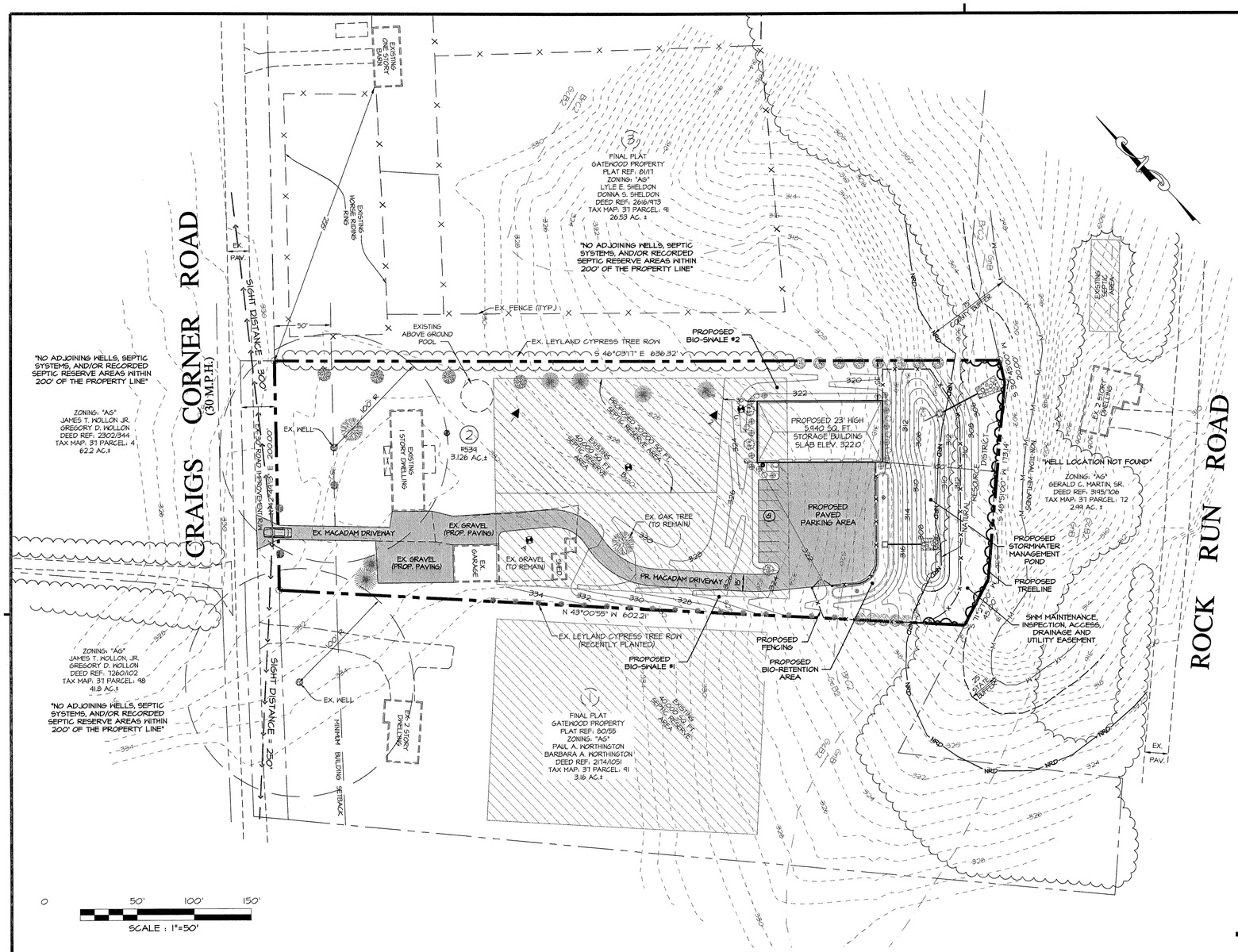


PRELIMINARY PLAN

SCALE: 1"=50'

GENERAL NOTES

1) OWNER: JOHN C. DONALDSON
KIMBERLY A. DONALDSON
539 CRAIGS CORNER ROAD
HAVRE DE GRACE, MD 21078

2) TAX MAP: 37 PARCEL: 91

3) DEED REFERENCE: C.G.H. 2451/484

4) PLAT REFERENCE: 80/55

5) ZONING: AG

6) AREA TABULATION: 3.126 AC.±

7) EXISTING USE: RESIDENTIAL

8) PROPOSED USE: RESIDENTIAL WITH COMMERCIAL STORAGE

9) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.

10) STORM WATER MANAGEMENTAND SEDIMENT CONTROL ADDRESSED SHALL BE ADDRESSED DURING FINAL SITE DESIGN.

11) WETLAND LOCATION IS BASED ON PLAT REF: 80/55.

12) THE PROPERTY SHOWN HEREON WAS CREATED AFTER 02/18/77.

13) RESIDENTIAL SETBACK REQUIREMENTS - AG ZONING
FRONT: 50'
SIDE: 40'
REAR: 60'

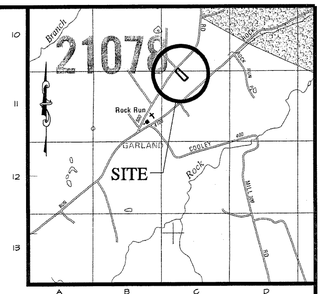
14) THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON A FIELD SURVEY PREFORMED BY BAY STATE LAND SERVICES AND ARE SUPPLEMENTED WITH HARFORD COUNTY GIS INFORMATION.

15) THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.

16) THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.

17) IMPERVIOUS AREAS:
EXISTING = 0.34 AC. / 14,810 S.F.
PROPOSED = 0.78 AC. / 33,840 S.F.

18) BUILDING COVERAGE:
EXISTING = 0.108 AC. / 4,705 S.F.
PROPOSED = 1.36 AC. / 59,940 S.F.
TOTAL = 0.244 AC. / 10,645 S.F.



ADC MAP : 13 GRID : C-10 & C-11

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LOCATION MAP

1" = 2000'

SOIL INDEX

SOIL	COMMON NAME	GROUP RATING *
BrC2	Brandywine	C
GcB2	Glenelg	B
GnB	Glenville	C

(*) MARYLAND HYDROLOGIC GROUP RATINGS

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFO.
T:37 P:91	PAUL A. WORTHINGTON BARBARA A. WORTHINGTON	2174/1051	80/55	AG	LOT 1
T:37 P:72	GERALD G. MARTIN, SR.	3195/706		AG	
T:37 P:91	LYLE E. SHELDON DONNA S. SHELDON	2616/473	81/17	AG	LOT 3
T:37 P:4	JAMES T. WOLLON, JR. GREGORY D. WOLLON	2302/344		AG	
T:37 P:98	JAMES T. WOLLON, JR. GREGORY D. WOLLON	7260/102		AG	

PLAN TYPE: S
PLAN NO.: 11-031
SERIES NO.: 1
DATE: 3/23/11
DAC/DUE: 4/20/11

BAY STATE LAND SERVICES

MAR 23 2011

PRINT DATE

LEGEND

- DENOTES EXISTING BOUNDARY LINE
- DENOTES ADJOINER BOUNDARY LINE
- GnB / McD3 — DENOTES SOIL LINE
- 300 — DENOTES EXIST. CONTOUR
- 300 — DENOTES PROP. CONTOUR
- DENOTES EXIST. TREE LINE
- DENOTES PROP. TREE LINE
- NRD — DENOTES NATURAL RESOURCE DISTRICT LINE
- DENOTES APPROXIMATE EXISTING WELL LOCATION
- DENOTES APPROXIMATE EXISTING SEPTIC AREAS
- DENOTES PROPOSED PAVED AREA
- DENOTES PREVIOUSLY PASSING PERCOLATION TESTS
- DENOTES PASSING PERCOLATION TESTS (CONDUCTED 06/07/10)

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

OWNER/DEVELOPER

JOHN C. DONALDSON
KIMBERLY A. DONALDSON
539 CRAIGS CORNER ROAD
HAVRE DE GRACE, MARYLAND 21078-1201
PHONE : (410)734-0228

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

GATEWOOD PROPERTY

LOT #2
#539 CRAIGS CORNER ROAD

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE: MAR. 2011
SCALE: AS SHOWN
DESIGNED BY: BWW
DRAWN BY: BWW
DRAWING NO. SP01
SHEET 1 OF 1
BSLS JOB NO.: 10026