

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ralph Lamphar, legal owner 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 pursuant to Section 409.4.

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: Ralph Lamphar
Address: 8227 Liberty Road
Petitioner's Attorney: Baltimore, Md. 21204
Protestant's Attorney:

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of July, 1972, 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 11th day of August, 1972, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

DESCRIPTION FOR A ZONING HEARING FOR PARKING IN A RESIDENTIAL ZONE, ROLLING ROAD NEAR LIBERTY ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southeast side of Rolling Road, 25 feet wide at the distance of 200 feet, more or less, measured southwesterly along the southeast side of Rolling Road from the southwest side of Liberty Road and running thence South 65 Degrees 03 Minutes 50 Seconds East 427.66 feet, South 29 Degrees 54 Minutes 40 Seconds West 70.26 feet, and North 65 Degrees 03 Minutes 50 Seconds West 42.42 feet to the southeast side of Rolling Road herein referred to and running thence and binding thence North 29 Degrees 33 Minutes 10 Seconds East 70.23 feet to the place of beginning.

CONTAINING 0.6872 acres of land, more or less.

6-14-72



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: August 11, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-28-SFH, Southwest side of Rolling Road 200 feet, more or less, Southwest of Liberty Road. Petition for Special Hearing for Off-Street in a residential zone. Ralph Lamphar - Petitioner.

2nd District

HEARING: Monday, August 14, 1972 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

The lighting standards should be limited to 8 feet in height in addition to the condition prescribed in Sec. 409.4 of the Zoning Regulations.

Any development on this property should be conditioned to an approved site plan.

NEG:cm

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

Wm. T. NELSEN

July 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 8 - ZAC - July 11, 1972
Property Owner: Ralph Lamphar
8227 Liberty Road
Special exception for off street parking
in a residential zone - District 2

Dear Mr. DiNenna:

The driveway located at the rear of this site must be a minimum of 20 feet should the petitioner desire to save the trees near the driveway. This office sees no reason why the driveway can not be relocated in such a manner as to save the trees.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1972

Mr. Ralph Lamphar
8227 Liberty Road
Baltimore, Maryland 21207

Re: Special Hearing Petition
Item 8
Ralph Lamphar - Petitioner

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 attached comments are a result of this review and inspection.

The subject property is located on the southeast side of Rolling Road, approximately 200 feet southwest of Liberty Road, in the 2nd District of Baltimore County. The subject property is currently unimproved and lies directly in back of the existing McDonald's restaurant that fronts on Liberty Road, and an existing service station that is at the southwest corner of Liberty Road and Rolling Road. There is residential property to the south of this site. On the west side of Rolling Road there is an existing church and church parking lot whose entrances may conflict with the proposed entrance along Rolling Road. These should be indicated on the revised site plan.

The subject petition is accepted for filing, however, a revised site plan must be filed prior to the hearing that indicates a minimum of a 20 foot driveway from the existing McDonald's service lot through the proposed parking area onto Rolling Road, as indicated by the Traffic Engineering comments. Also, those comments as indicated by the Bureau of Engineering should be adhered to.

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 10, nor more than 30 days after

Mr. Ralph Lamphar
Item 8
July 27, 1972

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

Very truly yours,

John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJD:JS

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLWORTH N. DIVER, P. E. CHIEF

July 26, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #8 (1972-1973)
Property Owner: Ralph Lamphar
8227 Liberty Road
Present Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Exception for off-street parking in a residential zone
District: 2nd No. Acres: 0.6872 acres

Dear Mr. DiNenna:

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:

Liberty Road (M. 26) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Rolling Road, an existing County Road, is proposed to be improved in the future as a 12-foot closed-type roadway cross-section on a 50-ft right-of-way in the vicinity of this property. Highway improvements are not planned at this time. Highway right-of-way widening will be required in connection with any grading or building permit application. Further information may be obtained in this regard from the Baltimore County Bureau of Engineering. The plan should be revised to indicate the required highway right-of-way widening and the physical improvements, entrances, etc. on the property opposite the proposed access to Rolling Road.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, 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.

Mr. S. Eric DiNenna
Past
July 26, 1972
Item #8 (1972-1973)
Property Owner: Ralph Lamphar

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Liberty Road (M. 26) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property. It appears that additional fire hydrant protection may be required.

Very truly yours,

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

END:RAM:PM:res

P-35 Key Sheet
20 NW 25 Position Sheet
NW 6 & Topo
77 Tax Map

OCT 27 1972

OCT 27 1972

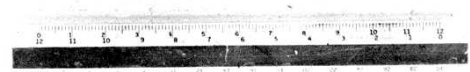
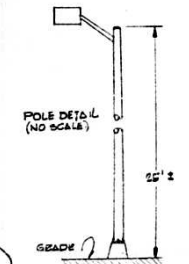
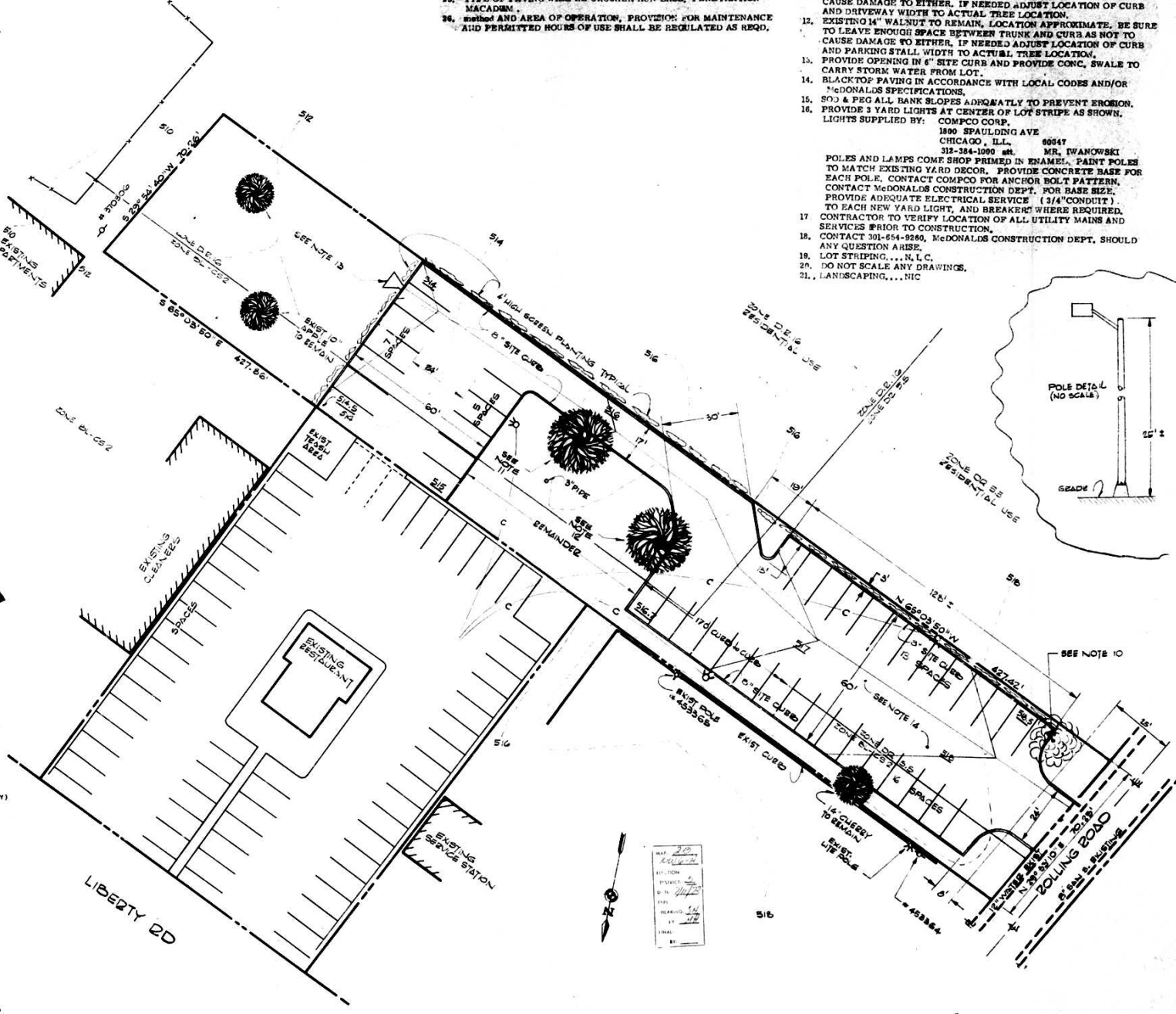
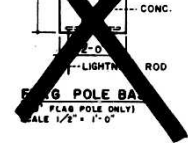
ON SITE QUANTITIES

OFF SITE QUANTITIESREMARKS

LOCATION MAP

McDONALD'S® RESTAURANT.

POLES AND LAMPS COME WITH SHROUDS IN ENAMEL. PAINTED TO MATCH EXISTING YARD DECOR. PROVIDE CEMENT BASE FOR EACH POLE. CONTACT COMPCO FOR ANCHOR BOLT PATTERN, SPECIFICATIONS AND CONSTRUCTION DEPT. FOR BASE SIZE. PROVIDE ADEQUATE ELECTRICAL SERVICE (AT CONDUIT) TO EACH NEW YARD LIGHT, AND BREAKERS WHERE REQUIRED. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY MAINS AND SERVICE LINES PRIOR TO CONSTRUCTION. CONTACT 301-654-8280, McDONALD'S CONSTRUCTION DEPT. SHOULD ANY QUESTION ARISE. LOT STRIPING, ... N.L.C. DO NOT SCALE AND DRAWINGS, LANDSCAPING, ... NIC

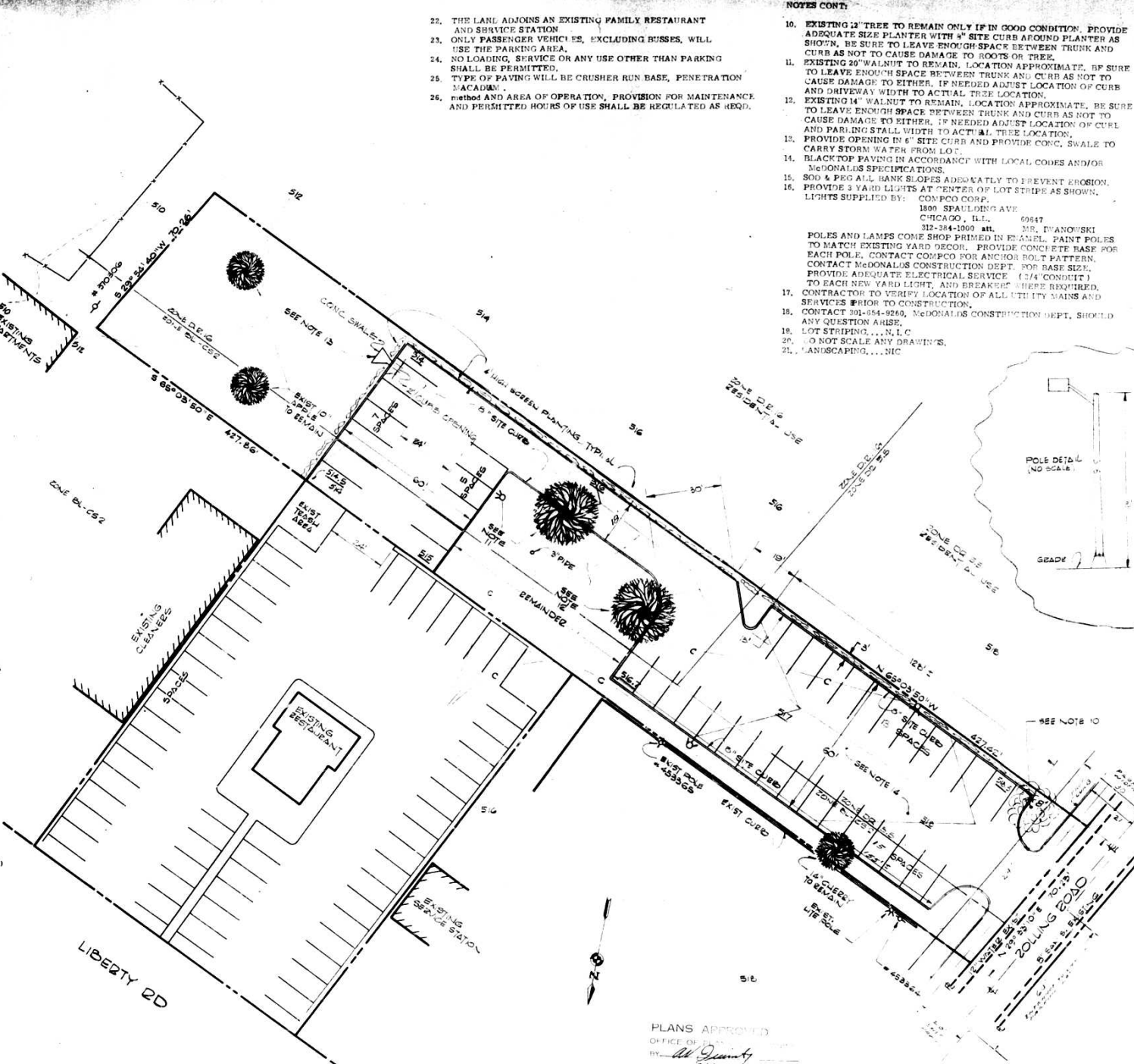
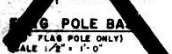
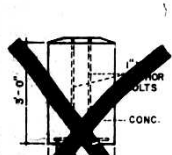
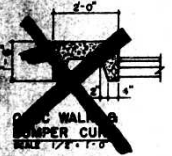
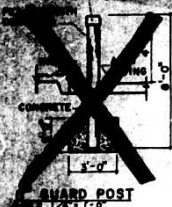


NO.	ITEM	QUANTITY
1	1" PVL. POLE REMOVE	2
2	LAND CLEARING	2
3	STRUCTURES	2
4	CURB & GUTTER	17
5	PUBLIC WALKS	2
6	PAVING	2
7	TOPSOIL	2
8	SED	2
9	SEED	2

NO.	ITEM	QUANTITY
1	1" PVL. POLE REMOVE	2
2	LAND CLEARING	2
3	STRUCTURES	2
4	CURB & GUTTER	17
5	PUBLIC WALKS	2
6	PAVING	2
7	TOPSOIL	2
8	SED	2
9	SEED	2

REMARKS

LOCATION MAP



22. THE LAND ADJOINS AN EXISTING FAMILY RESTAURANT AND SERVICE STATION.
23. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
24. NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
25. TYPE OF PAVING WILL BE CRUSHER RUN BASE, PENETRATION MACADAM.
26. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE REGULATED AS REQD.

NOTES CONT.

10. EXISTING 12" TREE TO REMAIN ONLY IF IN GOOD CONDITION. PROVIDE ADEQUATE SIZE PLANTER WITH 4" SITE CURB AROUND PLANTER AS SHOWN. BE SURE TO LEAVE ENOUGH SPACE BETWEEN TRUNK AND CURB AS NOT TO CAUSE DAMAGE TO ROOTS OR TREE.
11. EXISTING 20" WALNUT TO REMAIN. LOCATION APPROXIMATE. BE SURE TO LEAVE ENOUGH SPACE BETWEEN TRUNK AND CURB AS NOT TO CAUSE DAMAGE TO EITHER. IF NEEDED ADJUST LOCATION OF CURB AND DRIVEWAY WIDTH TO ACTUAL TREE LOCATION.
12. EXISTING 14" WALNUT TO REMAIN. LOCATION APPROXIMATE. BE SURE TO LEAVE ENOUGH SPACE BETWEEN TRUNK AND CURB AS NOT TO CAUSE DAMAGE TO EITHER. IF NEEDED ADJUST LOCATION OF CURB AND PARKING STALL WIDTH TO ACTUAL TREE LOCATION.
13. PROVIDE OPENING IN 6" SITE CURB AND PROVIDE CONC. SWALE TO CARRY STORM WATER FROM LOT.
14. BLACKTOP PAVING IN ACCORDANCE WITH LOCAL CODES AND/OR McDONALD'S SPECIFICATIONS.
15. SOD & PEG ALL BANK SLOPES ADEQUATELY TO PREVENT EROSION.
16. PROVIDE 3 YARD LIGHTS AT CENTER OF LOT STRIPE AS SHOWN. LIGHTS SUPPLIED BY: COMPCO CORP., 1800 SPALDING AVE, CHICAGO, ILL. 60647, 312-384-1000. ATTN: MR. DWANOWSKI. POLES AND LAMPS CONE SHOP PRIMED IN PANEL. PAINT POLES TO MATCH EXISTING YARD DECOR. PROVIDE CONCRETE BASE FOR EACH POLE. CONTACT COMPCO FOR ANCHOR BOLT PATTERN. CONTACT McDONALD'S CONSTRUCTION DEPT. FOR BASE SIZE. PROVIDE ADEQUATE ELECTRICAL SERVICE (3/4" CONDUIT) TO EACH YARD LIGHT, AND BREAKERS WHERE REQUIRED.
17. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY MAINS AND SERVICES PRIOR TO CONSTRUCTION.
18. CONTACT 301-654-9249, McDONALD'S CONSTRUCTION DEPT., SHOULD ANY QUESTION ARISE.
19. LOT STRIPING... N.E.C.
20. DO NOT SCALE ANY DRAWINGS.
21. LANDSCAPING... N.E.C.

GENERAL INFORMATION

1. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S SYSTEM, INC. 221 NORTH LA SALLE STREET, CHICAGO, ILLINOIS, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.
2. FRANCHISE OPERATOR SHALL FURNISH AND MAINTAIN ALL STRIPINGS, SIGN, INCINERATOR AND ITS ENCLOSURE.
3. McDONALD'S CONSTRUCTION SUPERINTENDENT TO APPROVE ALL WORK.
4. FINISHED SIDEWALK ELEVATION TO BE 6" ABOVE FINISHED BLACKTOP SURFACE UNLESS NOTED OTHERWISE.

NOTES

1. 20' PARKING SPACES ADDITIONAL 10' 20'
2. SITE CHECK OUT PREPARED BY...
3. INFORMATION TAKEN FROM SURVEY...
4. PREPARED BY: JAMES D. THOMPSON, INC. OF TOWSON, MD. ON 10/28/72
5. ENT. SIGN BASES BY GEN. CONTRACTOR
6. GENERAL CONTRACTOR SHALL FURNISH & INSTALL ADEQUATE BREAKERS AND PROVIDE CONDUIT ONLY TO CENTER OF LIGHT POLE BASE AND STUB CONDUIT UP 1'-0" ABOVE TOP OF BASE
7. ALL DISTURBED SOIL AREAS TO BE GRADED WITH TOPSOIL
8. ITEMS MARKED N.E.C. (NOT IN CONTRACT) TO BE INSTALLED AT OPERATORS REQUEST & EXPENSE UNDER AGREEMENT WITH GENERAL CONTRACTOR
9. IT IS THE RESPONSIBILITY OF THE CONTR. TO MEET ALL REQUIREMENTS OF LOCAL & STATE AUTHORITIES & UTILITY COMPANIES REGARDLESS OF INFORMATION STATED ON PLOT PLAN & BUILDING PLANS

LEGEND

CONDUIT	---
WATER	---
SEWER	---
GAS	---
ELECTRIC LINES	---
TELEPHONE LINES	---
6" GUARD POST	---
YARD LIGHT	---
IRON PIPE	---
ENTER EXIT SIGN	---
STORM DRAIN	---
4" GUARD POST	---
NOT IN CONTRACT	(N.E.C.)
EXISTING ELEVATION	36.9
DESIGN ELEVATION	36.3
ELEVATION DATUM	---
BENCH MARK	---
EXIST. CONDUIT	---
PROP. CONDUIT	---

UTILITIES:

SANITARY SEWER	---
CITY WATER	---
GAS	---
CLIMATE ZONE	---
ELECTRICAL	---

REVISIONS	DATE	BY
1	10/28/72	J.D.T.
2	11/1/72	J.D.T.

DRAWN	DATE	SCALE	CHECKED
J. DUFFIN	4-28-72	1" = 20'	---

APPROVED	NAME	DATE
OPERATIONS	---	---
REGIONAL MGR.	---	---
CONSTRUCTION MGR.	---	---

6227 LIBERTY RD	DATE
BETHESDA MD 20807	---
ADDITIONAL PAGING	---

MID-ATLANTIC REGION
5401 WESTWARD AVE • BETHESDA, MD.
P.M. 654 2260 (301)

McDONALD'S® RESTAURANT

© McDonald's Corporation 1968

LESSOR	NAME	DATE
LESSEE	---	---
CONTRACTOR	---	---

NOT P. 652

3424

NO	ITEM	UN	QUANTTT
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OFF SITE QUANTITIES

REMARKS

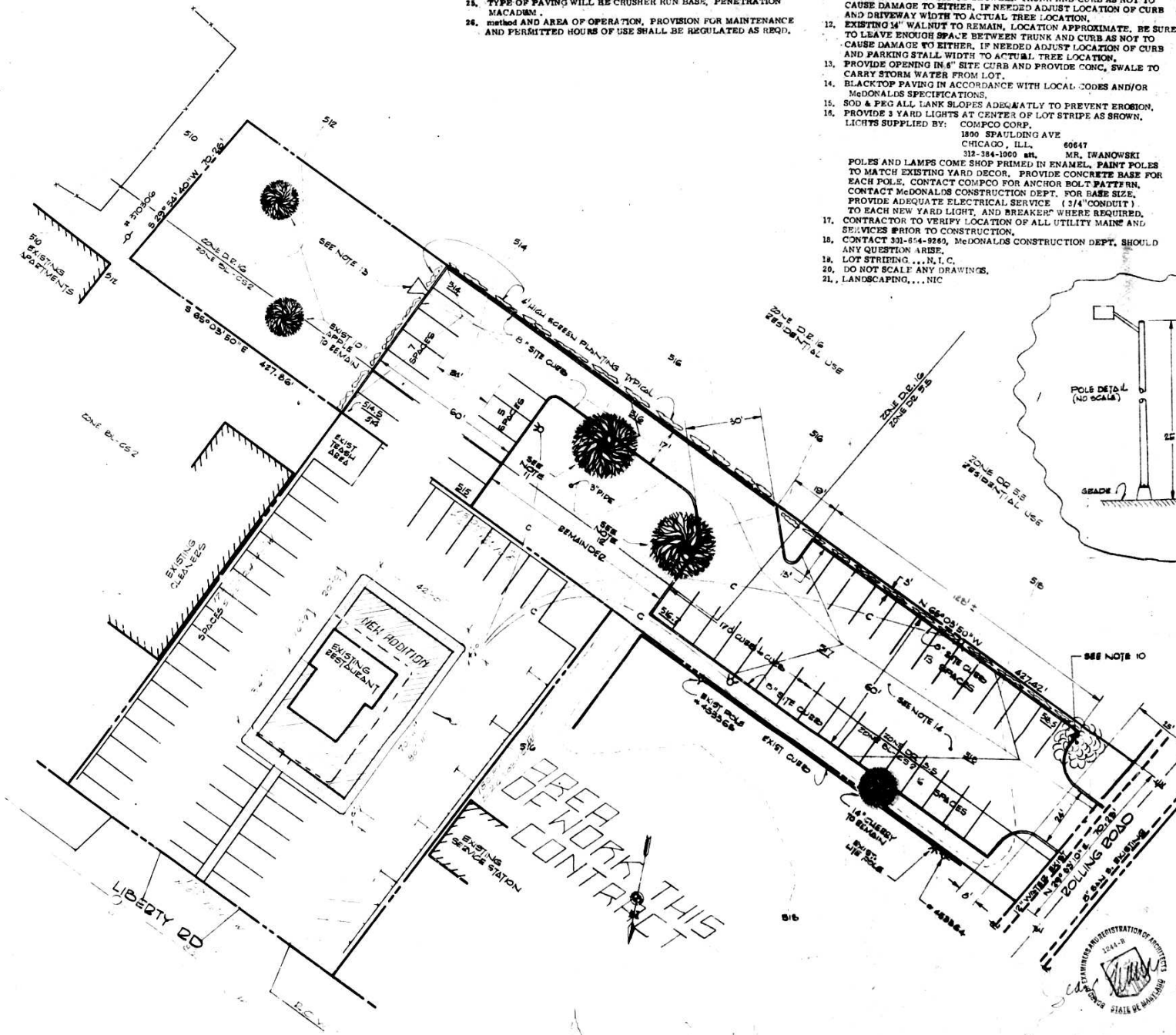
LOCATION MAP

McDONALD'S® RESTAURANT

NOTES CONT:

10. EXISTING 12" TREE TO REMAIN ONLY IN GOOD CONDITION. PROVIDE ADEQUATE SIZE PLANTER WITH 6" SITE CURB AROUND PLANTER AS SHOWN. BE SURE TO LEAVE ENOUGH SPACE BETWEEN TRUNK AND CURB AS NOT TO CAUSE DAMAGE TO ROOTS OR TREE.
11. EXISTING 20" WALNUT TO REMAIN. LOCATION APPROXIMATE. BE SURE TO LEAVE ENOUGH SPACE BETWEEN TRUNK AND CURB AS NOT TO CAUSE DAMAGE TO EITHER. IF NEEDED ADJUST LOCATION OF CURB AND DRIVEWAY WIDTH TO ACTUAL TREE LOCATION.
12. EXISTING 8" WALNUT TO REMAIN. LOCATION APPROXIMATE. BE SURE TO LEAVE ENOUGH SPACE BETWEEN TRUNK AND CURB AS NOT TO CAUSE DAMAGE TO EITHER. IF NEEDED ADJUST LOCATION OF CURB AND PARKING STALL WIDTH TO ACTUAL TREE LOCATION.
13. PROVIDE OPENING IN 6" SITE CURB AND PROVIDE CONC. SWALE TO CARRY STORM WATER FROM LOT.
14. BLACKTOP PAVING TO CONFORM WITH LOCAL ORDINANCES AND/OR McDONALD'S SPECIFICATIONS.
15. SOD & PEG ALL LAWN SLOPES ADEQUATELY TO PREVENT EROSION.
16. PROVIDE 3 YARD LIGHTS AT CENTER OF LOT STRIP AS SHOWN. LIGHTS SUPPLIED BY:
IMMO CORP.
1050 STALLION AVE
CHICAGO, ILL. 60647
312-354-1000 ext. MR. IWANOWSKI
17. POLES AND LAMPS COME SHOP PRIMED IN ENAMEL. PAINT POLES TO MATCH EXISTING VEHICLE. PROVIDE CONCRETE BASE FOR EACH POLE. CONTACT COMPCO FOR ANCHOR BOLT PATTERN. CONTACT McDONALD'S CONSTRUCTION DEPT. FOR BASE SIZE. PROVIDE ADEQUATE ELECTRICAL SERVICE (3/4" CONDUIT) TO EACH NEW YARD LIGHT, AND BREAKER WHERE REQUIRED.
18. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY MAINE AND SERVICES PRIOR TO CONSTRUCTION.
19. CONTACT 301-854-9265, McDONALD'S CONSTRUCTION DEPT. SHOULD ANY QUESTION ARISE.
20. LOT STRIPPING ... N.I.C.
21. DO NOT SCALE ANY DRAWINGS.
22. LANDSCAPING, ... N.I.C.

POLES AND LAMPS COME SHOP PRIMED IN ENAMEL. PAINT HOUSE
TO MATCH EXISTING VARD DECOR. PROVIDE CONCRETE BASE FOR
EACH POLE. CONTACT COMPCO FOR ANCHOR BOLT PATTERN.
DO NOT DOBOND CONSTRUCTION DEPT. FOR RASE SIZE.
PROVIDE ADEQUATE ELECTRICAL SERVICE. (A/C/CONUIT)
TO EACH NEW VARD LIGHT, AND BREAKER WHEN REQUIRED.
CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY MAINS AND
SERVICES PRIOR TO CONSTRUCTION.
CONTACT 331-614-9269, McDONALDS CONSTRUCTION DEPT. SHOULD
ANY QUESTION ARISE.
LO STRIDING , N I , C ,
DO NOT SCALE ANY CRANES,
LANDSCAPING , , , ,
N I C



GENERAL INFORMATION

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 - 2 FRANCHISE OPERATOR SHALL FURNISH AND MAINTAIN ALL STRIPPERS, ~~AND~~ INCINERATOR AND ITS ENCLOSURE.
 - 3 McDONALD'S CONSTRUCTION SUPERINTENDENT TO APPROVE ALL WORK
 - 4 FINISHED SIDEWALK ELEVATION TO BE 6" ABOVE FINISHED BLACKTOP SURFACE UNLESS NOTED OTHERWISE.
- PLANS APPROVED

OFFICE OF PLANNING & ZONING
BY _____
DATE _____

NOTES

- 1 41. PARKING SPACES ADDITIONAL 10x20
- 2 SITE CHECK OUT PREPARED BY
- 3 INFORMATION TAKEN FROM SURVEY
- 4 PREPARED BY JOSEF - D. SIMPSON INC.
- 5 OF Twicken MD ON 10/29/2012
- 6 ENT. SIGN BASES BY GEN. CONTRACTOR
- 7 GENERAL CONTRACTOR SHALL FURNISH & INSTALL
ACQUITE BREAKERS AND PROVIDE CONDUIT ALONG
TO CENTER OF LIGHT POLE BASE AND STUB
CONDUIT UP 1'-0" ABOVE TOP OF BASE
- 8 ALL DISTURBED SOIL AREAS TO BE GRADED
WITH TOPSOIL
- 9 ITEMS MARKED N/C. (NOT IN CONTRACT) TO BE
INSTALLED AT OPERATORS REQUEST & EXPENSE
UNDER AGREEMENT WITH GENERAL CONTRACTOR
- 10 IT IS THE RESPONSIBILITY OF THE OWNER TO MEET
ALL REQUIREMENTS OF LOCAL & STATE
AUTHORITIES & UTILITY COMPANIES REGARDLESS
OF INFORMATION STATED ON PLOT PLAN &
EXISTING PLANS

LEGEND

CONDUIT _____ C _____ C _____
WATER _____ W _____ W _____
SEWER _____ S _____ S _____
GAS _____ G _____ G _____
ELECTRIC LINES _____ E _____ E _____
TELEPHONE LINES _____ T _____ T _____
6" GUARD POST _____
YARD LIGHT _____
IRON PIPE _____
ENTER-EXIT SIGN _____
STORM DRAIN _____
4" GUARD POST _____
NOT IN CONTRACT _____ (N.I.C.)
EXISTING ELEVATION _____ 98.9'
E ELEVATION DATUM _____ 98.9'
BENCH MARK _____
EXIST CONTOUR _____
PROP CONTOUR _____

PLANS APPROVED,
OFFICE OF ZONING
BY at Quincy
PLANNING
DATE 2/8/73
BY _____
ZONING COMMISSIONER
DATE _____

UTILITIES:		
SANITARY SEWER		
CITY WATER		
GAS BTU/CF	SP OR	CLIMATE ZONE
ELECTRICAL		

NOTES	A REYNOLD PER ONLY COOL 3-24-78 RUFFIN	
	B " " " " " 1GGIN 6-27-78 RUFFIN	
	C QMA R4R12	

DRAWN P. DUFFIN		DRAWING NUMBER
DATE 4-28-72		
SCALE 1" = 20'		
CHECKED		

APPROVED		
	NAME	DATE
OPERATIONS		
REGIONAL MGR		
CONSTRUCTION MGR		

SITE PLAN
DINING ROOM ADDITION
5227 LIBERTY ROAD
EVANSTON, ILL. (N. 1/4 661 M)