

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit three off-street parking spaces in lieu of the required five spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above Variance be and the same is hereby DENIED.

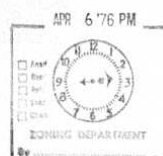
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/corner of York Road and Investment
Place, 9th District : OF BALTIMORE COUNTY
FIRST NATIONAL BANK OF MARYLAND,
Petitioner : Case No. 76-168-A

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above-entitled matter under date of March 12, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.



John W. Hession, III
People's Counsel

Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of April, 1976, a copy of the foregoing Order was mailed to A. Owen Hennegan, Esquire, Suite 406, Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
People's Counsel

RE: PETITION FOR VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
SE/corner of York Road and Investment
Place, 9th District : FOR BALTIMORE COUNTY
FIRST NATIONAL BANK OF MARYLAND,
Petitioner : Case No. 76-168-A

PETITION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Petition of the People's Counsel for Baltimore County respectfully represents, viz:

1. That by his Order under date of March 12, 1976, the Zoning Commissioner for Baltimore County granted a variance for the reduction in parking space requirements applicable to the site involved in this proceeding.

2. That because of the concern of the State Highway Administration, Maryland Department of Transportation, expressed in its comment of December 18, 1975, to the Zoning Commissioner of Baltimore County, a photostatic copy thereof being attached hereto, marked "Petitioner's Exhibit No. 1," your petitioner on or about April 6, 1976, filed an Appeal from the said decision of the Zoning Commissioner of Baltimore County to this Board.

3. That thereafter, your petitioner was advised by counsel for the property owner that certain amendments to its proposal had been made with the result that the State Highway Administration was now satisfied that the proposed operation would not create the difficulty anticipated when the original proposal was reviewed; the original of a letter under date of May 3, 1976, from the Bureau of Engineering, State Highway Administration, addressed to this petitioner, and marked "Petitioner's Exhibit No. 2," is attached hereto.

4. That in view of the foregoing, your petitioner is now content that the public interest no longer requires prosecution of this appeal and respectfully prays that it be dismissed.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel

March 12, 1976

A. Owen Hennegan, Esquire
Suite 406, Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/corner of York Road and
Investment Place - 9th Elec-
tion District
First National Bank of Mary-
land - Petitioner
NO. 76-168-A (Rem No. 111)

Dear Mr. Hennegan:

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/ew

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 9, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-168-A, Petition for Variance for Off-Street Parking.
Permitting three (3) spaces for Off-Street Parking instead of
required five (5). S/E corner of York Road and Investment Place.
Petitioner - First National Bank of Maryland.

9th District

Hearing: Wednesday, February 25, 1976 at 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

Unless the concerns expressed by the State Highway Administration, the Department of Traffic Engineering and the Project Planning Division can be properly resolved, this Office is opposed to the granting of the requested variance.

WDF:NEG:mjs

William D. Fromm
Director of Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

A. Owen Hennegan, Esq.
406 Jefferson Bldg.,
Towson, Md. 21204

Item 111

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 13th day of January 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner: First National Bank of Maryland

Petitioner's Attorney: A. Owen Hennegan
Reviewed by: Franklin T. Hoggans, Jr.
Chairman,
Zoning Advisory
Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
873-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: First National Bank of Maryland

Location: SE/C of York Rd. & Investment Place

Item No. 111

Zoning Agenda December 16, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Kelly Noted and
Planning Group Approved: Louis H. Murphy
Special Inspection Division Acting Deputy Chief
Fire Prevention Bureau

AUG 27 1976

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 30, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204Franklin T. Hogans
XXXXXXXXXXXXXXXXXXXX
Chairman, Jr.A. Owen Hennegan, Esq.
406 Jefferson Bldg.,
Towson, Maryland 21204RE: Variance Petition
Item 111
First National Bank of Maryland -
Petitioner

Dear Mr. Hennegan:

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 at the southeast corner of York Road and Investment Place, and is currently improved with a 1-1/2 story building and a small frame drive-in bank facility. The petitioner is requesting a Variance to permit three parking spaces instead of the required 5 parking spaces on the site. This request is made in order that a new drive-in facility may be erected in place of the existing one.

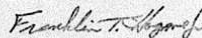
The site is small. The existing building is currently leased for retail use. Adjacent properties are commercial in nature. The petitioner, in relocating the proposed drive-in facility, can provide only three spaces on the site; however, the plan indicates that two parking spaces have been provided off site. The

A. Owen Hennegan, Esq.
Re: Item 111
January 30, 1976
Page 2

plan must indicate where these spaces are. The petitioner must revise the plan to reflect the comments of the Bureau of Engineering, most especially as they pertain to the use of the alley.

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

Enclosure

cc: J. Prentiss Browne, Inc.
2435 N. Calvert Street
Baltimore, Md. 21218Maryland Department of Transportation
State Highway AdministrationHarry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 18, 1975

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

Re: Z.A.C. meeting; 12-16-75
ITEM: 111
Prop. Owner: First National Bank of Maryland
Location: SE/C of York Rd. & Investment Place (Rt 45)
Existing Zoning: BM
Proposed Zoning: Variance from Sec. 409.2 (5) requiring one parking space for each 300 sq. ft. of total ground floor area for institutional use & to allow three spaces instead of the required five
No. of Acres: 16
District: 9th

Dear Mr. DiNenna:

The plan does not provide sufficient stacking for vehicles waiting to use the proposed drive-in windows. As a result, vehicles will stack on York Road. This situation on a heavily traveled highway, such as York Road, would create an undesirable and perhaps hazardous condition.

CLg:je

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: Mr. John E. Mayers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 404-3550STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

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

Re: Item 111 - ZAC - December 16, 1975
Property Owner: First National Bank of Maryland
Location: SE/C of York Rd. & Investment Place
Existing Zoning: BM
Proposed Zoning: Var. from Sec. 409.2 (5) requiring one parking space for each 300 sq. ft. of total ground floor area for institutional use & to allow three spaces instead of the required five.

No. of Acres: 16
District: 9th

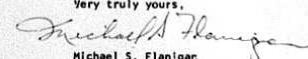
Dear Mr. DiNenna:

The Towson area has parking problems at this time and a variance to parking regulations can only add to these problems.

We are concerned about the possibility of cars stacking on York Road to get into the drive-in bank. Provisions must be made to prevent any congestion on York Road caused by this site.

The driveway entrance should be widened to a minimum of 25 feet to facilitate the movement of two lanes into the drive-in bank.

Very truly yours,


Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204XXXXXXXXXXXXXXXXXXXX
0056329x

January 19, 1976

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

Re: Item 111 (1975-1976)
Property Owner: First National Bank of Maryland
SE/C of York Road & Investment Place
Existing Zoning: BM
Proposed Zoning: Variance from Sec. 409.2 (5) requiring one parking space for each 300 sq. ft. of total ground floor area for institutional use and to allow three spaces instead of the required five.
No. of Acres: 16
District: 9th

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.

Highway:

York Road (MD. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction with the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Investment Place, an existing County street, is not presently proposed to be further improved.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the alley contiguous to the east side of this site. This alley requires improvement to accommodate proposed commercial access, ingress and/or egress, and traffic. Along the frontage of this property, this alley should be improved in the future with concrete curb and reverse slope gutters and 20-foot concrete pavement for centerline drainage. Alley improvements and the necessary right-of-way, 4 feet greater than the required pavement width (2 feet on each side) will be the responsibility of the adjacent property owners.

Item 111 (1975-1976)
Property Owner: First National Bank of Maryland
Page 2
January 19, 1976

Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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

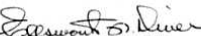
Storm Drains:

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 Sewer:

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

Very truly yours,


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

END:EAM:FWR:49

N. N.W. - Key Sheet
39 N.E. 3 - Position Sheet
N.E. 10-A - Topo
70-A - Tax Map

cc: W. Munchel
J. J. Trenner
File

Baltimore County
Department of Health
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #111, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

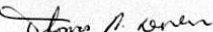
Property Owner: First National Bank of Maryland
Location: SE/C of York Rd. & Investment Place
Existing Zoning: BM
Proposed Zoning: Variance from Sec. 409.2(5) requiring one parking space for each 300 sq. ft. of total ground floor area for institutional use & to allow three spaces instead of the required five.

No. of Acres: 16
District: 9th

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore, approval may be withheld for this connection.

Metropolitan water and sewer are existing.

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls#

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 404-3211WILLIAM D. FROMM
DIRECTOR

January 7, 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 #111, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: First National Bank of Maryland
Location: SE/C of York Road and Investment Place
Existing Zoning: B.M.
Proposed Zoning: Variance from Sec. 409.2 (5) requiring one parking space for each 300 sq. ft. of total ground floor area for institutional use and to allow three spaces instead of the required five.

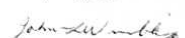
No. of Acres: 16
District: 9th

This office has reviewed the subject petition and offers the following comment. 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.

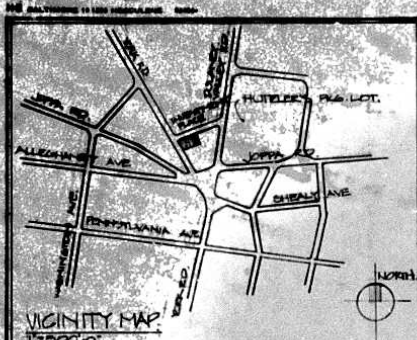
The driveway from York Road should be widened. The drive-in window and remote units should be moved as far east as possible to provide more area for vehicle storage.

The petitioner should show, at the time of the hearing, what safeguards are to be taken to eliminate traffic backing up on York Road from the drive-in bank.

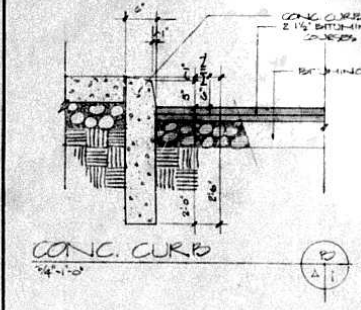
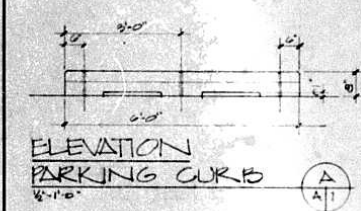
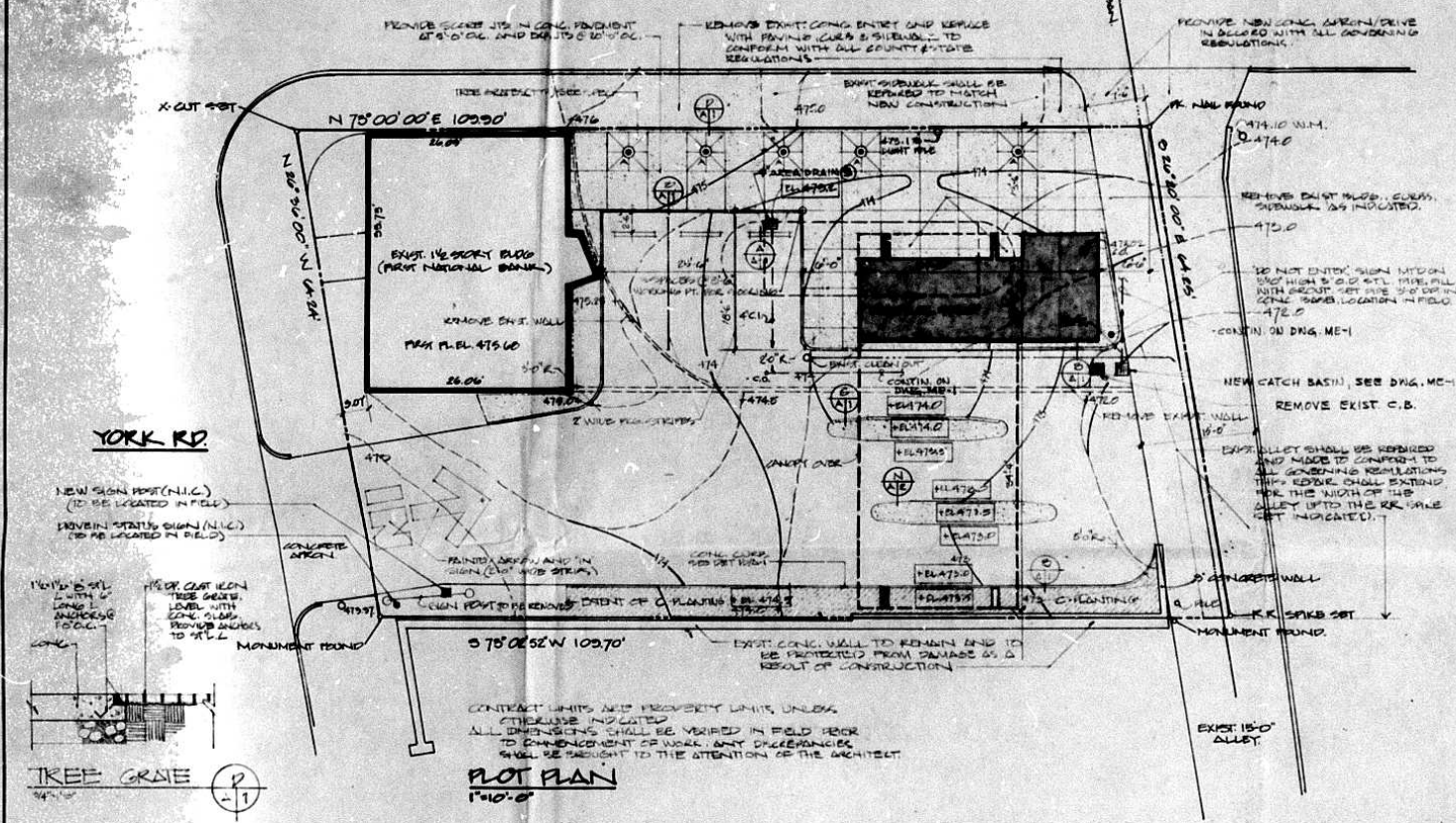
Very truly yours,


John L. Wimbley
Planning Specialist II
Project and Development Planning

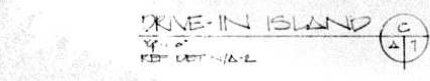
AUG 27 1976



INVESTMENT PLACE



SECTION



PLANTING SCHEDULE					
MARK	TYPE	SIZE	QUANTITY	COMMON NAME	REMARKS
C	HYDRANGEA	2 1/2"	22	BARBERRY	PLANT 2'0" O.C.
A	OSTEAUS PHENOMENUM	1 1/2" COLIER	6	WASHINGTON HAZEL	

SITE INFORMATION

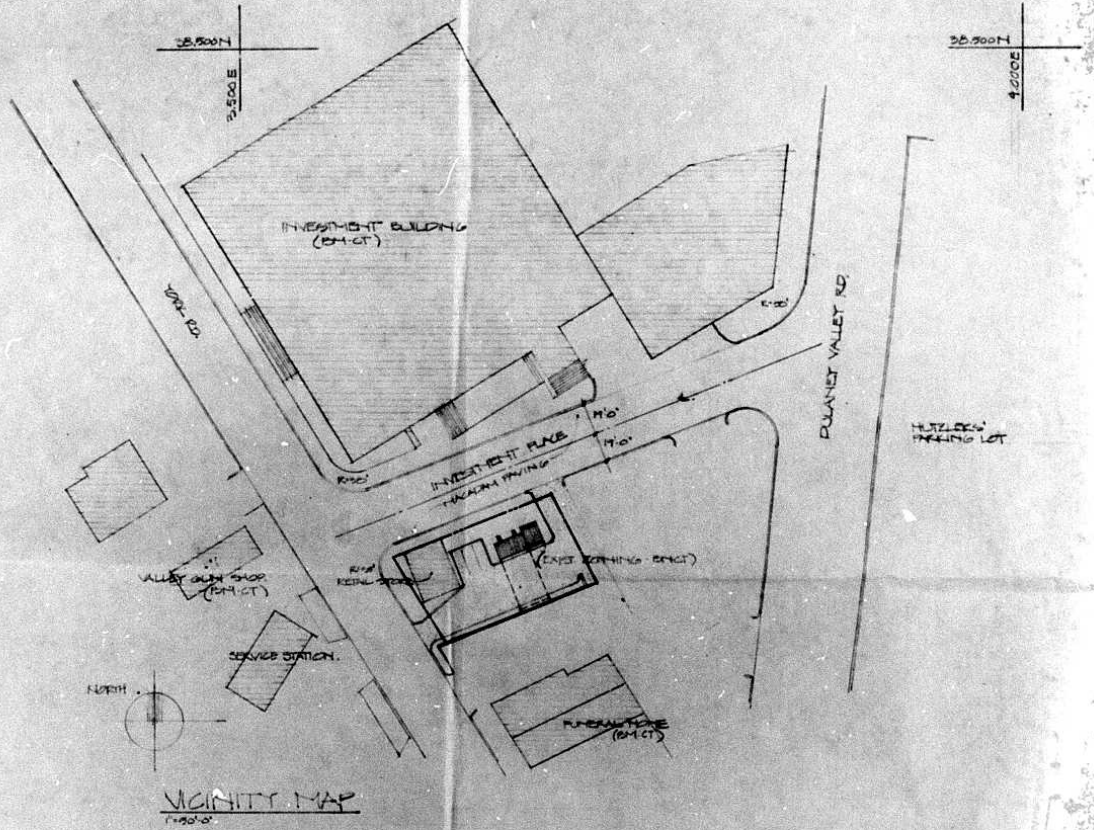
EXIST. ZONING - CM
 EXIST. LOT - 1.00 AC.
 EXIST. (LEASED PROPERTY) 100' x 175' 00" FT.
 PROPOSED DRIVE IN 100' x 175' 00" FT.
 TOTAL 200' x 350' 00" FT.
 EXIST. 200' x 350' 00" FT. - 5' 00" STRIPS
 PROPOSED 200' x 350' 00" FT. - 5' 00" STRIPS
 (NOTE: 2' 00" STRIPS HAVE BEEN PROVIDED OFF SITE)
 AREA OF LOT - 1.00 AC. (43,560 SQ. FT.)
 SITE PLAN PREPARED FROM SURVEY PREPARED BY
 JAMES COUNTY SURVEY TO BE 3' LOCALITY
 TOWNSHIP 42 N. WEST 14 W. DATE SURVEYED 7.72
 SITE IN 19' ELECTION 4 SURVEY

GENERAL NOTES

1. SITE WORK, INCL. OUTSIDE CONTRACT UNITS, SHOWN OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO MATCH PRE-EXIST. CONDITIONS.
 2. WORK IN THIS CONTRACT INCLUDES ALL WORK SHOWN ON PLANS, INCLUDING: CONCRETE, MASONRY, ROOFING, PAINTING, ETC. WITH EXIST. GRADING AND FINISHES.
 3. ALL UTILITY CONNECTIONS SHALL BE CONTRACTOR'S RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF ALL UTILITIES SHOWN.
 4. WORK TO BE DONE BY CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UTILITY REFERENCE NOTES:

1. VERIFY INVERT, LOCATION & SIZE OF ALL UTILITY CONNECTIONS PRIOR TO STARTING WORK.
2. FOR SANITARY SEWERS, SEE DWG. ME-1.
3. INSTALL NEW AREA DRAIN, EURN 2-GS-4, EXTEND 4" C.I. STORM DRAIN TO NEW CATCH BASIN; SEE DWG. ME-1.



THESE PLANS AND SPECIFICATIONS FOR THE INVESTMENT PLACE WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, COMPLY WITH THE REQUIREMENTS OF THE BUILDING OFFICIALS, CONFERENCE OF AMERICA, INC. AND THE STATE OF MARYLAND FIRE PREVENTION CODE.

SIGNATURE:

DATE:

MARYLAND REGISTRATION NO.:

LEGEND

CONCRETE	2 1/2"	NEW CONTOUR
GRAVEL	2 1/2"	EXIST. CONTOUR
WOOD	2 1/2"	NEW ELEVATION
CONCRETE EARTH	2 1/2"	PROPERTY LINE
STEEL/METAL	2 1/2"	FIN. FL. EL.
BRICK	2 1/2"	EXIST. TO BE
PAINTING	2 1/2"	REMOVED
	2 1/2"	EXIST. ELEVATION

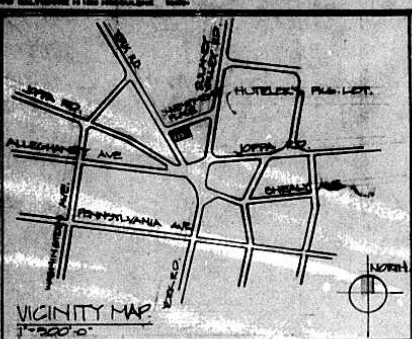
CONCRETE	2 1/2"	NEW CONTOUR
GRAVEL	2 1/2"	EXIST. CONTOUR
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BRICK	2 1/2"	EXIST. TO BE
PAINTING	2 1/2"	REMOVED
	2 1/2"	EXIST. ELEVATION

SITE PLAN

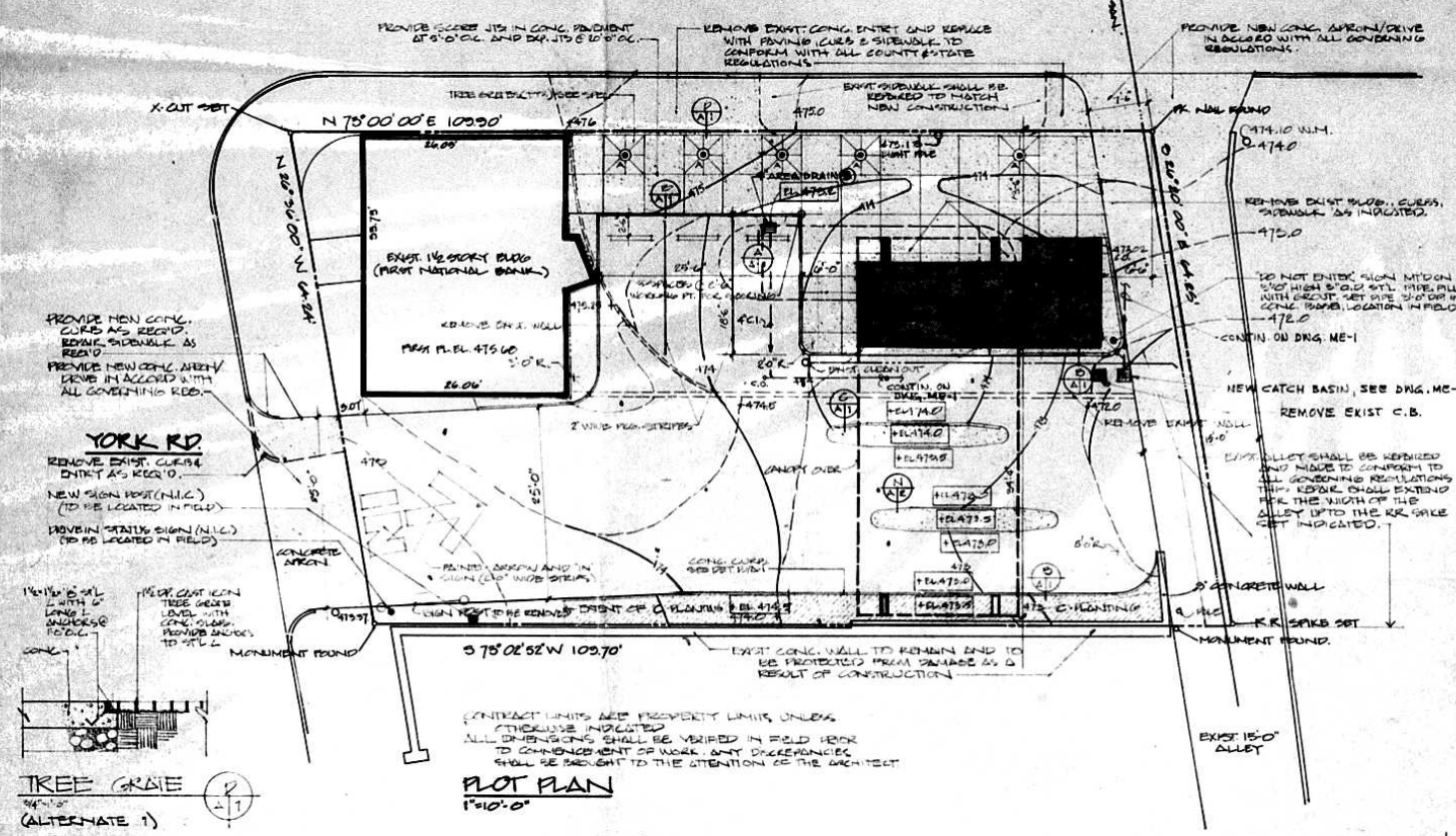
REVISIONS



INVESTMENT PLACE
 FIRST NATIONAL BANK
 TOWSON, MARYLAND
 J. PRENTISS BROWNE, INC.
 ARCHITECTS/PLANNERS
 2435 N. CALVERT ST., BALTIMORE, MD. 21218



VICINITY MAP
1"=200'-0"



YORK RD
REMOVE EXIST. CURB
DRAINAGE TO FIELD
NEW SIGN POST (N.I.C.)
TO BE LOCATED IN FIELD
REMOVE EXIST. SIGN (N.I.C.)
TO BE LOCATED IN FIELD
CONCRETE WALL
MONUMENT FOUND
EXIST. 15'-0" ALLEY
NEW CATCH BASIN, SEE DNG. ME-1
REMOVE EXIST. C.B.
EXIST. ALLEY SHALL BE REFINISHED
AND MAINTAINED TO CONFORM TO
ALL GOVERNING REGULATIONS
FOR THE WIDTH OF THE
ALLEY UP TO THE RR RAIL
SET INDICATED.

CONTRACT UNITS AND PROPERTY LINES UNLESS
OTHERWISE INDICATED
ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR
TO COMMENCEMENT OF WORK. ANY DISCREPANCIES
SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

TREE GRADE
1/4"=1'-0"
(ALTERNATE 1)

ELEVATION
PARKING CURB
1/4"=1'-0"

SECTION
1/4"=1'-0"

CONC. CURB
1/4"=1'-0"

DRIVE-IN ISLAND
1/4"=1'-0"

CONC. CURB
1/4"=1'-0"

DRIVE-IN ISLAND
1/4"=1'-0"

CONC. CURB
1/4"=1'-0"

DRIVE-IN ISLAND
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CONC. CURB
1/4"=1'-0"

DRIVE-IN ISLAND
1/4"=1'-0"

CONC. CURB
1/4"=1'-0"

DRIVE-IN ISLAND
1/4"=1'-0"

ALL PLANTING LOCATIONS SHALL RECEIVE SUFFICIENT SOIL PREPARATION
TO MAINTAIN SCHEDULED GROWTH. SOIL SHOULD BE SIEVE OF 2" OR
LESS. EXCESSIVE ROCK MATERIALS, PLANTS SHALL BE REMOVED
AND FERTILIZED FOLLOWING PLANTING.
(ALL PLANTING OF VEGETATION IS ALTERNATE NO. 1; IF ALTERNATE
IS NOT USED, PLACE CONC. SLAB IN LIEU OF)

MARK	TYPE	SIZE	PLANT	PLANT	PLANT
C	MYRTLE LEAFY VINE	2'-0"	22	BARBERRY	PLANT 2'-0" O.C.
A	ORANGE PRINCE OF PEACE	1'-0"	6	WASHINGTON HAZEL	
				RED CEDAR	

PLANTING SCHEDULE (ALTERNATE 1)

SITE INFORMATION

EXIST. CONING - 20M
EXIST. OF BLUES
EXIST. (LEASED PROPERTY) 1475-475 SQ. FT.
PROPOSED DRIVE IN ISLAND - 552 SQ. FT.
TOTAL AREA - 1027 SQ. FT.
EXIST. BUILDING - 475-200 - 3 FLOORS
PROPOSED - 475-300 - 2 FLOORS
NOTE: 2 IN. SPACES HAVE BEEN PROVIDED OFF SITE
AREA OF LOT - 116 ACRES (470 SQ. FT.)
SITE PLAN PREPARED FROM SURVEY PREPARED BY
BALTIMORE COUNTY SHEET 30 MB 3 LOCATION
TOWNSHIP KEY SHEET IN NEW DATE 1772
SITE IN 7' SECTION DISTRICT

LEGEND

CONCRETE	BRICK	WOOD	GRAVEL	ASPHALT	PAVING	NEW CONTOUR	EXIST. CONTOUR	NEW ELEVATION	PROPERTY LINE	FIN. FL. EL.	EXIST. TO BE	REMOVE	EXIST. ELEVATION
CONC.	BRICK	WOOD	GRAVEL	ASPHALT	PAVING	NEW CONTOUR	EXIST. CONTOUR	NEW ELEVATION	PROPERTY LINE	FIN. FL. EL.	EXIST. TO BE	REMOVE	EXIST. ELEVATION

CONCRETE

BRICK

WOOD

GRAVEL

ASPHALT

PAVING

NEW CONTOUR

EXIST. CONTOUR

NEW ELEVATION

PROPERTY LINE

FIN. FL. EL.

EXIST. TO BE

REMOVE

EXIST. ELEVATION

GENERAL NOTES

1. SITE WORK SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXIST. CONDITIONS.

2. WORK IN THIS CONTRACT INCLUDES ALL WORK SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO: EXIST. CONCRETE, EXIST. BRICK, EXIST. WOOD, EXIST. GRAVEL, EXIST. ASPHALT, EXIST. PAVING, EXIST. NEW CONTOUR, EXIST. CONTOUR, EXIST. NEW ELEVATION, PROPERTY LINE, FIN. FL. EL., EXIST. TO BE, REMOVE, EXIST. ELEVATION.

3. ALL UTILITY CONDITIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF WORK AND THE LOCATION OF ALL UTILITIES VERIFIED.

4. PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY AND NOTIFY ARCHITECT OF LOCATION OF EXIST. UTILITY SYSTEMS, AND REPAIRING SHALL BE COMPLETED AND APPROVED MANUFACTURED SHALL REMAIN ALL PERMANENT RELATED TO NIGHT OPERATIONS, DRIVE IN WINDOW, WALK-UP WINDOW, BUILT, FUTURE EQUIPMENT LOCATION, AND EXISTING UNIT TANKING, REPAIR TO EXISTING CONG. ELECTRICAL CONDITIONS SHALL FOLLOW LAYOUT FOR EXIST. SYSTEM BASED ON MANUFACTURER'S SHOP DRAWINGS AND RELATED SYSTEMS.

5. PRIOR TO THE START OF THE PROJECT, CONTRACTOR SHALL VERIFY ALL EXIST. SEWER AND STREET ELEVATIONS, ALL DIMENSIONS, AND CONDITIONS OF EXIST. SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS SHALL BE BASED FROM FACE OF MASONRY OR CONCRETE SURFACES, UNLESS OTHERWISE NOTED.

6. THE OBTAINING OF ALL LICENSES, PERMITS, AND VARIANCES RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

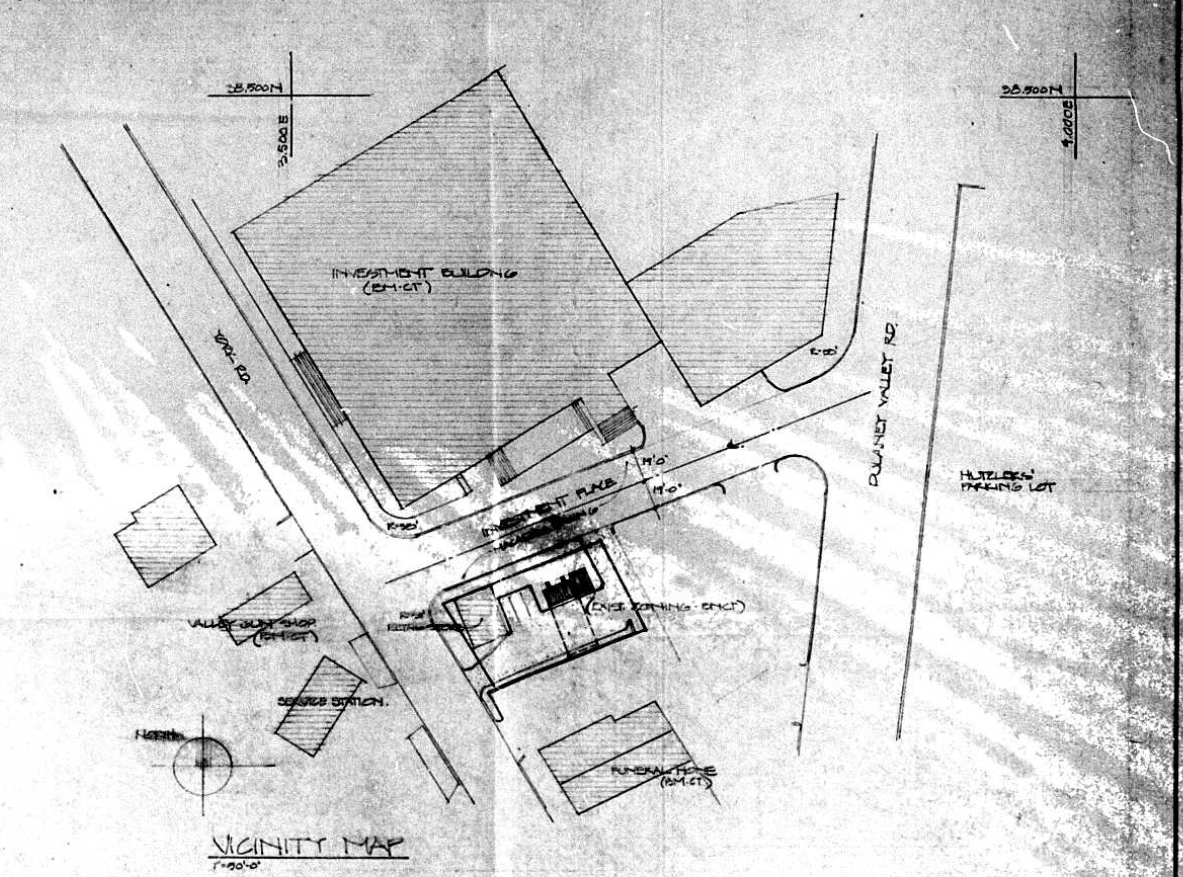
7. ALL WORK PERFORMED IN THIS CONTRACT SHALL MEET ALL LOCAL AND STATE AND FEDERAL REGULATIONS GOVERNING THE MANNER IN WHICH WORK IS DONE, THE MATERIALS TO BE USED, AND THE QUALITY OF THE MATERIALS.

UTILITY REFERENCE NOTES:

1. VERIFY INVERT, LOCATION & SIZE OF ALL UTILITY CONNECTIONS PRIOR TO STARTING WORK.

2. FOR SANITARY STAINERS, SEE DNG. ME-1.

3. INSTALL NEW AREA DRAIN, TURN 8'-653'-4", EXTEND 4'-61" STORM DRAIN TO NEW CATCH BASIN; SEE DNG. ME-1.



VICINITY MAP
1"=200'-0"

THESE PLANS AND SPECIFICATIONS FOR THE INVESTMENT PLACE WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, COMPLY WITH THE REQUIREMENTS OF THE BUILDING OFFICIALS, CONFERENCE OF AMERICA, INC. AND THE STATE OF MARYLAND FIRE PREVENTION CODE.

SIGNATURE: *[Signature]*

DATE: 8-27-75

MARYLAND REGISTRATION NO.: 1769-A

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 9-10-75

76-168-A

MICROFILMED

SITE PLAN

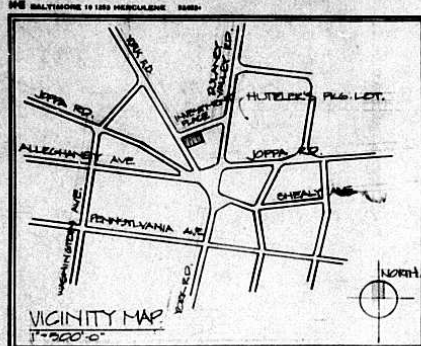
REVISIONS	DATE	BY
1	8/27/75	J. PHILLIPS

INVESTMENT PLACE
FIRST NATIONAL BANK
TOWSON, MARYLAND

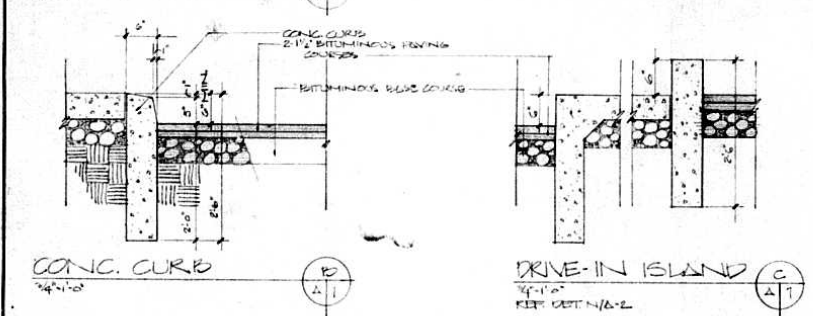
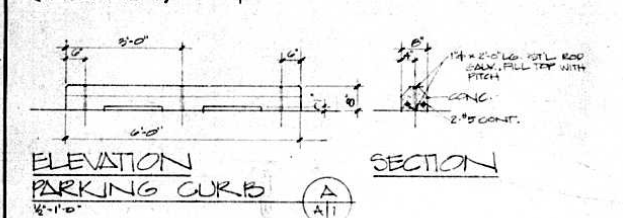
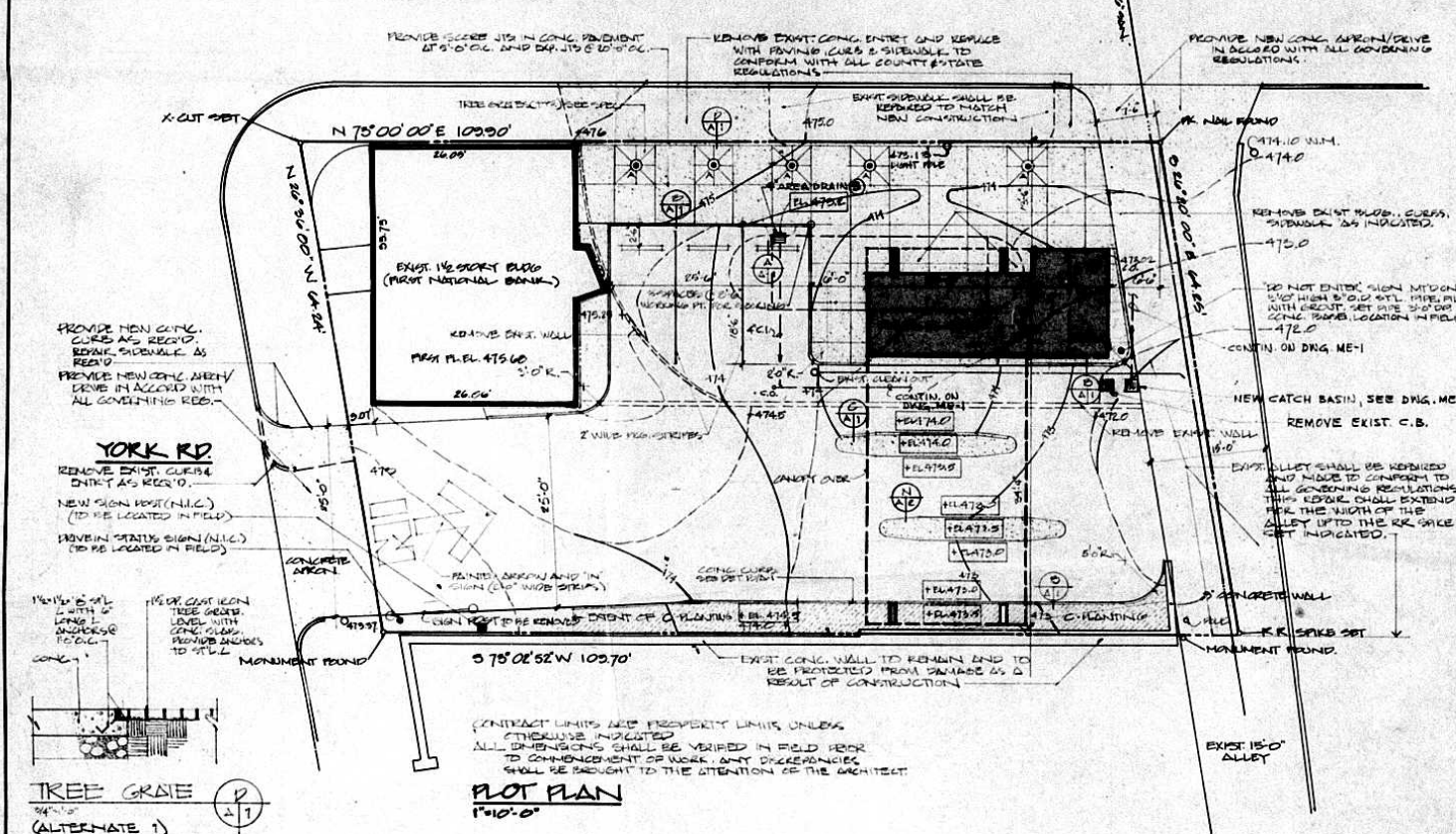
J. PHILLIPS ARCHITECTS/PLANNERS
2435 N. CALVERT ST. BALTIMORE, MD. 21218

C-928-75

Aug 27 1976



INVESTMENT PLACE



ALL PLANTING LOCATIONS SHALL RECEIVE SUFFICIENT SOIL PREPARATION TO INSURE SCHEDULED GROWTH. SOIL SHOULD BE CLEARED OF ANY DEBRIS OR OBSTACLES. PLANT MATERIALS, PLANTS SHALL BE MULCHED AND FERTILIZED FOLLOWING PLANTING. (CALL PLANTING OF VEGETATION IS ALTERNATE NO. 1; IF ALTERNATE IS NOT USED, PLACE CONC. SLAB IN LIEU OF.)

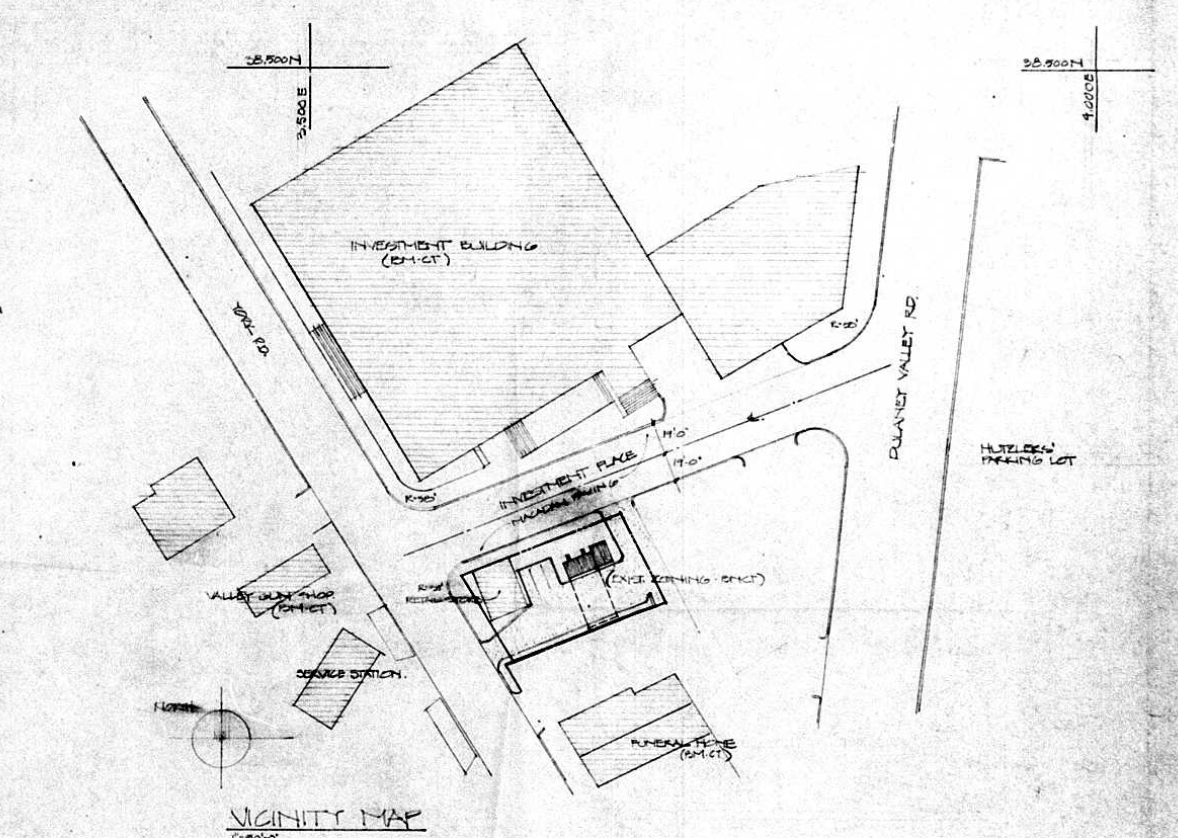
MARK	TYPE	SIZE	QUANTITY	COMMON NAME	REMARKS
G	MIXED PERNYVANIA	2 1/2"	22	BALTIMORE	PLANT 3/4" O.C.
A	ORNAMENTAL PHLOX	1 1/2" CALIPER	6	WASHINGTON HAWTHORN	

PLANTING SCHEDULE (ALTERNATE 1)

SITE INFORMATION
 EXIST. ZONING - CM
 EXIST. LOT AREA - 10,000 SQ. FT.
 EXIST. (LEASO PROPERTY) PLUGS - 475 SQ. FT.
 PROPOSED DRIVE IN PLUGS - 552 SQ. FT.
 TOTAL PLUGS REQ'D - 1027 SQ. FT.
 PROPOSED - 475 - 200 - 3 ONE SPACES
 PROPOSED - 552 - 300 - 2 TWO SPACES
 (NOTE: 2 TWO SPACES HAVE BEEN PROVIDED OFF SITE)
 AREA OF LOT - 10,000 SQ. FT.
 SITE PLAN PREPARED FROM SURVEY PREPARED BY
 TOWSON COUNTY SHEET 30 NE 3, LOCALITY
 TOWSON, MD. SHEET 11 NW, DATE STRAUS 7.72.
 SITE IN 7th ELECTION DISTRICT

GENERAL NOTES
 1. SITE WORK SHALL COMPLY WITH CONTRACT UNIT'S DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE RECOVERED BY CONTRACTOR TO MATCH PRE-EXIST. CONDITIONS.
 2. WORK IN THIS CONTRACT INCLUDES ALL WORK SHOWN ON PLANS, INCLUDING BUT NOT LIMITED TO: PAVING, CONC. CURBS, POINTED LINES, CONC. SIDEWALKS, ETC. CONTRACTOR SHALL MAKE CUT, FILL AND COORDINATE ALL PAVING, PAVING, ETC. WITH EXIST. PAVING AND FINISH.
 3. ALL UTILITY CONNECTIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF WORK AND THE LOCATION OF ALL UTILITIES VERIFIED.
 4. PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY AND NOTIFY ARCHITECT OF LOCATION OF OUTLETS, DRAIN SYSTEMS, AND REPAIRING SHALL BE RECOVERED AND APPROVED. CONTRACTOR SHALL REVIEW ALL PERMITS RELATED TO NIGHT DEPOSIT, DRIVE IN WINDOW, WALL OF WINDOW, WALL, FUTURE EQUIPMENT LOCATION, AND CONDUIT UNIT PLACING, PRIOR TO BEGINNING CONSTRUCTION.
 5. ELECTRICAL CONTRACTOR SHALL FOLLOW LAYOUT FOR DRAIN SYSTEM BASED ON MANUFACTURER'S SHOP DRAWINGS AND RELATED SYSTEMS.
 6. PRIOR TO THE START OF THE PROJECT, CONTRACTOR SHALL VERIFY ALL EXIST. GRADE AND STREET ELEVATIONS, ALL DIMENSIONS, AND CONDITIONS OF EXIST. SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS SHALL BE VERIFIED FROM FACE OF MASONRY OR CONCRETE SURFACES, UNLESS OTHERWISE NOTED.
 7. THE OBTAINING OF ALL LICENSES, PERMITS AND VARIANCES RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 8. ALL WORK PERFORMED IN THIS CONTRACT SHALL MEET ALL LOCAL AND STATE AND FEDERAL REGULATIONS GOVERNING THE MANNER, IN WHICH WORK IS DONE; THE MATERIALS TO BE USED, AND THE QUALITY OF THE MATERIALS.

- UTILITY REFERENCE NOTES:**
1. VERIFY INVERT, LOCATION & SIZE OF ALL UTILITY CONNECTIONS PRIOR TO STARTING WORK.
 2. FOR SANITARY SEWERS, SEE DWG. ME-1
 3. INSTALL NEW AREA DRAIN, TURN 2'-553'-4", EXTEND 4'-C.I. STORM DRAIN TO NEW CATCH BASIN; SEE DWG. ME-1.



THESE PLANS AND SPECIFICATIONS FOR THE INVESTMENT PLACE WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, COMPLY WITH THE REQUIREMENTS OF THE BUILDING OFFICIALS, CONFERENCE OF AMERICA, INC. AND THE STATE OF MARYLAND FIRE PREVENTION CODE.

SIGNATURE: *[Signature]*
 DATE: 8-21-75
 MARYLAND REGISTRATION NO.: 1729-A

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 9-10-75
 76-168-A

LEGEND		CONC. CURB		CONCRETE SIDEWALK		SITE PLAN	
CONCRETE GRAVEL	1/8"=1'-0"	NEW CONTOUR	CONTOUR	CONCRETE SIDEWALK	CONTOUR	REVISIONS	INVESTMENT PLACE FIRST NATIONAL BANK TOWSON, MARYLAND
CONCRETE GRAVEL	1/8"=1'-0"	NEW ELEVATION	NEW ELEVATION	CONCRETE SIDEWALK	CONTOUR	DATE: 5/10/75	
CONCRETE GRAVEL	1/8"=1'-0"	NEW ELEVATION	NEW ELEVATION	CONCRETE SIDEWALK	CONTOUR	BY: <i>[Signature]</i>	J. PRENTISS BROWN, INC. ARCHITECTS/PLANNERS 2435 N. CALVERT ST., BALTIMORE, MD. 21218
CONCRETE GRAVEL	1/8"=1'-0"	NEW ELEVATION	NEW ELEVATION	CONCRETE SIDEWALK	CONTOUR	DATE: 9-10-75	

