

LOCATION MAP
SCALE: 1" = 100'

SITE NOTES

- OWNER/DEVELOPER/APPLICANT:
WILLIAM C PALMER, SR
2816 FLORIDA AVE
HALETHORPE, MD 21227
- PROPERTY ADDRESS:
10 HAMMONDS LANE
BALTIMORE, MD 21225
- SITE AREA: 0.58 AC (25,377 SF)
- PRESENT ZONING: C-4
- TAX ASSESSMENT DISTRICT: 5
- COUNCIL DISTRICT: 1
- DEED REFERENCE: 3657/698
- USES:
EXISTING: VACANT
PROPOSED: UNCHANGED
- UTILITIES:
EXISTING: NONE
PROPOSED: UNCHANGED
- BUILDING AREA:
EXISTING = NA
PROPOSED = UNCHANGED
FLOOR AREA RATIO: (1.0 MAX.)
- BUILDING HEIGHT: NA
- BUILDING SETBACKS:

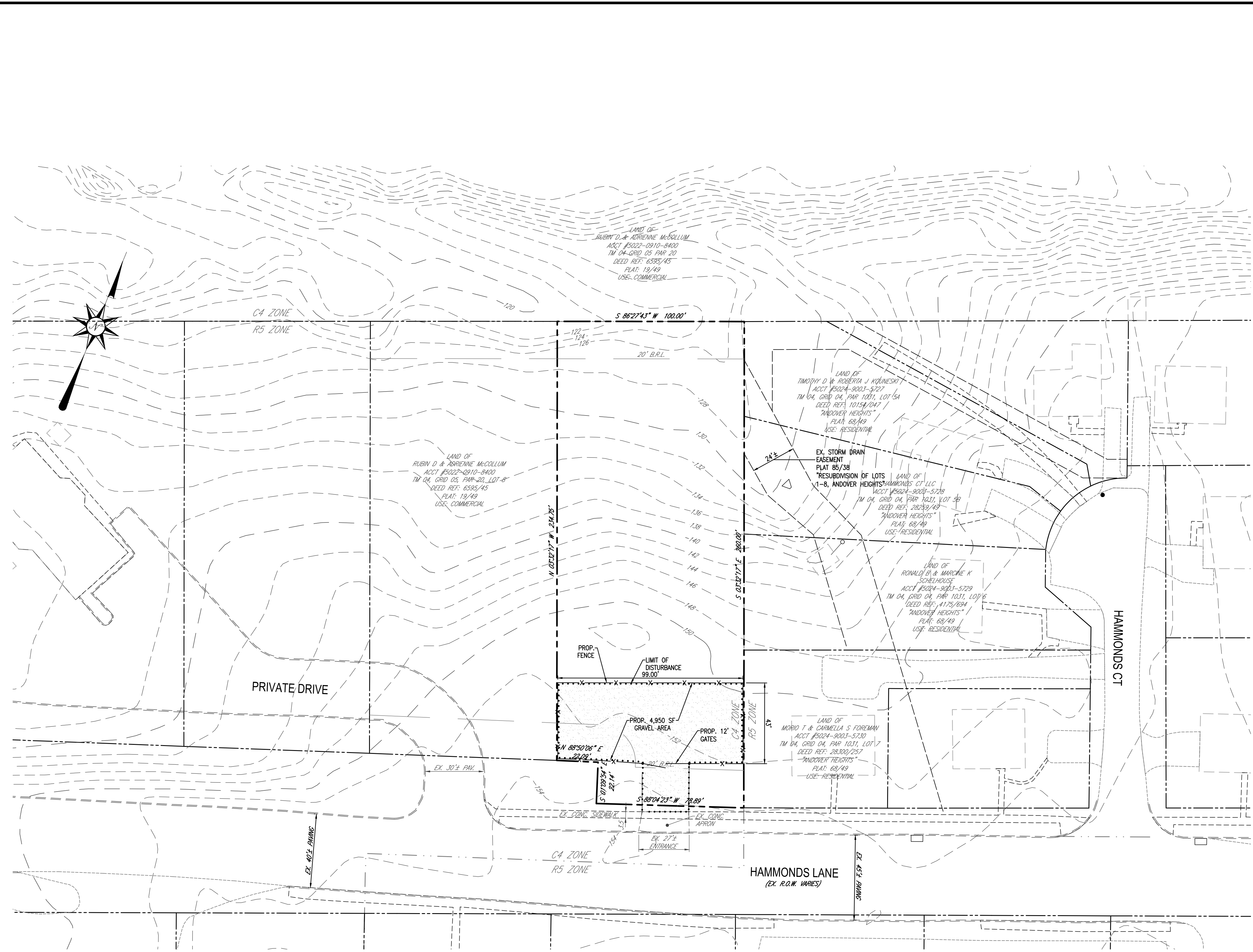
FRONT	REQUIRED 20'	PROVIDED NA
SIDE	0'	NA
REAR	20'	NA

*(60') IF FRONTING R.O.W. OF A DIVIDED PRINCIPAL ARTERIAL ROAD.
- WATERSHED: PATAPSCO RIVER
- SITE LIES ENTIRELY WITHIN ZONE "C" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #24003C-0034-E EFFECTIVE DATE OCTOBER 16, 2012.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE DOES NOT LIE WITHIN THE 4-MILE AIRPORT ZONE.
- ANY SITE IMPROVEMENTS THAT EXCEED 5,000 SF IN DISTURBANCE WILL REQUIRE STORMWATER MANAGEMENT PURSUANT TO CURRENT STATE OF MARYLAND STORMWATER DESIGN MANUAL.
- ANY SITE IMPROVEMENTS THAT EXCEED 40,000 SF IN DISTURBANCE WILL REQUIRE FOREST CONSERVATION PURSUANT TO ARTICLE 17-6-301(A).
- LIMIT OF DISTURBANCE: 4,950 SF (0.11 AC)

STORMWATER MANAGEMENT STATEMENT

THE PROPOSED MAXIMUM AREA TO BE DISTURBED IS 4,950 SF AND WILL INCLUDE A GRAVEL SURFACE. NO BUILDINGS OR UTILITIES ARE PROPOSED. AS A RESULT, THIS PROJECT WILL BE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS SINCE THE LOD IS LESS THAN 5,000 SF.

UNDER BOTH EXISTING AND PROPOSED CONDITIONS, RUNOFF FOR THE ENTIRE SITE IS SAFELY CONVEYED OVERLAND TO THE REAR OF THE PROPERTY. THERE ARE NO SIGNS OF EROSION, FLOODING OR SEDIMENTATION. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE FLOW REGIME OR STORM FLOWS FROM THE CURRENT CONDITION. BASED ON THIS INFORMATION WE BELIEVE THAT THE OUTFALL FOR THIS DEVELOPMENT IS VERIFIABLE AND SUITABLE.



SITE PLAN
SCALE: 1" = 30'

DISTURBED AREA:
4,950 Sq.Ft. or 0.11 Ac.±



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16997, EXPIRATION DATE: 08-15-2021

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208
RICK@RICHARDSONENGINEERING.NET

SITE PLAN
WILLIAM C PALMER SR.
PROPERTY
HAMMONDS LANE, LOT 10
DEED REF: 3657/698
TAX ACCOUNT NO. 5022-0911-1200
TAX MAP 04, GRID 05, PARCEL 20, LOT 10
PLAT REF: 19/49 "PLAT NO. 1 OF ANDOVER"

5rd TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MD 21146

REVISIONS	DRAWN BY: BTk	CHECKED BY: BTk	SCALE: 1 OF 1
	DATE: 09-01-20	JOB NO.: 20052	SHEET NO.:

NOTE:
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.