

1. 6:00 P.M. Tractor Supply Company

<b>Meeting Date/Time:</b>	<b>Wednesday, October 22, 2025 at 6:00 pm</b>
<b>Meeting Location:</b>	Harford County Public Library: Whiteford Branch, 2407 Whiteford Road, Whiteford 21160
<b>Location of Proposed Development:</b>	1600 Dooley Road, at the northwest corner of Dooley Road and Pylesville Road (MD-165). The site currently contain a 2-story building, garages, and an outdoor RV storage yard.
<b>Description of Proposed Development:</b>	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 B3.
<b>Applicant:</b>	Dynamic Engineering Consultants, P.C.
<b>Contact:</b>	Keeron Rahman at Dynamic Engineering Consultants, P.C. at (410) 567-500 Ext. 5108 or <a href="mailto:KRAHMAN@DYNAMICCEC.COM">KRAHMAN@DYNAMICCEC.COM</a>

Documents:

[TRACTOR SUPPLY 10-22-25.PDF](#)

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

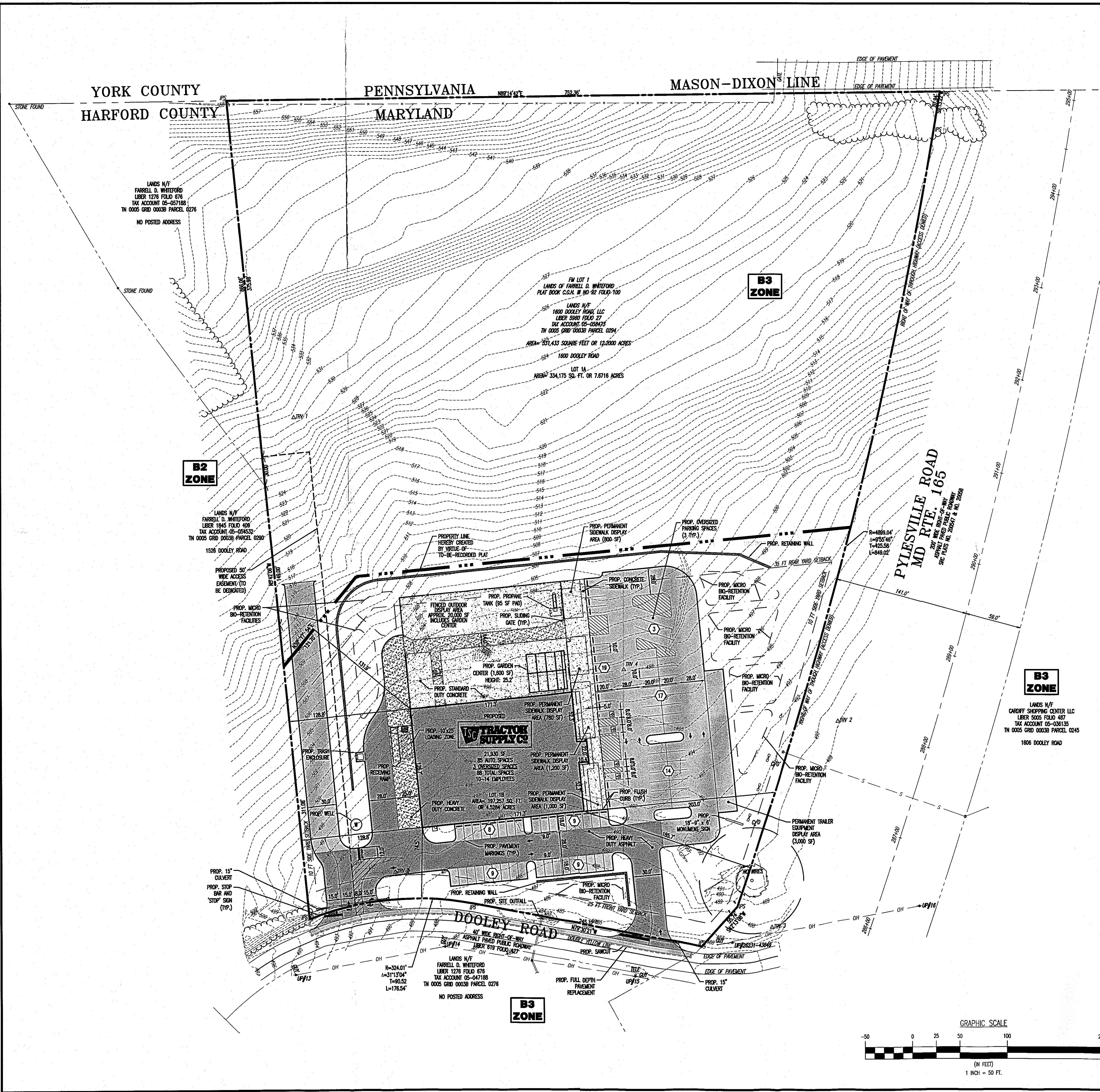
*A previous public notice indicating a meeting date of October 16, 2025 may be disregarded.*

For more information, contact Keeron Rahman at Dynamic Engineering Consultants, P.C. at 410-567-5000 Ext, 5108 or [krahman@dynamiccec.com](mailto: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](mailto:krahman@dynamiccec.com) at least five (5) days prior to the meeting.



Plot: 10/07/25 - 4:48 PM, By: jhughes, Product: Ver: 25.0a (LMS Test)  
File: P:\VPC\PROJECTS\5024 GBT Realty Corporation\24-03052 Whiteford MD\Conceptual Site Plan 1.c  
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**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 DRIVE
  - 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)

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	50%	10.80%
MAX. IMPERVIOUS COVERAGE	50%	62%

- A LANDSCAPE AND LIGHTING PLAN WILL BE PREPARED AND APPROVED PRIOR TO PERMIT APPROVAL.
- LIGHTING SHALL BE ARRANGED & SHIELDED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS, AND TO CONFINED ALL DIRECT RAYS WITHIN THE BOUNDARY LINE OF THE SITE.
- PARKING REQUIREMENTS:
  - A. PARKING DIMENSIONS:
    - 1. PARKING SPACES: 8'x14'x18'
    - 2. MINIMUM GROSS AREA PER SPACE: 325 SF
  - B. PARKING CALCULATION (§267-26)
    - RETAIL STORES - 1 PARKING SPACE PER 200 SF GFA.
    - IN ACCORDANCE WITH THE HARFORD COUNTY ZONING CODE SECTION 267-26, OFF STREET PARKING AND LOADING, D(1), THE APPLICANT DID SUBMIT TO THE DIRECTOR OF PLANNING AND ZONING A REQUEST FOR MODIFICATION OF THE PARKING SPACE REQUIREMENTS (SUCH A MODIFICATION SHALL NOT REDUCE THE NUMBER OF PARKING SPACES TO LESS THAN 80% OF THE REQUIRED SPACES). THIS REQUEST WAS REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON 4/21/2025.
    - REQUIRED (PER CODE): (21,830 SF) X (1 SPACE / 200 SF) = 110 SPACES
    - REQUIRED (PER MODIFICATION): (110 SPACES X 0.80) = 88 SPACES
    - PROVIDED: 88 SPACES (COMPLIES)
- NO 100 YEAR FLOODPLAIN IS PRESENT ON THIS SITE, BASED ON THE FEMA FLOODPLAIN MAP # 24025C0056, EFFECTIVE APRIL 19, 2016.
- THE SITE IS NOT LOCATED WITHIN THE CRITICAL AREA DISTRICT. THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS PROPERTY.
- THERE ARE NO WETLANDS PRESENT ON SITE, AS FIELD VERIFIED BASED ON A DELINEATION BY ENVIROPROJECTS, LLC IN DECEMBER 2024.
- FOREST CONSERVATION REQUIREMENTS:
  - NO FOREST OR SPECIMEN TREES ARE PRESENT ON THIS PROPERTY. AFFORESTATION OF 15% OF THE NET TRACT AREA (4,528.4 AC) IS REQUIRED TO ADDRESS THE FOREST CONSERVATION OBLIGATION FOR THE PROJECT. THE APPLICANT PROPOSES TO MEET THIS OBLIGATION BY PLANTING 105 AC OF FOREST AT AN OFF-SITE LOCATION.
- ALL PROPOSED SEWER SERVICES SHALL BE PUBLIC. FINAL LOCATIONS FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRIVERS.
- THE SITE WILL BE SERVED BY AN INSIDE WELL. THE ONSITE WELL WILL BE CONSTRUCTED PER HEALTH DEPARTMENT REQUIREMENTS.
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ALL PAVEMENT STRIPING AND TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES AND STATE HIGHWAY ADMINISTRATION SUPPLEMENT.
- THE CURRENT ULTIMATE RIGHT-OF-WAY WIDTH FOR MD 163 IS 110 FEET.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
- THIS PLAN IS NOT PROVIDING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO ENVIRONMENTAL OR TESTING SERVICES. INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ANALYSES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE AFFORDAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLANS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
- THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE OBTAINED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

**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

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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**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

JOB NO: 5024-24-03052  
DATE: 10/07/2025  
DRAWN BY: KZR  
DESIGNED BY: KZR  
CHECKED BY: CMM  
CHECKED BY: JJJ

SCALE: (H) 1"=50'  
(V) 1"=10'  
SHEET NO: 1  
OF 1

Rev. # 0

CONNOR M. MCMANUS

JOSHUA M. SEWALD

PROFESSIONAL ENGINEER

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