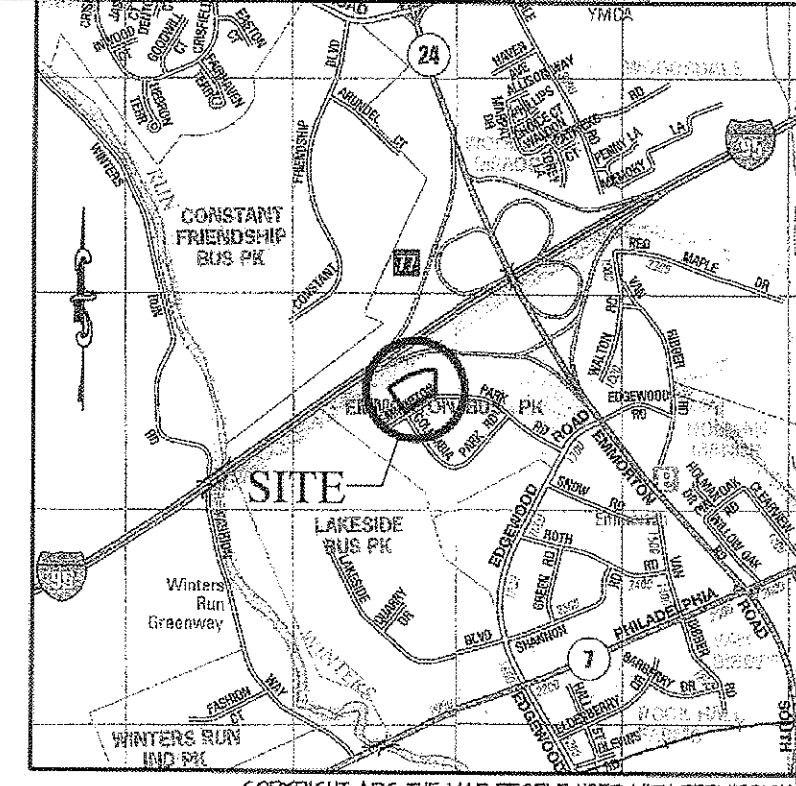


LEGEND

- PROPOSED STORM DRAIN AND INLET
- SOIL TYPE
- EXISTING CONTOURS
- PROPOSED GARBAGE DUMPSTER
- EXISTING WATER LINE
- EXISTING DRAINAGE & UTILITY EASEMENT
- PROPOSED DRAINAGE
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EXISTING SETBACK LINE
- EXISTING SEWER LINE
- PROPOSED SHIMESD
- PROPOSED BUILDING
- Ⓢ HANDICAPPED PARKING SPACE
- Ⓡ EXISTING FIRE HYDRANT
- EXISTING INGRESS/EGRESS EASEMENT C.G.H. 3180/146
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE



LOCATION MAP
1" = 200'

SITE DATA

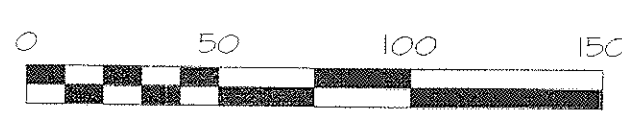
1. OWNER: EMMORTON BUSINESS PARK LLC
216 SCHILLING CIRCLE
SUITE 300
HUNT VALLEY, MARYLAND 21091-8632
2. DEVELOPER: EMMORTON BUSINESS PARK LLC
216 SCHILLING CIRCLE
SUITE 300
HUNT VALLEY, MARYLAND 21091-8632
3. SITE ADDRESS: #2104 EMMORTON PARK ROAD, EDGEWOOD, MARYLAND 21091-8632
4. TAX MAP: 61 PARCEL 145 GRID# 4E
5. CURRENT ZONING: G1
6. DEED REFERENCE: C.G.H. 2463/550
7. ELECTION DISTRICT: FIRST
8. SITE AREA: TOTAL ENCLOSED: 512 AC.± (223,021 SQ. FT.)
9. TOTAL AREA OF EXISTING FOREST: 0.00 AC.± (0 SQ. FT.)
10. TOTAL AREA OF NATURAL RESOURCE DISTRICT: 0.00 AC.±
11. TOTAL AREA OF NON-TIDAL WETLANDS: 0.00 AC.±
12. EXISTING USE OF PROPERTY: UNIMPROVED
13. EXISTING IMPERVIOUS AREA: 0.00 AC.± (0 SQ. FT.)
14. EXISTING BUILDING COVERAGE: 0.00 AC.± (0 SQ. FT.)
15. PROPOSED USE OF PROPERTY: LOT 8: 3 STORY 30,000 SQ. FT. OFFICE BUILDING
LOT 8A: 3 STORY 30,000 SQ. FT. OFFICE BUILDING
16. PROPOSED IMPERVIOUS AREA: 2.20 AC.± (96,154 SQ. FT.)
17. PROPOSED BUILDING COVERAGE: 0.46 AC.± (20,000 SQ. FT.)
18. SITE REQUIREMENTS: G1 ZONING SETBACKS: FRONT= 25'
SIDE= 10'
REAR= 35'
MAX BUILDING HEIGHT: 36'
19. PARKING REQUIRED: LOT 8: 1 PARKING SPACE PER 300 SQ. FT. GROSS FLOOR AREA.
30,000/300=100 OR 100 PARKING SPACES
PARKING REQUIRED: 100 SPACES
LOT 8A: 1 PARKING SPACE PER 300 SQ. FT. GROSS FLOOR AREA.
30,000/300=100 OR 100 PARKING SPACES
PARKING REQUIRED: 100 SPACES
20. PARKING PROVIDED: LOT 8: 103 PARKING SPACES
LOT 8A: 101 PARKING SPACES
21. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.
22. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M.# 24025C0256 E DATED 4/19/2016.
23. THE PROPERTY BOUNDARY IS BASED ON RECORDED PLAT# C.G.H. 55-13.
24. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
25. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
26. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
27. NO ON SITE STEEP SLOPES QUALIFY AS N.R.D. DUE TO LIMITED LAND AREA AS PER 267-62.BJ OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.
28. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN A DRAINAGE AND UTILITY EASEMENT.
29. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL DESIGN.
30. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN AND HAS BEEN SUBMITTED FOR REVIEW.
31. A LANDSCAPING PLAN AND A LIGHTING PLAN HAS BEEN SUBMITTED TO HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING.
32. A STORMWATER MANAGE ACCESS, MAINTENANCE AND INSPECTION EASEMENT WILL BE PROVIDED FOR THIS SITE AND WILL BE DETERMINED AT FINAL DESIGN.
33. THIS PLAN IS SUBJECT TO REVISIONS.

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFORMATION
TM#61-P#145 LOT 1	EMMORTON MINI STORAGE LLC	J.L.R. 10050/355	C.G.H. 55-13	G1	SELF STORAGE-MINI WAREHOUSING
TM#61-P#145 LOT 10	CROSSROADS COMMERCE CENTRE REALTY COMPANY	C.G.H. 1560/142	C.G.H. 55-13	G1	VACANT
TM#61-P#145 LOT 14C	CROSSROADS COMMERCE CENTRE REALTY COMPANY	J.L.R. 696/141	C.G.H. 01-56	G1	COMMERCIAL BUILDING
TM#61-P#145 LOT 7	BR & L REALTY ASSOCIATES LLC	C.G.H. 3180/420	C.G.H. 55-13	G1	COMMERCIAL BUILDING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	854.42'	444.00'	N 75°44'31" E	481.16'	33°06'21"
C2	488.00'	204.01'	S 64°41'08" N	207.40'	24°48'24"



PLAN TYPE: S
 PLAN NO.: 509-2014
 SERIES NO.:
 DATE: 6/10/16
 DATE: 9/7/16
 PRELIMINARY SITE PLAN
 REVISED LOT 8 AND LOT 8A
 FINAL PLAT 2-SECTION TWO

EMMORTON BUSINESS PARK
TAX MAP #61-PARCEL #145

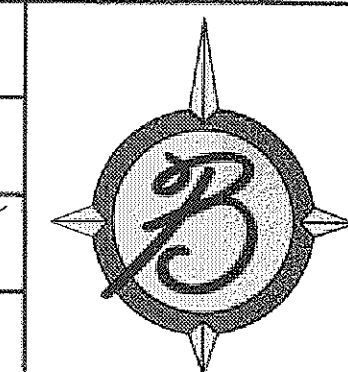
FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER
EMMORTON BUSINESS PARK LLC
216 SCHILLING CIRCLE
SUITE #300
HUNT VALLEY, MARYLAND 21091-8632
C.G.H. 2463/550

DEVELOPER
EMMORTON BUSINESS PARK LLC
216 SCHILLING CIRCLE
SUITE #300
HUNT VALLEY, MARYLAND 21091-8632
C.G.H. 2463/550

DATE: 8-8-16
 SCALE: 1"=50'
 CHECKED BY: CDC
 DRAWN BY: JSC



BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

DRAWING NO. **PP01**
SHEET 1 OF 1
BLS JOB NO. 16015