

SITE GENERAL NOTES

- A. OWNER:** HERMES I, LLC.
126 N. MAIN STREET
BEL AIR, MARYLAND 21014
PHONE: (443) 515-1555
- B. CONTRACT PURCHASER/DEVELOPER:** LCFOODS2019, LLC.
14232 JARRETSVILLE PIKE
PHOENIX, MARYLAND 21131
PHONE: (443) 790-3598
EMAIL: cosey@brookside.market
- C. PLAN PREPARED BY:** DEVELOPMENT & DESIGN SOLUTIONS, LLC.
3202 ACTON ROAD
BALTIMORE, MARYLAND 21234
PHONE: (410) 905-0778
EMAIL: dblevins@dev-designsolutions.com
- D. SITE LOCATION:**
1. STREET ADDRESS: 126 N. MAIN STREET
BEL AIR, MARYLAND 21014
2. ELECTION DISTRICT: 3rd
3. ADC MAP: MAP# 17, GRID E-8 (OLD)
4. TAX MAP: MAP #0301, GRID 0000, PARCEL 0577
5. WATERSHED: WINTERS RUN
6. TAX ACCOUNT #: 03-013731
7. DEED REFERENCE: LIBER 16164, FOLIO 00148
- E. EXISTING SITE DATA AND ZONING:**
9. GROSS SITE AREA: 35,051 S.F. / 0.805 Ac.±
10. EXISTING ZONING: B-2 (CENTRAL BUSINESS DISTRICT)
EXISTING LAND USE: VACANT RESTAURANT
11. SETBACKS:
FRONT YARD: NONE
SIDE YARD: 3'
REAR YARD: 10'
HEIGHT: 20' MIN.
- F. PROPOSED DEVELOPMENT INFORMATION:**
1. PROPOSED DEVELOPMENT: RESTAURANT / CARRYOUT
2. PARKING REQUIRED: PARKING FOR COMMERCIAL USES ARE NOT REQUIRED IN THE B-2 ZONING DISTRICT.
3. PARKING PROVIDED: 45 SPACES
ANGLE PARKING SPACES: 9' x 18' (TYP.)
PARALLEL PARKING SPACES: 10' x 20' (TYP.)

GENERAL NOTES

1. TOPOGRAPHY AND BOUNDARY SHOWN IS BASED ON ALTA/NSPS LAND TITLE SURVEY DATED OCTOBER 7, 2025 AND FIELD RUN SURVEY DATED NOVEMBER 21, 2025 AS PREPARED BY APR ASSOCIATES, INC. OF WHICH IS BASED ON THE MARYLAND STATE COORDINATE SYSTEM FOR HORIZONTAL - NAD 83/91 AND VERTICAL - NAVD 88
2. THE AREAS BETWEEN THE SIGHT LINE AND THE EDGE OF PAVEMENT MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
3. ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH STATE HIGHWAY ADMINISTRATION, TOWN OF BEL AIR AND HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE STATE HIGHWAY ADMINISTRATION, TOWN OF BEL AIR AND HARFORD COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND WELLS WITHIN THE PROJECT LIMITS.
5. THIS PROPERTY IS IN VIOLATION OF SECTION 165-51.1(5) "CONTAINERS FOR RECYCLING COLLECTIONS MAY BE PLACED WITHIN EXISTING PARKING AREAS PROVIDED NO MORE THAN ONE PER PARKING AREA IS INSTALLED". OWNER SHALL REMOVE ALL CONTAINERS PRIOR TO BUILDING PERMITS BEING ISSUED AND REMOVE EXISTING PAVING BETWEEN PARKING AREA AND SIDEWALK ALONG NORTH BOND STREET WHICH WILL BE LANDSCAPED IN ACCORDANCE WITH THE TOWN OF BEL AIR LANDSCAPING REQUIREMENTS.

STORMWATER MANAGEMENT NOTES

THIS PROJECT IS EXEMPTED FROM THE STORMWATER MANAGEMENT REQUIREMENTS SINCE THE TOTAL AREA OF DISTURBANCE IS LESS THAN 5,000 SF, AND THE PROJECT IS REMOVING 2,105 SF OF IMPERVIOUS AREA WHICH WILL BE LANDSCAPED IN ACCORDANCE WITH THE TOWN OF BEL AIR LANDSCAPING REQUIREMENTS.

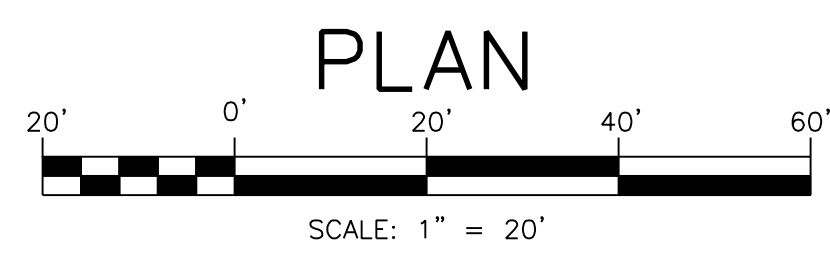
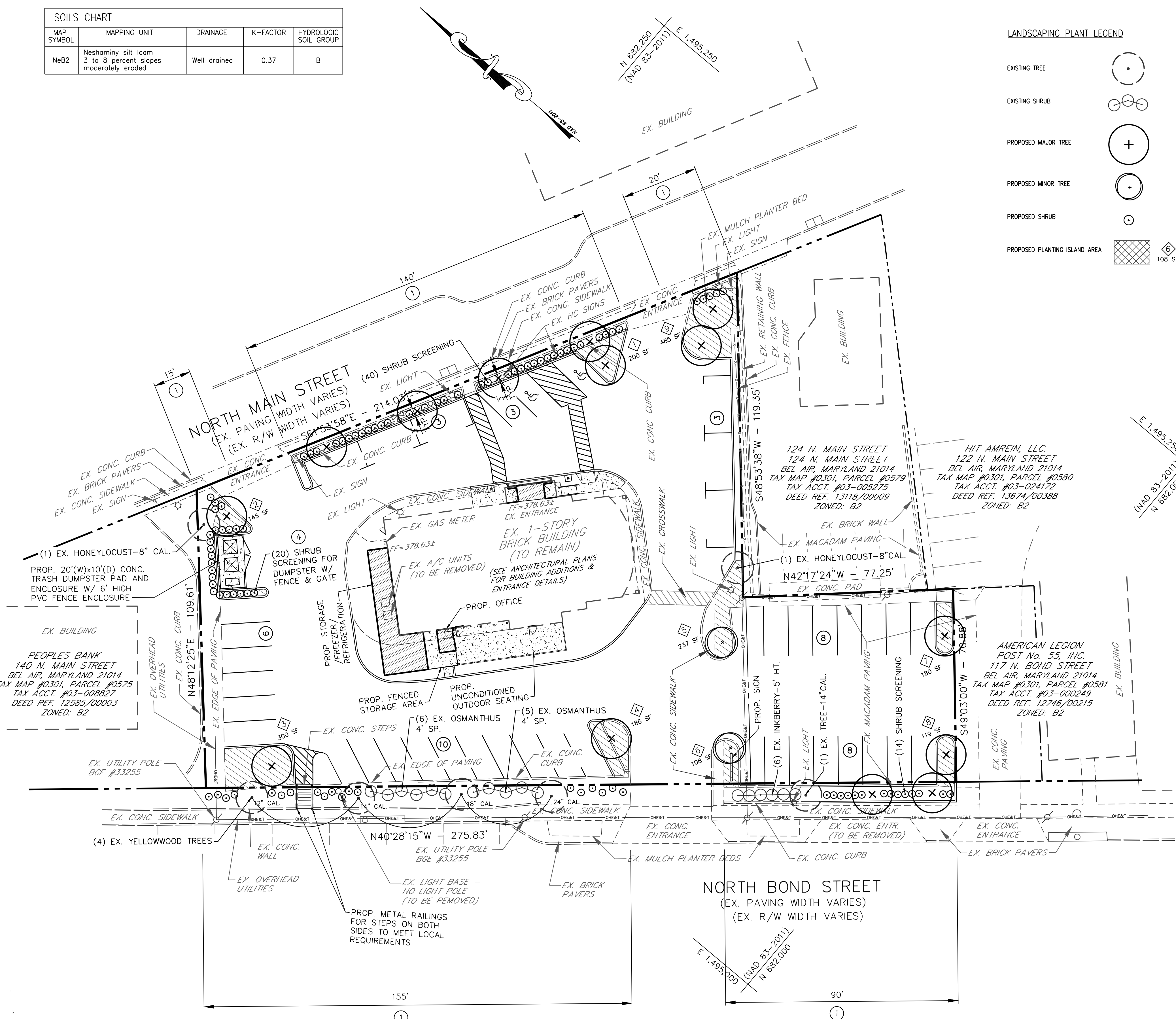
LANDSCAPING CALCULATIONS

1. PERIMETER LANDSCAPE BUFFER			
NORTH BOND STREET	245 LF	1 PU / 25 LF	9.8 PU
NORTH MAIN STREET	175 LF	1 PU / 25 LF	7.0 PU
2. STREET TREE REQUIREMENT			
NORTH BOND STREET	275 LF	1 PU / 40 LF	6.9 PU
NORTH MAIN STREET	214 LF	1 PU / 40 LF	5.40 PU
3. PARKING LOT REQUIREMENT			
1 TREE PER 10 PARKING SPACES	40 SPACES	1 PU / 10 SPACES	4.0 PU
PARKING AREA 19,815 SF - 8% OF PARKING LOT MUST BE PLANTING ISLANDS. 8% = 1586 SF MINIMUM			
PARKING LOT ISLANDS PROVIDED: 1960 SF = 9.9% EXCEEDING REQUIREMENT.			
1) 200	5) 237	9) 485	
2) 145	6) 108		
3) 300	7) 180		
4) 186	8) 119		
4. SCREEN DUMPSTER PERIMETER			
	30 LF	1 PU / 10 LF	3.0 PU
TOTAL PLANT UNITS: 36.1			

LANDSCAPE PLANTING PROPOSED

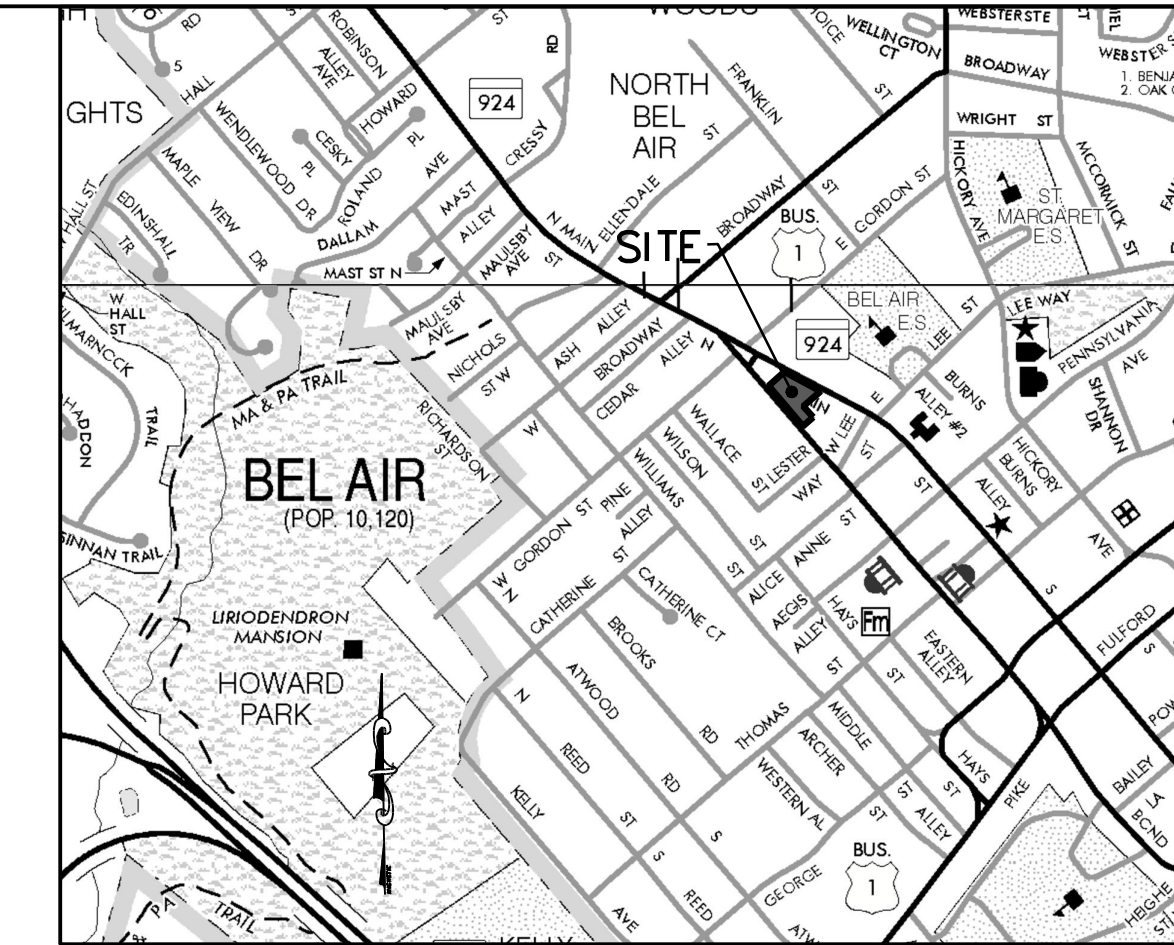
No.	Description	Rate	Quantity	Planting Units
1.	Major Deciduous Trees 2.5" cal. Min.	1 tree/1 PU	14	14.0
2.	Minor Deciduous Trees 1.5" cal. Min.	2 trees/1 PU	2	1.0
3.	Evergreen Trees 6' height Min.	2 trees/1 PU	0	0.0
4.	Shrubs 24-30" height Min.	5 shrubs/1 PU	81	16.2
5.	Existing Major Trees		7	7.0
6.	Existing Shrubs		23	4.6
Total Planting Units Proposed:				42.8 PU

SOILS CHART				
MAP SYMBOL	MAPPING UNIT	DRAINAGE	K-FACTOR	HYDROLOGIC SOIL GROUP
NeB2	Neshaminy silt loam 3 to 8 percent slopes moderately eroded	Well drained	0.37	B



LANDSCAPING PLANT LEGEND

- EXISTING TREE (circle with cross)
- EXISTING SHRUB (circle with horizontal lines)
- PROPOSED MAJOR TREE (circle with cross and dot)
- PROPOSED MINOR TREE (circle with cross)
- PROPOSED SHRUB (circle with horizontal lines)
- PROPOSED PLANTING ISLAND AREA (hatched pattern)



VICINITY MAP
SCALE: 1"=1000'

TOWN OF BEL AIR DEPARTMENT OF PLANNING	
APPROVED:	DATE:
_____ DIRECTOR	_____ DATE
TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS	
APPROVED:	DATE:
_____ DIRECTOR	_____ DATE
TOWN OF BEL AIR PLANNING COMMISSION	
APPROVED:	DATE:
_____ CHAIRPERSON	_____ DATE

NO.	DATE	REVISIONS	BY

SCHEMATIC LANDSCAPING PLAN

PROJECT:

126 N. MAIN STREET
BEL AIR, MARYLAND 21014

HARFORD COUNTY, MD 11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT

ENGINEER: **Development & Design Solutions, LLC**
Consultants, Engineers and Planners
3202 Acton Road - Baltimore, Maryland 21234
Phone: (410)905-0778

DESIGNED:	DMB
DRAWN:	DMB
CHECKED:	LBM
DATE:	JANUARY 5, 2026
SCALE:	1"=20'
DRAWING NO:	SHEET NO.
LP-1	1 of 1