GRID NORTH
MARYLAND COORDINATE SYSTEM NAD 83/2011
VERTICAL DATUM: NAVD88

LEGEND

EXISTING

- PROPERTY LINES
- BUILDING SETBACK LINE
- OHW — OVERHEAD WIRES
- AgB, MoB2 — EX. SOILS
- EX. TREELINE
- 456 — EX. 2' CONTOUR
- EX. PAVING TO REMAIN
- EX. POWER POLE
- EX. WELL
- EX. SANITARY CLEANOUT

PROPOSED

- 456 — PROPOSED 1' CONTOUR
- 456 — PROPOSED 2' CONTOUR
- LOD — LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED PVMNT.
- PROPOSED CONCRETE

NOTES

A PLOT PLAN DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS. ENTRANCES FRONTING COUNTY ROADS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

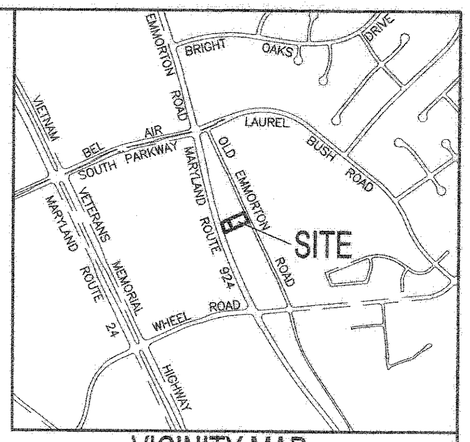
THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

AREA TABULATION

TOTAL SITE AREA = 0.513 AC±/22,346.28 SQFT.
TOTAL AREA OF DISTURBANCE = 0.128 AC±/5,589.05 SQFT.

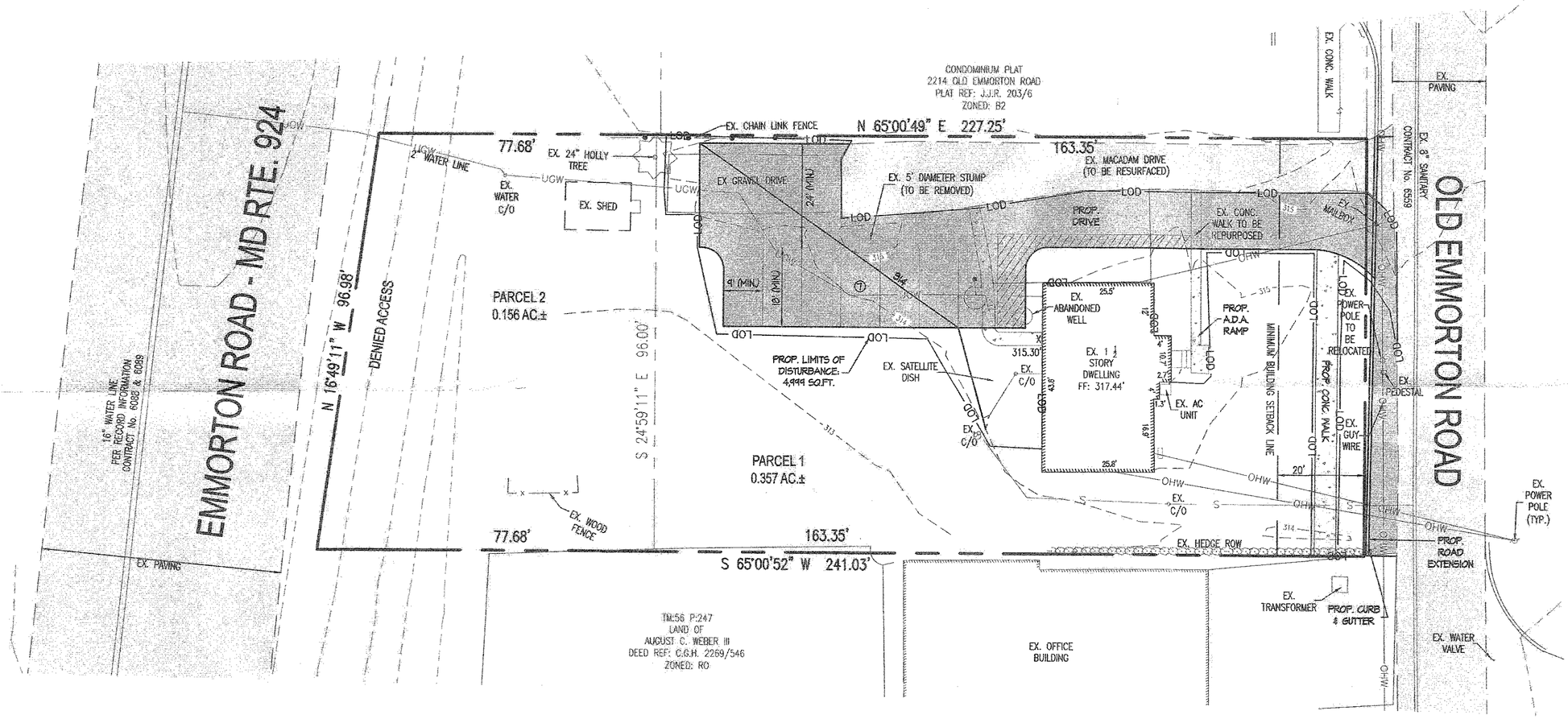
EXISTING IMPERVIOUS AREA WITHIN LOD
TOTAL SITE EXISTING IMPERVIOUS AREA = 0.005 AC±/221.2 SQFT.

PROPOSED IMPERVIOUS AREA
ROOFTOP = 0.000 SQFT.
WALKS/DECKS = 347.0 SQFT.
DRIVE = 4,047.5 SQFT.
TOTAL = 4,394.5 SQFT
% OF IMPERVIOUS = 4,394.5 SQFT./22,346.28 SQFT.= 19.6%



VICINITY MAP

1"=1000'



SITE DATA

TAX MAP 56 PARCEL 76
DEED REFERENCE: J.J.R. 13477/137
PRESENT ZONING: B2
B2 ZONING SETBACKS
FRONT = 20'
SIDEYARD = 5'
REAR YARD = 35'

PARKING CALCULATION

PARKING REQUIRED (1 PER 300 GROSS SQ.FT.): 3
936 SQ.FT. / 300 SQ.FT. = 3.12

PARKING PROVIDED: 7 (1 HANDICAP)

PLAN TYPE S
PLAN NO. 325-2020
VERSION 1
DATE 8-5-20
DAC/DUE 9-2-20

OWNER

ADE TAYFINN LLC
2220 OLD EMMORTON ROAD
BEL AIR MD. 21014

PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO CONVERT THE EXISTING RESIDENCE INTO A PROFESSIONAL OFFICE SPACE.

REVISIONS

NO.	DESCRIPTION	DATE

OWNER/DEVELOPER
ADE TAYFINN LLC
2220 OLD EMMORTON ROAD
BEL AIR MD. 21014

8-5-2020

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21039
EXPIRATION DATE: 03-20-2022

SITE PLAN
TM: 56 P: 76

#2220 OLD EMMORTON ROAD

ELECTION DISTRICT No.1 — HARFORD COUNTY, MARYLAND

RECEIVED
AUG 5 2020
Harford County Planning & Zoning

JOSEPH THOMPSON & ASSOCIATES, LLC
Land Surveying & Engineering
402 N. HICKORY AVENUE, SUITE B
BEL AIR, MARYLAND 21014
(410) 803-0696
www.thompsonassociatesllc.com

DRAWN BY: STH / JTV
DATE: 08-05-2020
CHECKED BY: JCT
JOB NO.: 4926