

PETITION FOR SPECIAL EXCEPTION 88-270-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a car wash in combination with existing service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract/Proprietor: Shell Oil Company
 Legal Owner(s): Shell Oil Company
 DATE: 1/27/88
 E. D. 200
 DATE: 4-17-88
 200
 DATE: 8-17-88
 1000
 DATE: 4-17-88
 1000
 DATE: 4-17-88
 1000

Attorney for Petitioner: Charles A. Jednorski, Esquire
 Address: 25 W. Chesapeake Ave., Suite 204, Towson, Maryland 21204
 Telephone: (301) 321-8200

Two Penn's Way, Suite 401, New Castle, DE 19720
 Phone No. (302) 323-1700

25 W. Chesapeake Ave., Suite 204, Towson, Maryland 21204
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Earl J. Hele, Shell Oil Company
 Address: Two Penn's Way, Suite 401, New Castle, DE 19720
 Phone No. (302) 323-1700

ORDERED by The Zoning Commissioner of Baltimore County, this 12th day of November, 1987, 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 21st day of January, 1988, at 9 o'clock A.M.

Zoning Commissioner of Baltimore County.

STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
 21 GOVERNORS COURT
 BALTIMORE, MD 21207-2722
 301/944-9112

ZONING DESCRIPTION
 NO. 1000 N. ROLLING ROAD
 AT SOUTHWEST INTERSECTION WITH POWERS LANE,
 ELECTION DISTRICT NO. 1,
 BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point along the southwesterly right of way line of Powers Lane (60 feet wide), said point being distant North 70°56'16" West 215.90 feet from the existing centerline of N. Rolling Road, thence running along said southwesterly right of way line of Powers Lane.

- South 70°56'16" East 151.80 feet to a point, thence along a fillet,
- South 18°54'30" East 33.08 feet to a point along the westerly right of way line of N. Rolling Road (90 feet wide), thence along same,
- South 16°10'34" West 150.52 feet to a point, thence leaving said N. Rolling Road, and running,
- North 77°00'43" West 185.41 feet to a point, thence,
- North 20°25'08" East 196.08 feet to the point of beginning ... containing 32,845.3 square feet or 0.7540 acre of land, more or less.

The improvements thereon being known and designated as No. 1000 N. Rolling Road.

Mark A. Riddle
 STV/LYON ASSOCIATES
 Mark A. Riddle
 Md. Reg. Property Line Surveyor No. 244

August 11, 1987



IN RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 88-270-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a car wash use in combination with an existing service station, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Dick King, District Real Estate Representative, and Don Bachand, District Engineer, appeared, testified, and were represented by Counsel. Also appearing on behalf of the Petition was Jacques C. Gueguierre, Territory Manager with Ryko Manufacturing Company. There were no Protestants.

Testimony indicated that the subject property, zoned B.L.-C.S.A. is currently improved with an existing service station. The Petitioner proposes converting a portion of the existing building to a car wash. The testimony was that the proposed conversion will not be detrimental to the health, safety and general welfare of the locality; nor tend to create congestion in roads, streets, or alleys therein; the proposed use will not interfere with adequate light and air, nor interfere with water, sewage transportation, or other required public conveniences or improvements nor be inconsistent with the purposes of the property's zoning classification, nor in any way be inconsistent with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.). In further support of the Petition, the Petitioner noted the fact that there were no Protestants, nor any adverse comments submitted by any of the Departments which serve on the Zoning Plans Advisory Committee.

Mr. Guiguerre testified that the proposed car wash will be a roll-over unit which is self-contained. He further testified that all water used in the cleaning process is held in tanks contained on the premises. He indicated that the water is re-used and disposed of by an outside firm. The water is not discharged into the public drainage system.

The Petitioner seeks relief from Section 230.13, pursuant to Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use requested by the Petitioner in a B.L.-C.S.A. zone by special exception. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R.

The uncontradicted testimony was that the proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purpose of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The facts and circumstances do not show that the proposed use at the particular location described in Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts* 432 A.2d 19 (1981).

After due consideration of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

ORDER RECEIVED FOR FILING
 Dec 21/87
 By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of February, 1988 that a car wash use in combination with an existing service station, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restrictions:

- The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall comply with the landscaping requirements as set forth in the Baltimore County Landscaping Manual. The Petitioner shall submit a landscape plan for review and approval to the Office of Current Planning for review and approval to the Office of Current Planning and development within 30 days of the date of this Order.

Ann M. Nastarowicz
 Deputy Zoning Commissioner
 of Baltimore County

ORDER RECEIVED FOR FILING
 Dec 21/87
 By [Signature]

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
 SW/cor. N. Rolling Road
 (1000 N. Rolling Road)
 1st Election District - 1st Councilmanic
 Petitioner: Shell Oil Company
 DATE/TIME: Thursday, January 21, 1988 - 9:00 a.m.
 Case number: 88-270-X

Petition for Special Hearing for a car wash use in combination with existing service station.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: 8/27/87 ACCOUNT: 01-615

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 434-3333

November 23, 1988

Charles A. Jednorski, Esq.
 Seiland and Jednorski, P.A.
 25 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Petition for Special Exception
 SW/cor. N. Rolling Road
 (1000 N. Rolling Road)
 1st Election District - 1st Councilmanic
 Petitioner: Shell Oil Company
 Case number: 88-270-X

Dear Mr. Jednorski:
 Please be advised that \$76.84 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to: Baltimore County, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: 1/21/88 ACCOUNT: [Signature]

AMOUNT: \$ 76.84

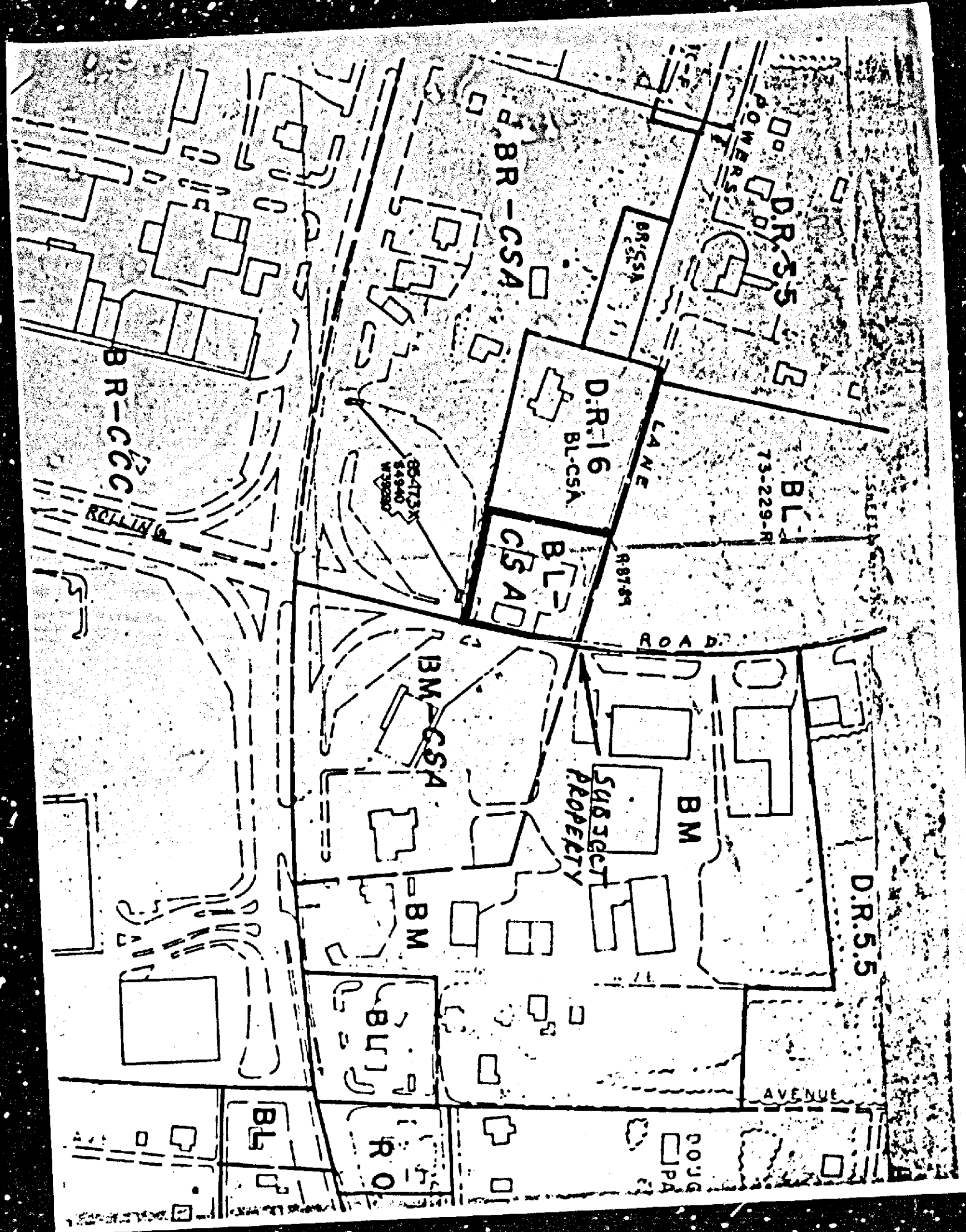
RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting January 3, 1988
Posted for: Special Exception
Petitioner: Shell Oil Company
Location of property: SW Corner N. Rolling Rd. and Powers Lane
(1000 N. Rolling Rd.)
Location of Signs: In front of 1000 North Rolling Rd.
Marked by: E. J. Raata Date of return: January 9, 1988
Number of Signs: 1



RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
SW Corner N. Rolling Rd. & Powers Lane (1000 N. Rolling Rd.) 1st Election District
SHELL OIL COMPANY, Petitioner: Case No. 88-270-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Charles A. Jednoraki, Esquire, Sella and Jednoraki, P.A., 25 W. Chesapeake Ave., Suite 204, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

September 11, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owners: Shell Oil Company
Location: SW/C North Rolling Road and Powers Lane
Item No.: 87 Zoning Agenda: Meeting of 9/8/87
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 or _____ 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 operation.
- (X) 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 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl J. Kelly Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

7/31

CERTIFICATE OF PUBLICATION
TOWSON, MD, Dec 31 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 31 1987

THE JEFFERSONIAN,
Susan Studer Obriet
Publisher

88-270-X

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
4th day of October, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Shell Oil Company Received by: James E. Dyer
Petitioner: Charles A. Jednoraki, Esquire Chairman, Zoning Plans
Attorney: Charles A. Jednoraki, Esquire Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO: Zoning Commissioner Date: December 3, 1987
Norman E. Cerber, AICP FROM: Director of Planning and Zoning
Zoning Petitions No. 88-269-X
SUBJECT and No. 88-270-X

This office is not opposed to the granting of the subject request.

Norman E. Cerber
Norman E. Cerber, AICP
Director

NEG:JCH:dme
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

Office of
PATUXENT
Publishing Company
10750 Linn Patent Pkwy
Columbia, MD 21044

January 4, 1988

PUBLIC NOTICE

NOTICE OF HEARING

THIS IS TO CERTIFY, that the annexed advertisement of
NOTICE OF HEARING
was inserted in the following:
 Calonsville Times \$31.45 Booster Weekly
 Arbutus Times Owings Mills Flier
 Reporter Weekly Towson Flier

weekly newspapers published in Baltimore County, Maryland
once a week for _____ one _____ successive weeks before
the _____ day of _____, 19 _____, that is to
say, the same was inserted in the issues of

December 31, 1987

PATUXENT PUBLISHING COMPANY
By Carl J. Kelly

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
January 5, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Charles A. Jednoraki, Esquire
Sella and Jednoraki, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

RE: Item No. 87 - Case No. 88-270-X
Petitioner: Shell Oil Company
Petition for Special Exception

Dear Mr. Jednoraki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures
cc: STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207-2722

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Neil Vuk - Skellie Co</i>	<i>Two Pennsylv Suite 401 New Castle, DE 19720 (District 14 - Skellie Representative)</i>
<i>Don BACHMAN - Skellie Co</i>	<i>Tux Park Way, Suite 401, New Castle, DE 19120 ENGINEER</i>
<i>Jacques C. GLEZNIKOS Ryko Wfg Co</i>	<i>Territory Manager, CONSULTANT and Technical Advisor for Car Wash Equipment Box 4136 Wilmington, DE 19807</i>



September 23, 1987

*Derrick F. Rasmussen
County Engineer*

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21284
484-3254

Zoning Commissioner
County Office Building
Towson, Maryland 21204

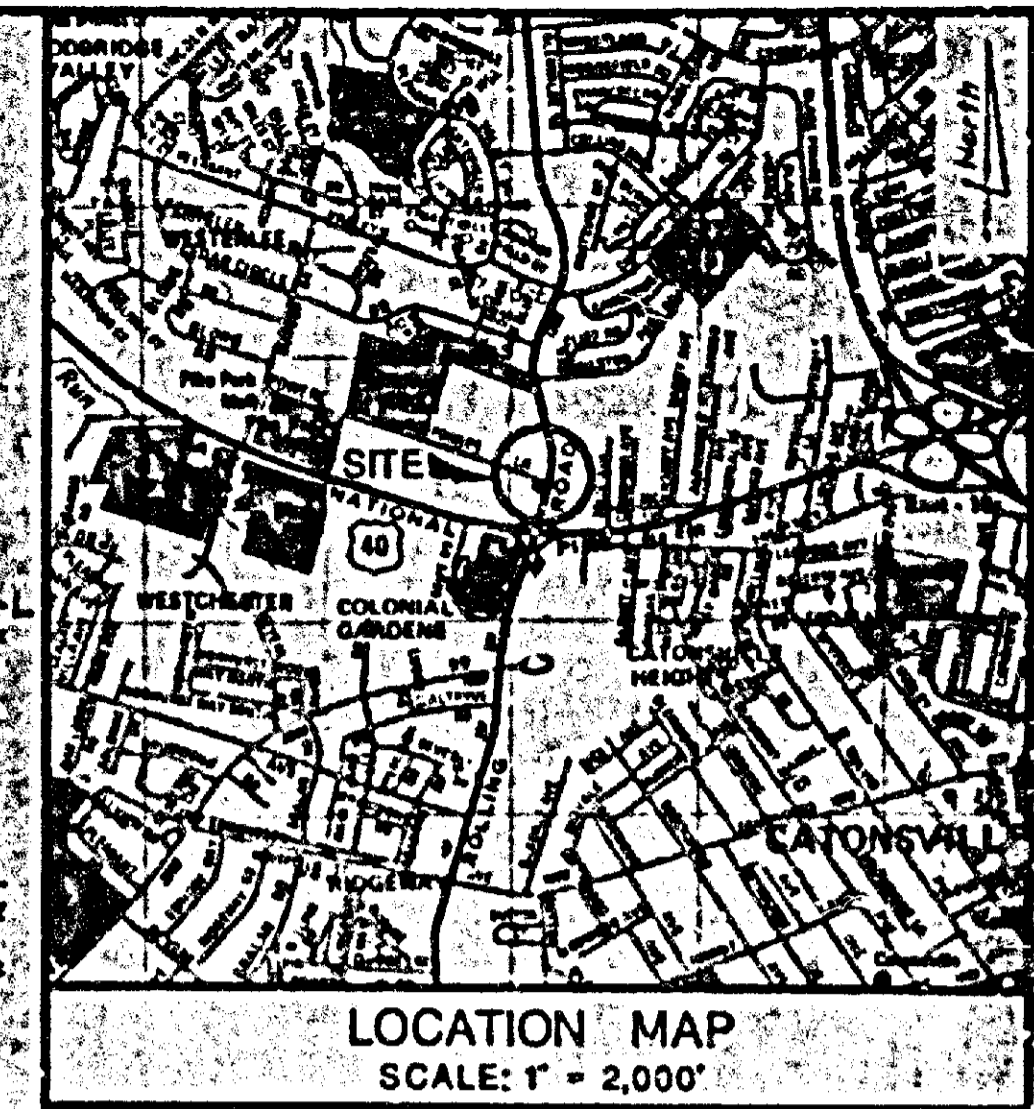
Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 81, 82, 83, 84, 85, 86, 87, and 88.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

RECEIVED
SEP 30 1987
ZONING OFFICE

MSP: sb



LOCATION MAP
SCALE: 1" = 2000'

RYKO ROLL-OVER CAR WASH WILL BE USED.

NO. OF SPACES FOR NO. 7, STACKING SPACES
REQUIRED = $(7 \times 7) \div 10 = 4.9$

NO. OF SPACES PROVIDED = 17.

- NOTES:**
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT GRID MERIDIAN, AS REFERENCED FROM TRAVERSE STATIONS:
15547 SOUTH 4539.38 WEST 38777.65
15548 SOUTH 4317.98 WEST 39416.24
 - ELEVATIONS AS SHOWN HEREON ARE BASED ON TRAVERSE STATION NO. 15547. ELEVATION = 522.943
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
 - LEAS REFERENCE: SHELL OIL COMPANY L. 7029 F. 363
 - EXISTING ZONING CLASSIFICATION: BL-CSA

JOHN RIDDLE

DATE OF SURVEY: _____

PROPOSED ZONING: _____

PROPOSED DISTRICT: _____

PROPOSED LOT AREA: _____

ACTUAL LOT AREA: _____

AREA INFORMATION

PROPOSED ZONING: _____

PROPOSED DISTRICT: _____

PROPOSED LOT AREA: _____

ACTUAL LOT AREA: _____

TOTAL AREA: _____

TOTAL AREA OF TRACT: _____

PERMITS

PERMIT NO. _____

DATE OF PERMIT: _____

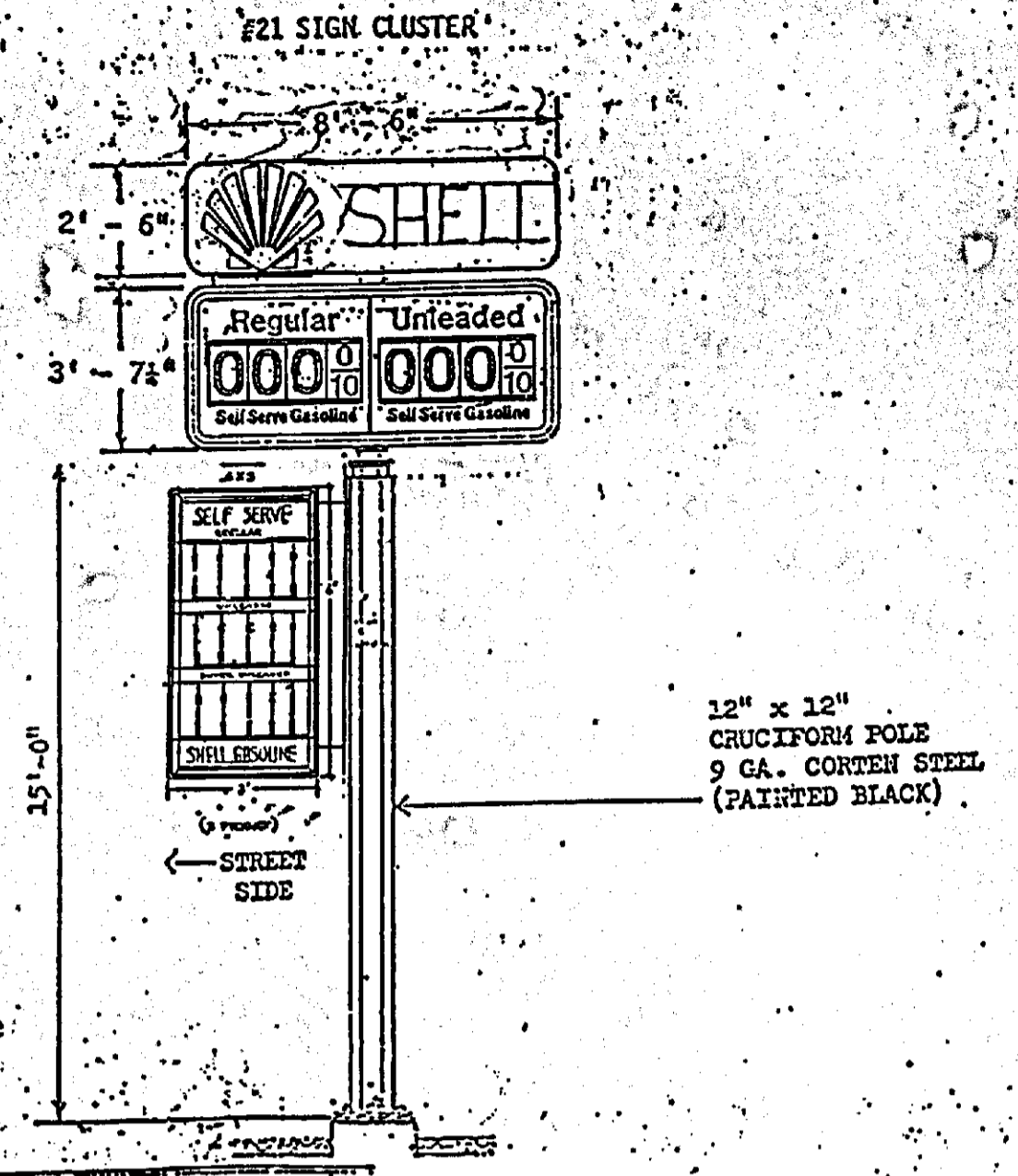
DATE OF EXPIRATION: _____

DATE OF REVISION: _____

DATE OF SURVEY: _____

DATE OF PLOTTING: _____

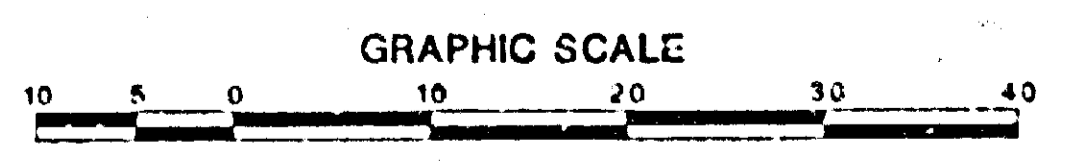
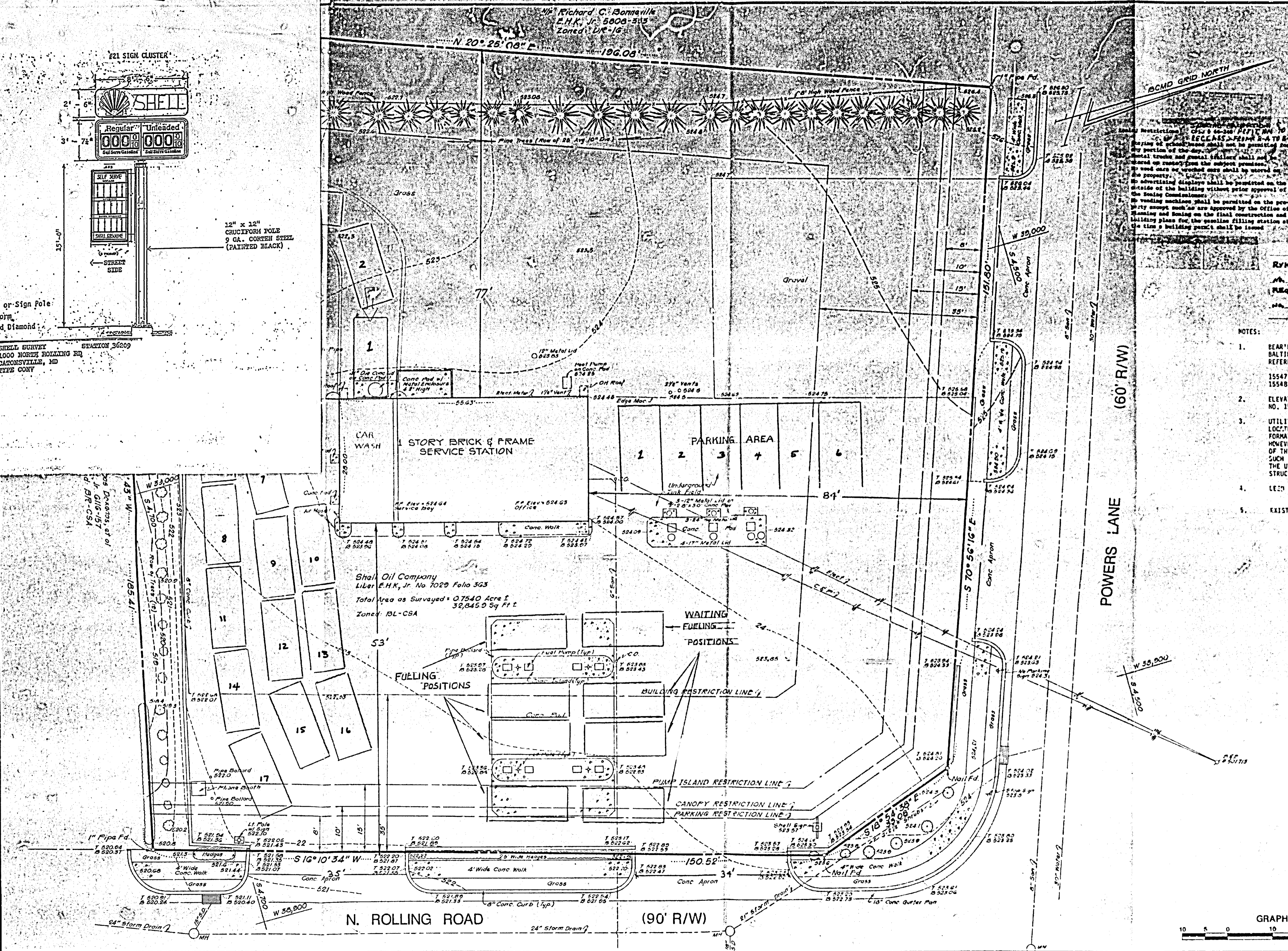
DATE OF PRINTING: _____



Determine Style or Sign Pole:

- Cruciform
- Tapered Diamond
- Round

SHELL SURVEY
1000 NORTH ROLLING RD
CATONSVILLE, MD
TYPE CONV



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS	
NO	DATE DESCRIPTION

SURVEYOR'S CERTIFICATION

I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY STV/LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL COMPANY.

Mark A. Riddle, L.S. No. 244
FEB 11, 1986

PLAN PREPARATION

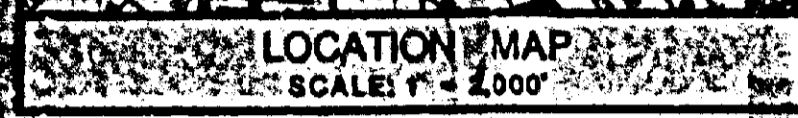
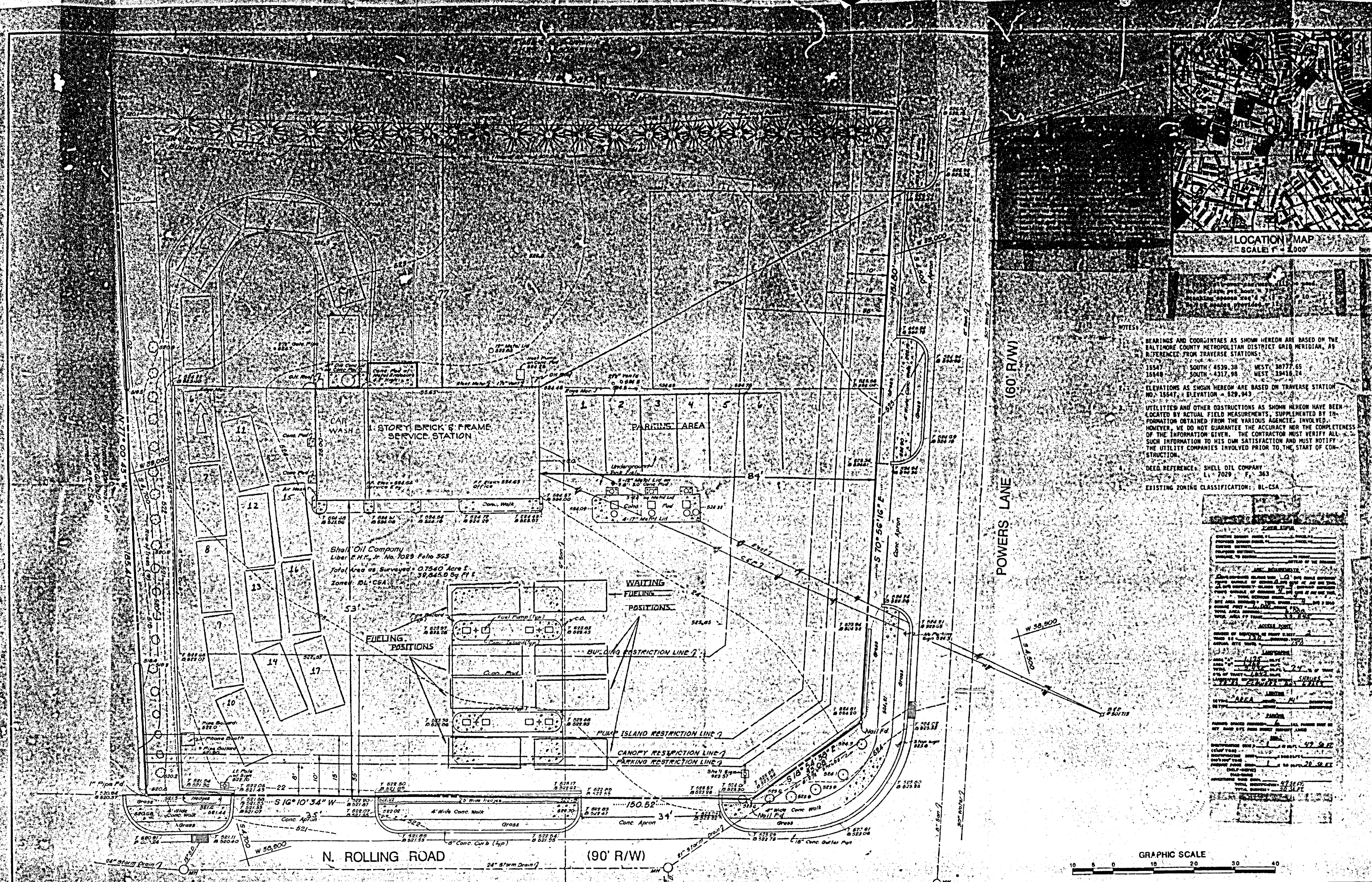
DRAWN BY	CSC	DATE	DEC. 30, 1985
DESIGNED BY		SCALE	1" = 10'
CHECKED BY			

AS-BUILT SURVEY FOR:

SHELL OIL COMPANY
1000 N. ROLLING ROAD
ELECTION DIST. 1 BALTIMORE CO., MD.

DRAWING NO.
7786-59-C01

SHEET NO.
1 of 1



NOTES

BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT GRID MERIDIAN, AS REFERENCED FROM TRAVERSE STATIONS:

15547 SOUTH - 4539.38 WEST - 30777.65
 15440 SOUTH - 4317.98 WEST - 32418.24

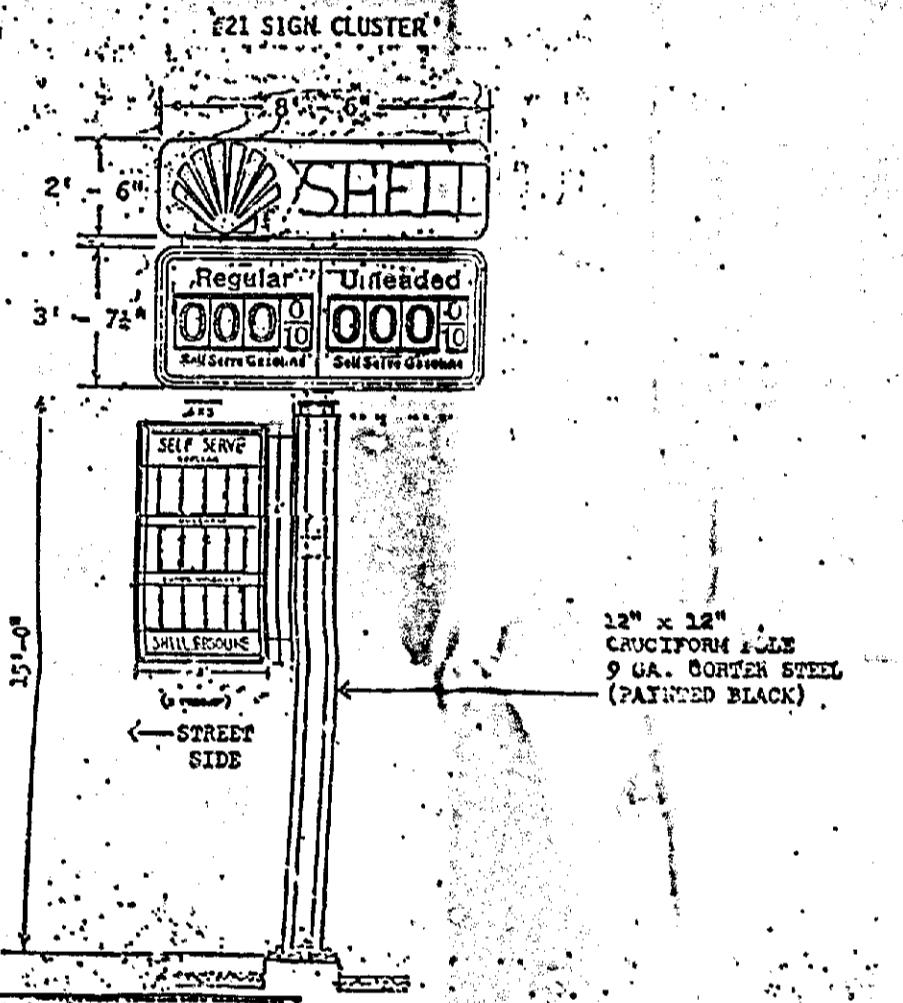
ELEVATIONS AS SHOWN HEREON ARE BASED ON TRAVERSE STATION NO. 15547, ELEVATION = 429.943

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

DEED REFERENCE: SHELL OIL COMPANY
 LI 7029 F. 363

EXISTING ZONING CLASSIFICATION: BL-CSA

SHELL OIL COMPANY	
DATE	12/30/85
BY	CSC
CHECKED BY	MARK A. RIDDLE
DATE	FEB. 11, 1986
SCALE	1" = 10'
PROJECT NO.	7786-59-001
SHEET NO.	1 of 1



fine Style or Sign Pole
 1. Cruciform
 2. Tapered Diamond
 3. Round

SHELL SURVEY
 1000 NORTH ROLLING RD
 CROFTSVILLE, MD
 STYER CONY



STV/LYON ASSOCIATES
 Engineers Surveyors Planners
 121 Governor's Court Baltimore, Maryland 21207
 Telephone: 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION

SURVEYOR'S CERTIFICATION
 I, MARK A. RIDDLE, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY STV/LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL COMPANY

Mark A. Riddle
 MARK A. RIDDLE, L.S. NO. 124

PLAN PREPARATION
 DRAWN BY CSC DATE DEC. 30, 1985
 DESIGNED BY SCALE 1" = 10'
 CHECKED BY MARK A. RIDDLE

AS-BUILT SURVEY FOR
SHELL OIL COMPANY
 1000 N. ROLLING ROAD
 ELECTION DIST. 1 BALTIMORE CO., MD.

DRAWING NO.
 7786-59-001
 SHEET NO.
 1 of 1

REVISED PLANS
 87
 9-8-87

RECORDS AND DOCUMENTATION FOR PLANTING INSTALLMENT

1. General Notes:

1.1. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.2. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.3. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.4. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.5. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.6. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.7. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.8. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.9. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.10. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.11. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.12. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.13. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.14. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.15. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

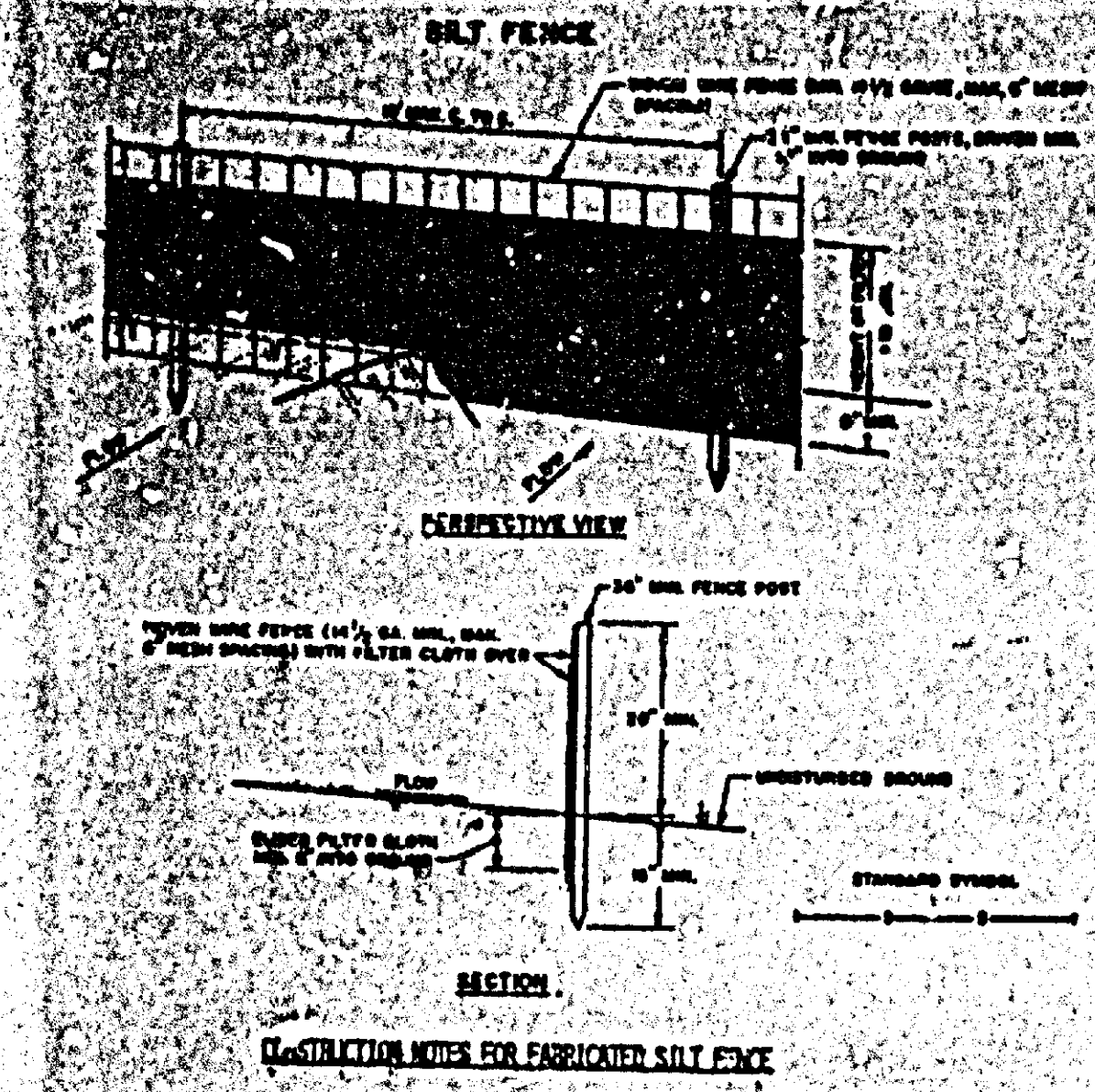
1.16. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.17. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.18. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.19. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.

1.20. All plants shall be installed in accordance with the specifications and standards of the American Horticultural Society and the American Nursery Association.



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WHEN THE FENCE IS TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOODEN FENCE POSTS WITH WIRE TIES OR STAPLES EVERY 24\"/>
- POSTS: STEEL EITHER T OR U TYPE OR 2\"/>

FENCE: WOVEN WIRE, 1/2\"/>

FILTER CLOTH: FILTER X, FIBER GLASS, STABILIZED LINER OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOPAS, SAVINFORCE, OR APPROVED EQUAL.

Total Fill = 311 cu yds.
Total Cut = 0 cu yds.

PLANTING OPERATIONS

A. General Notes:

(1) Plants shall be received from the grower in good condition, with good root systems, and shall be delivered to the site in the condition in which they were received.

(2) Plants shall be received from the grower in good condition, with good root systems, and shall be delivered to the site in the condition in which they were received.

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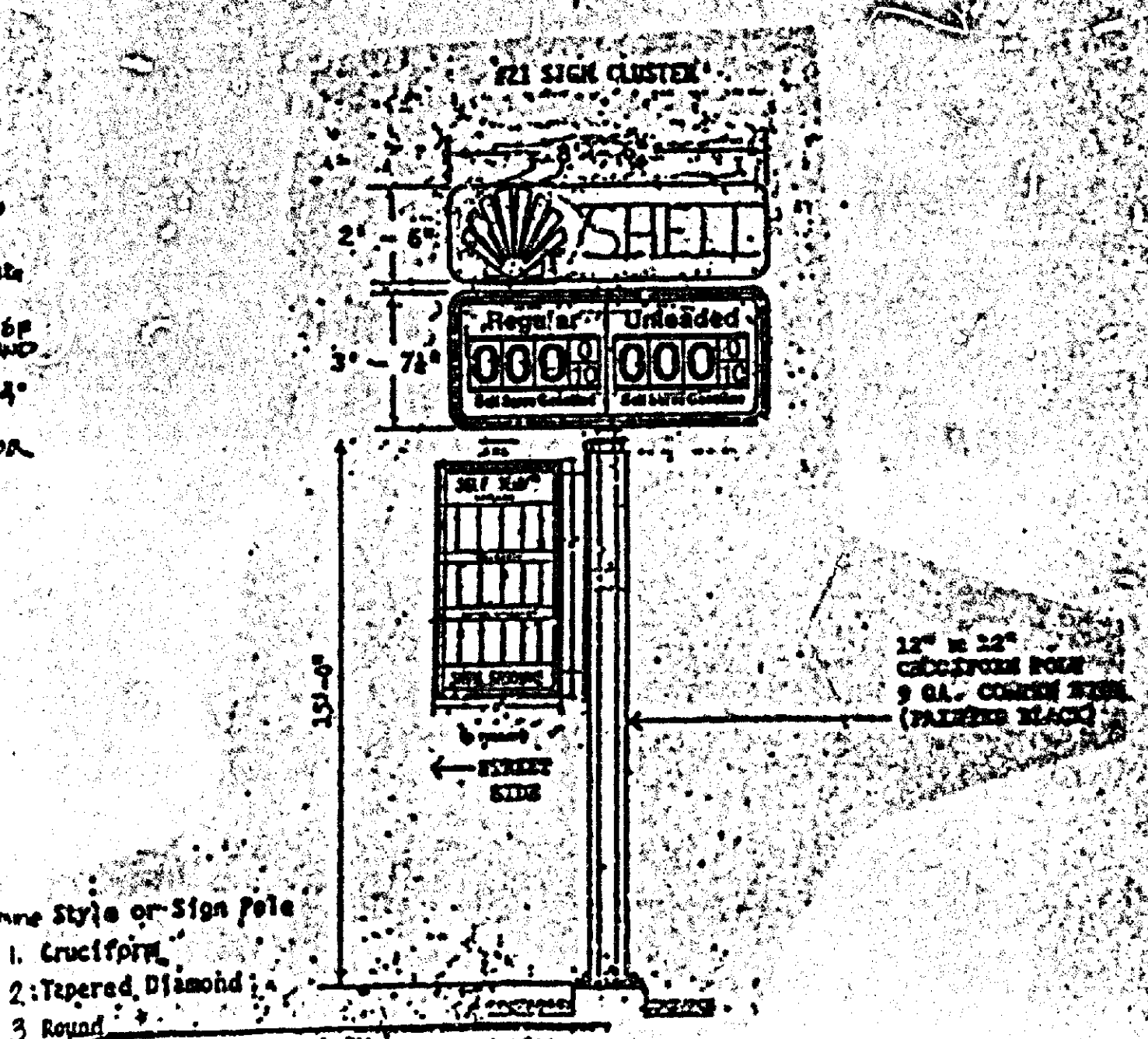
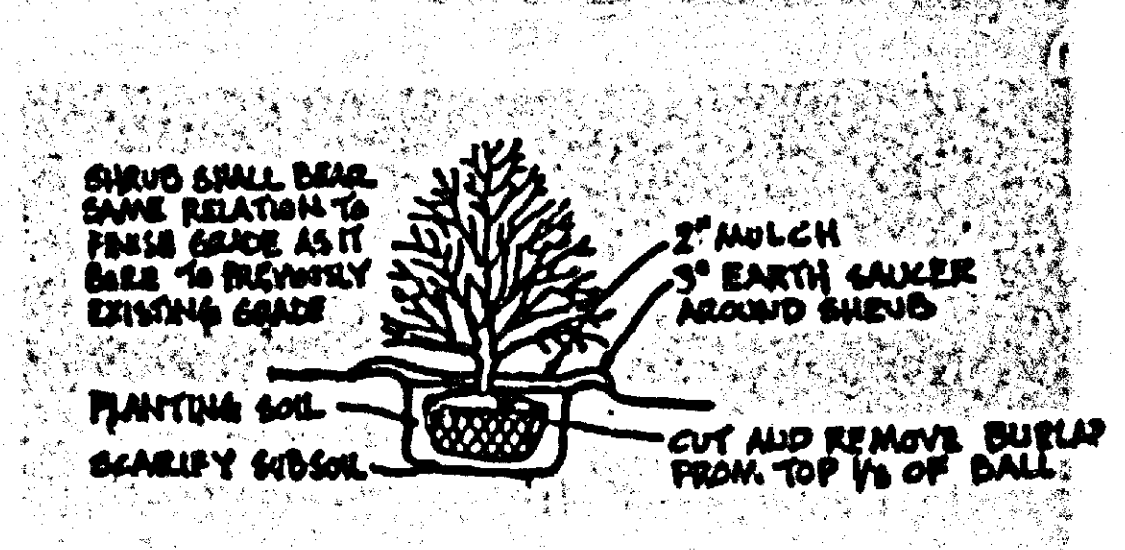
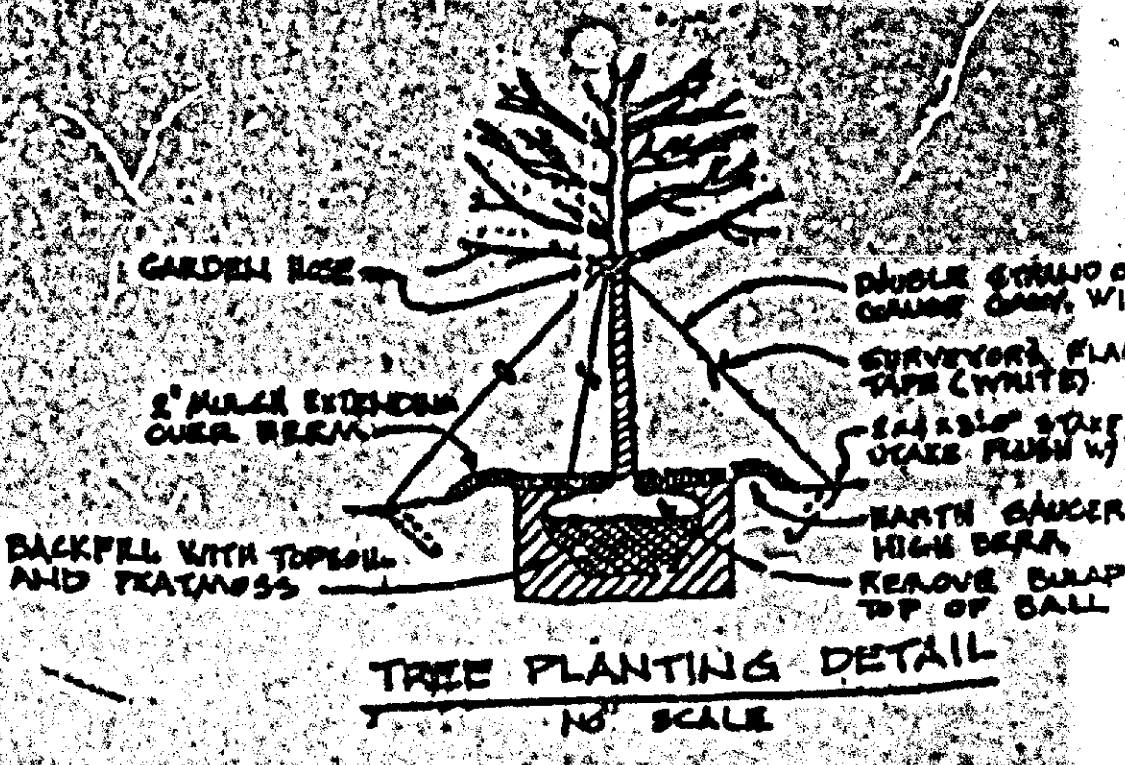
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ZONING NOTES

Case # 66-248-EX (5-12-66), granted reclassification from R.A. to B.L. zone and a special exception for a gasoline filling station subject to the following restrictions:

1. Storing of school buses shall not be permitted for any portion of the day.
2. Rental trucks and rental trailers shall not be stored or rented from the subject premises.
3. No used cars or wrecked cars shall be stored on the property.
4. No advertising displays shall be permitted on the outside of the building without prior approval of the Zoning Commissioner.
5. No vending machines shall be permitted on the property except such as approved by the Office of Planning and Zoning on the final construction and building plans for the gasoline station at the time a building permit shall be issued.

Case # 88-170-X (1-3-88), granted a special exception for a car wash in combination with an existing service station subject to the following restrictions:

1. Petitioner shall comply with the landscaping requirements as set forth in the Balto. Co. landscape manual.

Existing Zoning - B.L.
Existing District - CSA

Area requirements: 2 dispenser islands with 8 MGD dispenser pumps capable of covering 8 cars at any one time.
Total servicing spaces = 8.

Site area required = total spaces 8 x 1500 sq. ft. = 12,000 sq. ft.
Site area total = 32,845 sq. ft.

Access Points: Number of driveways on front street is 2 times 65' = 130' required width.
Actual site width = 150'

Landscaping: 5% of existing site required to be in landscaping or 1,642 sq. ft.
8.5% landscaped area provided consisting of 2,435 sq. ft. of grass, trees, shrubs and flowers.

Lighting: Type: area Height: 14'

Parking: spaces provide 6.

Signs: Identification sign = 1 x 47 sq. ft. = 47 sq. ft.
Product price sign = 1 x 20 sq. ft. = 20 sq. ft.
total identification = 47 sq. ft.
total business = 20 sq. ft.

B. Installation of Planting Material:

(1) Immediately before digging, spray all concrete or masonry plant material in full leaf with anti-desiccant, applying an adequate film over trunk, branches, twigs, and/or foliage.

(2) Dig ball and remove (1) plants with firm external balls of earth of diameter not less than that recommended by the American Standard for nursery stock, and of sufficient depth to include the fibrous and feeding roots. Plants covered with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

C. Shading and Handling of Plant Material:

(1) Immediately before digging, spray all concrete or masonry plant material in full leaf with anti-desiccant, applying an adequate film over trunk, branches, twigs, and/or foliage.

(2) Dig ball and remove (1) plants with firm external balls of earth of diameter not less than that recommended by the American Standard for nursery stock, and of sufficient depth to include the fibrous and feeding roots. Plants covered with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

D. Shading of Planting Material:

(1) Immediately before digging, spray all concrete or masonry plant material in full leaf with anti-desiccant, applying an adequate film over trunk, branches, twigs, and/or foliage.

(2) Dig ball and remove (1) plants with firm external balls of earth of diameter not less than that recommended by the American Standard for nursery stock, and of sufficient depth to include the fibrous and feeding roots. Plants covered with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

E. Planting Operations:

(1) The plants on same relationship to finished grade as their ball to the ground from which they were dug, the planting soil to be backfill approximately 1/2 full, water thoroughly before installing remainder of the planting soil to top of pit, eliminating all air pockets.

(2) The plants on same relationship to finished grade as their ball to the ground from which they were dug, the planting soil to be backfill approximately 1/2 full, water thoroughly before installing remainder of the planting soil to top of pit, eliminating all air pockets.

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Define style of sign pole

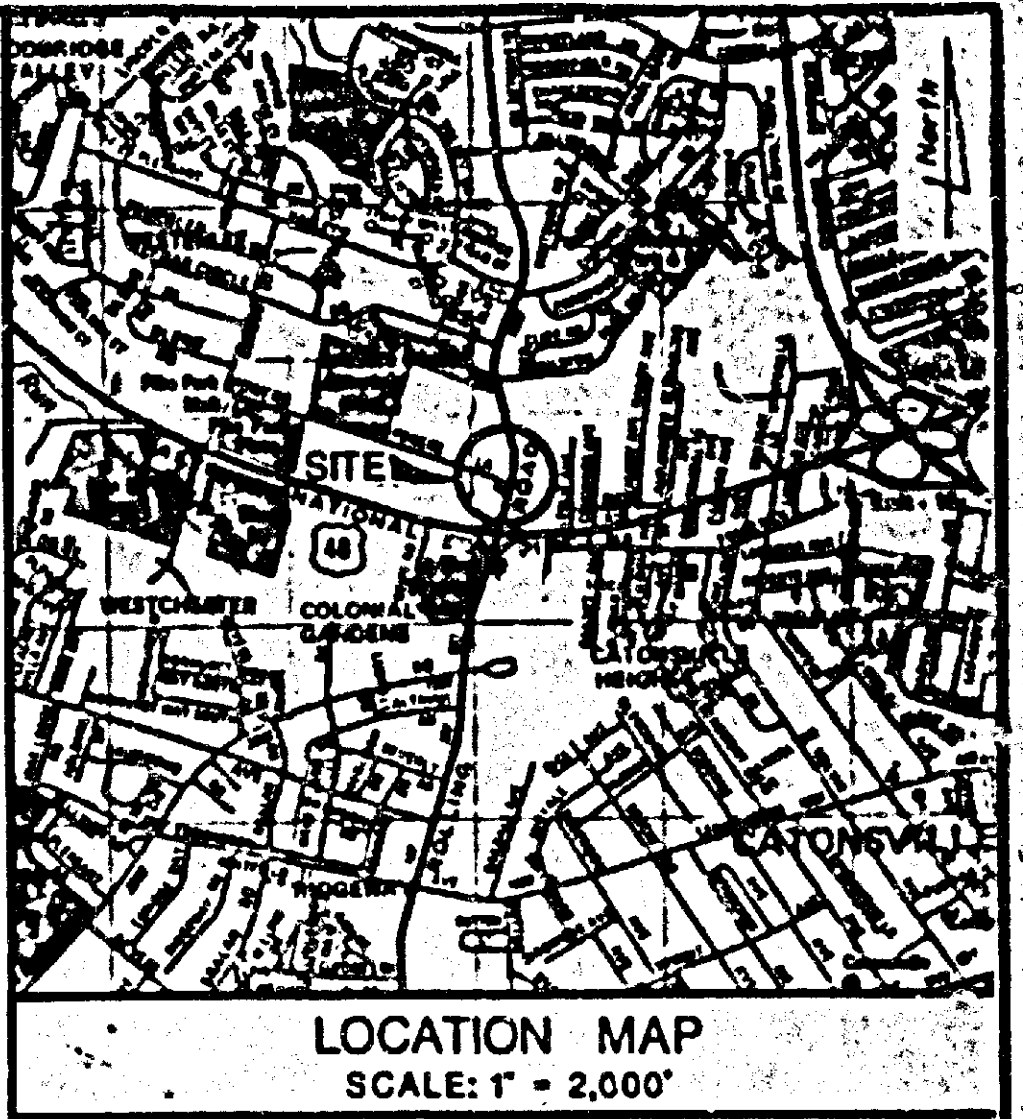
1. Cruciform
2. Tapered Diamond
3. Round

SHELL SIGN
3500 NORTH ROLLING RD
CATONSVILLE, MD
STEELE CORP.

STATION 36209

No. REVISIONS		BY APP. DATE	
BM DESIGN, INC. Architects and Planners 360 Jones Station Road ARNOLD, MARYLAND 21012 (301) 544-2010			
CAR WASH ADDITION TO EXISTING BAY 1900 N. ROLLING ROAD BALTIMORE CO., MARYLAND			
		SHELL OIL COMPANY HOUSTON, TEXAS	
DESIGNED BY	DRAWN BY	CHECKED BY	NOTED BY
CONTRACT NO.		DRAWING NO. C-2 SHEET 2 OF 2	

Mr. Richard C. Romaville
 E.H.K., Jr. 5008-333
 (Zoned: DR-16)



TYPICAL ON SITE CURBING DETAIL
 NO SCALE

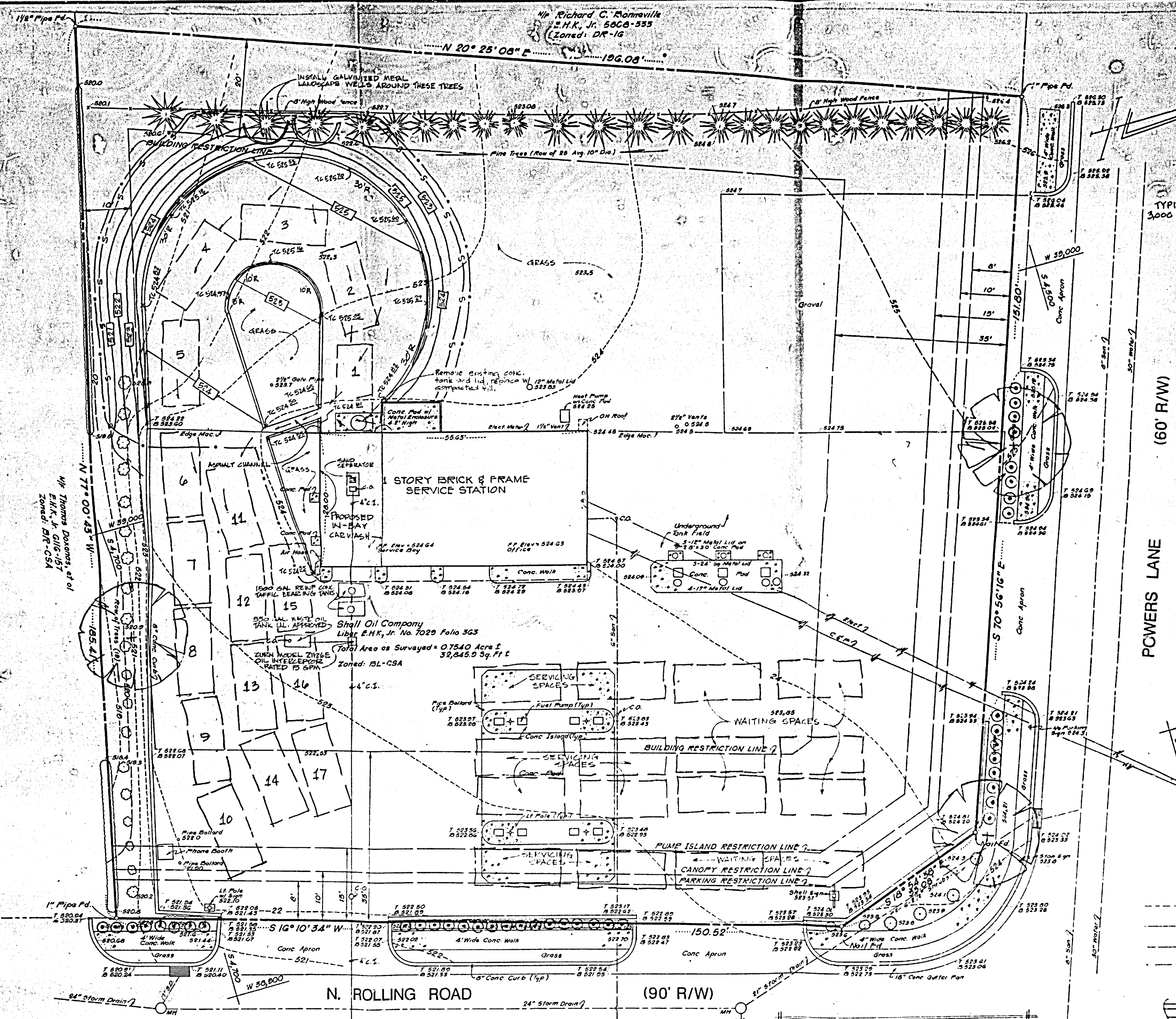
- NOTES:
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT GRID MERIDIAN, AS REFERENCED FROM TRAVERSE STATIONS:
 15547 SOUTH 4539.38 WEST 38777.65
 15548 SOUTH 4317.98 WEST 39416.24
 - ELEVATIONS AS SHOWN HEREON ARE BASED ON TRAVERSE STATION NO. 15547. ELEVATION = 529.943
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
 - DEED REFERENCE: SHELL OIL COMPANY L. 7029 P. 363
 - EXISTING ZONING CLASSIFICATION: BL-CSA
 - TOTAL AREA TO BE DISTURBED: 4,800 SQ. FT.
 AREA TO BE MECHANICALLY STABILIZED: 2,000 SQ. FT.
 AREA TO BE VEGETATIVELY STABILIZED: 2,800 SQ. FT.
 - PUBLIC WATER AND SEWER PRESENTLY SERVING SITE.
 - OWNER: SHELL OIL COMPANY
 TWO FORDS WAY, SUITE 401
 NEWCASTLE DELAWARE
 ATTN: DON BACHAND
 302-323-1700 EXT 209
 - CAR WASH STACKING:
 A RAYO ROLL-OVER CAR WASH WILL BE USED.
 NO. OF CARS PER HOUR = 7
 STACKING SPACES REQUIRED = $(\frac{1}{2} \times 7) + 10 = 13.5$
 NO. OF SPACES PROVIDED = 17
 - NEW LANDSCAPING:
 TAXUS BAC. REPANDENS 10'-24" SPR., QUANTITY = 40
 ZELKOVA DEPR. GREEN WASE' 2'-2 1/2" CAL., QUANTITY = 4
 SEE LANDSCAPING DETAILS AND NOTES DWG. C-2.

ZONED 2-
 USE COMMERCIAL

POWERS LANE (60' R/W)

- LEGEND
- 524 --- EXISTING CONTOURS
 - - - 524 - - - PROPOSED CONTOURS
 - - - S - - - SILT FENCE
 - - - - - LIMIT OF DISTURBANCE
 - 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE (SN)
 - 3/4" BITUMINOUS CONCRETE BASE COURSE (OF, OI, OR BC)
 - 6" COMPACTED CRG

NOTE
 SEE DWG. C-2 FOR ALL ZONING NOTES AND CASE INFORMATION.



STORMWATER MANAGEMENT AND GRADING & SEDIMENT CONTROL CONCEPTS
 PROPOSED CONSTRUCTION DISTURBS LESS THAN 5,000 SQ. FT. OF AREA AND IS THEREFORE EXEMPT.

EXISTING SANITARY SEWER
 PLANS APPROVED Grading Permit
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 11-18-88
SITE PLAN
 1" = 10'-0"
 ZONED BM - CSA USE COMMERCIAL

No.	REVISIONS	BY	APP. DATE

BM DESIGN, INC.
 Architects and Planners
 360 Jones Station Road
 ARNOLD, MARYLAND 21012
 (301) 544-2010

CAR WASH ADDITION TO EXISTING BAY
 1000 N. ROLLING ROAD
 BALTIMORE CO., MARYLAND

SHELL OIL COMPANY
 HOUSTON, TEXAS

DESIGNED: [Signature] CHECKED: [Signature]
 CONTRACT NO. DRAWING NO. C-1 SHEET 1 OF 2