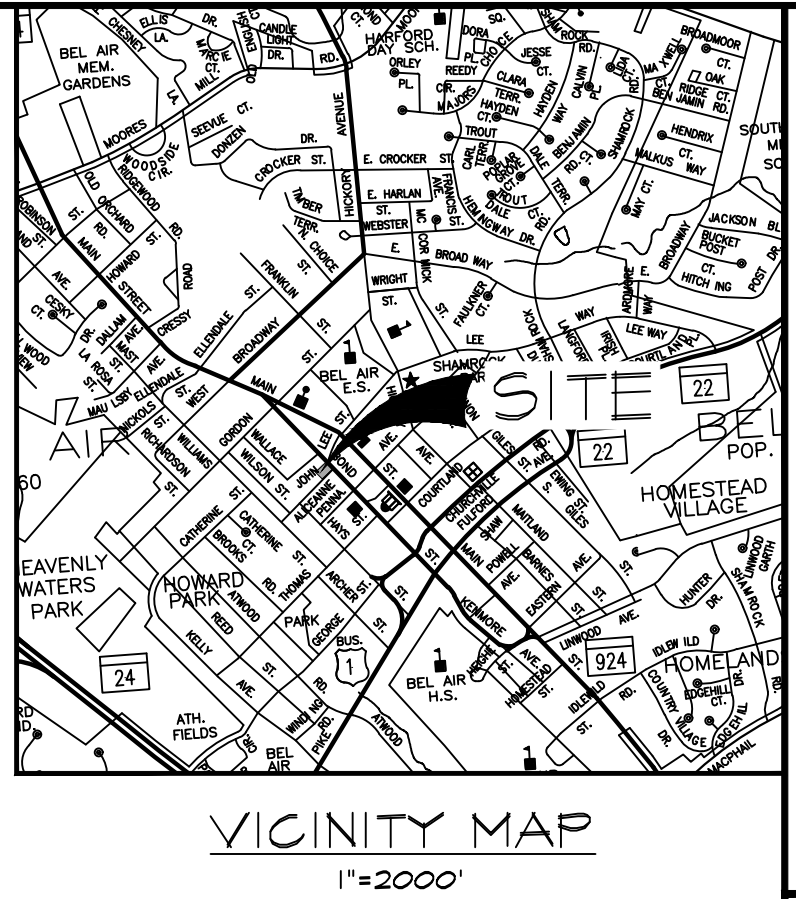


LEGEND

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



DEVELOPMENT DATA

- OWNER: J NGUYEN LAM LLC
2005 DUKE STREET
FALLSTON, MD 21041
- PROPERTY ADDRESS: 102 NORTH BOND STREET
BEL AIR, MD 21014
- TAX MAP: 301
PARCEL: 528
DEED REFERENCE: 15441/83
PLAT NUMBER: 132/50
ACREAGE: 15,000 SF
- CURRENT ZONE: B-3A GENERAL BUSINESS GATEWAY
- USE:
EXISTING: VACANT
PROPOSED: 43,300 ONE STORY BUILDING
42,200 RESTAURANT (MAX. 36 SEATS)
1,100 NAIL SALON (MAX. 5 STATIONS)
1760 SF PATIO (MAX. 27 SEATS)
- 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'
- 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 & TANDEM PARKING SPACES FOR EMPLOYEE PARKING SPACES
23 TOTAL PARKING SPACES

- ### NOTES
- ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY IS BASED ON FREDERICK WARD ASSOCIATES FIELD SURVEY DATED 8/20/2024.
 - SITE BOUNDARY BASED ON DEED RESEARCH BY FREDERICK WARD ASSOCIATES.
 - ANY UNUSED EXISTING UTILITY STUBS SHALL BE REMOVED AND CAPPED AT MAIN.
 - BENCHMARK: FWA#9000VRS TR FNA BC SET N:681780.26 E:1445261.52 ELEV. 373.36
FWA#9002VRS TR FNA BC SET N:681614.92 E:1445190.16 ELEV. 371.04
FWA#9001VRS TR FNA BC SET N:681688.86 E:1445272.44 ELEV. 371.61
FWA#9003VRS TR FNA BC SET N:681687.74 E:1445123.10 ELEV. 371.66
 - THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0161E, DATED 4/19/2016.
 - 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 DRAININGS ARE APPROVED) IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
 - ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS.
 - THERE ARE NO REGULATORY WETLANDS OR WATERCOURSES ON SITE.
 - SEPARATE UTILITY (WATER & SEWER), STORMWATER, AND SEDIMENT CONTROL PLANS WILL BE REQUIRED AND PROVIDED.
 - REFER TO SEPARATE LANDSCAPE PLAN FOR FURTHER INFORMATION.
 - 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.
 - REFUSE SERVICE TO BE PROVIDED BY THE PROPERTY OWNER.
 - PATIO SEATING NOT EXCEEDING 27 SEATS.
 - LOADING AND UNLOADING TO TAKE PLACE ON SITE WITHIN PROPOSED PARKING LOT DURING NON-OPERATING HOURS FOR THE NAIL SALON AND RESTAURANT.
 - THE EXISTING FIVE STREET METERED PARKING SPACES ALONG ALICE ANNE STREET TO BE RELOCATED. ENGINEER AND DEVELOPER WILL COORDINATE WITH BEL AIR DEPARTMENT OF PUBLIC WORKS AND TOWN OF BEL AIR PLANNING DEPARTMENT TO FACILITATE THE RELOCATION THE METERED SPACE DUE TO DEVELOPMENT IMPACTS.
 - SITE IS LOCATED WITHIN THE MARYLAND TIER II HIGH QUALITY WATERSHED.

SOILS CHART

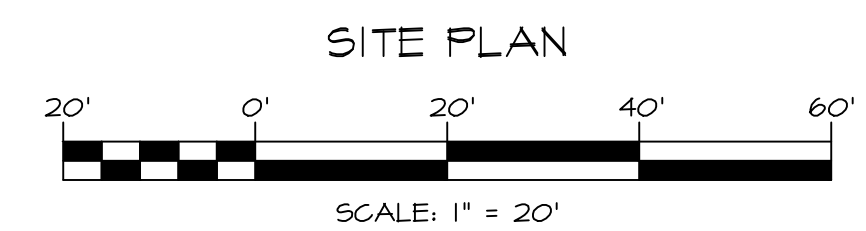
SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDROLOGIC GROUP
N6B2	NESHAMINT SILT LOAM 3% TO 8% SLOPES	MODERATELY ERODED	-	0.31	B

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

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.



REVISIONS	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FREDERICK WARD ASSOCIATES
410.959.0290
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

SITE PLAN

102 NORTH BOND STREET

TOWN OF BEL AIR, MD
3RD ELECTION DISTRICT

DATE: 05/15/2025	DRAWING NO: SP
SCALE: 1" = 20'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 1 OF 1
CHECKED BY: TMM	FWA JOB NUMBER: 2141112.02

M:\PROJECTS\2024\11.02 NGUYEN - 102 N. BOND STREET\DESIGN\ENGINEERING\PLANNING COMMISSION\REVISED_SP_SITE PLAN.DWG, FWA-BRD-RT-24036, 5/14/2025 1:52 PM kperce

<p>FINAL SITE PLAN OWNER CERTIFICATION</p> <p>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.</p> <p>SIGNATURE: HAN LAM DATE: _____ PRINTED NAME: HAN LAM TITLE: OWNER</p>	<p>FINAL SITE PLAN ENGINEER CERTIFICATION</p> <p>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.</p> <p>SIGNATURE: THOMAS M. MINER, PE DATE: _____ PRINTED NAME: THOMAS M. MINER, PE TITLE: ENGINEER AFFIX SEAL: _____</p>	<p>TOWN OF BEL AIR DEPARTMENT OF PLANNING</p> <p>APPROVED: _____ DATE: _____ DIRECTOR</p>	<p>TOWN OF BEL AIR PLANNING COMMISSION</p> <p>APPROVED: _____ DATE: _____ CHAIRPERSON</p>	<p>TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED: _____ DATE: _____ DIRECTOR</p>
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