

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G. DANIEL ROBINSON, 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 a use permit for the use of land in a residential zone for a parking area to meet the parking requirements of Section 409.2 (b) (3) of the Zoning Regulations, all as shown on the zoning plats and descriptions attached hereto and filed herewith; the said use permit being in the interest of the public and in conformity with the letter and spirit of the Regulations and the public health, safety and welfare of the area involved.

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 G. Daniel Robinson, Legal Owner
Address 204 M. Pennsylvania Avenue
Towson, Md. 21204

James D. Nolan, Petitioner's Attorney
Nolan, Plumbhoff & Williams
Address 204 M. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of December, 1976, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of January, 1977, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

February 6, 1975

1100 Francis Avenue
Baltimore, Maryland 21227

The Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Building Permit Application for Proposed
Pappy's Restaurant, Garrison, Maryland.

Dear Commissioner DiNenna:

Reference is made to your Order dated February 3, 1975, in Case No. 75-159-SPH, Item No. 125, granting a special permit for off street parking in a residential zone.

As you know, it is contemplated that we will build a new Pappy's restaurant on the property that is the subject of the zoning petition. It is my understanding that your office will approve the application for a building permit, with a proviso that as owner of the property and applicant for the building permit, I will save harmless Baltimore County from any damages that may result if an appeal should be taken from your Order of February 3, 1975.

Your approving the Application for Building Permit subject to my saving Baltimore County harmless from any damages would permit us to process the permit and make arrangements for financing, both of which would be accomplished immediately after the 30-day appeal period has expired, but your actions would save a considerable amount of time and we believe would be of benefit to Baltimore County, Maryland. If you have any questions, please do not hesitate contacting me or my attorney, James D. Nolan on this matter. Thanking you, I am

Sincerely yours,

Robert Larkin
Robert Larkin

HUGH D. TUSTIN, JR., REGISTERED
RICHARD P. TUSTIN

ESTABLISHED 1849

S. J. MARTENET & CO.



LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4253

SIMON J. MARTENET 1848-1888
HARRY G. JAYNE 1871-1884
SEPTIMUS P. TUSTIN 1870-1881
J. HOWARD BUTTON 1864-1840
WILLIAM G. AYWOOD 1867-1881
SAMUEL A. THOMPSON 1888-1844
GEORGE E. WILMER 1807-1848
HOWARD S. TUSTIN 1807-1880
HOWARD G. BUTTON 1848-1888

DESCRIPTION OF A PARCEL OF LAND

TO BE CONVEYED

All that parcel of land situate, lying and being in the Third Election District of Baltimore County bounded and described as follows: i.e.
Beginning for the same at a point in the center line of Reisterstown Road, 66 feet wide, distance North 41 degrees West 286.25 feet from a point where the line of Northwest side of Montrose Avenue, extended Southwesterly, is intersected by the center line of Reisterstown Road, said point also being at the end of the first line of the land described in a deed dated May 26, 1965 from G. Daniel Robinson and wife to John J. McDermott and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4664 folio 364, etc. and running thence binding on the second line of the land described in said deed North 49 degrees East 33 feet to the Northeast side of Reisterstown Road and continuing the same course 162.00 feet to the center line of the former Green Spring Branch of the Northern Central Railroad and to intersect the second line of the land described in a deed dated December 31, 1948 from Clara I. R. Faulstich, et al. to G. Daniel Robinson and wife and recorded among said Land Records in Liber T.B.S. No. 1727 folio 25 etc. and distant North 86 degrees and 01 minutes West 90.46 feet from the end of said second line; running thence binding on the remainder of the said second line, all of the Third line and part of the fourth line of the land described in said last mentioned deed the three following courses and distances, to wit: 1 - South 86 degrees and 01 minutes East 90.46 feet; 2 - South 26 degrees and 23 minutes East 99.95 feet; 3 - North 86 degrees and 01 minutes West, parallel with the center line of the said railroad hereinabove mentioned 41.55 feet to intersect a line drawn perpendicular to the centerline of Reisterstown Road; thence binding reversely on the line so drawn South 49 degrees West 171.34 feet to the Northeast side of Reisterstown Road and continuing the same course 33 feet to the centerline of said road and thence continuing

DESCRIPTION OF A PARCEL OF LAND

TO BE CONVEYED

Page 2

running with and binding on the centerline of Reisterstown Road North 41 degrees West 131.32 feet to the place of beginning, saving and excepting therefrom all that part of the property zoned B.L. Containing 0.7325 acres of land, more or less of which 0.0994 acres are in the bed of Reisterstown Road.

Being all of the land described in a deed dated June 22, 1966 from Leonard Rapoport and wife to George Daniel Robinson and wife and recorded among the Land Records of Baltimore County in Liber O.T.C. No. 4649 folio 390 etc. and part of all that parcel of land described in a deed dated December 31, 1948 from Clara I. R. Faulstich, et al. to G. Daniel Robinson and wife and recorded among the said Land Records in Liber T.B.S. 1727 folio 25, etc.

December 3, 1974

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

February 3, 1975

RE: Petition for Special Hearing
N/S of Reisterstown Road, 286.25'
SW of Montrose Avenue - 3rd Election District
G. Daniel Robinson - Petitioner
NO. 75-159-SPH (Item No. 125)

Dear Mr. Nolan:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: Mrs. Alice LeGrand
25 Olive Lane
Owings Mills, Maryland 21117

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. HALLER, Deputy Traffic Engineer

February 5, 1975

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

Re: Item 125 - ZAC - December 24, 1974
Property Owner: G. Daniel Robinson
Location: NE/S of Reisterstown Rd. 286.25 ft. N of Montrose Avenue.
Existing Zoning: DR 3.5
Proposed Zoning: Special Hearing to approve a permit for the use of land in a residential zone for a parking area to meet the parking requirements of Sec. 409.2 B3.
No. of Acres: 0.7325
District: 3rd

Dear Mr. DiNenna:

No major traffic problems are expected by the requested permit for parking in a residential zone.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/1b

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

January 14, 1975

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

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

Re: Item #125 (1974-1975)
Property Owner: G. Daniel Robinson
N/S of Reisterstown Rd., 286.25' N. of Montrose Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to approve a permit for the use of land in a residential zone for a parking area to meet the parking requirements of Sec. 409.2 B.3.
No. of Acres: 0.7325 District: 3rd

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.

General:

Formal comments dated November 26, 1965 were supplied the petitioner by the Bureau of Public Services in connection with Commercial Building Permit Application #54-65 for the present "Restaurant - Grocery Store". Those comments are referred to you for your consideration. This property is tributary to the Owings Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

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

END:FM:PW:rs

cc: George Reier (E.D. #54-65)

P-W Key Sheet
10 NW 28 Pos. Sheet
NW 10 O Topo

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 Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations; and that the health, safety, and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat approved January 30, 1975, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of February, 1975, that the herein Petition for Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned site plan, approved January 30, 1975.

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 _____ day of _____, 196, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
Franklin T. Hogans, Jr.

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

January 20, 1975

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 125
Daniel Robinson - Petitioner

Dear Mr. Nolan:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Reisterstown Road 286.25 feet north of Montrose Avenue and is presently improved with a one-story restaurant not currently in operation.

The petitioner is requesting a Special Hearing to permit off street parking in the rear of this property which is zoned D.R. 3.5.

This property abuts to the rear a Baltimore County fire station on the northernmost boundary and single family dwellings fronting on Montrose Avenue on the east side.

Please note the comments of the State Highway Administration concerning existing curb line on Reisterstown Road.

James D. Nolan, Esq.
Re: Item 125
January 20, 1975

Page 2

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,

Franklin T. Hogans, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

cc: Cicero H. Brown, Architect
Burdette, Koehler & Murphy
Wagner Building
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 20, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Md. 21204
Attn: Mr. Franklin Hogans

Re: Z.A.C. Meeting Dec. 24, 1974 Item 125 Property Owner: G. Daniel Robinson (Site 140) Location: NE/S of Reisterstown Rd. 206.25 ft. N. of Montrose Ave. Existing Zoning: DR 3.5 Proposed Zoning: Special Hearing to approve a permit for the use of land in a residential zone for a parking area to meet the parking requirements of Sec. 409.2 B3. No. of Acres: 0.735 Dist. 3rd

Dear Mr. DiNenna:

The subject plan indicates new roadside curb to be on the proposed right of way line (40' from the centerline of Reisterstown Road. This is incorrect. The existing curb line (26' from centerline) is to be held. The location of the parking lot barrier curb is acceptable.

The curb and gutter detail is not acceptable for roadside curb. The curb height is to be 8" rather than the 7 3/16" indicated. The gutter width is to be 12" rather than 1'-6". The gutter depth is to be 9" rather than 8".

The plan need not be revised at this time, however if the zoning is granted, the plan must be revised prior to the processing of any permits.

The entrance reconstruction must be done under permit from the State Highway Administration.

The 1973 average daily traffic count on this section of Reisterstown Road is 36,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by John E. Meyer

John E. Meyer

CL-JEM-es

BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 19, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 125, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: G. Daniel Robinson
Location: NE/S of Reisterstown Rd. 286.25 ft. N of Montrose Ave.
Existing Zoning: DR 3.5
Proposed Zoning: Special Hearing to approve a permit for the use of land in a residential zone for a parking area to meet the parking requirements of Sec. 409.2 B3.
No. of Acres: 0.735
District: 3rd

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVB/mcf
CC--W.L. Phillips
L.A. Schuppert

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JPH										
Previous case:										

Revised Plans:
Change in outline or description Yes
No

Map #



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

January 13, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna,

Comments on Item 125, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: G. Daniel Robinson
Location: NE/S of Reisterstown Road 286.25 ft. N of Montrose Avenue
Existing Zoning: D.R.3.5
Proposed Zoning: Special Hearing to approve a permit for the use of land in a residential zone for a parking area to meet the parking requirements of Sec. 409.2B3.
No. of Acres: 0.735
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development
Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3231

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: JAN. 11, 1975
Posted for: Petition for Special Hearing
Petitioner: G. Daniel Robinson
Location of property: NW/S of Reisterstown Rd. 286.25 S.W. of Montrose Ave.
Location of Sign: NW/S of Reisterstown Rd. 286.25 S.W. of Montrose Ave.
Remarks:
Posted by: Thomas H. Devlin Signature Date of return: JAN. 17, 1975

WHITE - LASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Nolan, Plushoff and Williams
204 W. Peruna. Ave.
Towson, Md. 21204

Petition for Special Hearing for G. David Robinson

#75-159-SPE



PARKING DATA
 BUILDING 5800 SQ. FT.
 ONE PARKING SPACE FOR EACH 100 SQ. FT.
 AT PARKING SPACES SEE
 58 PARKING SPACES SHOWN
 PARKING SPACES 18'x30'

ZONING D.R. 3.5

NORTH

LOCATION PLAN

SCALE: 1"=600'

ZONING D.R. 3.5

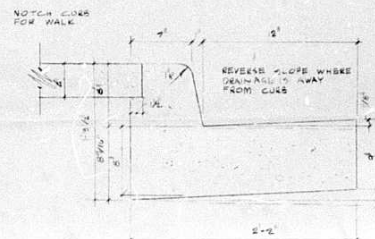
PLAN

A. CANADIAN HEMLOCK	G. MUGO PINE	M. 25 OVER GRAVEL W/PLASTIC
B. GOLDEN THREAD CYPRUS	H. KNOX OAK	N. 45 OVER GRAVEL W/PLASTIC
C. SPREADING YEW	I. EVERGREEN	
D. MOUNTAIN LAUREL	J. SUNSHINE	
E. MALE HOLY	K. MYRTLE ALVACH	
F. FEMALE HOLY	L. SLOUNDER	

PLANTER SCHEDULE

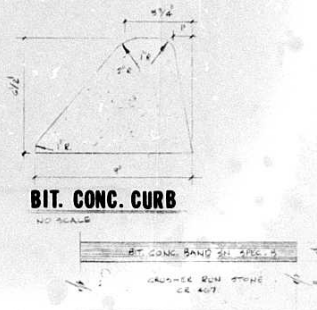


ELEVATION



DETAIL - CONCRETE CURB

NO SCALE

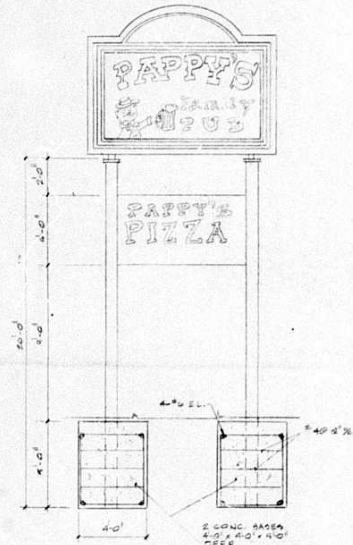


BIT. CONC. CURB

NO SCALE

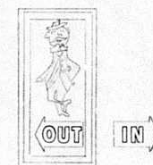
PAVING SECTION

NO SCALE



DETAIL-SIGN A

SCALE: 1/2"=10'



DETAIL-SIGN B

NO SCALE



TYPICAL LIGHTING FIXTURE

GENERAL NOTES

- 1) PARKING AREA & COMMERCIAL VEHICLES SHALL BE EXCLUDED ONLY PASSENGER VEHICLE PARKING PERMITTED.
- 2) PARKING LOT LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE AND INTERFERENCE TO ADJOINING PROPERTY.
- 3) RESTAURANT HOURS OF OPERATION 11AM UNTIL 2AM.
- 4) SITE TO BE FINISH GRADED TO PREVENT SURFACE WATER DRAINAGE TO ADJACENT PROPERTY.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 1-30-75

SITE PLAN & DETAILS

REVISED

REVISED SITE PLAN TO MEET BOUNDARY

REQ. 1-30-75

PAPPY'S
 GARRISON MD.

CICERO H. BROWN
 ARCHITECT
 BURDETTE, KOEHLER & MURPHY
 CONSULTING ENGINEERS



ISSUE DATE

1-30-75

COMM. NO.

7429

SCALE

AS NOTED

DWG. NO.

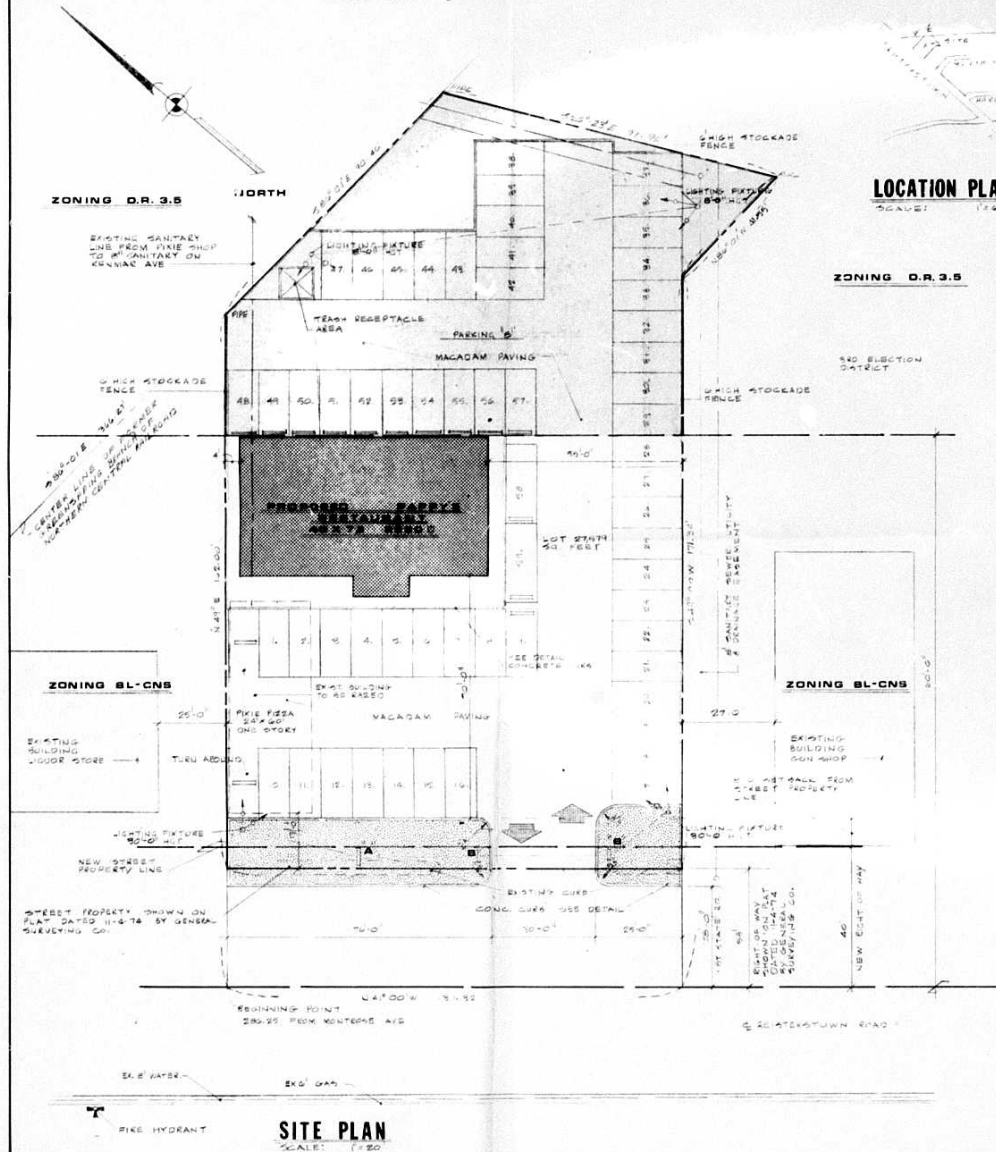
A-2

SITE PLAN

SCALE: 1"=50'



PARKING DATA
 BUILDING 72800 SQ. FT.
 ONE PARKING SPACE FOR EACH 100 SQ. FT.
 AT PARKING SPACES 180
 88 PARKING SPACES SHOWN
 PARKING SPACES 18x20



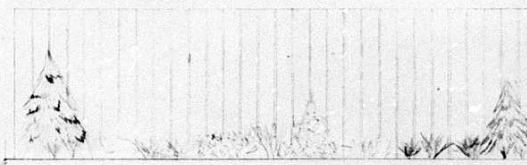
LOCATION PLAN
 SCALE: 1"=400'



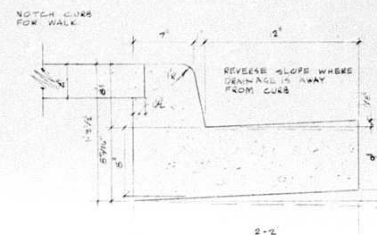
PLAN

A CANADIAN REDWOOD	G VIBURNUM	M 15 EVERGREEN W/PLASTIC
B GOLDEN THREAD CYPRESS	H KNOX HEDERA	N 45 EVERGREEN W/PLASTIC
C SPREADING YEW	I EVERGREEN	
D MOUNTAIN LAUREL	J SUNNYVIOLETS	
E MALE HOLLY	K MYRTLE NUTMUGH	
F FEMALE HOLLY	L DOUGLASS	

PLANTER SCHEDULE

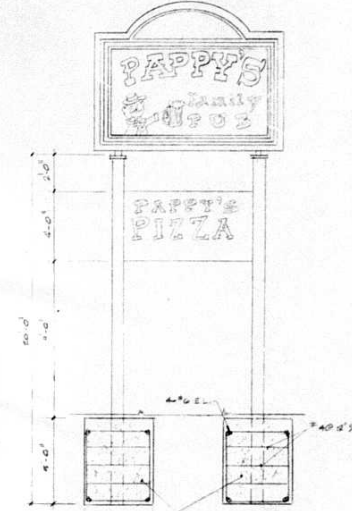


ELEVATION



DETAIL - CONCRETE CURB
 SCALE: 1"=12"

GENERAL NOTES
 1) PARKING NEAR 5' COMMERCIAL VEHICLES SHALL BE EXCLUDED. ONLY PASSENGER VEHICLE PARKING PERMITTED.
 2) PARKING LOT LIGHTING SHALL BE DESIGNED TO ILLUMINATE AND INTERFERE TO ADJOINING PROPERTY.
 3) RESTAURANT HOURS OF OPERATION 11AM UNTIL 2AM.
 4) SITE TO BE FINISH GRADED TO PREVENT SURFACE WATER DRAINAGE TO ADJACENT PROPERTY.



DETAIL-SIGN A
 SCALE: 1/4"=10'

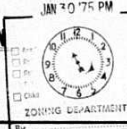


DETAIL-SIGN B
 NO SCALE



BIT. CONC. CURB
 NO SCALE

PAVING SECTION
 NO SCALE



TYPICAL LIGHTING FIXTURE

SITE PLAN & DETAILS		ISSUE DATE 8-1-75
REVISED	PAPPY'S GARRISON MD.	COMM. NO. 7429
REVISED PLAN TO MEET ZONING REQ. 1-10-75	CICERO H. BROWN ARCHITECT BURDETTE, KOEHLER & MURPHY CONSULTING ENGINEERS	SCALE AS NOTED
	PAPPY'S	DWG. NO. A-2

PARKING DATA
 BUILDING 2800 SQ. FT.
 ONE PARKING SPACE FOR EACH 400 SQ. FT.
 71 PARKING SPACES REQ.
 74 PARKING SPACES SHOWN
 PARKING SPACES 4'x20'

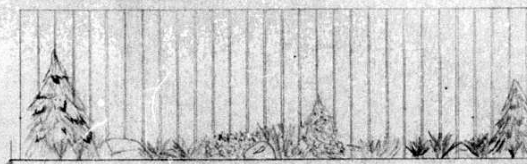
LOCATION PLAN SCALE: 1"=600'

ZONING D.R.3.5

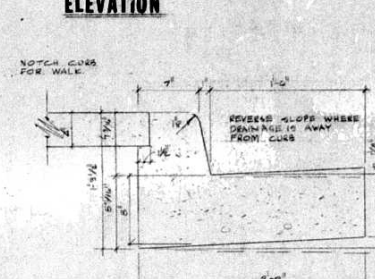
PLAN

A CANADIAN HEMLOCK	D VIBRO PINE	M 20 RIVER GRAIL W/PLASTIC
B GOLDEN THREAD CYPRESS	H KODODENDRON	N 45 RIVER GRAIL W/PLASTIC
C SPREADING YEW	I EVERGREEN	
D MOUNTAIN LAUREL	J EUNONYMUS	
E MALE HOLLY	K MYRTLE W/MAHOG	
F FEMALE HOLLY	L DOUGLASS	

PLANTER SCHEDULE



ELEVATION

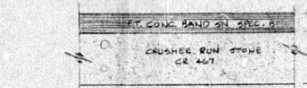


DETAIL - CONCRETE CURB NO SCALE

GENERAL NOTES

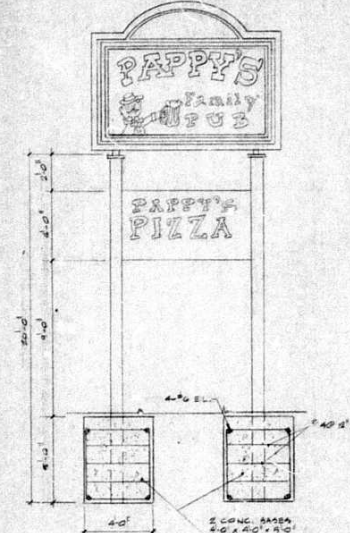
- 1) PARKING AREA'S COMMERCIAL VEHICLES SHALL BE EXCLUDED. ONLY PASSENGER VEHICLES PARKING PERMITTED.
- 2) PARKING LOT LIGHTING SHALL BE DESIGNED TO MINIMIZE GLEAM AND INTERFERENCE TO ADJOINING PROPERTY.
- 3) RESTAURANT HOURS OF OPERATION 11AM UNTIL 2AM.
- 4) SITE TO BE FINISH GRADED TO PERVENT SURFACE WATER DRAINAGE TO ADJACENT PROPERTY.

BIT. CONC. CURB NO SCALE



PAVING SECTION NO SCALE

DETAIL - SIGN A SCALE: 1/8"=1'-0"



DETAIL - SIGN B NO SCALE



TYPICAL LIGHTING FIXTURE

SITE PLAN & DETAILS



PAPPY'S
 PAPPY'S GARRISON
 C/O J. H. BROWN
 ARCHITECT
 BURDETTE, KOEHLER & MURPHY
 CONSULTING ENGINEERS



ISSUE DATE
 12-18-74
 COMM. NO.
 7429
 SCALE
 AS NOTED
 DWG. NO.
A-2

SITE PLAN SCALE: 1"=50'

