

VICINITY MAP  
1"=2000'

**SITE DATA**

TAX MAP 307 PARCEL 73  
DEED REFERENCE: M.L.K. 16107/148  
PLAT REFERENCE: G.R.G. 6/16  
PRESENT ZONING: R-1 (LOT DENSITY RESIDENTIAL DISTRICT)

R-1 LOW DENSITY RESIDENTIAL DISTRICT SETBACKS  
SINGLE FAMILY DETACHED USE  
FRONT = 35'  
SIDEYARD = 10'  
REAR YARD = 40'  
HEIGHT 30' MAXIMUM  
ACCESSORY BUILDING  
SIDE YARD = 3'  
REAR YARD = 3' LOT LINE, 6' ALLEY  
HEIGHT = 20' MAXIMUM

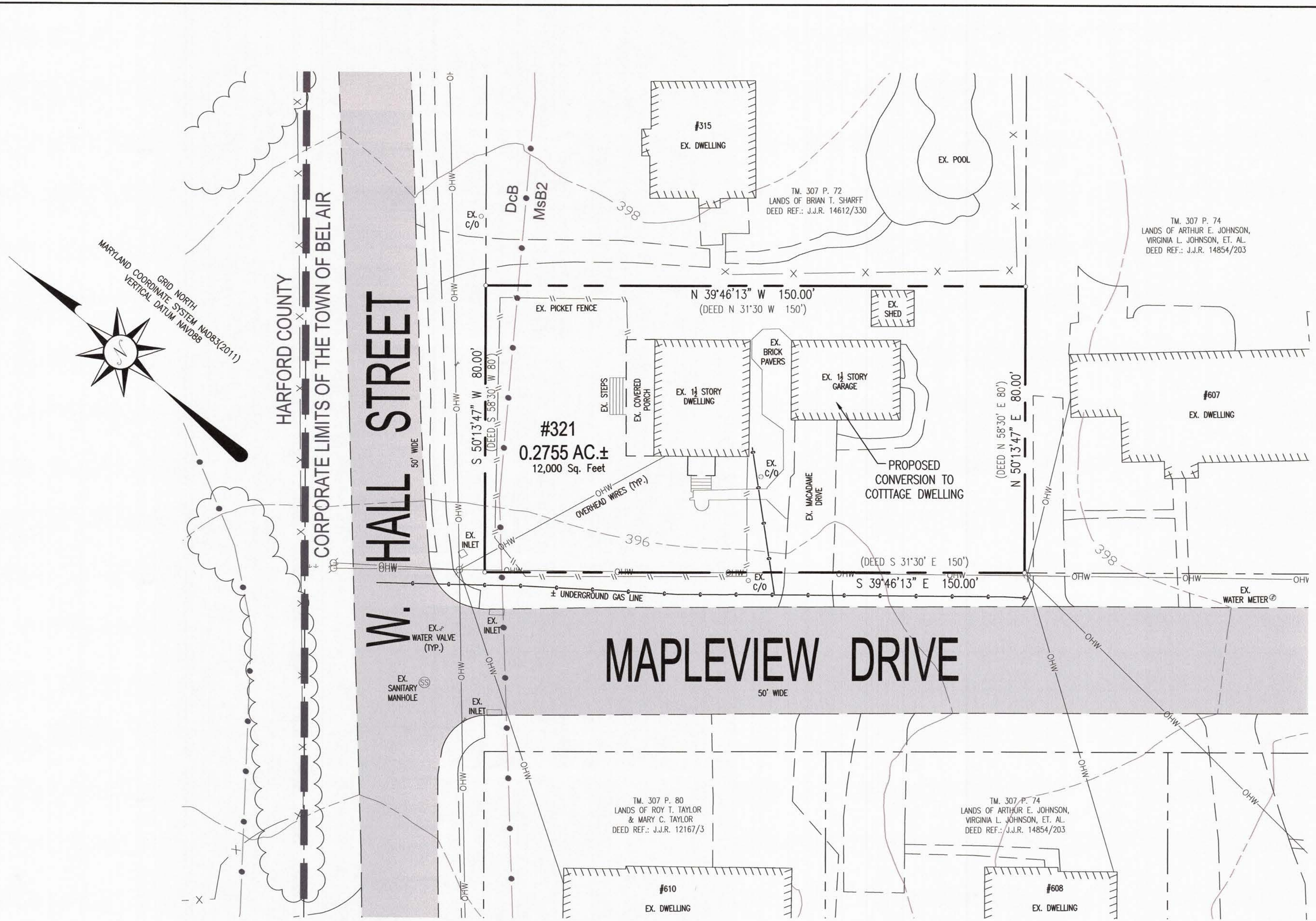
NO INVESTIGATION OF UNDERGROUND UTILITIES WAS PERFORMED FOR THIS SURVEY.

OWNER/CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.

**OWNER**

STEPHEN MICHAEL CAPLAN  
321 W. HALL STREET  
BEL AIR, MD 21014-0000  
410-428-5918



**LEGEND**  
EXISTING

- — — — — PROPERTY LINES
- - - - - BUILDING SETBACK LINE
- OHW — — — — — OVERHEAD WIRES
- NeB2 — — — — — EX. SOILS
- ~ ~ ~ ~ ~ EX. TREELINE
- ▬ EX. ROAD PAVING
- - - - - EX. 2' CONTOUR
- ⊙ EX. POWER POLE
- EX. SANITARY CLEANOUT
- ⊕ EX. WATER VALVE
- ⊕ EX. GAS VALVE

EXISTING USE: RESIDENTIAL  
PROPOSED USE: RESIDENTIAL W/COTTAGE DWELLING

**GRAPHIC SCALE**



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE SURVEY IN WHICH IT IS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE", COMAR TITLE 09, MARYLAND DEPARTMENT OF LABOR LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS.

JOSEPH C. THOMPSON  
PROFESSIONAL LAND SURVEYOR #21039  
EXPIRES 03-20-2026  
DATE 3-15-2024



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MAR 15 2024

Thompson & Assoc. LLC

<b>SITE PLAN</b> #321 W. HALL STREET TAX MAP 307 PARCEL 73 LANDS OF <b>CAPLAN</b> THE TOWN OF BEL AIR		HARFORD COUNTY, MARYLAND
ELECTION DISTRICT No.3		DRAWN BY: JCT
JOSEPH THOMPSON & ASSOCIATES, LLC Land Surveying & Engineering WWW.thompsonassociatesllc.com		DATE: 3-15-2024
402 N. HICKORY AVENUE, SUITE B BEL AIR, MARYLAND 21014 (410) 803-0696		CHECKED BY: JCT
		JOB NO.: 5524