

CONCEPT PLAN NOTES:

The following notes apply to items on the plan having the same note id number:

PUBLIC ROAD:

- 01) existing public road paving -- asphalt
- 2) existing road curb & gutter -- concrete

ROAD ENTRANCE:

- 20) existing entrance paving -- concrete

PEDESTRIAN PAVING:

- 30) existing on-grade walkway -- concrete
- 31) existing paint stripes for outdoor wheelchair route to building entrance

VEHICULAR PAVING & TRAFFIC:

- 40) existing driveway paving -- asphalt
- 41) existing parking lot paving -- asphalt
- 42) existing paving curb & gutter -- concrete
- 43) new paving curb & gutter -- concrete; match existing
- 44) existing paving shoulder -- brick pavers
- 45) existing paint stripe for parking space

LAWN & LANDSCAPING:

- 50) landscaping plants & landscaping bed with mulch topping; see landscaping plan

BUILDINGS & STRUCTURES:

- 60) existing main building; (2) story
- 61) Replace existing temporary on-grade outdoor uncovered dining space with permanent new raised wood plank deck dining space; no roof

- 62) new fence -- vinyl covered wood posts with steel infill guardrails
- 63) existing masonry wall
- 64) existing concrete curb ramp
- 65) new wood plank ramp
- 66) existing building entry landing
- 67) existing garbage dumpster enclosure -- 6 ft high; wood
- 68) new traffic sign; "ONE WAY DO NOT ENTER"
- 69) existing roof covering over drive-in window

SITE UTILITIES

- 80) existing electric service entrance
- 81) existing underground electric service laterals
- 82) existing electric service transformer
- 83) existing natural gas meter
- 84) existing natural gas service piping
- 85) existing underground sanitary sewer building main piping
- 86) existing underground water service piping

CONCEPT PLAN GENERAL NOTES:

DEVELOPMENT NAME: Z-Vault
LEGAL DESCRIPTION:

Tax Account #: 000265

Tax Map-0301 Grid-0000 Parcel-1317

Deed Reference-11649/ 00463

Election District: 03

Property street address: 201 South Main St Bel Air, MD 21014

Zoning District: B2

SITE SIZE: 18,687 sf

PROPERTY OWNER NAME: 201 South Main St, LLC

ADDRESS: 2302 Industry Ct Forest Hill, MD 21050

REP: Chris Heffler 443-791-0110

DEVELOPER/CONTRACT PURCHASER: 201 South Main St, LLC

ADDRESS: 2302 Industry Ct Forest Hill, MD 21050

REP: Chris Heffler 443-791-0110

PLAN DRAWING PREPARER: Stoker Associates

ADDRESS: 121 Royal Oak Drive Bel Air, MD 21015

PHONE: (410) 515-0997

REP NAME: David Stoker

EMAIL ADDRESS: davidstoker@comcast.net

USE OF THE SITE

The site will have one main use with accessory uses.

Change of use -- no

Expansion of existing use -- yes

Development description: Replace the existing temporary outdoor dining with permanent outdoor dining.

NUMBER OF TENANTS

A maximum of one tenant will use this

site.

We propose no change in the total number of tenants.

INDOOR OCCUPIED BUILDING AREA

The main Tenant for the site will be "Z Vault", using the site for a sit-down dining restaurant. This tenant occupies the entire two-story building with a total approx floor area of 4,874sf.

INDOOR UNOCCUPIED BUILDING AREA

The building *has an existing *will have a new indoor unoccupied basement crawl space(s) (approx *sf)

The building *has an existing *will have a new indoor unoccupied roof attic space(s) (approx *sf).

OUTDOOR SPACES

Outdoor dining bar seating area (no roof): We propose to continue to use approx (770)sf of outdoor space for outdoor dining and bar seating.

Trash storage area (no roof): We propose to continue to use (1) outdoor yard for dumpster & trash can storage area.

NATURAL ENVIRONMENT ACCESSMENT:

Slopes from 15% to 25%: none

Slopes greater than 25%: none

FEMA 100-year floodplain: none

FEMA panel: 240042

Streams, Seeps, ponds, or other water bodies within 200 feet of the development site: none

Tidal wetlands: none

Non-tidal wetlands: none

Chesapeake Bay Critical Area district: none

HISTORIC STRUCTURES OR SITES:

Landmarks Preservation commission: none on site

Maryland Historic Trust Inventory: none on site

Maryland Archeological Survey: none on site

Specimen trees: none on site

EXISTING HAZARDOUS CONDITIONS:

Existing underground or above-ground tanks: none known

Existing contaminated underground soil:

**Final Site Plan
Owner Certification**

I certify that I have reviewed 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.

Owner 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 regulations including Planning Commission and/or Zoning Administrator conditions attendant thereto.

Signature _____ Date _____

Printed Name _____ Affix Seal _____

**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 _____

These drawings are schematic & dimensions are approximate. Contractor shall verify actual dimensions of components to fit field conditions. Contractor shall notify architect of any change from drawings. These drawings and the design shown are protected by copyright laws from unauthorized use of any part.

I, F. David Stoker, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 7767.

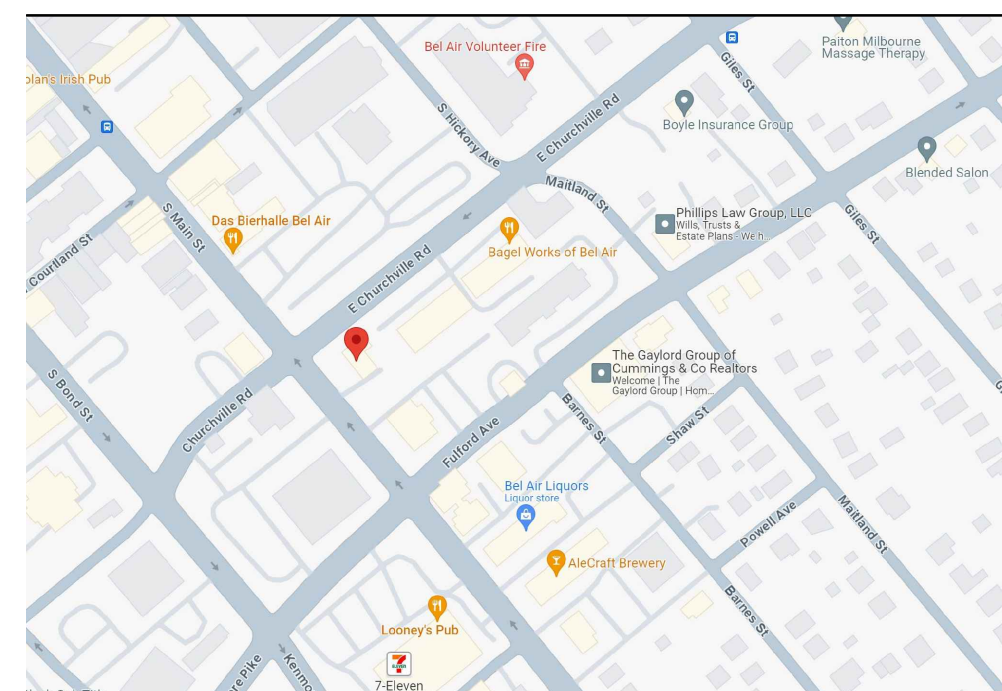


**Z VAULT
OUTDOOR DINING
ALTERATIONS**

CLIENT PJ ID: * PJ #: 2023012

PROJECT STATUS: These drawings are for progress review, not for permit, & not for construction.

SHT #:	SHEET NAME:	DATE:
C 21	PROPOSED SITE PLAN	2024-02-05



2 AREA MAP

ADJACENT PROPERTY OWNERS

STREET ADDRESS: **15 Chruville Rd South
MAP: 0301
OWNER'S NAME: **Frankel Churchville Road, LLC
**condo association

STREET ADDRESS: **20 E Fulford Ave
MAP: 0301
PARCEL/LOT: 2053, LOT 1
OWNER'S NAME: **No Ju, LLC
MAILING ADDRESS: **20 E Fulford Ave, Bel Air, MD 21014

OUTDOOR DINING - BAR USE

Tenant shall follow the governing jurisdictions' laws and regulations for outdoor dining - bar. Some of the regulations are as follows:

TOWN OF BEL AIR

Amplified music or use of a public address system is not permitted between 9:00pm and 9:00am.

Live entertainment or recreational games are not permitted between 9:00pm and 9:00am.

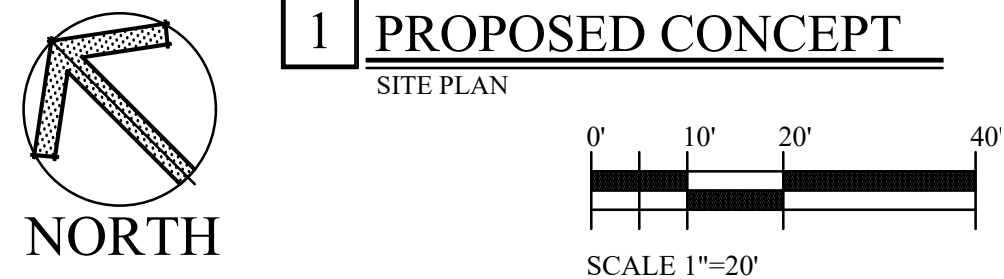
Outdoor dining/bar operations must adhere to requirements of the Town Code

The exterior area is limited to 75% of the fire-rated capacity of the principal permitted use and any temporary enclosure must meet provisions of Section 165-71.C. Any exterior area above the 75% limit must provide parking based upon Section 165-51.H.

Dining areas located within an approved Shopping Center use may be reviewed through administrative process if determined appropriate by the Zoning Administrator.

Bar service is subject to Board of Appeals review which may impose conditions as it may deem necessary to ensure there is no adverse impact to neighboring property.

Hours of food or alcohol service shall be limited to the size of the bar including television and other visual display



1 PROPOSED CONCEPT SITE PLAN

SCALE 1"=20'