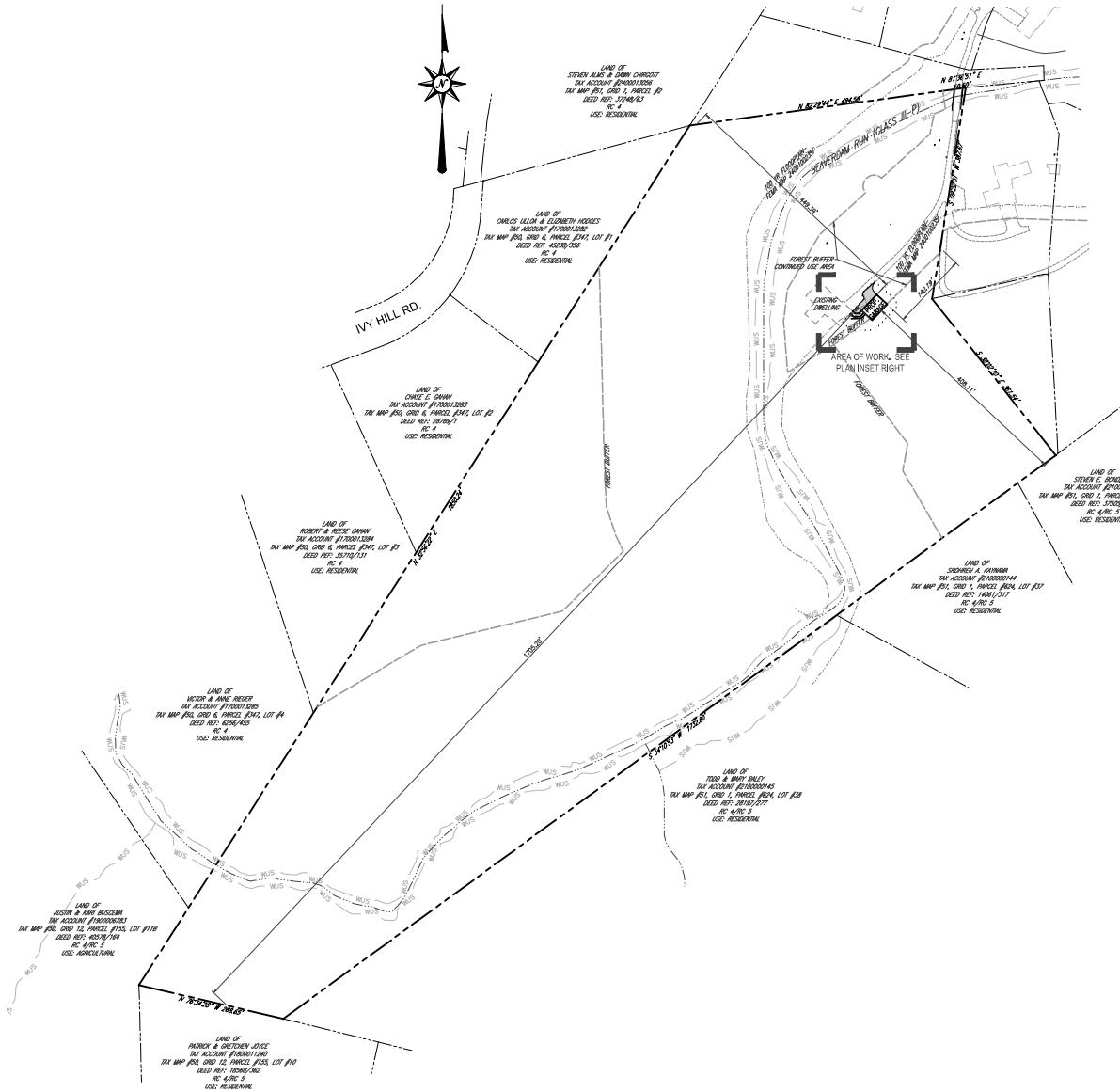
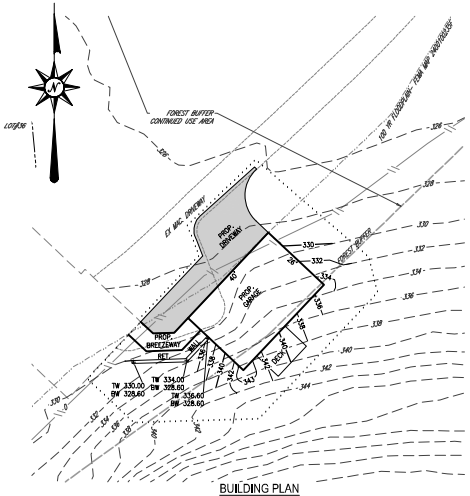


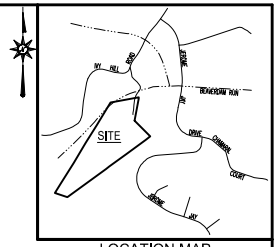
OVERALL PLAN
SCALE: 1"=100'

LEGEND

	PROPERTY/BOUNDARY LINE
	EASEMENT
	EX. CURB
	EX. TREELINE
	EX. SHRUBS
	EX. FIRE HYDRANT
	EX. LIGHT (STREET/BOLLARD)
258	EX. MINOR CONTOURS
260	EX. MAJOR CONTOURS
	EX. WATER
	EX. SEWER
	EX. STORMDRAIN
	EX. INLET
	SOIL LINE
	FEMA FLOODPLAIN
	FOREST BUFFER
123	PROP. MINOR CONTOURS
130	PROP. MAJOR CONTOURS
	LIMIT OF DISTURBANCE



BUILDING PLAN
SCALE: 1"=20'



LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES:

1. OWNER:GEORGE S. NYQUIST, JR.
   873 IVY HILL ROAD
   COCKEYSVILLE, MARYLAND 21030
   410-218-9955
   NKIPRO7@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: 39705/369
6. TAX ACCOUNT #2200022149
7. ZONING: RC 4 (PER 1"=200' ZONING MAP 051A1)
8. TAX MAP #51, GRID 1, PARCEL #889
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 "X" 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.
12. PREVIOUS PERMITS: NONE ON FILE.
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.

EXHIBIT 2

DISTURBED AREA:
4,850 sf or 0.111 Ac.±

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

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY BUILDING PERMIT
FOR

NYQUIST RESIDENCE GARAGE ADDITION

873 IVY HILL ROAD
COCKEYSVILLE, MD 21030

BALTIMORE COUNTY — MARYLAND
8TH ELECTION DISTRICT — 2ND COUNCILMANIC DISTRICT

RICK@RICHARDSONENGINEERING.NET

STATE OF MARYLAND — RICHARD C. RICHARDSON — NO. 16597 — PROFESSIONAL ENGINEER

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

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
CLB	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
1/19/21	18040	1 OF 1

FILE PATH: K:\JOBS\JOBS2018\18040-873 IVY HILL ROD\DRAWINGS\18040-BP-GARAGE.DWG [BP-GARAGE] 1/19/21