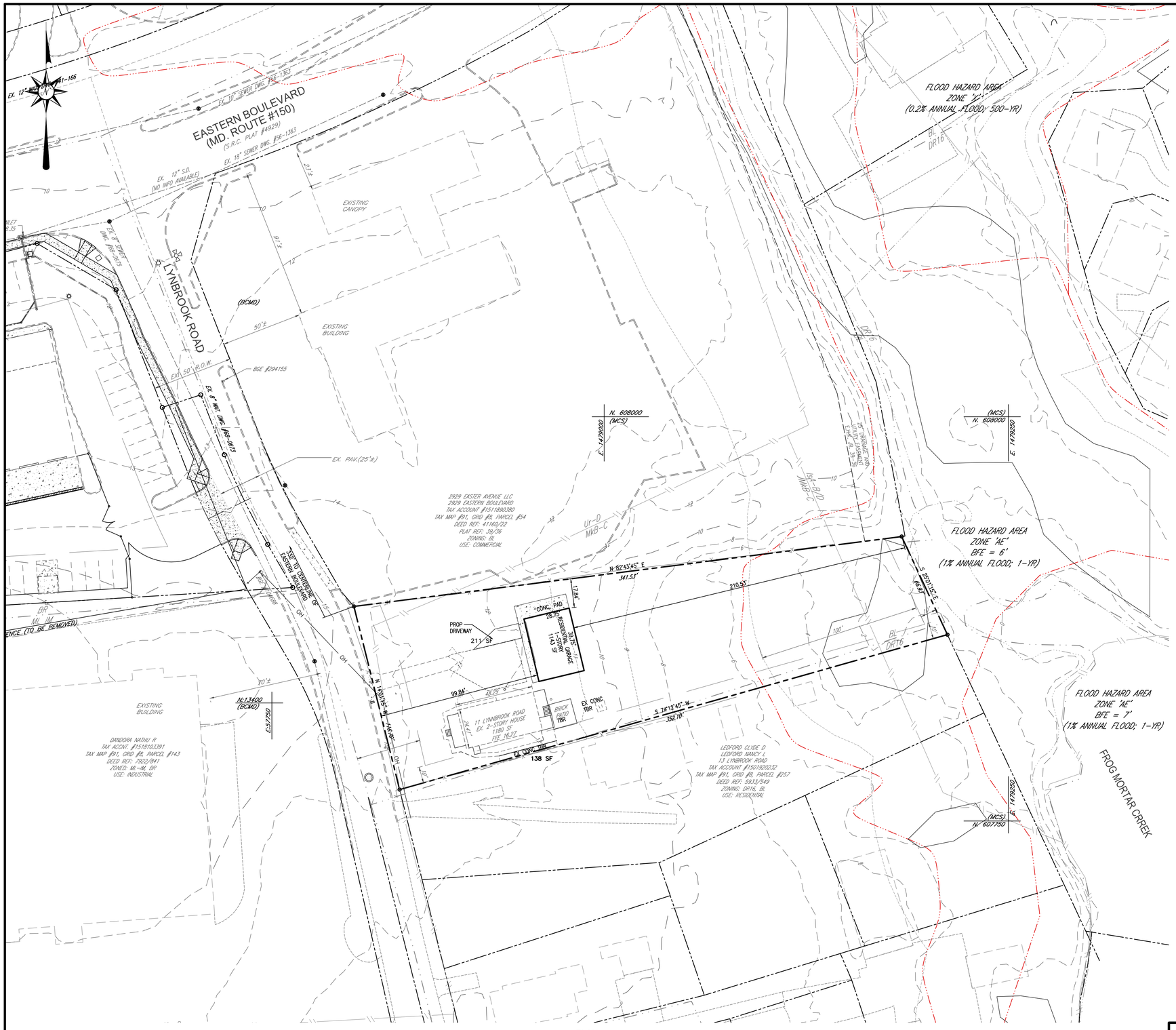


PLAN

SCALE: 1" = 30'

30 0 30 60

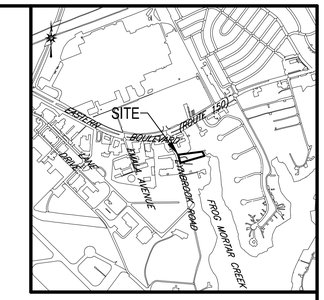
LEGEND

EXISTING

- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EX. BUILDING
- EX. CURB & GUTTER
- EX. PAVEMENT
- EX. CONCRETE
- EX. RIPRAP
- EX. STORM DRAIN
- EX. WATER
- EX. SANITARY
- EX. GAS
- UG — EX. UNDERGROUND ELECTRIC
- OH — EX. OVERHEAD ELECTRIC
- EX. UTILITY POLE
- EX. WATER FITTINGS
- EX. GAS VALVE
- 77.0 — EX. 1' CONTOUR
- 78.0 — EX. 2' CONTOUR
- 82.0 — EX. 10' CONTOUR
- × EX. 134.24 — EX. GRADE SPOT
- Ur-D / OM-N/A — SOILS
- BUILDING SETBACK
- ZONING
- 100-YR FLOODPLAIN
- WATER
- 100-YR WATER BUFFER

PROPOSED

- PR. BUILDING
- PR. CONCRETE



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: ILUCKY STAR, LLC
   7839 SAINT THOMAS LANE
   BALTIMORE MD 21236
2. SITE AREA:
   NET: 31,421 SF OR 0.721 Ac.±
   GROSS: 33,944 SF OR 0.779 AC.±
3. USE:
   EXISTING: RESIDENCE
   PROPOSED: RESIDENCE W/ GARAGE
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 42843/48
6. TAX ACCOUNT: 1501920231
7. ZONING: BL, DR-16
   (PER 1"=200' ZONING MAP 091A2)
8. TAX MAP: 91
   GRID: 8
   PARCEL: 287
9. LOCATED IN ZONE "AE" (1% ANNUAL BASE FLOOD ELEVATION OF 6 FEET) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100435G DATED MAY 5, 2014.
10. NO PREVIOUS ZONING CASES
11. PREVIOUS PERMITS: B788084 ISSUED 04/29/2013 FOR GRADING FOR ROADWAY WIDENING FOR BALTIMORE COUNTY ROADS.
    B970580 FOR CONSTRUCTION OF THE GARAGE SHOWN ON THIS PLAN
    B975400 FOR INTERIOR ALTERATIONS TO GARAGE
12. SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
14. SETBACKS FOR BUSINESS LOCAL (BL) ZONE

	REQUIRED	PROVIDED
FRONT	10'*	100'±
SIDE (NORTH)	0'**	16'±
SIDE (SOUTH)	0'**	40'±
REAR	0'**	210'±

*NOTE: MINIMUM 40' FROM STREET CENTERLINE
**NOTE: MINIMUM 10' FOR NON-RESIDENTIAL BUILDINGS WHEN NOT ABUTTING A RESIDENTIAL ZONE

15. BASE FLOOD ELEVATION: 6'
16. FLOOD PROTECTION ELEVATION: 8.5'
17. DESIGN FLOOD ELEVATION (NEW CONSTRUCTION): 9.5'

AREAS:

EXISTING		
DWELLING	=	1,180 SF
GARAGE	=	0 SSF
DRIVEWAY	=	1,438 SF
MISC. HARDSCAPE	=	1,076 SF
TOTAL	=	3,694 SF
PROPOSED		
DWELLING	=	1,180 SF
GARAGE	=	1,143 SF
DRIVEWAY	=	1,761 SF
MISC. HARDSCAPE	=	684 SF
TOTAL	=	4,748 SF

LOT COVERAGE:
EXISTING = 3,694 SF / 31,421 SF x 100 = 11.8%
PROPOSED = 4,748 SF / 31,421 SF x 100 = 15.2%

*NOTE: MAXIMUM ALLOWABLE LOT COVERAGE BASED ON PARCEL SIZE BETWEEN 21,781-36,300 SF IS 5,445 SF.

COVERAGE IN CHESAPEAKE BAY CRITICAL AREA (CBCA) BUFFER:
EXISTING = 0 SF
PROPOSED = 0 SF

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/(2011).
VERTICAL - NAVD 88.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2021

STATE OF MARYLAND — PATRICK C. RICHARDSON — No. 16597 — REGISTERED PROFESSIONAL ENGINEER

4/8/21

Richardson Engineering, LLC

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net
rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR PROPOSED GARAGE AT 11 LYNBROOK ROAD

BALTIMORE COUNTY — MARYLAND
15th ELECTION DISTRICT — 6th COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	MAV	PCR	1" = 30'
	DATE: 04-08-21	JOB NO.: 20031	SHEET NO.: 1 OF 1