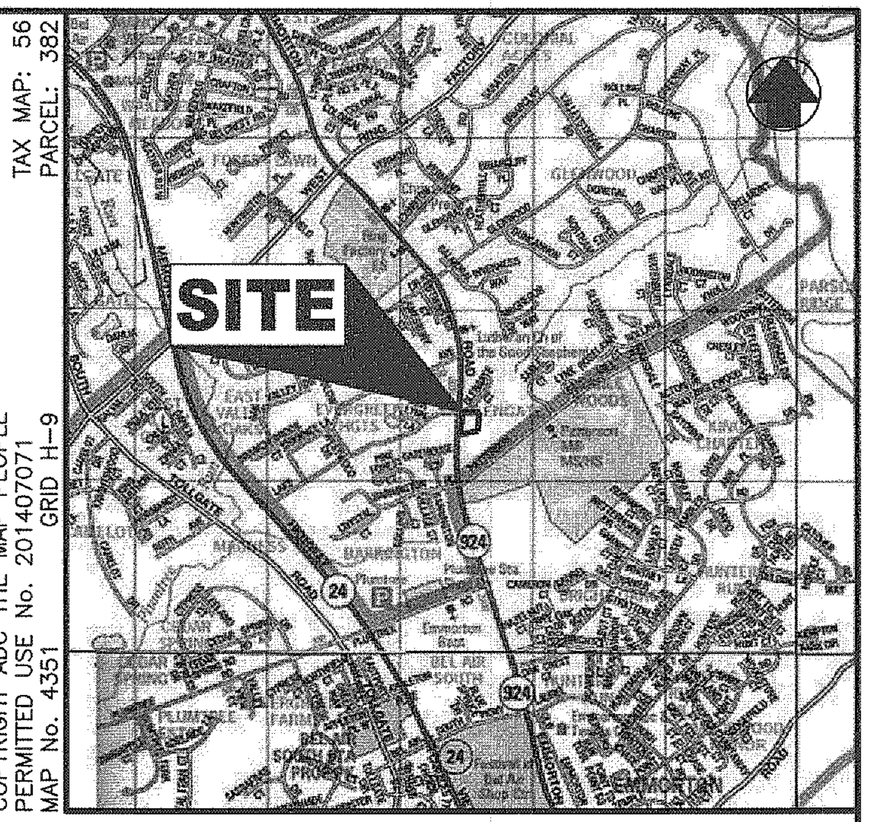
LEGEND

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
	>15% SLOPE
	>25% SLOPE

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: 56
PARCEL: 382

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE No. 20140707
MAP No. 4351 GRID H-9

LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

1. OWNER: 1701 EMMORTON ROAD, LLC
   2303 LILY COURT
   BEL AIR, MD 21015-0000
   PHONE: 410-446-6638
   ATTN: STEPHANIE DRANE
   EMAIL: sdrane@jonesadvisoryllc.com
2. ENGINEER: DAVID G. TAYLOR & ASSOCIATES., LLC
   163 SPRUCE WOODS COURT
   ABINGDON, MD 21009
   PHONE: 443-752-9039
   ATTN: DAVID G. TAYLOR, PE
3. EX. PROPERTY INFO.:

PARCEL NO.:		0382
TAX MAP:		0056
DEEDS:		/11443/00246
ADDRESS:		1701 EMMORTON ROAD BEL AIR, MD 21015-0000
GROSS ACRES:		1.42 ACRES
ZONING:		RO – RESIDENTIAL OFFICE DISTRICT
EX. LAND USE:		2,646 S.F. – COMMERCIAL OFFICE
EXISTING IMP. AREA		0.26 AC. (18.3%)
EXISTING SOILS:	AdB – (HSG-C) –	ALDINO SILT LOAM
	AdC – (HSG-C) –	ALDINO SILT LOAM
	CcB2 – (HSG-B) –	CHESTER SILT LOAM
	McD3 – (HSG-B) –	MANOR CHANNERY SILT LOAM
		PUBLIC WATER – AVAILABLE
		PUBLIC SEWER – AVAILABLE

4. BULK DEVLMNT. REG.:

MIN. LOT AREA:	10,000 S.F.
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'
MAX. BUILDING COVERAGE:	40% OF LOT
MAX. IMPERVIOUS COVERAGE:	65% OF LOT

5. PROP. SUBDIVISION: 2 COMMERCIAL OFFICE LOTS
   LOT #1 – 35,150 S.F., 0.81 AC.
   LOT #2 – 27,027 S.F., .0.62 AC.
6. PROP. IMPROVEMENTS:

LOT #1:	
USE:	OFFICE BUILDING
EX. BLDG:	2,646 S.F.
PROP. 2-STORY ADDITION:	1,500 S.F.
PROP. BUILDING FOOTPRINT:	4,146 S.F. (12%)
PROP. BUILDING G.F.A.:	5,464 S.F.
PROP. LIMIT OF DISTURBANCE (L.O.D.):	18,980 S.F., 0.44 AC.
PROP. IMPER. AREA:	13,939 S.F., 0.32 AC. (39.5%)
PROP. BUILDING HEIGHT (AVG.):	28'
LOT #2:	
USE:	OFFICE BUILDING
PROP. BUILDING FOOTPRINT:	4,000 S.F. (15%)
PROP. BUILDING G.F.A.:	6,000 S.F.
PROP. LIMIT OF DISTURBANCE (L.O.D.):	24,817 S.F., 0.57 AC.
PROP. IMPER. AREA:	11,180 S.F., 0.26 AC. (45%)
PROP. BUILDING HEIGHT (AVG.):	28'

7. TOTAL LOD LOTS 1 & 2: 49,539 S.F., 1.14 AC.
8. PARKING REQUIRED: PROF. OFFICES, EXCEPT MEDICAL & DENTAL OFF. 1 SP. PER 300 S.F.
   LOT #1 – 5.646 S.F./1 SP. PER 300 S.F. = 19 SP.
   LOT #2 – 6,000 S.F./1 SP. PER 300 S.F. = 20 SP.
9. PARKING PRVD. PER LOT:

LOT #1 –	REGULAR	18 SP.
	HC	1 SP.
	TOTAL:	19 SP.
LOT #2 –	REGULAR	19 SP.
	HC	1 SP.
	TOTAL:	20 SP.

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

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

    MT. ZION (JV6286)
    N: 685,940.35, E: 1,507,487.12, EL. 392.59

PLAN TYPE P
PLAN NO. 16-2017
VERSION 1
DATE 1/10/17
DAC/DUE 2/15/17

SCALE: 1"=20'

20 0 20 40 FEET

DATE	REVISIONS

STATE OF MARYLAND · DAVID GUYATT TAYLOR · NO. 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: 08-03-2017.

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 PRELIMINARY PLAN

FOR

1701 EMMORTON ROAD

TAX MAP 0056 , GRID 0001D, PARCEL 0382

JAN 10 2017

3rd ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

JOB NO.:	0053
SCALE:	AS NOTED
DATE:	01/10/17
DRAWN BY:	CRK
DESIGN BY:	DGT
REVIEW BY:	DGT
SHEET:	1 OF 1