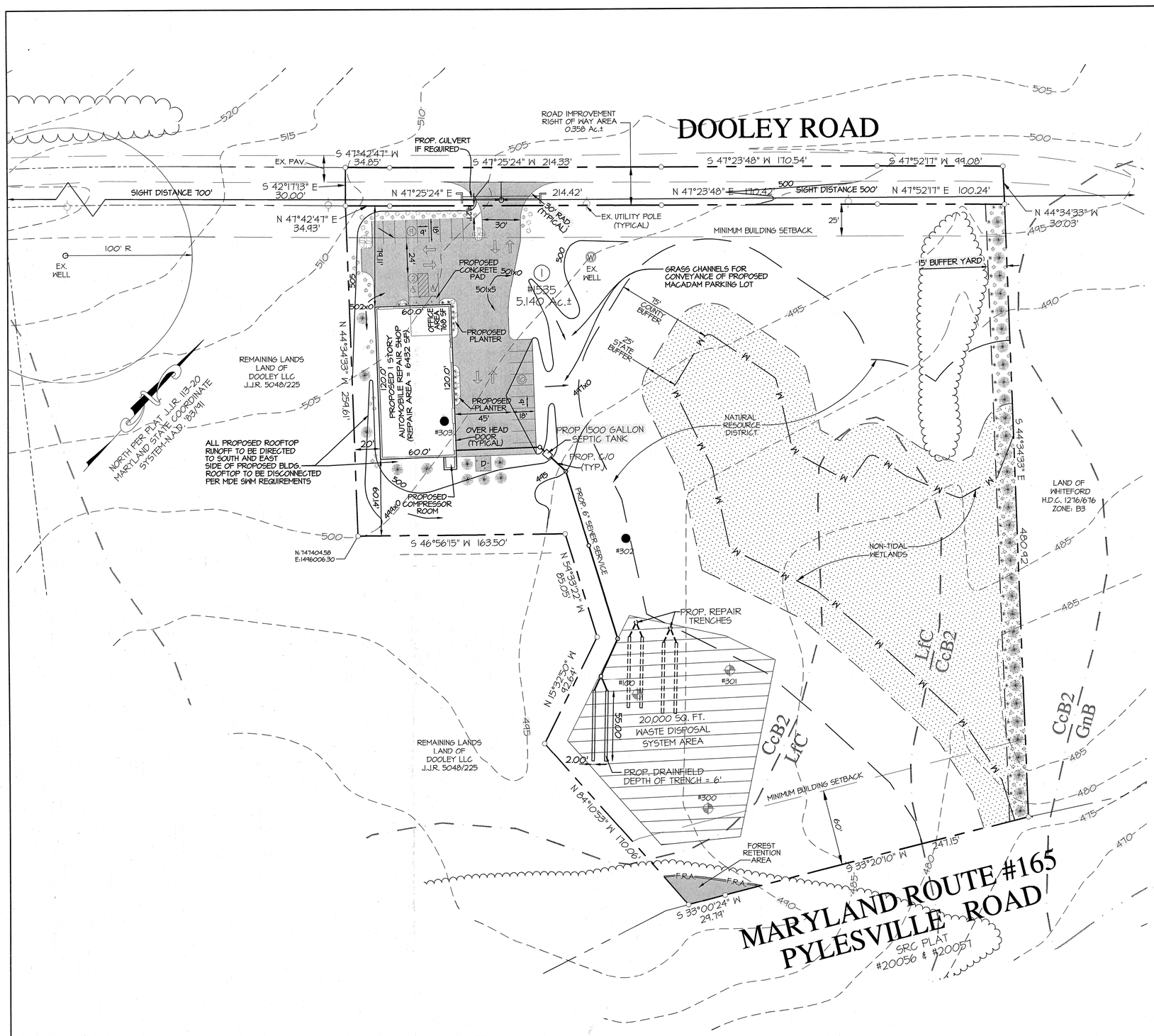
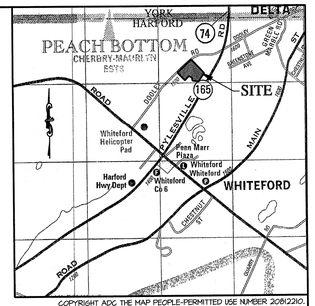


LEGEND

- 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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VICINITY MAP

1"=2000'

SITE DATA

1) OWNER: 1535 DOOLEY ROAD LLC
1607 DOOLEY ROAD
WHITEFORD, MD 21160

2) TAX MAP: 5 PARCEL: 11

3) DEED REFERENCE: 8462/229

4) PLAT REFERENCE 133/61

5) ZONING: G1

6) PREVIOUS 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 (90% X 5.140 AC)
PROPOSED IMPERVIOUS AREA = 22,905 SF (22,905 SF / (5.140 AC X 43,560 SF)) = 10.23%
MAXIMUM BUILDING COVERAGE ALLOWED = 134,334.04 SF (60% X 5.140 AC)
EXISTING BUILDING COVERAGE= 0 SF
PROPOSED BUILDING COVERAGE PROVIDED = 168 SF OFFICE AREA
6432 SF STORAGE AREA
1200 SF TOTAL = 3.22%

12) TOTAL N.R.D. AREA = 2.456 AC.±

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

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

14) LANDSCAPING SHALL BE PROVIDED FOR THE 5% PARKING AREA REQUIREMENT.

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

16) SEDIMENT CONTROL & LANDSCAPING SHALL BE ADDRESSED DURING FINAL SITE DESIGN.

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

18) SITE ADHERES TO "ENVIROMENTALLY SENSITIVE DESIGN CREDIT," FOR STORMWATER MANAGEMENT IN THAT:
A.) TOTAL SITE IMPERVIOUS < 15%
B.) LOT SIZE IS GRATER THAT 2 ACRES
C.) ROOFTOP RUNOFF WILL BE DISCONNECTED
D.) GRASS CHANNELS CONVEY RUNOFF VERSUS CURB & GUTTER

THIS CREDIT SATISFIES BOTH WQv AND Rev. THIS SITE IS ALSO EXEMPT FROM CpV REQUIREMENTS (Q1 < 2 CFS). ANY QUANTITY MANAGEMENT REQUIRED FOR THE 10-YEAR STORM WILL BE ADDRESSED DURING FINAL SITE DESIGN.

PLAN TYPE S
PLAN NO. 10-099
SERIES NO. 1
DATE 3/10/10
DAC/DUE 4/7/10

BAY STATE LAND SERVICES

MAR 1 0 2010

PRINT DATE

RECEIVED
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PLANNING & ZONING

SERIES ONE
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: 410-879-4747-FAX: 410-420-3444

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