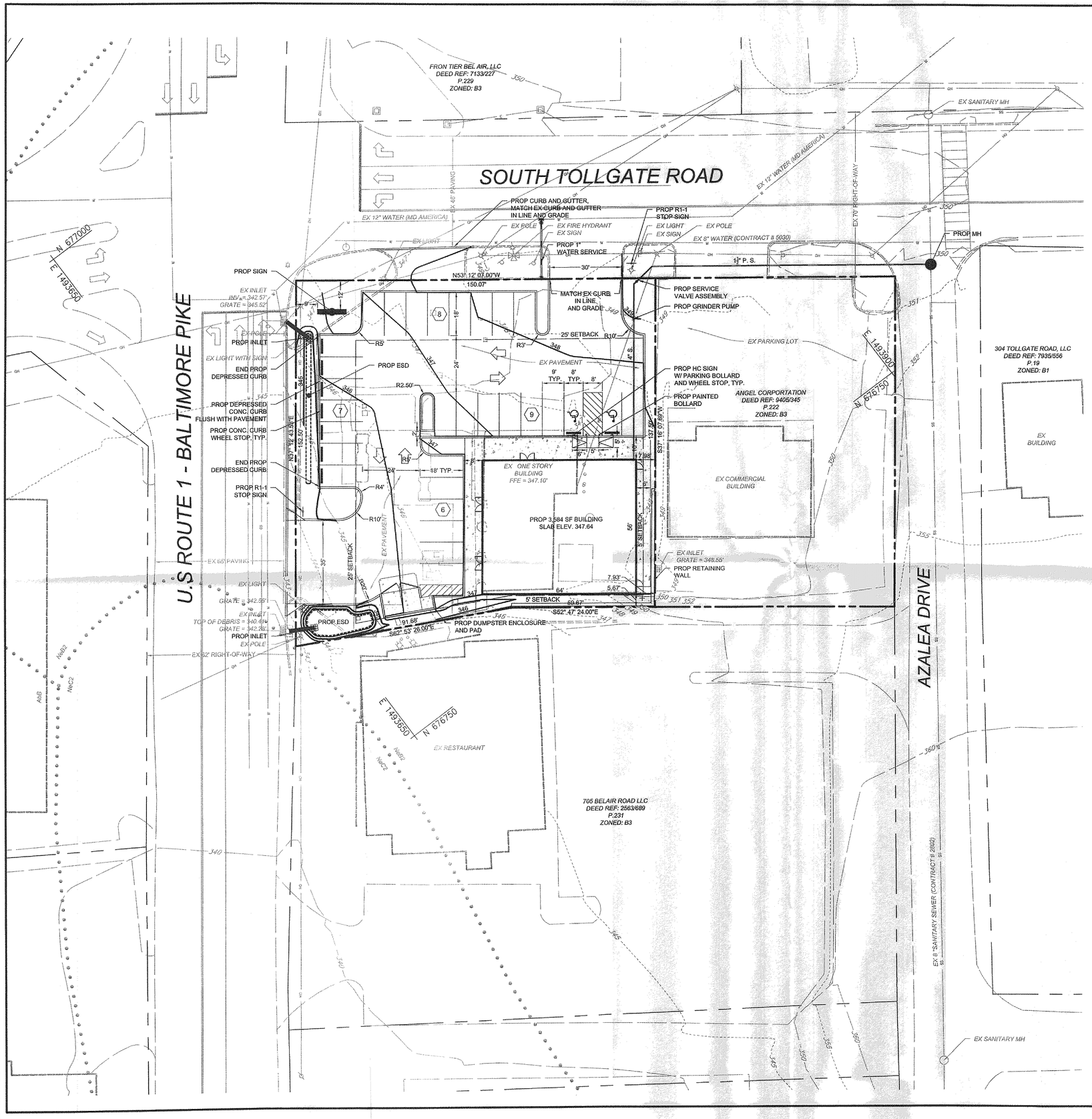
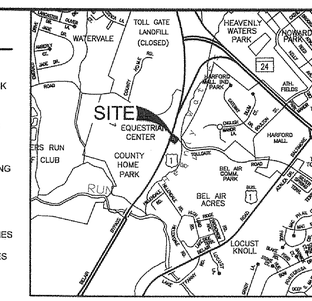


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- 325 — EX CONTOURS
- 325 — PROP CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX BUILDING
- W — EX WATER LINE
- OH — EX OVERHEAD LINES
- SS — EX SANITARY LINES
- SOIL BOUNDARY
- PROP CURB
- PROP BUILDING
- (1) PROP PARKING SPACES



VICINITY MAP

1"=2000'

DEVELOPMENT SUMMARY

1. PROPERTY ADDRESS: 703 BALTIMORE PIKE
   BEL AIR, MD 21014
2. TAX #: 03-061175
   TAX MAP: 49
   GRID: 3A
   PARCEL: 218
   DEED REFERENCE: 9324/297
   PLAT REFERENCE: NONE
3. OWNER: 703 BALTIMORE PIKE, LLC
4. TOTAL ENCLOSED AREA: 0.49 AC±
5. ZONING: B3 (GENERAL BUSINESS DISTRICT)
6. USE:
   EXISTING: VACANT
   PROPOSED: DENTAL OFFICE
7. MAX ALLOWABLE BUILDING HEIGHT: 3 STORIES
8. MIN REQUIRED BUILDING SETBACKS BASED ON PROPOSED USE:
   MINIMUM FRONT YARD: 25'
   MINIMUM SIDE YARD: 5'
   MINIMUM REAR YARD 35'
   MINIMUM LOT WIDTH AT BUILDING LINE: 50'
   MINIMUM BUILDING OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT: 25'
9. MAX ALLOWABLE BUILDING COVERAGE: 35%
   PROPOSED: 16%

   EXISTING SQUARE FOOTAGE: 2,117± SF
   PROPOSED SQUARE FOOTAGE: 3,584± SF
10. MAX ALLOWABLE IMPERVIOUS COVERAGE: 85%
    PROPOSED: 77%
11. PARKING:
    REQUIRED: 16 SPACES (4 SPACES PER DENTIST)
    PROPOSED: 30 SPACES (INCLUDES 2 HADICAP SPACES)
12. SITE IS TO BE SERVICED BY PUBLIC WATER (CONTRACT # 5030)
13. FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0163 D
14. THERE ARE NO ON-SITE WETLANDS.
15. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
16. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED. STORMWATER QUANTITY IS EXEMPT, SITE IS A REDEVELOPMENT PROJECT.
17. BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC, DATED 1/15/2013.
18. FOREST CONSERVATION: THIS IS A REDEVOLPMENT SITE AND A DECLARATION OF INTENT WILL BE SUBMITTED, TBD.

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
NeB2	NESHAMINY SILTLOAM, 3% - 8% SLOPES	MODERATELY ERODED	-	0.32	B

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

ADJOINER LIST

PARCEL	LOT	OWNER NAME	DEED	PLAT	ZONED
222	-	ANGEL CORPORATION	9405/345	-	B3
229	1	FRONTIER BEL AIR LLC	7133/227	122098	B3
231	-	705 BELAIR ROAD LLC	2563/689	92025	B3

SUBMITTED
MAY 15 2013
Frederick Ward Associates

PLAN TYPE S
PLAN NO. 13-053
SERIES NO. 1
DATE 5/15/13
DAC/DUE 6/19/13

20' 0' 20' 40' 60'
SCALE: 1" = 20'

MISS UTILITY
BEFORE YOU DIG CALL
811 IN MD
or 1-800-257-7777
PROTECT YOURSELF, GIVE TWO WORKING DAYS' NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

REV#	DATE	DESCRIPTION

REVISIONS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7900 410-893-1243 fax
FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
www.fredbrickward.com

OWNER/DEVELOPER
GAZIT MANAGEMENT
7-C GWYNNS MILL COURT
OWINGS MILL, MD 21117
ATTN: MR MEIR DUKE
PHONE: 410-902-6090

SITE PLAN
703 BALTIMORE PIKE
3RD ELECTION DISTRICT HARFORD COUNTY, MD

RECEIVED
MAY 15 2013
Harford County, Dept. of Planning

DATE: 05/15/2013	DRAWING NO: SP
SCALE: 1" = 20'	
DESIGNED BY: LES	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER: 2121173.00

M:\PROJECTS\2121173.00 GAZIT 703 BALTIMORE PIKE\PLANNING\CAD\SHEET FILES\SITE PLAN.DWG, FWA-BRD-RT 24X36, 5/15/2013 8:57 AM,rjb