



VICINITY MAP

SCALE
0 1000 2000 3000 4000 5000 ft.

NOTES:

GENERAL:

1. Bearings shown on this plan are referred to the true meridian as established for the Baltimore Co. Metro. District.
2. Elevations shown are based on the Baltimore County Datum Bench Mark Hub X 2891, Elevation 475.68.
3. All permit fees and service charges required by Government agencies having jurisdiction shall be paid for by the Contractor.
4. Contractor shall verify all dimensions and conditions on the site.
5. Building will be located parallel to and 50 ft. west of the 309°25'20"E 99.54 ft. Property line.

ZONING DATA:

1. Existing Zoning - BL
2. Area of Site - 0.80 Ac.

PARKING DATA:

1. Retail Floor Area - 90' x 40' = 3600 sq. ft.
2. Parking Spaces Required - 3600 ÷ 50 = 72
3. Parking Spaces Provided - 81
4. Parking Spaces Indicated Thruily

GRADING:

1. Existing Contours shown thruily - 454
2. Finish Contours shown thruily - 455
3. Finish Grade Control points shown thruily - 455.75

ENTRANCES, PAVING, SIDEWALKS and CURBS:

1. Two 20 ft depressed curb type entrances on Reisterstown Road and paving between existing edge of paving and new MD S.R.C. type A curb and gutter are to be constructed in accordance with Md. S.R.C. specifications.
2. 30 ft entrance on north side of Harden Ave and 25 ft entrance on south side of Harden Ave are to be constructed in accordance with Baltimore County requirements for standard Commercial 7' main concrete entrances.
3. All concrete curbing inside property lines are to be Md. S.R.C. standard 8" x 22" concrete curb.
4. Flexible paving in parking areas to be 1" Md. S.R.C. PF-4 Bituminous Concrete surface course on 8" G-3 Bituminous Concrete Base.
5. Parking spaces are to be painted in lines 8' wide using 1 coat of yellow rubber base traffic paint, 3-6" W x 18-0" L.

LIGHTING:

1. Yard lighting will be directed away from adjacent residential properties.
2. Provisions for signing will be incorporated in building plans.

REFERENCE DRAWINGS:

- | | | |
|-------------|-----------------|-------------|
| Water | 5 Harden Ave | 49-271A-4-B |
| Sanitary | 5 Monroese Ave | 66-653 |
| Storm Drain | 12 Monroese Ave | 58-1055-A-9 |

#67-202R

OFFICE COPY

MHP
#3
SEC. 2-C
NW-10-G
BL

SITE PLAN

GARRISON IVY INN

FOR: MR. JAMES C. McDERMOTT
BOX 344, HANCOCKSVILLE RD.
HARRODSVILLE, MD.

REISTERSTOWN RD. & HARDEN AVE.

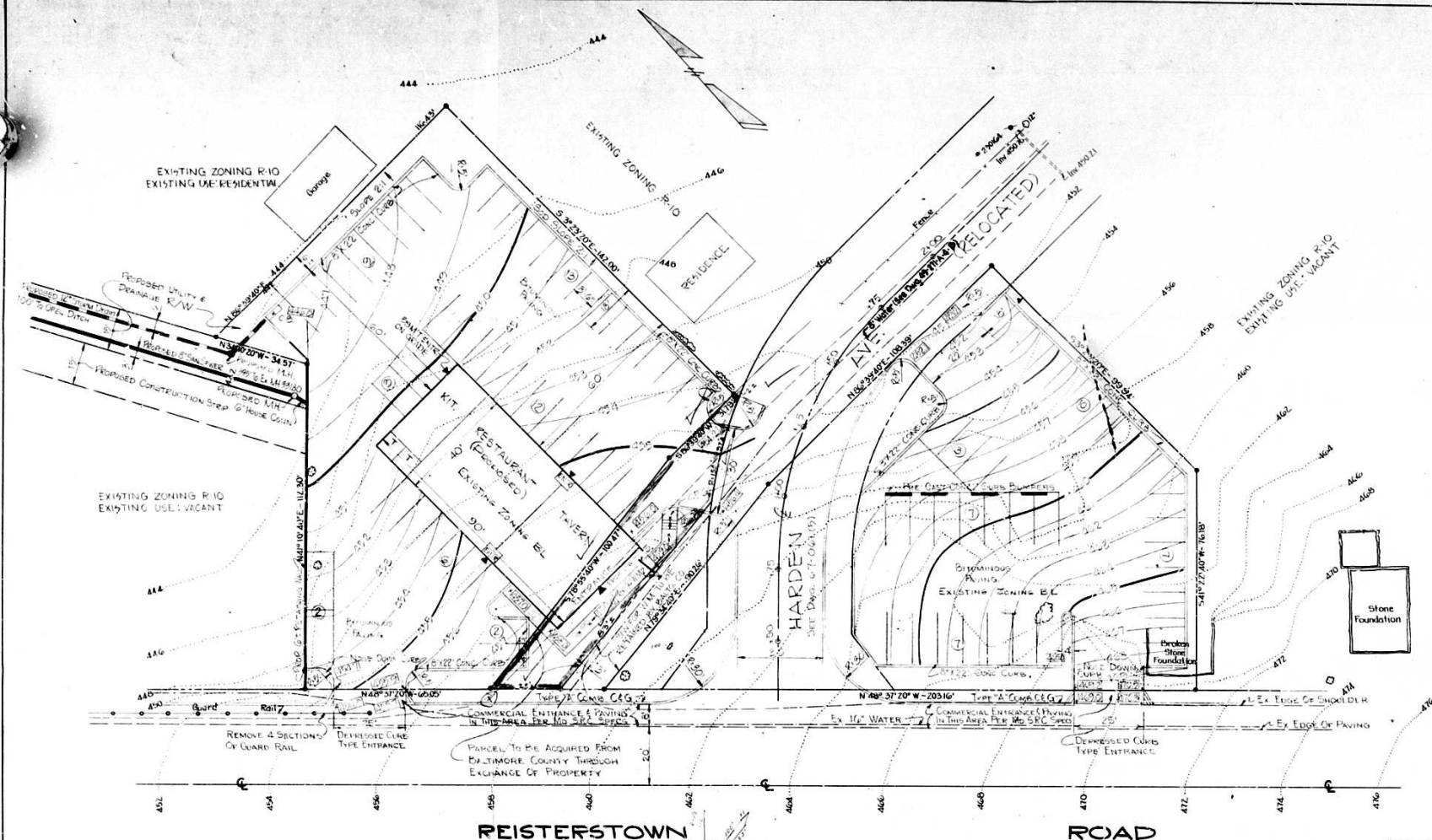
ELECTION DISTRICT: 3 BALTIMORE CO., MARYLAND

SCALE: 1"=20'

FEBRUARY 10, 1987



CROCKETT ASSOCIATES
ENGINEERS-LAND SURVEYORS
2453 MARYLAND AVE. NO. 7-694
BALTIMORE, MARYLAND 21203-A



ROAD

REISTERSTOWN

EDGE OF PAVING
TOBIN LANE

ENTRANCE
TO
MEMORIAL CHAPEL

