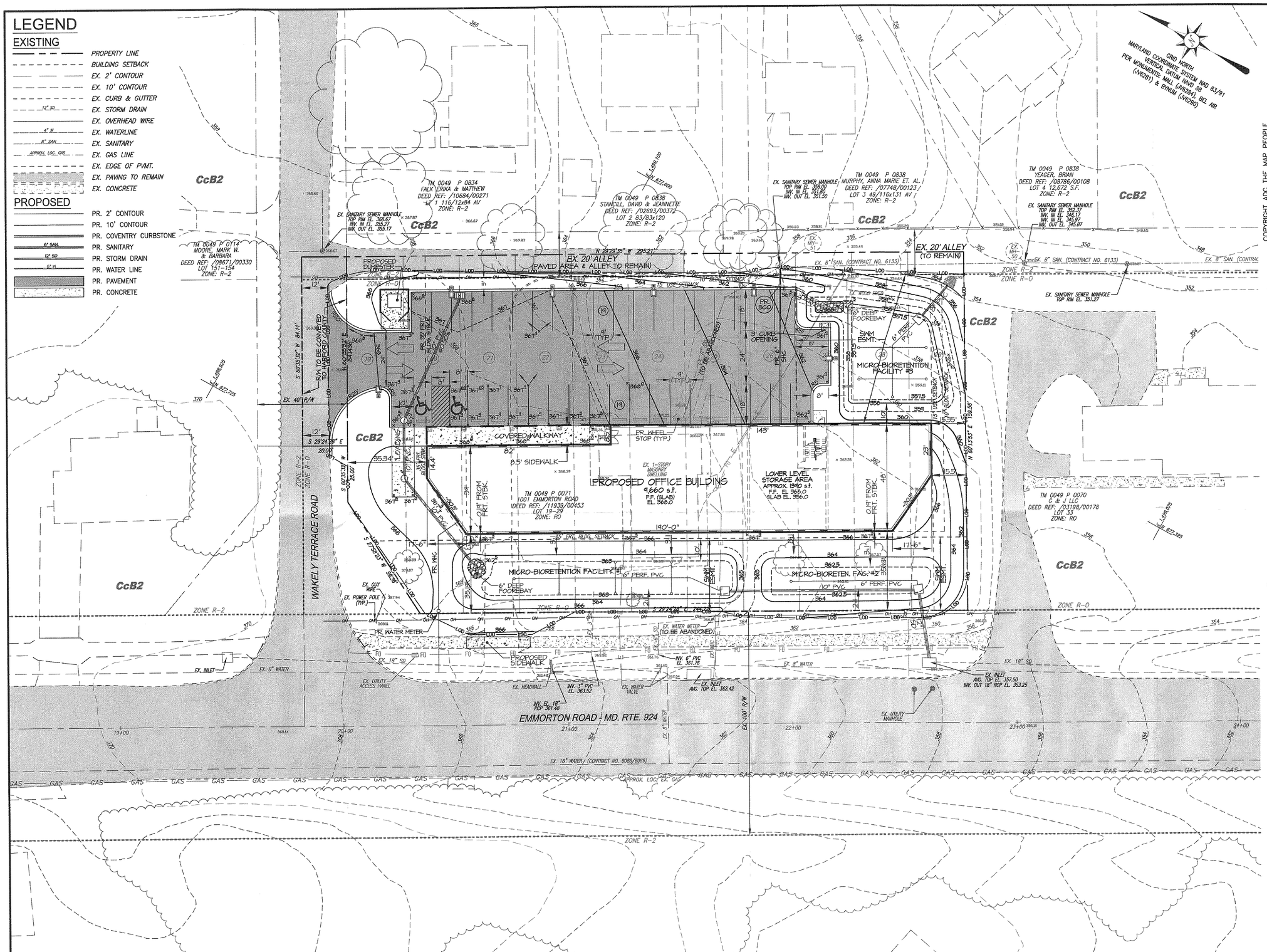
LEGEND

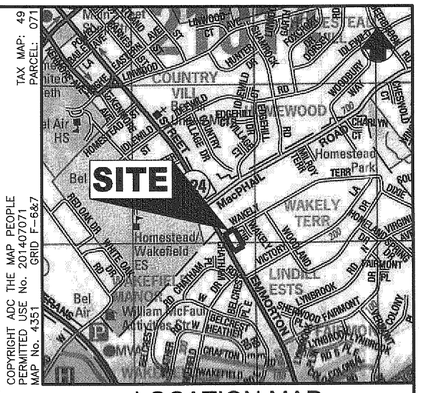
EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. CURB & GUTTER
- 12" SD — EX. STORM DRAIN
- EX. OVERHEAD WIRE
- 4" W — EX. WATERLINE
- 8" SAN — EX. SANITARY
- APPROX. LOC. GAS — EX. GAS LINE
- EX. EDGE OF PVMT.
- EX. PAVING TO REMAIN
- EX. CONCRETE

PROPOSED

- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. COVENTRY CURBSTONE
- 6" SAN — PR. SANITARY
- 12" SD — PR. STORM DRAIN
- 6" W — PR. WATER LINE
- PR. PAVEMENT
- PR. CONCRETE





TAX MAP: 49
PARCEL: 071

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE No. 20140707
MAP No. 4351 GRID F-6&7

LOCATION MAP

SCALE: 1" = 1000'

SITE DATA

1. OWNER/DEVELOPER/ APPLICANT: 1001 EMMORTON RD LLC
C/O THE LEE TESSIER TEAM
2225 OLD EMMORTON ROAD
SUITE 207
BEL AIR 21015
PHONE: 410-638-9555
ATTN: LEE TESSIER
EMAIL: lee@leetessier.com

2. ENGINEER: DAVID G. TAYLOR & ASSOCIATES., LLC
163 SPRUCE WOODS COURT
ABINGDON, MD 21009
PHONE: 443-752-9039
ATTN: DAVID G. TAYLOR, PE
Email: dgtaylorpe@comcast.net

3. EX. PROPERTY INFO.:

PARCEL NO.:	071
TAX MAP:	0049
DEEDS:	11939/00453
ADDRESS:	1001 S. EMMORTON ROAD BEL AIR, MD 21014
GROSS ACRES:	0.99 ACRES
ZONING:	RO – RESIDENTIAL OFFICE DISTRICT
EX. LAND USE:	SINGLE LOT RESIDENTIAL
EXISTING IMP. AREA	0.12 AC.
EXISTING SOILS:	CcB2 – CHESTER SILT LOAM

4. BULK DEVLMNT. REG.:

MIN. LOT AREA:	10,000 SQ. FT.
MIN. LOT WIDTH:	70'
MIN. FRONT YARD:	35'
MIN. SIDE YARD:	10'
MIN. REAR YARD:	40'
MAX. HEIGHT:	3-STORIES
MIN. BLDG. OR USE SETBACK FROM ADJ. RESIDENTIAL LOT:	15'

5. PROPOSED LAND USE: 1-STORY COMMERCIAL OFFICE BUILDING

PR. BLDG. FOOTPRINT:	(9,600 S.F./0.22 AC. (22.2%)
PR. BLDG. G.F.A. (EXCL. STORAGE AREA):	9,660 S.F.
PR. IMP. AREA:	23,435.4 S.F./0.54 AC. (54.5%)
PR. LIMIT OF DISTURBANCE (LOD):	42,348.0 S.F., 0.97 AC.
PR. BLDG. HEIGHTS:	AVG. 29.0'
	MAX. 36.5'

6. PARKING REQUIRED: PROF. OFFICES, EXCEPT MEDICAL AND DENTAL OFFICES — 1 SP. PER 300 S.F.=33 SP.

7. PARKING PRVD. PER LOT:

REGULAR	37 SP.
HC	2 SP.
TOTAL:	39 SP.

8. THERE ARE NO REGULATED WETLANDS OR WATER OF THE U.S. ON THIS PROPERTY.
9. THIS PROPERTY LIES OUTSIDE OF ANY 100 YEAR FLOODPLAIN AS PER COMMUNITY MAP NUMBER 24025C0164E DATED 04/19/2016.
10. BENCHMARK INFORMATION (ALL VALUES ARE BASED ON HORZ. DATUM NAD 83 (2011) AND VERT. DATUM NAVD 88):

BYNUM (JV6290)
N: 689,572.58, E: 1,489,940.10, EL. 433.20

MALL (JV6284)
N: 677,491.94, E: 1,494,171.13, EL. 363.62

RECEIVED
OCT 31 2016
Maryland Department of Planning

PLAN TYPE: S
PLAN NO.: 701-2016
VERSIGN: 1
DATE: 10-31-16
12-7-16

SCALE: 1"=20'
20 0 20 40 FEET

FIELD VERIFICATION CERTIFICATION

I CERTIFY THAT I COMPLETED A FIELD VERIFICATION TO THE INFORMATION SHOWN ON _____ AND THAT THE INFORMATION SHOWN ON THE PLANS IS IN AGREEMENT WITH THE ACTUAL FIELD CONDITIONS.

David G. Taylor
PRINTED NAME

SIGNED DATE

DATE	REVISIONS

STATE OF MARYLAND — DAVID GUYATT TAYLOR — REG. 19220 — REGISTERED 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 NO. 19220, EXPIRATION DATE: 06-03-2017.

DGT
David G. Taylor & Associates, LLC

David G. Taylor & Associates, LLC
163 Spruce Woods Court
Abingdon, MD 21009
Cell: (443) 752-9039
Email: dgtaylorpe@comcast.net

DAC SITE PLAN
FOR
1001 SOUTH EMMORTON ROAD
TAX MAP 0049, GRID 0003C, PARCEL 0071

___ ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

JOB NO.:	0066
SCALE:	AS NOTED
DATE:	10/31/16
DRAWN BY:	CRK
DESIGN BY:	DGT
REVIEW BY:	DGT
SHEET:	1 OF 1