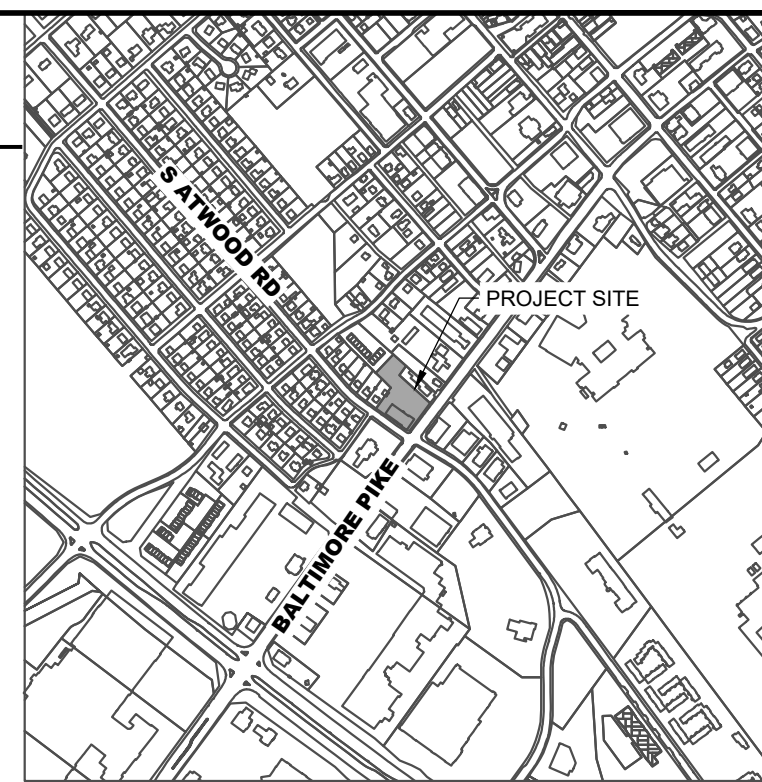
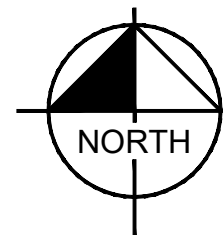


SUBDIVISION PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SETBACK LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED MDSA DEDICATION LINE
- PROPOSED MDSA DEDICATION AREA

SUBDIVISION PLAN

**336 BALTIMORE PIKE
BEL AIR, MD 21014
HARFORD COUNTY, MARYLAND**



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPER

RAISING CANE'S RESTAURANTS, LLC
ATTN: FELICIA BIVENS
6800 BISHOP ROAD
PLANO, TX 75024
TEL: (931) 993-5258
EMAIL: FELICIA@TEAMFREDCO.COM

SURVEYOR

GRS GROUP LLC
ATTN: KEVIN F. STEINHILBER, L.S.
6703 DELAND COURT
SPRINGFIELD, VA 22152
TEL: (703) 727-5828
EMAIL: GRSGROUP.LLC@GMAIL.COM

ARCHITECT

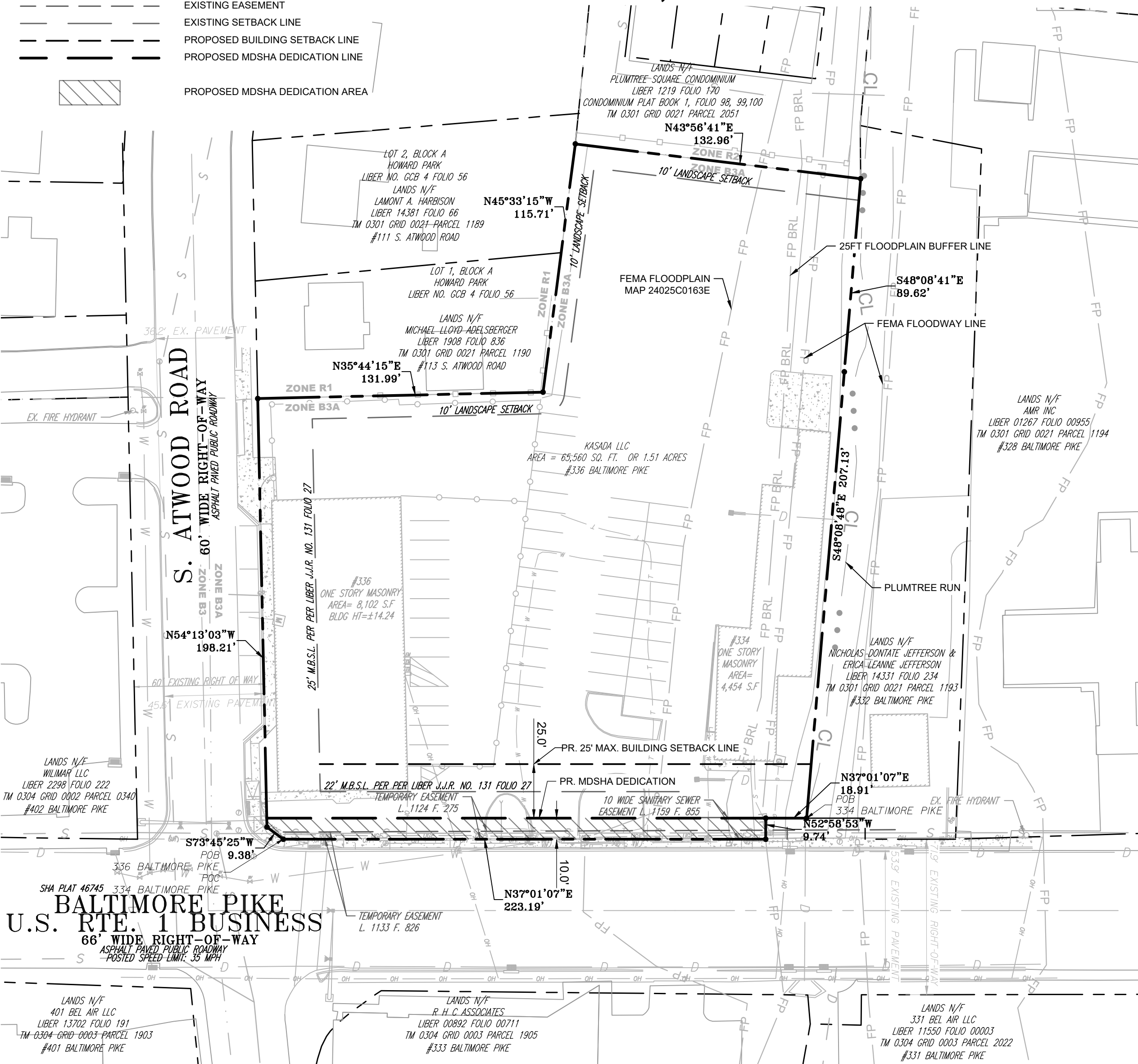
PM DESIGN GROUP, INC.
ATTN: TIM PRINCEHORN
445 HUTCHINSON AVENUE
SUITE 960
COLUMBUS, OH 43235
TEL: (614) 212-4330
EMAIL: TPRINCEHORN@PMDGINC.COM

PROPERTY OWNER

KASADA LLC
910 S ACADIAN THRUWAY
BATON ROUGE, LA 70806
TEL: (404) 873-8136

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: EMILY DEAN, PE
W. DAVIS WALKER, PLA
3904 BOSTON STREET
SUITE 202
BALTIMORE, MD 21224
TEL: (443) 743-3500
EMAIL: EMILY.DEAN@KIMLEY-HORN.COM
DAVIS.WALKER@KIMLEY-HORN.COM

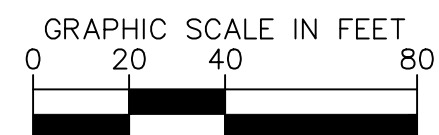


SITE INFORMATION

1. ADDRESS: 336 BALTIMORE PIKE
BEL AIR, MD 21014
2. ELECTION DISTRICT: 03
3. EXISTING ZONING: B3A - GENERAL BUSINESS GATEWAY
EXISTING USE: COMMERCIAL STORE
4. PROPOSED ZONING: B3A - GENERAL BUSINESS GATEWAY
PROPOSED USE: RESTAURANT
5. TOTAL AREA ENCLOSED: 334 BALTIMORE PIKE - 12,784 SF (0.30 AC)
+ 336 BALTIMORE PIKE - 55,002 SF (1.26 AC)
TOTAL AREA - 67,786 SF (1.56 AC)
ROAD DEDICATION RIGHT-OF-WAY: 2,226 SF (0.051 AC)
TOTAL NET LOT AREA: 65,560 SF (1.51 AC)
6. NUMBER OF EXISTING LOTS: 2 (334 BALTIMORE PIKE & 336 BALTIMORE PIKE)
 - 6.1. TAX ACCOUNT NUMBER: 03-001199 & 03-015114
 - 6.2. DEED REFERENCES: BOOK: 15697, PAGE: 298; BOOK: 15697, PAGE: 298
 - 6.3. TAX MAP / GRID / PARCEL: 0301 / 0021 / 1192 & 0304 / 0003 / 1191
7. NUMBER OF PROPOSED LOTS: 1 (336 BALTIMORE PIKE)
8. EXISTING SETBACKS: FRONT: 22' M.B.S.L. PER PLAT 131/27
SIDE: 25' M.B.S.L. PER PLAT 131/27
9. PROPOSED SETBACKS: FRONT: 25' M.B.S.L.
SIDE: 0' EXCEPT WHEN ADJACENT TO RESIDENTIAL - 10'
SHA DEDICATION: 10'

SUBDIVISION PLAN

SCALE: 1" = 40'



ENVIRONMENTAL

1. WATER RESOURCES:
 - CHESAPEAKE BAY CRITICAL AREA/BUFFER: NONE ON-SITE
 - WATERSHED: ATKISSON RESERVOIR
 - 100-YR FLOODPLAIN: ON-SITE
 - FEMA FLOODPLAIN: ON-SITE; MAP NUMBER: 24025C0163E EFF. APRIL 19, 2016
 - NON TIDAL WETLANDS/WETLANDS OF SPECIAL STATE CONCERN/WETLAND BUFFER: NONE ON-SITE
 - STREAMS/WETLANDS: (EPHEMERAL, INTERMITTENT, PERENNIAL) CLASSIFICATION: NONE ON-SITE
 - EXISTING STORMWATER MANAGEMENT: STORM DRAIN SYSTEM ON-SITE

SURVEY NOTES:

THE SURVEY WAS CONDUCTED ON 09/06/2022 BY GRS GROUP, LLC. THE EXISTING FEATURES ARE SUPPLEMENTED BY HARFORD COUNTY GIS.

BENCHMARKS:

1. PID = JV6316
- BELAIR AZ MK
N: 393151.51578
E: 762056.88464
NAD83/NAV88
ELEV:105.897

GIS DATA NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS MARYLAND AND STATE PLANE NAD 83 (2011).

TOWN OF BEL AIR DEPARTMENT OF PLANNING	APPROVED: _____ DIRECTOR	DATE
TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS	APPROVED: _____ DIRECTOR	DATE
TOWN OF BEL AIR PLANNING COMMISSION	APPROVED: _____ CHAIRPERSON	DATE

**Preliminary Subdivision Plan
Owner Certification**

I certify that I have reviewed this Subdivision Plan and I am aware of the Bel Air development regulations.

Owner Signature _____	Date _____
Printed Name _____	Title _____

**Preliminary Subdivision Plan
Engineer Certification**

It is certified that this Subdivision Plan is in compliance with all Town of Bel Air development regulations including Planning Commission and/or Zoning Administrator conditions attendant thereto.

Signature _____	Date _____
Printed Name _____	Affix Seal _____

Kimley»Horn

3904 BOSTON STREET, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM



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 NO. 43160
EXPIRATION DATE 12/15/2024

KHA PROJECT	110723027	DATE	10/10/2023
SCALE	AS SHOWN	DESIGNED BY	MZM
DRAWN BY	MZM	CHECKED BY	EAD

SUBDIVISION PLAN

PREPARED FOR
RAISING CANE'S RESTAURANTS,
L.L.C.

TOWN OF BEL AIR MD

SHEET NUMBER
C-000

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