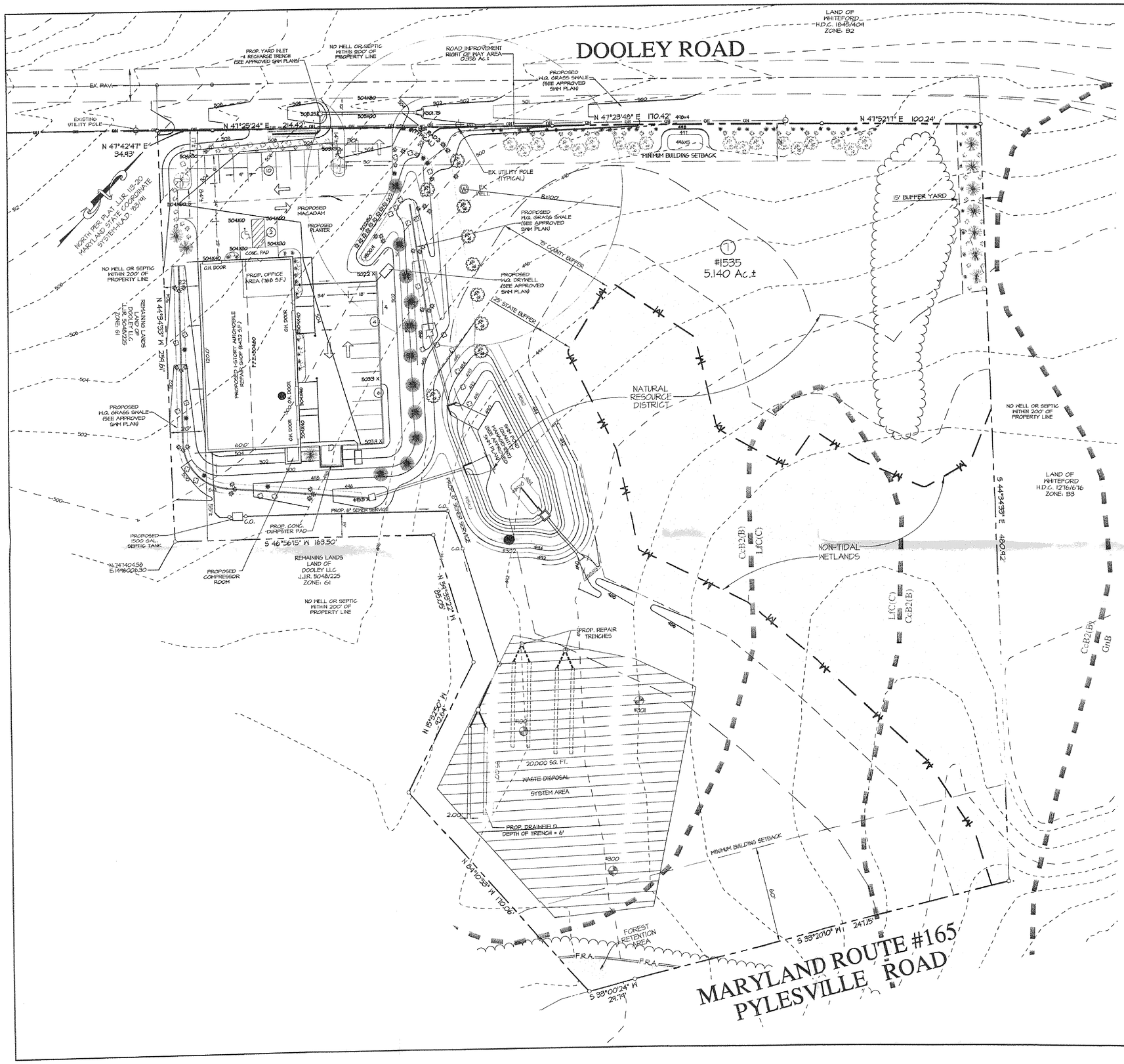
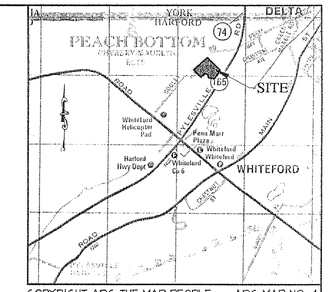


LEGEND

- SOIL TYPE
- EXISITING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PASSING PERCS (PERC DATE 4/06)
- FAILING PERCS (PERC DATE 4/06)



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PERMITTED USE NO. 21001199

ADC MAP NO. 4
GRID NO. F-1

LOCATION MAP
SCALE: 1" = 2000'

SITE DATA

1) OWNER: 1535 DOOLEY ROAD LLC
P.O. BOX 134
WHITEFORD, MD 21160

2) TAX MAP: 5 PARCEL: 302

3) DEED REFERENCE: 8462/229

4) PLAT REFERENCE 133/61

5) ZONING: G1

6) EXISTING USE: UNIMPROVED
PROPOSED USE: AUTOMOBILE REPAIR FACILITY

7) AREA TABULATION:
TOTAL LOT AREA - 5.140 AC.±
TOTAL ROAD IMPROVEMENT R/W AREA - 0.358 AC.±
TOTAL ENCLOSED AREA - 5.498 AC.±

8) FULL TIME IN EMPLOYEES: 4, PART TIME EMPLOYEES: 2

9) HOURS OF OPERATIONS: 7:00 AM - 5:00 PM

10) PARKING REQUIRED:
1 SPACE PER EMPLOYEE / 6 EMPLOYEES TOTAL
1 SPACE PER 300 SF FOR OFFICE
PARKING REQUIRED: 9 PARKING SPACES
PARKING PROVIDED: 21 PARKING SPACES

11) AREA CALCULATION:
TOTAL ALLOWABLE IMPERVIOUS AREA = 201,508.56 SF (40% X 5.140 AC)
PROPOSED IMPERVIOUS AREA = 21,479 SF (21,479 SF / (5.140 AC X 43,560 SF)) = 9.59%
MAXIMUM BUILDING COVERAGE ALLOWED = 134,339.04 SF (60% X 5.140 AC)
EXISTING BUILDING COVERAGE= 0 SF
PROPOSED BUILDING COVERAGE PROVIDED = 768 SF OFFICE AREA
6432 SF STORAGE AREA
7200 SF TOTAL = 3.22%

12) TOTAL N.R.D. AREA = 2.456 AC.±

13) THE IMPROVEMENT IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.

14) ALL ADJOINING LOTS ARE SERVED BY PRIVATE WELL AND SEPTIC.

15) THIS LOT IS LOCATED WITHIN ZONE X AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP FOR HARFORD COUNTY MARYLAND AND INCORPORATED AREAS MAP # 24025C0055 D EFFECTIVE DATE: JANUARY 7, 2000.

16) A LANDSCAPING PLAN HAS BEEN PREVIOUSLY APPROVED: PLAN # L/R 10-024-2.

17) A FOREST CONSERVATION PLAN HAS BEEN PREVIOUSLY APPROVED: PLAN # FCP 06-231.

18) ALL LIGHTING IS TO BE WALL MOUNTED AND DIRECTED DOWNWARD.

19) FINAL LOCATION OF SIGNS TO BE DETERMINED AT FINAL DESIGN STAGE.

20) APPROVED STORMWATER MANAGEMENT PLAN # 91338
APPROVED SEDIMENT AND EROSION CONTROL PLAN # 52201

REV. NO.	5
SHEET NO.	12 of 12
DATE	8-8-12 9-5-12

SERIES TWO
SITE PLAN
LOT 1

DOOLEY LLC

FIFTH ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

BAY STATE LAND SERVICES
ENGINEERS • SURVEYORS • LAND PLANNERS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
PHONE: 410-879-4141 FAX: 410-420-3449

SCALE: 1"=40'	DATE: 03/10/10	SHEET 1 of 1
DRAWN BY: JRO	CHK BY: ME	JOB NO. 06040