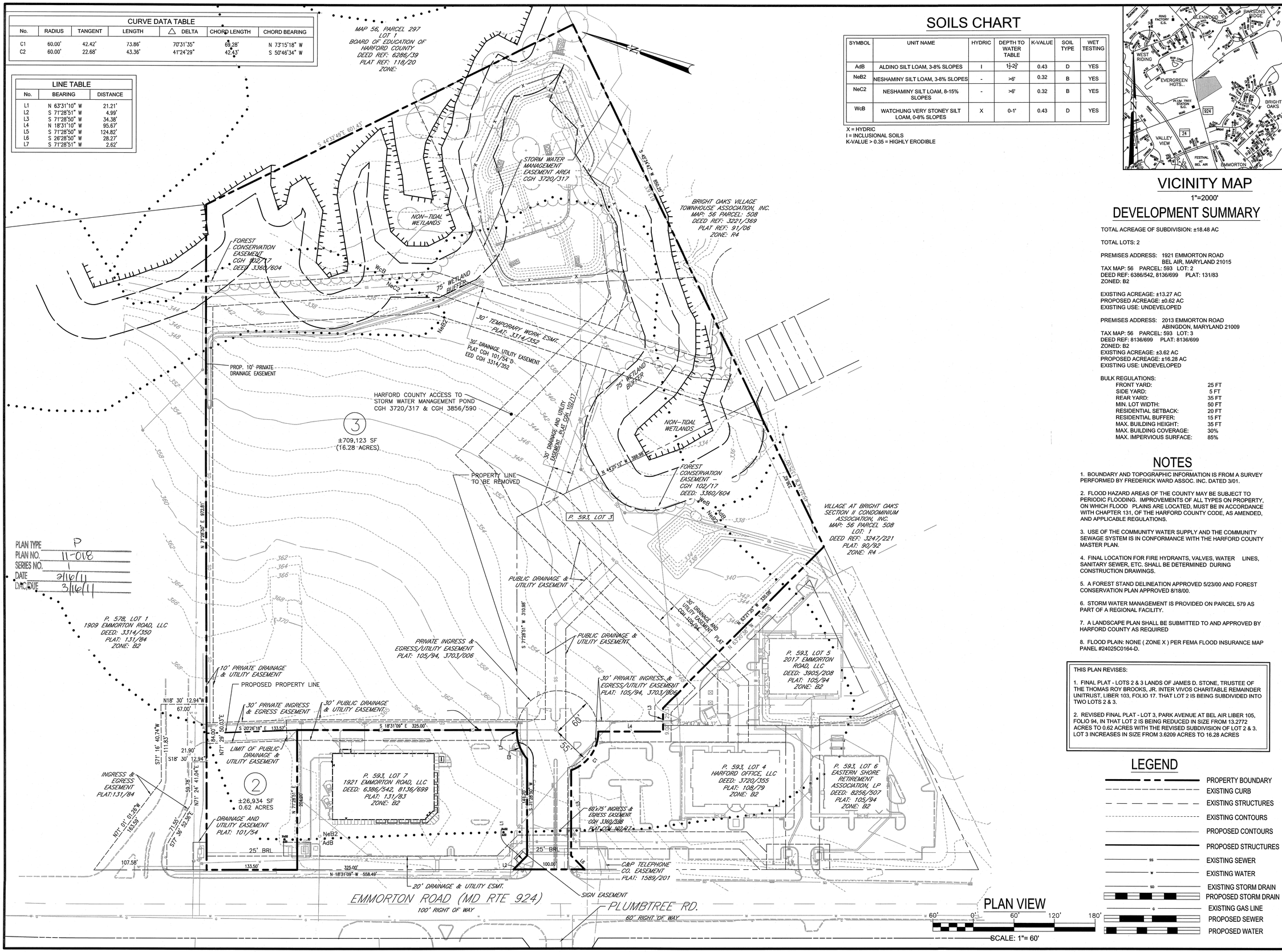
CURVE DATA TABLE						
No.	RADIUS	TANGENT	LENGTH	△ DELTA	CHORD LENGTH	CHORD BEARING
C1	60.00'	42.42'	73.86'	70°31'35"	69.28'	N 73°15'18" W
C2	60.00'	22.68'	43.36'	41°24'29"	42.43'	S 50°46'34" W

LINE TABLE		
No.	BEARING	DISTANCE
L1	N 63°31'10" W	21.21'
L2	S 71°28'51" W	4.99'
L3	S 71°28'50" W	34.38'
L4	N 18°31'10" W	95.67'
L5	S 71°28'50" W	124.82'
L6	S 26°28'50" W	28.27'
L7	S 71°28'51" W	2.62'



SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	DEPTH TO WATER TABLE	K-VALUE	SOIL TYPE	WET TESTING
AdB	ALDINO SILT LOAM, 3-8% SLOPES	I	1½'-2½'	0.43	D	YES
NeB2	NESHAMINY SILT LOAM, 3-8% SLOPES	-	>6'	0.32	B	YES
NeC2	NESHAMINY SILT LOAM, 8-15% SLOPES	-	>6'	0.32	B	YES
WcB	WATCHUNG VERY STONEY SILT LOAM, 0-8% SLOPES	X	0-1'	0.43	D	YES

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

VICINITY MAP

1"=2000'

DEVELOPMENT SUMMARY

TOTAL ACREAGE OF SUBDIVISION: ±18.48 AC

TOTAL LOTS: 2

PREMISES ADDRESS: 1921 EMMORTON ROAD
BEL AIR, MARYLAND 21015
TAX MAP: 56 PARCEL: 593 LOT: 2
DEED REF: 6386/542, 8136/699 PLAT: 131/83
ZONED: B2

EXISTING ACREAGE: ±13.27 AC
PROPOSED ACREAGE: ±0.62 AC
EXISTING USE: UNDEVELOPED

PREMISES ADDRESS: 2013 EMMORTON ROAD
ABINGDON, MARYLAND 21009
TAX MAP: 56 PARCEL: 593 LOT: 3
DEED REF: 8136/699 PLAT: 8136/699
ZONED: B2
EXISTING ACREAGE: ±3.62 AC
PROPOSED ACREAGE: ±16.28 AC
EXISTING USE: UNDEVELOPED

BULK REGULATIONS:

FRONT YARD:	25 FT
SIDE YARD:	5 FT
REAR YARD:	35 FT
MIN. LOT WIDTH:	50 FT
RESIDENTIAL SETBACK:	20 FT
RESIDENTIAL BUFFER:	15 FT
MAX. BUILDING HEIGHT:	35 FT
MAX. BUILDING COVERAGE:	30%
MAX. IMPERVIOUS SURFACE:	85%

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY PERFORMED BY FREDERICK WARD ASSOC. INC. DATED 3/01.

2. FLOOD HAZARD AREAS OF THE COUNTY MAY BE SUBJECT TO PERIODIC FLOODING. IMPROVEMENTS OF ALL TYPES ON PROPERTY, ON WHICH FLOOD PLAINS ARE LOCATED, MUST BE IN ACCORDANCE WITH CHAPTER 131, OF THE HARFORD COUNTY CODE, AS AMENDED, AND APPLICABLE REGULATIONS.

3. USE OF THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SEWAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

4. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SANITARY SEWER, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

5. A FOREST STAND DELINEATION APPROVED 5/23/00 AND FOREST CONSERVATION PLAN APPROVED 8/18/00.

6. STORM WATER MANAGEMENT IS PROVIDED ON PARCEL 579 AS PART OF A REGIONAL FACILITY.

7. A LANDSCAPE PLAN SHALL BE SUBMITTED TO AND APPROVED BY HARFORD COUNTY AS REQUIRED

8. FLOOD PLAIN: NONE (ZONE X) PER FEMA FLOOD INSURANCE MAP PANEL #24025C0164-D.

THIS PLAN REVISES:

1. FINAL PLAT - LOTS 2 & 3 LANDS OF JAMES D. STONE, TRUSTEE OF THE THOMAS ROY BROOKS, JR. INTER VIVOS CHARITABLE REMAINDER UNITRUST, LIBER 103, FOLIO 17. THAT LOT 2 IS BEING SUBDIVIDED INTO TWO LOTS 2 & 3.

2. REVISED FINAL PLAT - LOT 3, PARK AVENUE AT BEL AIR LIBER 105, FOLIO 94, IN THAT LOT 2 IS BEING REDUCED IN SIZE FROM 13.2772 ACRES TO 0.62 ACRES WITH THE REVISED SUBDIVISION OF LOT 2 & 3. LOT 3 INCREASES IN SIZE FROM 3.6209 ACRES TO 16.28 ACRES

LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING STRUCTURES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURES
- SS EXISTING SEWER
- W EXISTING WATER
- SD EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- G EXISTING GAS LINE
- PROPOSED SEWER
- PROPOSED WATER

REV#	DATE	DESCRIPTION

REVISIONS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7800 410-893-1243 fax

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
www.frederickward.com

OWNER/DEVELOPER
1921 Emmorton Road, LLC
8601 Robert Fulton Drive
Suite 200
Columbia, Maryland 21046-2573

Preliminary Plan

Park Avenue at Bel Air

1st Election District — Harford County, Maryland

DATE: 1/12/11	DRAWING NO: PP
SCALE: 1" = 60'	
DESIGNED BY: KLS	SHEET 1 OF 1
DRAWN BY: MRT	FWA JOB NUMBER: 2071214.05

M:\PROJECTS\2071214.05 MANNEIN LLC - PARK AVE AT BEL AIR MASS GRADING\PLANNING\CAD\PP - PRELIMINARY PLAN.DWG, LAYOUT1, 2/16/2011 10:07 AM,mas