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GENERAL NOTES

LOCATION MAP
1" = 2000'

- I. OWNER: MICHAEL SEWELL
1405 N. HILLSIDE DR
BEL AIR, MARYLAND 21015
2. TAX MAP#: 65; PARCEL#: 531
3. DEED REFERENCE: J.J.R. 6461/540
4. SITE AREA: .895 AC.±
5. CURRENT ZONING: C1 (COMMERCIAL INDUSTRIAL)
6. SETBACKS: FRONT: 25', SIDE: 10', REAR: 35'
7. EXISTING USE: RESIDENTIAL (DWELLING EXISTING SINCE 1970, 24 HEIGHT)
8. PROPOSED USE: ELECTRIC SERVICE OFFICE
(4 EMPLOYEES PROPOSED: 4 FULL TIME)
9. BUSINESS HOURS: MONDAY-FRIDAY 7:00-5:30
10. AREA OF ADDITIONAL IMPERVIOUS SURFACE AND TOTAL AREA OF DISTURBANCE DO NOT EXCEED 5000 SQ.FT.
- II. AREA CALCULATIONS:
PARCEL SIZE: 38,986 S.F.
EXISTING BUILDING COVERAGE: 785 SF (2%)
PROPOSED STORAGE BUILDING COVERAGE: 2,100 SF (5%)
TOTAL FUTURE BUILDING COVERAGE: 2,885 S.F. (7.5%)

EXISTING IMPERVIOUS PARKING COVERAGE: 4,588 SF (12%)
PROPOSED IMPERVIOUS NEW PARKING COVERAGE: 2,130 SF (5.5%)

TOTAL EXISTING IMPERVIOUS COVERAGE: 5,373 SF (14%)
TOTAL PROPOSED IMPERVIOUS COVERAGE: 4,230 SF (11%)
TOTAL IMPERVIOUS COVERAGE TO BE REMOVED: 150 SF (2%)

TOTAL FUTURE IMPERVIOUS COVERAGE: 8,853 SF (23%)
12. PARKING DATA: REQUIRED PARKING: 1556 SF /300= 6
PROPOSED PARKING: 7 SPACES, 56(9' X 18') & 2 HANDICAP
13. DRAWING NOT TO BE USED FOR BOUNDARY PURPOSES.
14. SIGHT DISTANCES SHOWN ARE BASED OFF FIELD MEASUREMENTS.
15. ALL SITE LIGHTING IS TO BE LOCATED ON EXISTING OR FUTURE BUILDINGS AND DIRECTED INWARD.
16. NO SIGNAGE IS PROPOSED AT THIS TIME.
17. APPLICATION FOR PERMIT OF FUTURE BUILDING WILL NOT BE MADE UNTIL THE CHANGE OF USE AND PARKING AREA MODIFICATIONS HAVE BEEN PERMITTED.
18. THERE ARE NO STREAMS OR WETLANDS LOCATED ON THIS SITE.
19. THIS SITE IS CURRENTLY SERVICED BY PRIVATE AND SEWER.

PLAN TYPE S
 PLAN NO. 09-082
 SERIES NO. 1
 DATE 6/17/09
 DAC/DUE 7/15/09



JUN 17 2009

■ : DENOTES PARKING AREA ADDITION. PRINT DATE

DAC PLAN - SERIES I

#806 PHILADELPHIA RD

FIRST 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: 410-879-4747-FAX: 410-420-3949

SCALE: 1"=50' DATE: 6/15/09 SHEET 1 OF 1
 DRAWN BY: DMD CHK BY: ME JOB NO. 09043