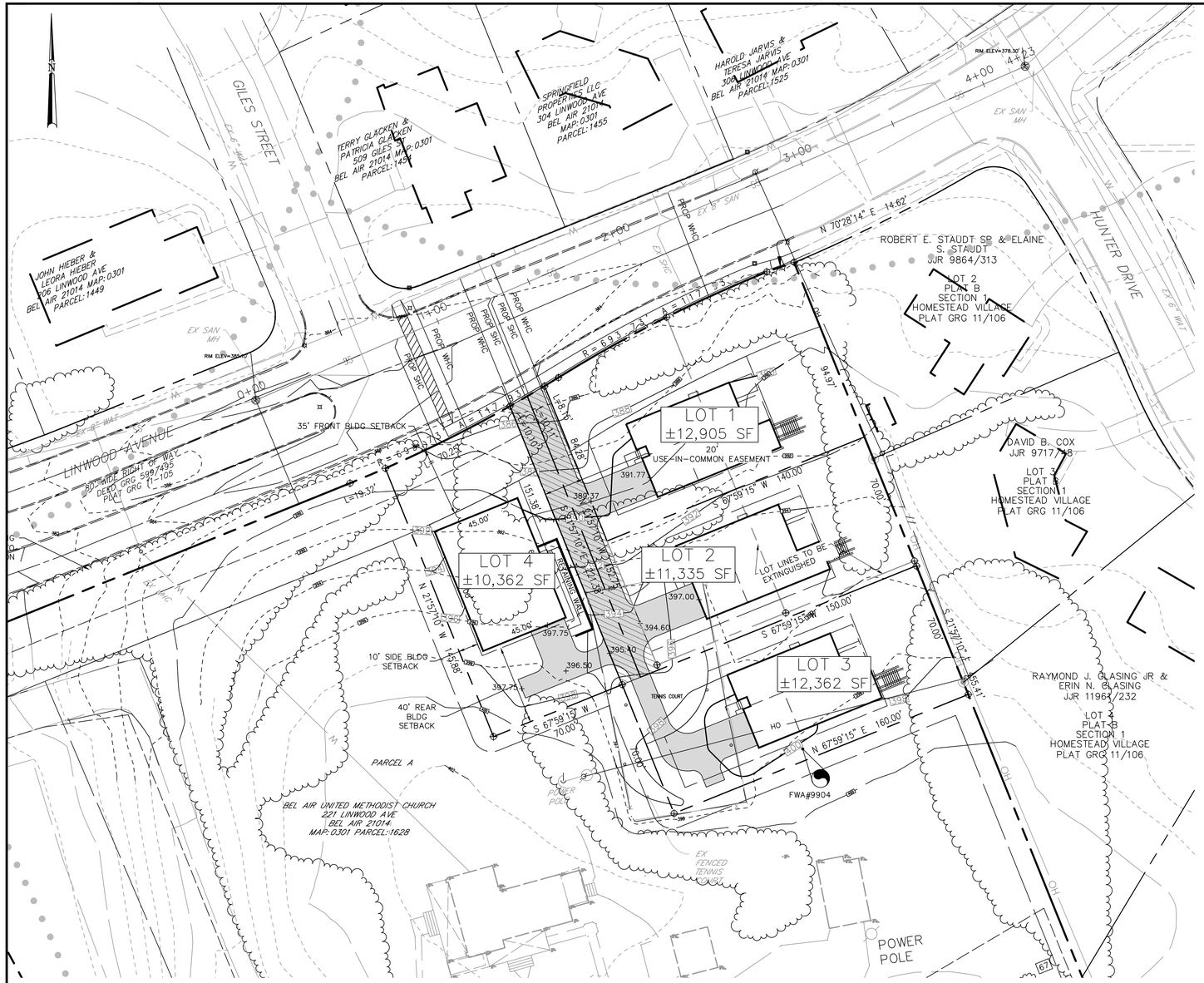


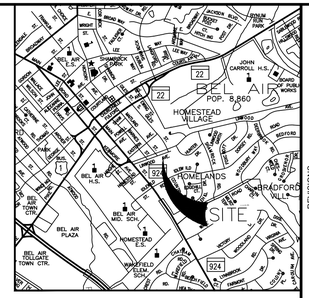
SUBDIVISION PLAN

30' 0' 30' 60' 90'

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX. EDGE OF PAVING
- EX. CURB & GUTTER
- STORMWATER MANAGEMENT AREA
- SWM EASEMENT
- EX GRAVEL AREA
- PROPOSED ASPHALT
- PROPOSED 20' USE-IN-COMMON EASEMENT
- EX WATER VALVE
- EX UTILITY POLE
- EXISTING HYDRANT
- EX SIGN
- EX MH
- EXISTING BUILDING
- PROPOSED BUILDING



VICINITY MAP

1"=2000'

SITE DEVELOPMENT DATA

1. OWNER LOTS 1–4: BEL AIR UNITED METHODIST CHURCH
21 LINWOOD AVENUE
BEL AIR, MD 21014

2. DEVELOPER LOTS 1–4: WARD COMMUNITIES
2700 PHILADELPHIA ROAD
EDGEWOOD, MD 21040

LOT 1:	STREET ADDRESS:	307 LINWOOD AVENUE, BEL AIR, MD 21014
	TAX#:	03-402743
	TAX MAP:	301
	GRID:	24
	PARCEL:	1628
	DEED REFERENCE:	11685/1
	PLAT REFERENCE:	217/92
	GROSS ACREAGE:	PLATTED: 11,365 S.F., 0.2609 AC., PROPOSED: 12,905 S.F.
LOT 2:	STREET ADDRESS:	305 LINWOOD AVENUE, BEL AIR, MD 21014
	TAX#:	03-402744
	TAX MAP:	301
	GRID:	24
	PARCEL:	1628
	DEED REFERENCE:	11685/1
	PLAT REFERENCE:	217/92
	GROSS ACREAGE:	PLATTED: 10,975 S.F., 0.2520 AC., PROPOSED: 11,335 S.F.
LOT 3:	STREET ADDRESS:	303 LINWOOD AVENUE, BEL AIR, MD 21014
	TAX#:	03-020460
	TAX MAP:	301
	GRID:	24
	PARCEL:	1629
	DEED REFERENCE:	11685/1
	PLAT REFERENCE:	217/92
	GROSS ACREAGE:	PLATTED: 14,620 S.F., 0.3356 AC., PROPOSED: 12,362 S.F.
LOT 4:	STREET ADDRESS:	301 LINWOOD AVENUE, BEL AIR, MD 21014
	TAX#:	03-402745
	TAX MAP:	301
	GRID:	24
	PARCEL:	1628
	DEED REFERENCE:	11685/1
	PLAT REFERENCE:	217/92
	GROSS ACREAGE:	PLATTED AND PROPOSED: 10,362 S.F., 0.2379 AC.

3. ZONING: R-1 (LOW DENSITY RESIDENTIAL)

4. USE:
EXISTING: VACANT
PROPOSED: RESIDENTIAL

5. SETBACKS PER SINGLE FAMILY DETACHED:

MIN. LOT AREA:	10,000 SF
MIN. DENSITY:	4 UNITS PER ACRE
MIN. LOT WIDTH AT BLDG. LINE:	70'
FRONT YARD SETBACK:	35'
SIDE YARD SETBACK:	10' (EACH)
REAR YARD SETBACK:	40'
HEIGHT REGULATIONS:	30'

TYPICAL LOT: 70' X 143'

PANHANDLE LOT DESIGN STANDARDS:

1. NO MORE THAN TWO PANHANDLE LOTS MAY HAVE SHARED OR ADJOINING DRIVEWAY ENTRANCES TO A PUBLIC RIGHT-OF-WAY.

2. THE STACKING OF PANHANDLE LOTS TO FORM MORE THAN TWO TIERS OF LOTS IS PROHIBITED.

3. THE REQUIRED WIDTH FOR A PANHANDLE LOT SHALL BE A MINIMUM OF 20 FEET. IN AN INSTANCE WHERE TWO LOTS SHARE ONE ACCESS DRIVE, EACH LOT SHALL HAVE A MINIMUM WIDTH OF 10 FEET. NO PORTION OF THE PANHANDLE MAY BE APPLIED TO THE REQUIRED MINIMUM LOT SIZE.

4. PANHANDLES SHALL BE A MAXIMUM OF 250 FEET IN LENGTH. THE PLANNING COMMISSION SHALL HAVE THE AUTHORITY TO GRANT A WAIVER OF THIS REQUIREMENT IF IT FINDS THAT THE TOPOGRAPHY, NATURAL FEATURES OR GEOMETRY OF THE PARCEL MAKE A LONGER PANHANDLE NECESSARY.

5. PARKING:
REQUIRED: 2 PARKING SPACE PER UNIT

FINAL SITE PLAN OWNER CERTIFICATION

I CERTIFY THAT I HAVE REVIEW THIS SITE PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND I AGREE TO ATTEST THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.

SIGNATURE _____ DATE _____

PRINTED NAME _____ TITLE _____

FINAL SITE PLAN ENGINEER CERTIFICATION

IT IS CERTIFIED THAT THIS FINAL SITE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATION INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.

SIGNATURE _____ DATE _____

GREGORY V. STEWART, P.E.
PRINTED NAME

AFFIX SEAL

TOWN OF BEL AIR DEPARTMENT OF PLANNING

APPROVED:

DIRECTOR _____ DATE _____

TOWN OF BEL AIR PLANNING COMMISSION

APPROVED:

CHAIRPERSON _____ DATE _____

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

APPROVED:

DIRECTOR _____ DATE _____

NOTES

1. ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FWA FIELD SURVEY DATED NOVEMBER 2020. ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.

2. ANY UNUSED EXISTING UTILITY STUBS SHALL BE REMOVED AND CAPPED AT MAIN.

BENCHMARK: FWA#9902 — TR SET — N:679,711.94 — E:1,498,399.32 — ELEV. 396.68
FWA#9904 — TR SET — N:679,936.04 — E:1,498528.30 — ELEV. 398.22

3. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0162E & 24025C0164E, DATED 04/19/2016.

4. EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.

5. NOTE TO STORMWATER MANAGEMENT:
a. ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES INCLUDING ONES THAT ARE ON PRIVATE PROPERTY SHALL BE MADE AVAILABLE TO TOWN OF BEL AIR AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTION AFTER CONSTRUCTION IN PERPETUITY.
b. MAINTENANCE OF ALL STORMWATER FACILITIES (ONCE AS-BUILT DRAWINGS ARE APPROVED) IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

7. FINAL LOCATION OF FIRE HYDRANTS , VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

8. ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS.

9. THERE ARE NO REGULATORY WETLANDS OR WATERCOURSES ON SITE.

10. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

11. SEPARATE UTILITY (WATER & SEWER), STORMWATER , AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.

12. REFER TO SEPARATE FOREST STAND DELINEATION AND FOREST CONSERVATION PLANS FOR FURTHER INFORMATION.

13. PURPOSE OF REVISION IS TO REVISE LOT LINES TO CHANGE ORIENTATION OF HOUSES ON LOTS 1, 2, AND 4 AS WELL AS ADD USE-IN-COMMON EASEMENT.

REV#	DATE	DESCRIPTION
		REVISIONS

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.879.2080
frederickward.com
FREDERICK WARD ASSOCIATES
PO Box 727; 5 South Main Street Bel Air Maryland 21014

OWNER

BEL AIR UNITED METHODIST CHURCH
21 LINWOOD AVENUE
BEL AIR, MARYLAND 21014
ATTN: TONY CIAMPAGLIO
PHONE: 410-838-5181

REVISED SUBDIVISION PLAN
LOTS 1, 2, 3, AND 4
BEL AIR UNITED METHODIST CHURCH HOMESTEAD PROPERTY

3RD ELECTION DISTRICT — TOWN OF BEL AIR, MD

I, GREGORY V. STEWART, 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. 30781 EXP. DATE: 06/15/2024

DATE: 12/06/2023	DRAWING NO: SP1
SCALE: 1" = 30'	
DESIGNED BY: GVS	
DRAWN BY: GVS	SHEET 1 OF 1
CHECKED BY: GVS	FWA JOB NUMBER: 2201189.02

M:\PROJECTS\2201189.02 BAUMC HOMESTEAD PROPERTY\DESIGN\CADD\PLAN SET\SP1 - SUBDIVISION PLAN.DWG, FWA-BRD-RT-24X36, 12/6/2023 1:00 PM,gstewart