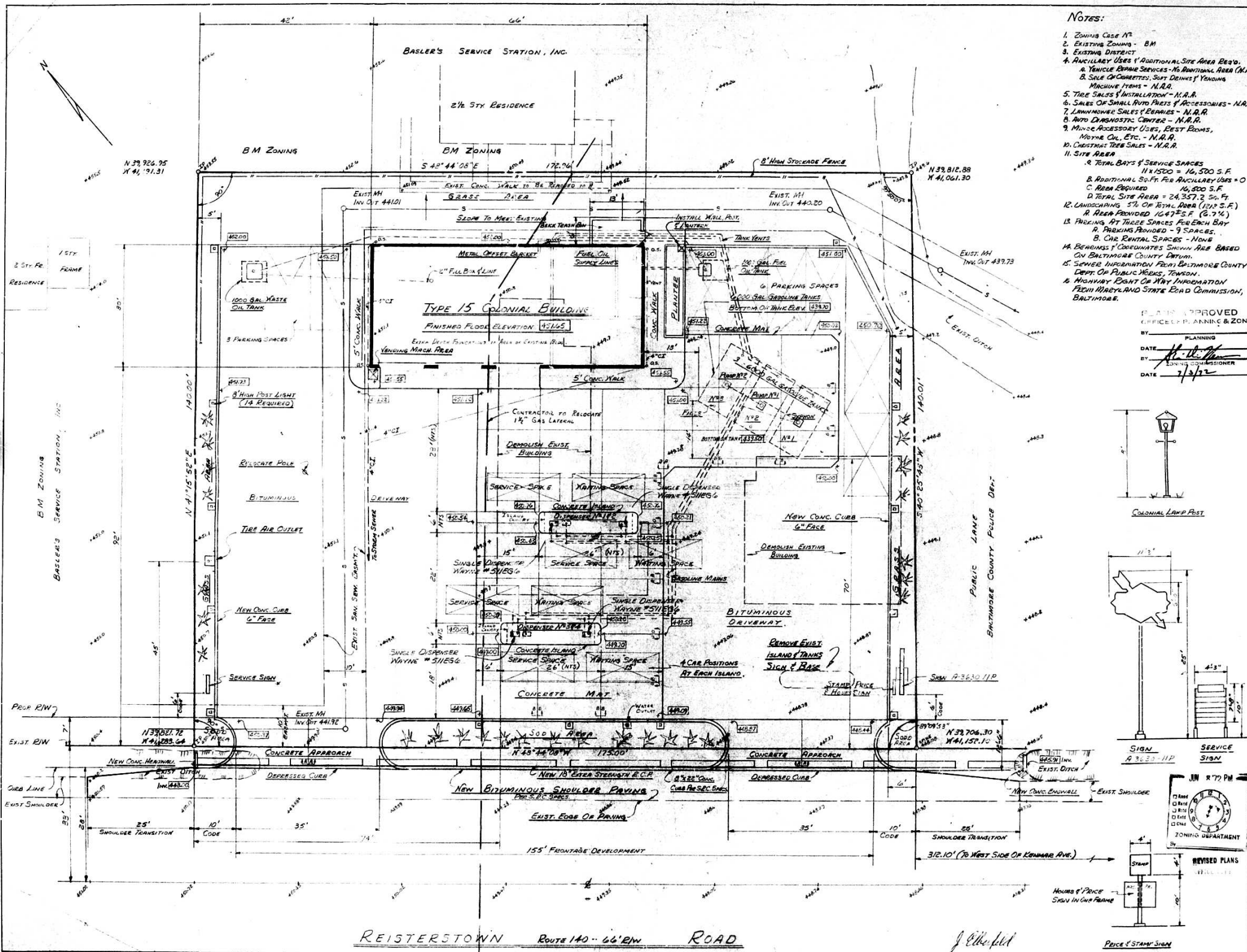
PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to c line										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 										
Previous case: _____										

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

District. 3rd Date of Posting. Dec. 11-1971
 Posted for SPECIAL - HEARING
 Petitioner: BAYER SERVICE STATION INC.
 Location of property: N 1/4 OF RISTERSTOWN Rd. 312nd 1018. N. OF MEUNAR AV.
 Location of Signs: E 1/4 OF RISTERSTOWN Rd. 135th ST. - N. OF MEUNAR AVE.
 Remarks: _____
 Posted by: Charles H. Hunk Date of return: Dec. 17-1971

Petitioner: Esler Service Station, Inc.
 Petitioner's Attorney: James H. Cook

Reviewed by Oliver S. Myers
Chairman of
Advisory Committee



NOTES:

1. ZONING CASE N°
2. EXISTING ZONING - BM
3. EXISTING DISTRICT
4. AUXILIARY USES (ADDITIONAL SITE AREA REQ'D):
A. VEHICLE REPAIR SERVICES - NO ADDITIONAL AREA (N.A.R.)
B. SALE OF CONCRETES, SOFT DRINKS & YOUNG MACHINE ITEMS - N.A.R.
5. TREE SALES INSTALLATION - N.A.R.
6. SALES OF SMALL BIRD BATHS & ACCESSORIES - N.A.R.
7. LANDSCAPE SALES & PLANTS - N.A.R.
8. AUTO DIAGNOSTIC CENTER - N.A.R.
9. MINOR ACCESSORY USES, REST ROOMS, MOTOR OIL, ETC. - N.A.R.
10. CHESTNUT TREE SALES - N.A.R.
11. SITE AREA
12. TOTAL BAYS & SERVICE SPACES
N° 1500 = 16,500 S.F.
B. ADDITIONAL S.F. FOR AUXILIARY USES = 0
C. AREA REQUIRED = 16,500 S.F.
D. TOTAL SITE AREA = 24,357.2 S.F.
E. LANDSCAPING 5% OF TOTAL AREA (1217.86 S.F.)
F. AREA PROVIDED 1647 S.F. (6.7%)
13. PARKING AT THREE SPACES FOR EACH BAY
A. PARKING PROVIDED - 9 SPACES
B. ONE CENTRAL SPACE - NONE
C. ONE BAY SPACE - NONE
D. PARKING SPACES - 9 SPACES
E. PARKING SPACES - 9 SPACES
F. PARKING SPACES - 9 SPACES
G. PARKING SPACES - 9 SPACES
H. PARKING SPACES - 9 SPACES
I. PARKING SPACES - 9 SPACES
J. PARKING SPACES - 9 SPACES
K. PARKING SPACES - 9 SPACES
L. PARKING SPACES - 9 SPACES
M. PARKING SPACES - 9 SPACES
N. PARKING SPACES - 9 SPACES
O. PARKING SPACES - 9 SPACES
P. PARKING SPACES - 9 SPACES
Q. PARKING SPACES - 9 SPACES
R. PARKING SPACES - 9 SPACES
S. PARKING SPACES - 9 SPACES
T. PARKING SPACES - 9 SPACES
U. PARKING SPACES - 9 SPACES
V. PARKING SPACES - 9 SPACES
W. PARKING SPACES - 9 SPACES
X. PARKING SPACES - 9 SPACES
Y. PARKING SPACES - 9 SPACES
Z. PARKING SPACES - 9 SPACES
14. REPAIRS & COORDINATES SHOWN ARE BASED ON BALTIMORE COUNTY DATUM.
15. SEWER INFORMATION FROM BALTIMORE COUNTY DEPT. OF PUBLIC WORKS, TOWSON.
16. HIGHWAY PLANT OF WAY INFORMATION FROM MARYLAND STATE ROAD COMMISSION, BALTIMORE.

GENERAL NOTES

- SITE & APPROACH AREA TO BE CLEARED OF ALL EXISTING ITEMS (TREES, POLES, SIGNS, CURBS, ETC.) INTERFERING WITH NEW CONSTRUCTION.
- CONTRACTOR TO PROVIDE UNDERGROUND ELECTRIC SERVICES (N.A.R.) TO BE PROVIDED TO FRONT R.
- LOCATION OF SIGN BASE TO BE APPROVED BY THE SUN OIL CO. ENGINEER BEFORE INSTALLATION.
- FINISHED ELEVATIONS SHOWN 100.00
- EXISTING ELEVATIONS SHOWN 00.00
- ALL GRASS & SLOPED AREAS TO BE GRADED FOR PROPER DRAINAGE BY CONTRACTOR.
- CONTRACTOR TO PROVIDE ALL EQUIPMENT SUCH AS: DUMPSTERS, SIGNS, ETC. TO SUN OIL CO. WAREHOUSE.
- CONTRACTOR TO PROVIDE 1" CEMENT TO FRONT R. FOR PHONE SERVICE.
- CONTRACTOR TO PROVIDE NEW WATER LINE TO FRONT R.
- EXISTING STATION WILL BE CLOSED DURING CONSTRUCTION.
- SIDE AREA - GEN. CONC. TO GRADE AREA, FACE MIN. 4" TOWARD SLOPE WITH MARIEN BLUE GRASS.
- WATER DRAIN - INSTALL MARIEN BLUE GRASS MIN. 4" TOWARD SLOPE WITH MARIEN BLUE GRASS.
- 1/2" DIA. 1/2" TOWARD SLOPE WITH MARIEN BLUE GRASS.
- ALL EXISTING SIGNS, SHALL BE DEMOLISHED AND REPAIRED FROM SITE BY GEN. CONTRACTOR.

ELECTRICAL SCHEDULE

Circuit	220 Volt Circuits	Load
1-3	Power No. 1	3/4 HP
4-7	Power No. 2	3/4 HP
8-11	Power No. 3	3/4 HP
12-15	Power No. 4	3/4 HP
16-19	Power No. 5	3/4 HP
20-23	Power No. 6	3/4 HP
24-27	Power No. 7	3/4 HP
28-31	Power No. 8	3/4 HP
32-35	Power No. 9	3/4 HP
36-39	Power No. 10	3/4 HP
40-43	Power No. 11	3/4 HP
44-47	Power No. 12	3/4 HP
48-51	Power No. 13	3/4 HP
52-55	Power No. 14	3/4 HP
56-59	Power No. 15	3/4 HP
60-63	Power No. 16	3/4 HP
64-67	Power No. 17	3/4 HP
68-71	Power No. 18	3/4 HP
72-75	Power No. 19	3/4 HP
76-79	Power No. 20	3/4 HP
80-83	Power No. 21	3/4 HP
84-87	Power No. 22	3/4 HP
88-91	Power No. 23	3/4 HP
92-95	Power No. 24	3/4 HP
96-99	Power No. 25	3/4 HP
100-103	Power No. 26	3/4 HP
104-107	Power No. 27	3/4 HP
108-111	Power No. 28	3/4 HP
112-115	Power No. 29	3/4 HP
116-119	Power No. 30	3/4 HP
120-123	Power No. 31	3/4 HP
124-127	Power No. 32	3/4 HP
128-131	Power No. 33	3/4 HP
132-135	Power No. 34	3/4 HP
136-139	Power No. 35	3/4 HP
140-143	Power No. 36	3/4 HP
144-147	Power No. 37	3/4 HP
148-151	Power No. 38	3/4 HP
152-155	Power No. 39	3/4 HP
156-159	Power No. 40	3/4 HP
160-163	Power No. 41	3/4 HP
164-167	Power No. 42	3/4 HP
168-171	Power No. 43	3/4 HP
172-175	Power No. 44	3/4 HP
176-179	Power No. 45	3/4 HP
180-183	Power No. 46	3/4 HP
184-187	Power No. 47	3/4 HP
188-191	Power No. 48	3/4 HP
192-195	Power No. 49	3/4 HP
196-199	Power No. 50	3/4 HP
200-203	Power No. 51	3/4 HP
204-207	Power No. 52	3/4 HP
208-211	Power No. 53	3/4 HP
212-215	Power No. 54	3/4 HP
216-219	Power No. 55	3/4 HP
220-223	Power No. 56	3/4 HP
224-227	Power No. 57	3/4 HP
228-231	Power No. 58	3/4 HP
232-235	Power No. 59	3/4 HP
236-239	Power No. 60	3/4 HP
240-243	Power No. 61	3/4 HP
244-247	Power No. 62	3/4 HP
248-251	Power No. 63	3/4 HP
252-255	Power No. 64	3/4 HP
256-259	Power No. 65	3/4 HP
260-263	Power No. 66	3/4 HP
264-267	Power No. 67	3/4 HP
268-271	Power No. 68	3/4 HP
272-275	Power No. 69	3/4 HP
276-279	Power No. 70	3/4 HP
280-283	Power No. 71	3/4 HP
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110 VOLT CIRCUITS

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396-399	Power No. 100	3/4 HP

SPREADING YEN

PLANS APPROVED
DATE 6/19/72

REFERENCE DRAWINGS

NO.	DESCRIPTION	DATE
1	SURVEY	6-8-60
2	B.L.S. PLANS	150-11
3	B.L.S. ELEVATIONS	150-21
4	B.L.S. DETAILS	15-3
5	SHEDDING	150M-4
6	HEATING	155-1A
7	ELECTRICAL	150-31
8	AIR LIFT PUMP PIPING	150-31
9	EXTERIOR CONCRETE	150-31
10	CEILING TRUSS CONCRETE	15-11A
11	ADVERTISING SIGN	150-4-1
12	REMOTE PIPING	3-598
13	MISC. DETAILS	57-557
14	ALTERNATE DETAILS	15-10
15	OVERHEAD LIGHT POLES	15-10
16	PLUMBING PLANS	15D-204

3. 1-18-72 Rev. 1/18-72
4. 1-18-72 Rev. 1/18-72
5. 1-18-72 Rev. 1/18-72

REV. DATE DESCRIPTION BY

SUN OIL COMPANY
MIDDLE ATLANTIC REGION
ENGINEERING DEPARTMENT
200 WEST LANCASTER AVE. WAYNE, PENNA.

PLAN - SERVICE STATION
115 REISTERSTOWN RD., GARRISON, MD.

SCALE: 1"=10'
DATE: 5-16-71
DRAWN BY: M.C.
CHECKED: S.H.

SC-4531-A-9