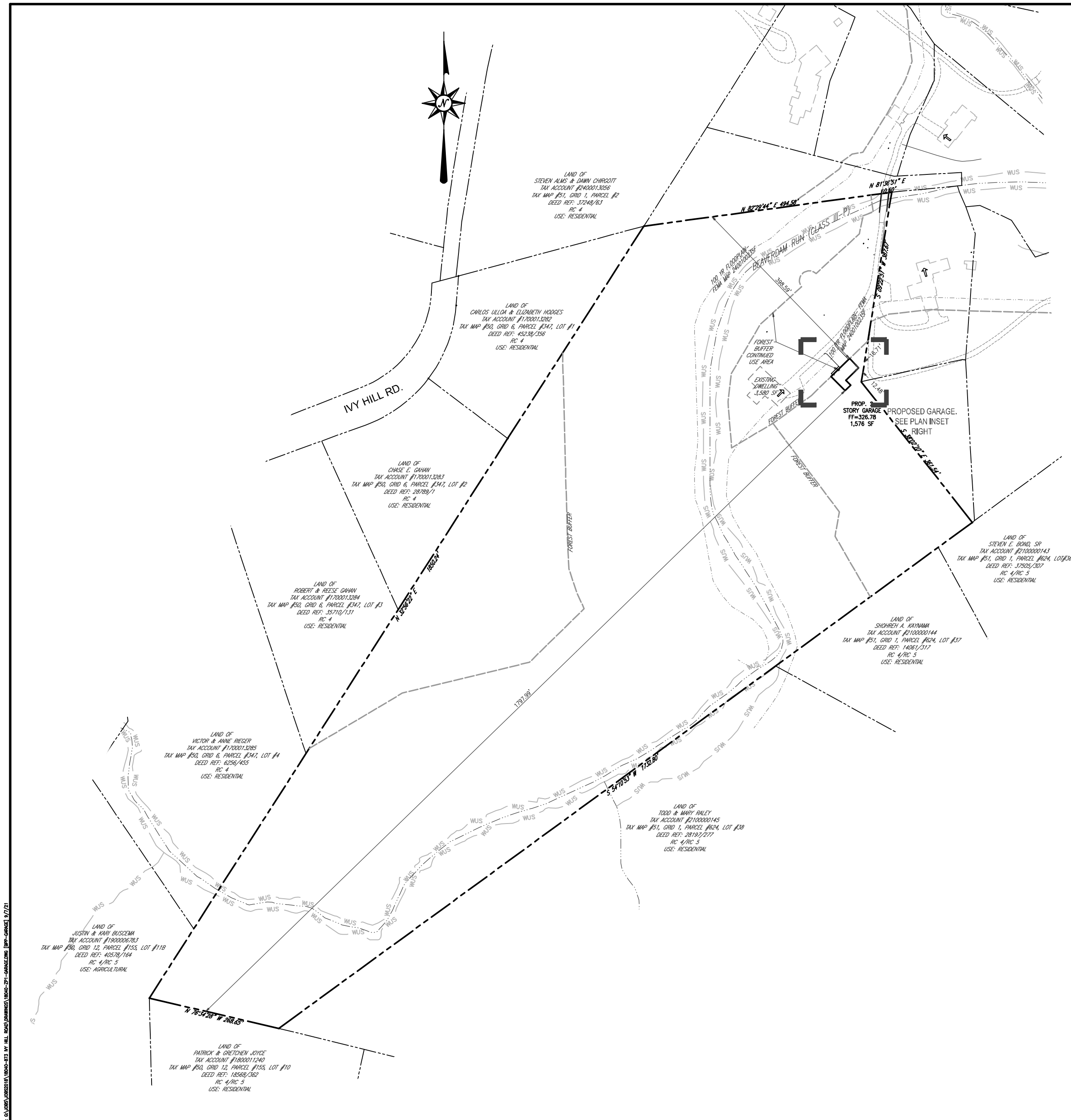
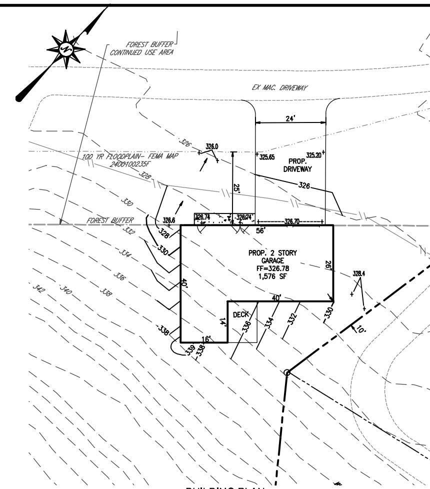
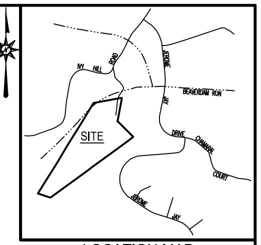


OVERALL PLAN
SCALE: 1"=100'



BUILDING PLAN
SCALE: 1"=20'



LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. OWNER: IVY HILL, LLC
   SUITE 400
   210 W PENNSYVANIA AVENUE
   TOWSON, MD 21204
   CONTRACT PURCHASER:
   GEORGE S. NYQUIST, JR.
   873 IVY HILL ROAD
   COCKEYSVILLE, MARYLAND 21030
   410-218-9955
   NIKIPRO7@AOL.COM
2. SITE AREA: 1,112,056 SQ.FT. OR 25.53 AC.±
3. USES:
   EXISTING: 1 RESIDENTIAL DWELLING
   PROPOSED: 1 RESIDENTIAL DWELLING
4. UTILITIES:
   PRIVATE WELL & SEPTIC
5. DEED REF: 43646/25
6. TAX ACCOUNT #2200022149
7. ZONING: RC 4 (PER 1"=200' ZONING MAP 051A1)
8. TAX MAP #51, GRID 1, PARCEL #689
9. PURPOSE OF PLAN IS TO CONSTRUCT A GARAGE.
10. SITE LIES PARTIALLY WITHIN ZONE A AND ZONE X OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240010 0235 F PANEL 235 OF 580 DATED SEPT. 26, 2014. ZONE "A" IS BASE FLOOD ELEVATIONS NOT DETERMINED.
11. PREVIOUS ZONING CASES: 2019-0031-SPHA TO PERMIT A TENNIS COURT IN THE FRONT YARD OF A RESIDENCE IN THE RIVERINE FLOODPLAIN APPROVED OCTOBER 1, 2018. COMPLIANCE WITH ZAC COMMENTS IS REQUIRED.
    2019-0434-SPH TO PERMIT A REPLACEMENT GARAGE IN A RIVERINE FLOODPLAIN APPROVED NOVEMBER 20, 2019
12. PREVIOUS PERMITS: B960990 TO REPLACE EXISTING CULVERT ACCESS TO SITE
    B966499 TO RENOVATE EXISTING HOUSE AND ADD ATTACHED GARAGE PER ZONING CASE 2019-0434-SPH
13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
15. ALL CONSTRUCTION WILL BE PER FLOOD PLAIN REGULATIONS.
16. SETBACKS FOR RC 4

	REQUIRED	PROVIDED
FRONT	50'	140.19'
SIDE	50'	449.39'/408.11'
REAR	50'	1705.20'

17. 2ND COUNCILMANIC DISTRICT.
18. THE SITE IS SERVED WITH PRIVATE WATER AND SEPTIC SYSTEM.
19. THERE ARE NO KNOWN UNDERGROUND TANKS ON THE SITE.

LEGEND

- PROPERTY/BOUNDARY LINE
- EASEMENT
- EX. CURB
- EX. TREELINE
- EX. SHRUBS
- 258 EX. MINOR CONTOURS
- 260 EX. MAJOR CONTOURS
- EX. WATER
- EX. SEWER
- EX. STORMDRAIN
- EX. INLET
- FEMA FLOODPLAIN
- FOREST BUFFER
- 123 PROP. MINOR CONTOURS
- 130 PROP. MAJOR CONTOURS

EXHIBIT 1

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

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

PLAN TO ACCOMPANY ZONING PETITION
FOR

NYQUIST RESIDENCE DETACHED GARAGE

873 IVY HILL ROAD
COCKEYSVILLE, MD 21030

BALTIMORE COUNTY
MARYLAND
8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

REVISIONS
12/6/21 ADDED PREVIOUS ZONING CASE AND PERMITS

DRAWN BY:	CHECKED BY:	SCALE:
CLB	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
9/3/21	18040	1 OF 1

FILE PATH: G:\JOBS\JOBS2018\18040-873 IVY HILL ROAD\DRAWINGS\18040-ZP1-GARAGE.DWG [BPP-GARAGE] 9/7/21