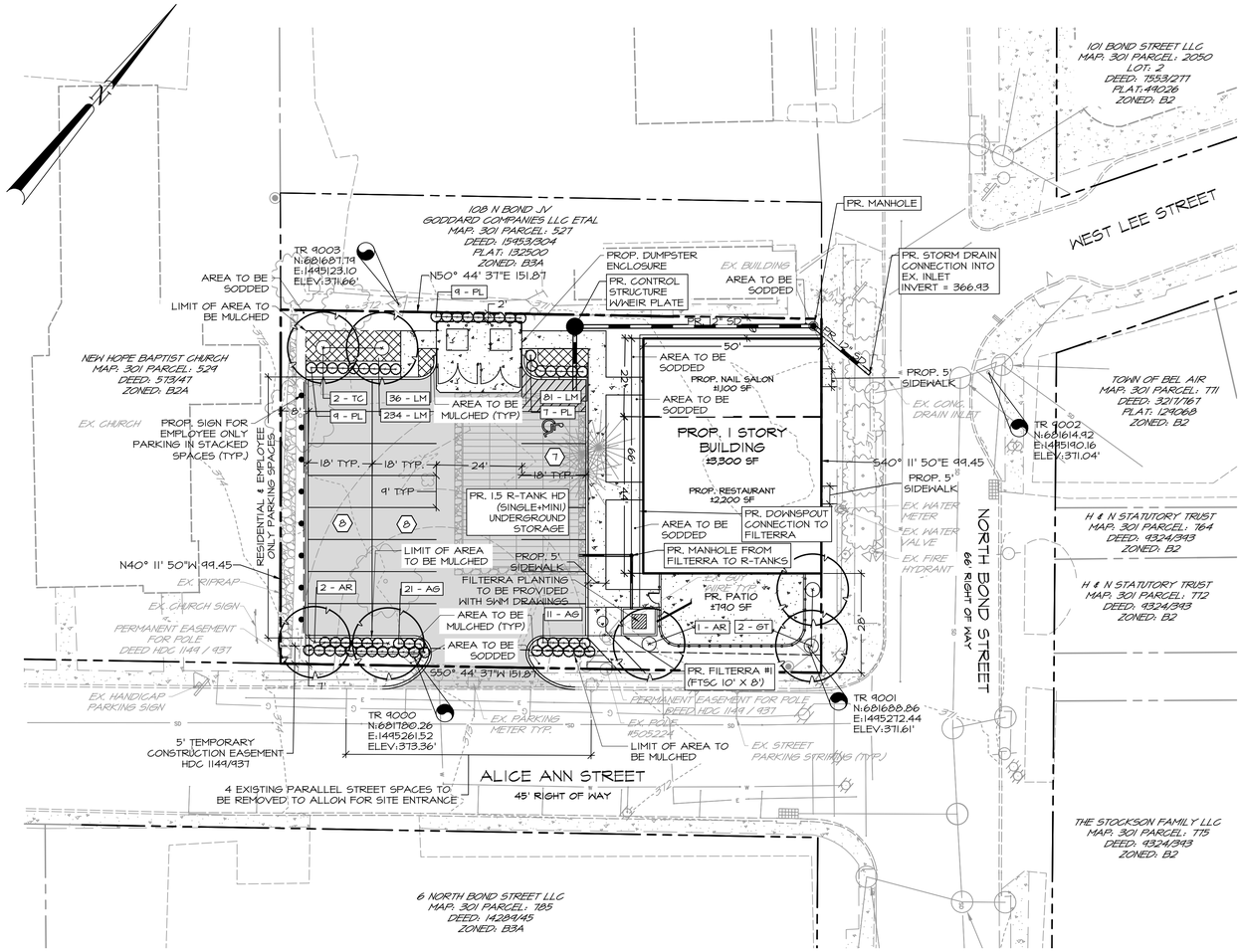


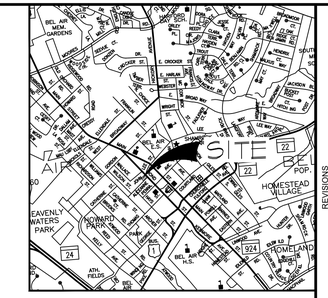
LANDSCAPE PLAN

20' 0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX. EDGE OF PAVING
- EX. CURB & GUTTER
- STORMWATER MANAGEMENT AREA
- SWM EASEMENT
- ADA ACCESSIBLE ROUTE
- PROP CURB & GUTTER
- PROP. SIDEWALK
- PROP. ESD AREA
- PROP. ASPHALT PAVING
- PROP. BUILDING
- EX WATER VALVE
- EX UTILITY POLE
- PROP. UTILITY POLE
- PROP. LIGHTING
- EX SIGN
- PROP. SIGN
- PROP. PARKING COUNT
- PROP. INGRESS/EGRESS
- EXISTING HYDRANT
- PROP. HYDRANT
- PROP. HANDICAP ACCESSIBLE SPACE
- PROP. WATER VALVE
- EX MH
- PROP. MH
- PROP. INLET



VICINITY MAP

1"=2000'

DEVELOPMENT DATA

1. OWNER: J NGUYEN LAM LLC, 2005 DUKE STREET, FALLSTON, MD 21047
2. PROPERTY ADDRESS: 102 NORTH BOND STREET, BEL AIR, MD 21014
3. TAX MAP: 301
   PARCEL: 528
   DEED REFERENCE: 15441/83
   PLAT NUMBER: 13/250
   ACREAGE: ±15,000 SF
4. CURRENT ZONE: B-3A GENERAL BUSINESS GATEWAY
5. USE:
   EXISTING: VACANT
   PROPOSED: ±3,300 ONE STORY BUILDING
   ±2,200 RESTAURANT (FIRST FLOOR)
   ±1,100 NAIL SALON (FIRST FLOOR)
6. BULK AND YARD REGULATIONS (ZONE B-3A: OTHER PERMITTED USE):

MINIMUM FRONT YARD DEPTH:	0'
MAXIMUM FRONT YARD DEPTH:	25'
MINIMUM SIDE YARD DEPTH:	0'
MINIMUM REAR DEPTH:	0'
MINIMUM SIDE AND REAR IF ADJACENT TO R DISTRICT:	10'
MINIMUM HEIGHT:	20'
MAXIMUM HEIGHT:	55'

7. PARKING:
   REQUIRED:
   RESTAURANT: 1 PER 3 PATRON SEATS OR 1 PER 100 SQUARE FEET OF NET FLOOR AREA, EXCLUDING FOOD PREPARATION AND STORAGE, WHICHEVER IS GREATER
   1,250 SF (EXCLUDING 950 SF OF KITCHEN AND STORAGE) / 100 SF = 12.5 PARKING SPACES
   36 SEATS X 1 PER 3 PATRON SEATS = 12 PARKING SPACES
   NAIL SALON: 1 PER 200 GROSS SQUARE FEET/OR 2 PER STATION, WHICHEVER IS GREATER
   1,100 SF / 200 SF = 5.5 PARKING SPACES
   5 STATIONS X 2 PARKING SPACES = 10 PARKING SPACES
   TOTAL PARKING REQUIRED: 22 PARKING SPACES
   PROVIDED PARKING: 15 STANDARD PARKING SPACES INCLUDING 1 HANDICAP PARKING SPACE
   8 TANDEM PARKING SPACES FOR EMPLOYEE PARKING SPACES
   23 TOTAL PARKING SPACES

LANDSCAPE TABULATION

STREET TREES (§165-58(A)(1))
REQUIRED TREES ALONG NORTH BOND STREET: 100 LF - 66 LF (BUILDING WITH 0' SETBACK) @ 1 TREE/ 40'= 0.85 MAJOR DECIDUOUS TREES
PROVIDED TREES ALONG NORTH BOND STREET: 1 MAJOR DECIDUOUS TREES

REQUIRED TREES ALONG ALICE ANN STREET: 152 LF @ 1 TREE/ 40'= 3.8 MAJOR DECIDUOUS TREES
PROVIDED TREES ALONG ALICE ANN STREET: 4 MAJOR DECIDUOUS TREES

PERIMETER LANDSCAPE BUFFERING (§165-54(B)(2))
REQUIRED NON RESIDENTIAL PARKING USE TO RIGHT OF WAY = 3' BUFFER WIDTH AT 1 PLANTING UNIT/ 25 LINEAR FEET
1 MAJOR DECIDUOUS TREE = 1 PU
2 MINOR DECIDIOUS TREES = 1 PU
2 EVERGREEN TREES = 1 PU
10 SHRUBS = 1 PU

REQUIRED ALICE ANN STREET: 80 LF/ 25 LF = 3.2 PU REQUIRED
PROPOSED ALICE ANN STREET: 32 SHRUBS = 3.2 PU PROVIDED

PARKING LOT INTERIOR LANDSCAPING (§165-54(B)(2))
REQUIRED: LANDSCAPE AREA SHALL EQUAL OR EXCEED 8% OF INTERIOR AREA

REQUIRED: ±6,961 SF X 8% = ±557 SF OF INTERIOR LANDSCAPING
PROPOSED: ±717 SF (10.3%)

PARKING LOT SHADE TREES (§165-54(B)(3))
REQUIRED MAJOR DECIDUOUS TREES @ PARKING INTERIOR:1 MAJOR SHADE TREE PER 10 PARKING SPACES

REQUIRED : 23 PARKING SPACES / 10 PARKING SPACES = 2 MAJOR SHADE TREES
PROPOSED: 2 MAJOR SHADE TREES

PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
DECIDUOUS TREES				
AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
GT	2	Gleditsia triacanthos var. inermis	Thornless Honey Locust	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
TC	2	Tilia cordata	Littleleaf Linden	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
SHRUBS				
AG	32	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	18" - 24" HT., #3 CONTAINER, 3' O.C. SPACING
PL	25	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18" - 24" HT., #3 CONTAINER, 3' O.C. SPACING
PERENNIALS/ GROUNCOVER				
LM	351	Liriope muscari 'Big Blue'	Big Blue Liriope	#5P4 (1 QT.), 24" O.C. DIAGONAL SPACING

LANDSCAPE COST ESTIMATE*

MAJOR DECIDUOUS TREES	7	@	$400/TREE	=	$2,800
SHRUBS	57	@	$50/SHRUB	=	$2,850
			TOTAL	=	$5,650

- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
* ESTIMATE IS FOR TOWN OF BEL AIR BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

REQUEST FOR RELIEF FROM PLANNING COMMISSION

APPROVAL IS BEING REQUESTED IN THE FORM OF WAIVERS, VARIANCES, OR SPECIAL EXCEPTIONS FROM THE TOWN OF BEL AIR PLANNING COMMISSION FOR THE FOLLOWING REQUEST:

- REQUEST FOR APPROVAL OF EIGHT STACKED PARKING SPACES PER SECTION 165-51.F(1)(E). STACKED PARKING ON SITE WILL BE UTILIZED BY EMPLOYEES OF THE PROPERTY AND THERE WILL BE NO ADVERSE IMPACT ON THE USE AND CIRCULATION PATTERN OF THE PARKING AREA.

FINAL LANDSCAPE PLAN
OWNER CERTIFICATION

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

SIGNATURE DATE

HAN LAM OWNER
PRINTED NAME DATE

FINAL LANDSCAPE PLAN
LANDSCAPE ARCHITECT CERTIFICATION

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

SIGNATURE DATE

KATELYNNE PIERCE, PLA
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

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDROLOGIC GROUP
NeB2	NESHAMINY SILT LOAM 3% TO 8% SLOPES	MODERATELY ERODED	-	0.37	B

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

REVISIONS

REV#	DATE	DESCRIPTION

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES 410.879.2090 frederickward.com
PO Box 727, 5 South Main Street Bel Air, Maryland 21014

OWNER/DEVELOPER
J NGUYEN LAM LLC
2005 DUKE STREET
FALLSTON, MD 21047
ATTN: HAN LAM
PHONE: 410-698-8995

LANDSCAPE PLAN
102 NORTH BOND STREET
TOWN OF BEL AIR, MD
3RD ELECTION DISTRICT

DATE: 04/03/2025	DRAWING NO: LP01
SCALE: 1" = 20'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 1 OF 2
CHECKED BY: TMM	FWA JOB NUMBER: 2141112.02

M:\PROJECTS\2141112.02 NGUYEN - 102 N. BOND STREET\DESIGN\ENGINEERING\PLANS\PLANNING COMMISSION\LP_LANDSCAPE PLAN.DWG, LP01, 3/26/2025 2:45 PM,kpierce

PLANTING NOTES

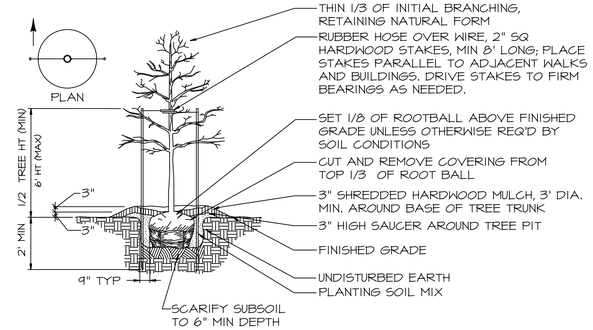
1. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1," LATEST EDITION.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
3. CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
4. PLAN MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED PER SEDIMENT EROSION CONTROL PLANS.
6. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
7. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY.
8. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TOWN OF BEL AIR, MD.
9. GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION, AND TRANSPORTATION
10. SOIL ADDITIVES TO BE GRANULAR FERTILIZER OF A 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 pH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
11. THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
12. PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF TWO YEARS INCLUDING TWO CONTINUOUS GROWING SEASON WITH 75% SURVIVABILITY. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY TO INCLUDE COVERAGE OF PLANTS FROM DEATH OR UNHEALTHY CONDITIONS. REPLACEMENT PLANTS SHALL BE THE SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF THE REPLACEMENT. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF PLANNING COMMISSION APPROVAL. ALSO, WITHIN ONE YEAR OF PLANTING, ANY DEAD OR DYING TREES OR PLANTS SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON PRIOR TO RELEASE OF ANY REQUIRED SURETY.
13. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.
14. PLANTING SOIL MIX:
    a. CONTRACTOR SHALL PROVIDE PLANTING MIX ACCORDING TO THE FOLLOWING MIX RATIOS:
    b. 75% SANDY LOAM TOPSOIL, ph SHALL BE BETWEEN 5.5 -7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUBLE SALTS SHALL NOT EXCEED 3mmhos/CM, CALCIUM SHALL NOT EXCEED 2000 PARTS PER MILLION. TOPSOIL SHALL BE FREE OF NOXIOUS WEED SEEDS AND ROCKS OVER ½".
    c. 25% LEAFGRO AS MANUFACTURED BY Maryland Environmental Service, 259 Najoles Road, Millersville, Maryland 21108, Attn: Procurement Division, Phone (410) 724-8510 Fax (410) 724-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
    d. THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK THEN BACKFILLED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
    e. SOIL AMENDMENTS: PROVIDE OSMOCOTE FERTILIZER N14-P14- K14, 3-4 MONTH TIME RELEASE. APPLY TO PLANTER MIX AT A RATE OF 20LBS/1000 SQ FT OF PLANTING AREA. THOROUGHLY INCORPORATE INTO TOP 10 INCHES OF PLANTING SOIL DEPTH INCLUDING TREE PIT.
15. NO TREES SHALL BE PLANTED WITHIN 10' OF THE SANITARY SEWER LATERAL OR WATER LINE.

NOTES

1. TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
2. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL RE-GRADED SURFACES PROVIDING A MINIMUM OF FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS. SUCH AREAS SHALL BE STABILIZED THROUGH SEEDING OR SODDING AS SHOWN.
3. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLAN WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
4. NO SUBSTITUTIONS OF PLANT MATERIAL TYPE, SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL FROM THE TOWN OF BEL AIR.
5. COST ESTIMATES FOR LANDSCAPING PROPOSED TO SATISFY CODE REQUIREMENTS SHALL BE PREPARED AND APPROVED BY THE TOWN OF BEL AIR TO ESTABLISH SURETY AMOUNT.
6. ANY SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH GROUNDCOVER PLANTINGS AND/OR SEEDED & EROSION CONTROL MATTED, TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
7. ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY IS BASED ON FREDERICK WARD ASSOCIATES FIELD SURVEY.
8. SITE BOUNDARY BASED ON DEED RESEARCH BY FREDERICK WARD ASSOCIATES.
9. ANY UNUSED EXISTING UTILITY STUBS SHALL BE REMOVED AND CAPPED AT MAIN.
10. BENCHMARK:

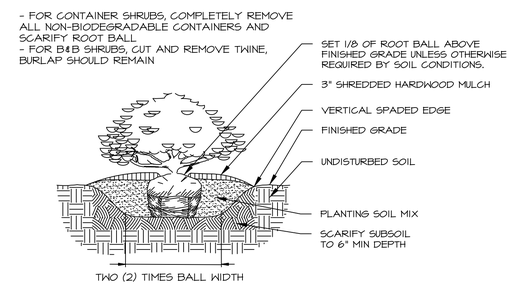
FWA#9000VRS TR FWA BC SET N:681780.26 E:1495261.52 ELEV. 373.36	FWA#9001VRS TR FWA BC SET N:681688.86 E:1495272.44 ELEV. 371.61
FWA#9002VRS TR FWA BC SET N:681614.92 E:1495190.16 ELEV.371.04	FWA#9003VRS TR FWA BC SET N:681687.74 E:1495123.10 ELEV. 371.66

5. THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0161E, DATED 4/19/2016.
6. 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. SEPARATE UTILITY (WATER & SEWER), STORMWATER , AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.
11. THE EROSION AND SEDIMENT CONTROL PLAN SHALL ADHERE TO THE MARYLAND DEPARTMENT OF ENVIRONMENT "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" MANUAL.
12. REFUSE SERVICE TO BE PROVIDED BY THE PROPERTY OWNER.



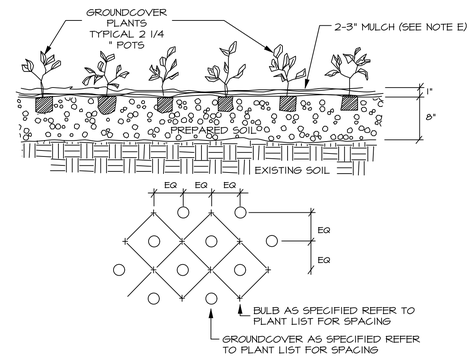
DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



SHRUB PLANTING DETAIL

SCALE: NTS



GROUNDCOVER PLANTING DETAIL

SCALE: NTS

FINAL LANDSCAPE PLAN OWNER CERTIFICATION

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

SIGNATURE _____ DATE _____

HAN LAM — PRINTED NAME
OWNER — DATE

FINAL LANDSCAPE PLAN LANDSCAPE ARCHITECT CERTIFICATION

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

SIGNATURE _____ DATE _____

KATELYNNE PIERCE, PLA — 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 _____

REVISIONS

REV#	DATE	DESCRIPTION

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES 410.879.2090 frederickward.com
P.O. Box 727, 5 South Main Street Bel Air, Maryland 21014

OWNER/DEVELOPER

J NGUYEN LAM LLC
2005 DUKE STREET
FALLSTON, MD 21047
ATTN: HAN LAM
PHONE: 410-698-8995

LANDSCAPE NOTES AND DETAIL

102 NORTH BOND STREET

3RD ELECTION DISTRICT — TOWN OF BEL AIR, MD

DATE: 04/03/2025	DRAWING NO: LP02
SCALE: 1" = 20'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 2 OF 2
CHECKED BY: TMM	FWA JOB NUMBER: 2141112.02

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