



DEVELOPMENT SUMMARY

- PROPERTY ADDRESS: 504 BALTIMORE PIKE, BEL AIR, MD 21014
- TAX #: 03-031282, TAX MAP: 0304, GRID: 2, PARCEL: 0007, LOT: 4, DEED REFERENCE: 14264/418, PLAT REFERENCE: 21/13
- OWNER: BEL AIR INVESTORS, LLC, A MARYLAND LLC BY: SUMNERWOOD CORPORATION, A PENNSYLVANIA CORPORATION, ITS MANAGER, PO BOX 424, CONSHOHOCKEN, PA 19428-0424
- LOT 4 AREA: 22,494 SF = 0.5164 AC±
- ZONING: B3 - GENERAL BUSINESS (TOWN OF BEL AIR)
- USE: EXISTING: 12,420 SF RESTAURANT (TACO BELL), PROPOSED: 12,722 SF RESTAURANT (TACO BELL)
- BULK AND YARD REGULATIONS (ZONE B-3): MIN. FRONT YARD DEPTH: 22', MIN. SIDE YARD DEPTH: 0', MIN. REAR DEPTH: 10', MAX. HEIGHT: 65'
- PARKING: REQUIRED: 1 PER 3 PATRON SEATS OR 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA, EXCLUDING FOOD PREPARATION AREA, WHICHEVER IS GREATER. 50 PATRON SEATS / 3 = 17 PARKING SPACES. PROPOSED: 25 PARKING SPACES (INCLUDING 2 HANDICAP SPACES)

LANDSCAPE TABULATION

- STREET TREES (§165-59(A)(1))**
 REQUIRED: 204 LF @ 1 TREE / 40' = 5 MAJOR STREET TREES
 PROVIDED: 5 MAJOR STREET TREES
- PARKING LOT INTERIOR LANDSCAPE (§165-54(B)(2))**
 REQUIRED: 0% PARKING INTERIOR LANDSCAPE AREAS
 13,606 SF ± PARKING LOT AREA * 0% = 1,084 SF
 PROVIDED: 1,760 SF ± PROVIDED (12.9% INTERIOR LANDSCAPE)
- PARKING LOT INTERIOR LANDSCAPE (§165-54(B)(3))**
 REQUIRED: 1 TREE / 10 SPACES = 1 TREE
 25 SPACES / 10 = 3 TREES
 PROVIDED: 3 TREES
- MINIMUM PLANTING REQUIREMENTS (§165-54)**
 REQUIRED: 1 PLANTING UNIT / 25 LF OF NON RESIDENTIAL PARKING ADJACENT TO RIGHT-OF-WAY, MIN. 3' WIDE
 210 LFS OF PARKING / 25 LF = 8.4 PU REQUIRED
 MIN. 3' WIDE BUFFER
 1 MAJOR DECIDUOUS TREE = 1 PLANTING UNIT
 1 MINOR DECIDUOUS TREE = 0.5 PLANTING UNIT
 63 SHRUBS = 6.3 PLANTING UNIT
 TOTAL PLANTING UNITS PROVIDED = 8.4 PU
- REQUIRED: NO BUFFER REQUIRED OF NON RESIDENTIAL PARKING ADJACENT TO COMMERCIAL, MIN. 3' WIDE
 62 LF * 42 LF± OF PARKING

LANDSCAPE COST ESTIMATE*

MAJOR DECIDUOUS TREES	0	@ \$400/TREE	= \$3,200
MINOR DECIDUOUS TREES	1	@ \$250/TREE	= \$250
SHRUBS	154	@ \$50/SHRUB	= \$7,700
			TOTAL = \$11,150

* 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.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP	ERODIBILITY
AqB	ALDINO SILT LOAM	X	0.43	C	POTENTIALLY ERODIBLE
NeB2	NESHAMINY SILT LOAM		0.32	B	-

X= HYDRIC
 I= INCLUSIONAL
 K-VALUE >0.32= HIGHLY ERODIBLE

LEGEND

<ul style="list-style-type: none"> PROPERTY LINE RIGHT-OF-WAY LINE BUILDING SETBACK EX CONTOURS PROP CONTOURS EX EASEMENT PROP EDGE OF VEGETATION EX EDGE OF VEGETATION EX CHAIN LINK FENCE EX WOOD FENCE EX EDGE OF PAVING EX EDGE OF PAVING/CURB EX OVERHEAD LINES EX SANITARY LINES EX WATER LINES EX STORM DRAIN LINES EXISTING GAS PROP. SANITARY LINES PROP. WATER LINES PROP. STORM DRAIN LINES SOIL BOUNDARY PROP CURB & GUTTER PROP SPLIT RAIL FENCE PROP ASPHALT PAVING EX ASPHALT PAVEMENT PROP. CONCRETE PAVEMENT EX CONCRETE PAVEMENT EX BUILDING PROP BUILDING 	<ul style="list-style-type: none"> EX UTILITY POLE PROP UTILITY POLE EX LIGHT POLE PROP LIGHT POLE EX SIGN PROP SIGN PARKING ROW QUANTILY HANDICAP PARKING EX FIRE HYDRANT PROP FIRE HYDRANT EX MANHOLE PROP MANHOLE EX WATER VALVE PROP WATER VALVE PROP SINGLE INLET PROP DOUBLE INLET PROP LIGHT POLE PROP MAJOR DECIDUOUS TREE PROP MINOR DECIDUOUS TREE PROP SHRUBS PROP GROUNDCOVER
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NOTES

- FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0163 E DATED 04/19/2016
- THERE ARE NO ON-SITE WETLANDS.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- EXTERIOR LIGHTING SHALL NOT EXCEED 25 FEET IN HEIGHT AND ALL LIGHTING SHALL MEET THE REQUIREMENTS FOUND IN ARTICLE VII OF THE TOWN OF BEL AIR ZONING CODE.
- 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.
- 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.
- 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.
- LOADING/UNLOADING IS TO BE DONE OUTSIDE OF THE RESTAURANT'S HOURS OF OPERATION THROUGH USE OF THE DRIVE THRU LANE AND A SIDE ACCESS DOOR.

PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
DECIDUOUS TREES				
TC	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2'-2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
ZS	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2'-2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
ORNAMENTAL TREES				
CR	1	Cornus florida rubra	Red Flowering Dogwood	5' - 6' HT./ B & B, SPACED AS SHOWN.
SHRUBS				
AG	23	Abelia x grandiflora	Glossy Abelia	30" - 36" HT., #5 CONTAINER, 4' O.C. SPACING
ND	25	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	24" - 30" HT., #5 CONTAINER, 3' O.C. SPACING
PC	71	Pyracantha coccinea	Scarlet Firethorn	30" - 36" HT., #5 CONTAINER, 3' O.C. SPACING
RR	21	Rosa x 'Radtko'	Red Knock Out Roses	24" - 30" HT., #5 CONTAINER, 3' O.C. SPACING
TO	14	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	3' - 4' HT., B & B, 5' O.C. SPACING
ORNAMENTAL GRASSES				
CA	30	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	10" - 24" HT., #3 CONTAINER, 2.5' O.C. DIAGONAL SPACING
PERENNIALS/ GROUNDCOVER				
HH	120	Hemerocallis x 'Happy Returns'	Happy Returns Dwarf Daylily	#5P4 (1 QT.), 24" O.C. DIAGONAL SPACING
LM	115	Liriope muscari 'Big Blue'	Big Blue Liriope	#5P4 (1 QT.), 24" O.C. DIAGONAL SPACING
RF	70	Rudbeckia fulgida var. sullivantii 'Goldstrum'	Goldstrum Black-eyed Susans	#5P4 (1 QT.), 24" O.C. DIAGONAL SPACING

<p>TOWN OF BEL AIR PLANNING COMMISSION</p> <p>APPROVED:</p> <p>CHAIRPERSON _____ DATE _____</p>	<p>TOWN OF BEL AIR DEPARTMENT OF PLANNING</p> <p>APPROVED:</p> <p>DIRECTOR _____ DATE _____</p>	<p>TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED:</p> <p>DIRECTOR _____ DATE _____</p>	<p>FINAL LANDSCAPE PLAN OWNER CERTIFICATION</p> <p>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 TESTIFY THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL LANDSCAPE PLAN UPON COMPLETION OF INSTALLATION.</p> <p>SIGNATURE _____ DATE _____</p> <p>PRINTED NAME _____ TITLE _____</p>	<p>FINAL LANDSCAPE PLAN LANDSCAPE ARCHITECT CERTIFICATION</p> <p>IT IS CERTIFIED THAT THIS FINAL LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATION, LANDSCAPE MANUAL, INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THEREOF.</p> <p>SIGNATURE _____ DATE _____</p> <p>PRINTED NAME _____ AFFIX SEAL _____</p>
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<p>ARCHITECTS ENGINEERS PLANNERS SURVEYORS</p> <p>FWA</p> <p>FREDERICK WARD ASSOCIATES 110.9.99.2090 PO Box 727, 5 South Main Street Bel Air, Maryland 21014</p>	<p>OWNER/DEVELOPER</p> <p>SUMNERWOOD CORPORATION PO BOX 429 CONSHOHOCKEN, PA 19428-0429 ATTN: MR. JOE DEPASCALE PHONE: 215-307-6463</p>	<p>LANDSCAPE PLAN</p> <p>BEL AIR TOWN CENTER TACO BELL REPLACEMENT</p> <p>TOWN OF BEL AIR, MD THIRD ELECTION DISTRICT</p>	<p>DATE: 09/04/2025</p> <p>DRAWING NO: LP01</p> <p>SCALE: 1" = 20'</p> <p>DESIGNED BY: KFP</p> <p>DRAWN BY: KFP</p> <p>CHECKED BY: TSM</p> <p>SHEET 1 OF 2</p> <p>FWA JOB NUMBER: 2111159.03</p>
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