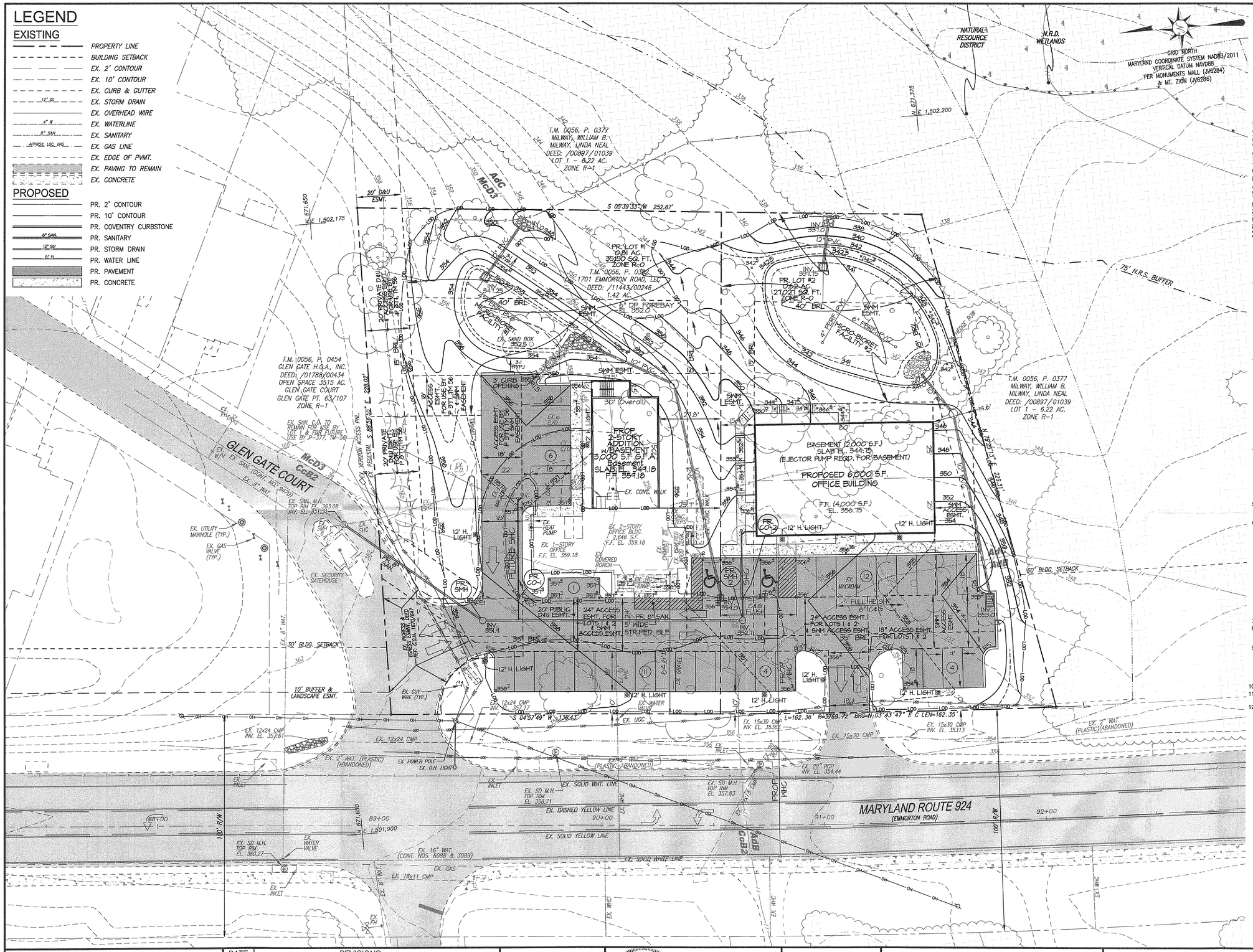
LEGEND

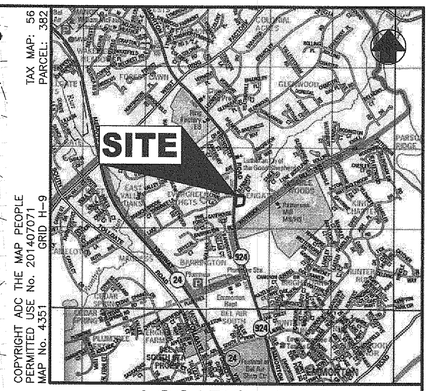
EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. CURB & GUTTER
- EX. STORM DRAIN
- EX. OVERHEAD WIRE
- EX. WATERLINE
- EX. SANITARY
- EX. GAS LINE
- EX. EDGE OF PVMT.
- EX. PAVING TO REMAIN
- EX. CONCRETE

PROPOSED

- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. COVENTRY CURBSTONE
- PR. SANITARY
- PR. STORM DRAIN
- PR. WATER LINE
- PR. PAVEMENT
- PR. CONCRETE





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: S
PLAN NO.: 15-2017
VERSION:
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 SITE PLAN

FOR

1701 EMMORTON ROAD

TAX MAP 0056 , GRID 0001D, PARCEL 0382

3rd ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

JAN 18 2017

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