

VICINITY MAP
SCALE: 1" = 2,000'



SITE DATA

1. SITE ADDRESS: 2115 WAVERLY DRIVE
BEL AIR, MD 21015
2. OWNER: GREGORY WILSON & JANELLE VANE
2858 FORGE HILL ROAD
BEL AIR MD, 21015
3. APPLICANT/DEVELOPER: WAVERLY ACRES, LLC.
C/O. ROB MANN OR NICK WILSON
2114 WAVERLY DRIVE
BEL AIR, MD 21015
4. TAX ACCOUNT NO.: 03-045545
5. DISTRICT NO.: 03
6. PROPERTY REFERENCE: MAP 34, GRID 3D, PARCEL 52
7. ZONING: EXISTING USE: AG
PROPOSED USE: AGRICULTURAL/FARM MARKET
AGRICULTURAL/FARM BREWERY
8. TOTAL AREA OF SITE: 13.14 ACRES
9. TOTAL DISTURBED AREA: 1.45 ACRES
10. WATER & SEWER: WATER SERVICE AT THE PROPERTY IS PROVIDED BY A PRIVATE WELL. SEWER SERVICE AT THE PROPERTY IS PROVIDED BY A PRIVATE BAY SEPTIC SYSTEM WHICH WILL BE UPGRADED TO SERVE THE FARM BREWERY.
11. PARKING SPACES REQUIRED: (EXISTING FARM MARKET 1 PER 250 SQ.F.T.) - 11 SPACES
(FARM BREWERY 1 PER 3) - 28 SPACES
LOADING SPACES - 1 SPACE
TOTAL PARKING REQUIRED - 40 SPACES
PARKING PROVIDED - 50 + 2 ADA SPACES
12. AREA CALCULATIONS: PERCENT IMPERVIOUS = 18,360 SF/521,378 SF = 3.50%
EXISTING BUILDING COVERAGE = 3,460 SF/521,378 SF = 0.70%
PROPOSED IMPERVIOUS = 30,360 SF/521,378 SF = 5.80%
PERCENT BUILDING COVERAGE = 8,668 SF/521,378 SF = 1.70%
13. LIGHTING: NO NEW PARKING LIGHTING IS BEING PROPOSED, THE EXISTING PARKING LIGHTING FACES AWAY FROM THE RIGHT-OF-WAY.
14. NUMBER OF FULL TIME EMPLOYEES: 2

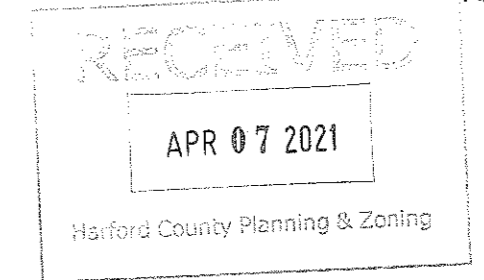
LEGEND

- - - - - 90' EX. INDEX CONTOUR
- - - - - 80' EX. INTERMEDIATE CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX. EDGE OF PAVING
- EX. 6" W — EX. WATER
- LP — EX. LIGHT POLE
- — EX. TREE
- EX. WOODS LINE
- ▤ — PROP. SIDEWALK
- ▥ — PROP. PATIO
- ▧ — PROP. DECKING
- 10' — PROP. CONTOUR
- x106.75 — PROP. SPOT ELEVATION
- PROP. 8" DRAIN — PROP. DRAIN
- LOD — LIMIT OF DISTURBANCE
- ASB (C) — SOILS LINE
- MB2 (B) — SOILS LINE

PROPOSED USE AREAS	
MARKET/ CAFE BUILDING	
SPACE	NET AREA
CAFE SEATING	450 SF
KITCHEN	531 SF
MARKET	475 SF
MARKET STORAGE	376 SF
MECHANICAL	120 SF
TOILET ROOM	65 SF
TOTAL	2,517 SF
FARM BREWERY BUILDING	
SPACE	NET AREA
TAP ROOM	1,500 SF
PRODUCTION & STORAGE	2,871 SF
HOME BREW	900 SF
TOTAL	5,271 SF

ADJACENT OWNER LIST	
①	LANDS OF DAVID RYAN MILLER 14043/2718
②	LANDS OF ROBERT MANN, JR. & ASHLEE C. MANN 15271/3594
③	LANDS OF JOSEPH M. WEBB, III & JENNIFER M. WEBB 10460/2471

SITE PLAN
SCALE: 1"=50'



PLANTYPE: S
PLAN NO.: 143-2021
VERSION: 1
DATE: 4/3/21
DADUC: S15121

NO.	DATE	REVISIONS	
		DESCRIPTION	BY

NEW CONSTRUCTION
SITE PLAN
2115 WAVERLY DRIVE
BEL AIR, MARYLAND
TAX MAP 34, GRID 3D, PARCEL 52

DATE	DRAWING NO.
4/6/2021	C-1.02
SCALE 1" = 50'	DESIGNED BY NW
DRAWN BY NW	

WAVERLY ACRES, LLC.
2114 WAVERLY DRIVE
BEL AIR
MARYLAND 21015
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