

THE FOLLOWING NOTICE IS PLACED TO PROVIDE AN OPPORTUNITY FOR THE DEVELOPER TO PROVIDE INFORMATION REGARDING THE PROPOSED SITE PLAN AND TO ALLOW CITIZENS TO ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS:

NOTICE OF COMMUNITY INPUT MEETING

Preliminary Plan & Site Plan for TSC – Located at 1600 Dooley Rd, at the northwest corner of Dooley Rd and Pylesville Rd (MD-165). The site currently contains a 2-story building, garages, and an outdoor RV storage yard.

Proposal: Subdivision of the existing 12.20-acre Lot 1 into the 7.67-acre and 4.53-acre lots 1A and 1B. Construction of a 21,930 SF Tractor Supply Company retail store with an approximately 20,000 SF fenced outdoor display area on Lot 1B. The site is currently zoned as B3.

The above site plans will be the subject of a
Community Input Meeting to be held:

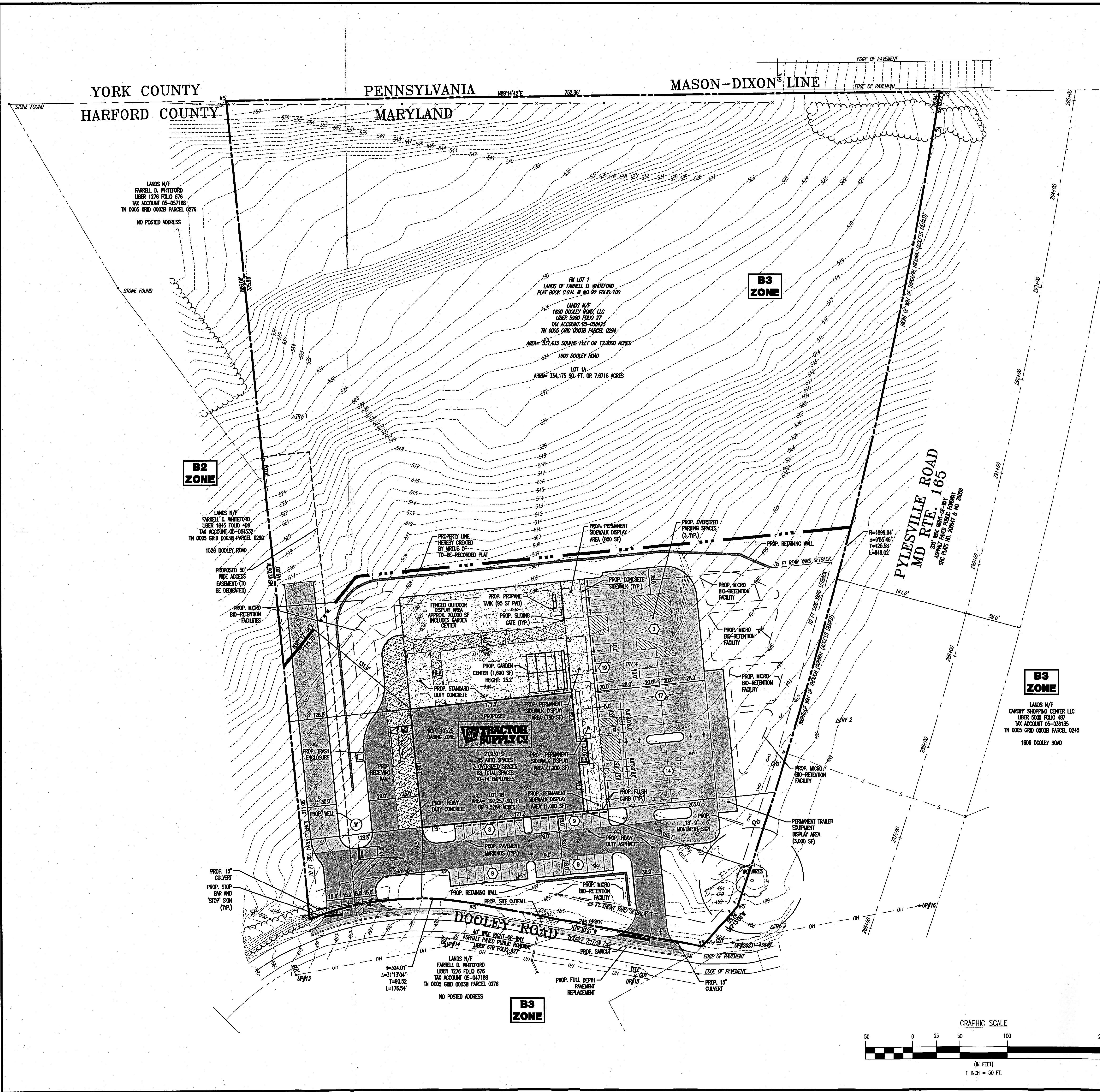
On Wednesday, October 22, 2025 at 6:00 pm
at the Harford County Public Library: Whiteford Branch
2407 Whiteford Rd, Whiteford, MD 21160

A previous public notice indicating a meeting date of October 16, 2025 may be disregarded.

For more information, contact Keeron Rahman at Dynamic Engineering Consultants, P.C. at 410-567-5000 Ext, 5108 or krahman@dynamiccec.com

If you require disability related accommodations, please contact Keeron Rahman at Dynamic Engineering Consultants, P.. at 410-567-5000 Ext, 5108 or krahman@dynamiccec.com at least five (5) days prior to the meeting.

Plot#4: 10/07/25 - 448 PM, By: jhughes, Product: Ver: 25.0a (LMS Test)
File: P:\VPC\PROJECTS\5024 GBT Realty Corporation\24-03052 Whiteford MD\Conceptual Site Plan 'C'



PAVEMENT LEGEND

- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

VICINITY MAP

GRAPHIC SCALE
1 INCH = 2000 FT.

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/NSPS LAND TITLE SURVEY
 - GBS GROUP, LLC
 - 6705 OCEAN BLVD
 - SPRINGFIELD, VA 22152
 - DATE: 09/19/2025
- OWNER: GBT REALTY CORPORATION
5010 OVERLOOK BOULEVARD
BRENTWOOD, TN 37027
- DEVELOPER: DYNAMIC ENGINEERING CONSULTANTS, P.C.
201 WEST ST. SUITE 201
ANNAPOLIS, MD 21401
- ELECTION DISTRICT: 5
- SITE LOCATION: 1600 DOOLEY ROAD
WHITEFORD, MARYLAND 21160
HARFORD COUNTY
- PARCEL DATA: TAX MAP 005, GRID 0003B, PARCEL 0294
FEED REF: 00970/00027
- SITE ACREAGE: FM LOT 1: 12.2000 AC
LOT 1A: 7.6716 AC
LOT 1B: 4.5284 AC
- ZONE: ZONE B3 (GENERAL BUSINESS DISTRICT)
- EXISTING USE: COMMERCIAL (PERMITTED USE) (§267-59)
- PROPOSED USE: RETAIL STORE (PERMITTED USE) (§267-59)
- SCHEDULE OF ZONING REQUIREMENTS (§267, LOT 1B)

LEGEND

- ST1
- EX. TREE
- SITE ZONING
- SUBDIVISION LINE
- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXIST. OVERHEAD WIRES
- EXIST. SANITARY SEWER LINE
- EXIST. STORM DRAIN LINE
- EXIST. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- EX. TREELINE

TABLE 1: ZONING REQUIREMENTS

ZONE REQUIREMENT	B3 ZONE	PROPOSED
MIN. LOT AREA	N/A	4,528.4 AC
MIN. LOT WIDTH AT BUILDING	50 FT	503.1 FT
MIN. FRONT YARD DEPTH	25 FT	74.5 FT
MIN. SIDE YARD DEPTH	10 FT	128.8 FT
MIN. REAR YARD DEPTH	35 FT	131.9 FT
MAX. BUILDING HEIGHT	3 STORIES	1 STORIES
MAX. IMPERVIOUS COVERAGE	35%	10.80%
MAX. INFILTRATION COVERAGE	65%	62%

TABLE 2: PARKING REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
MIN. PARKING SPACES PER 1,000 SF	1.0	1.0
MIN. PARKING SPACES PER 1,000 SF	1.0	1.0
MIN. PARKING SPACES PER 1,000 SF	1.0	1.0

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

COMMUNITY INPUT MEETING SITE PLAN

PROJECT: GBT REALTY CORPORATION
PROPOSED TRACTOR SUPPLY
TAX MAP 5, GRID 3B, PARCEL 294, LOT 1B
1600 DOOLEY ROAD
WHITEFORD, HARFORD COUNTY, MARYLAND

CONORR M. MCMANUS
PROFESSIONAL ENGINEER

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER

811
PROTECT YOURSELF
ALL DIGGERS MUST CALL 811
BEFORE ANY EXCAVATION
TO LOCATE AND MARK
UNDERGROUND UTILITIES
FOR STATE SERVICE
FOR STATE SERVICE
FOR STATE SERVICE