

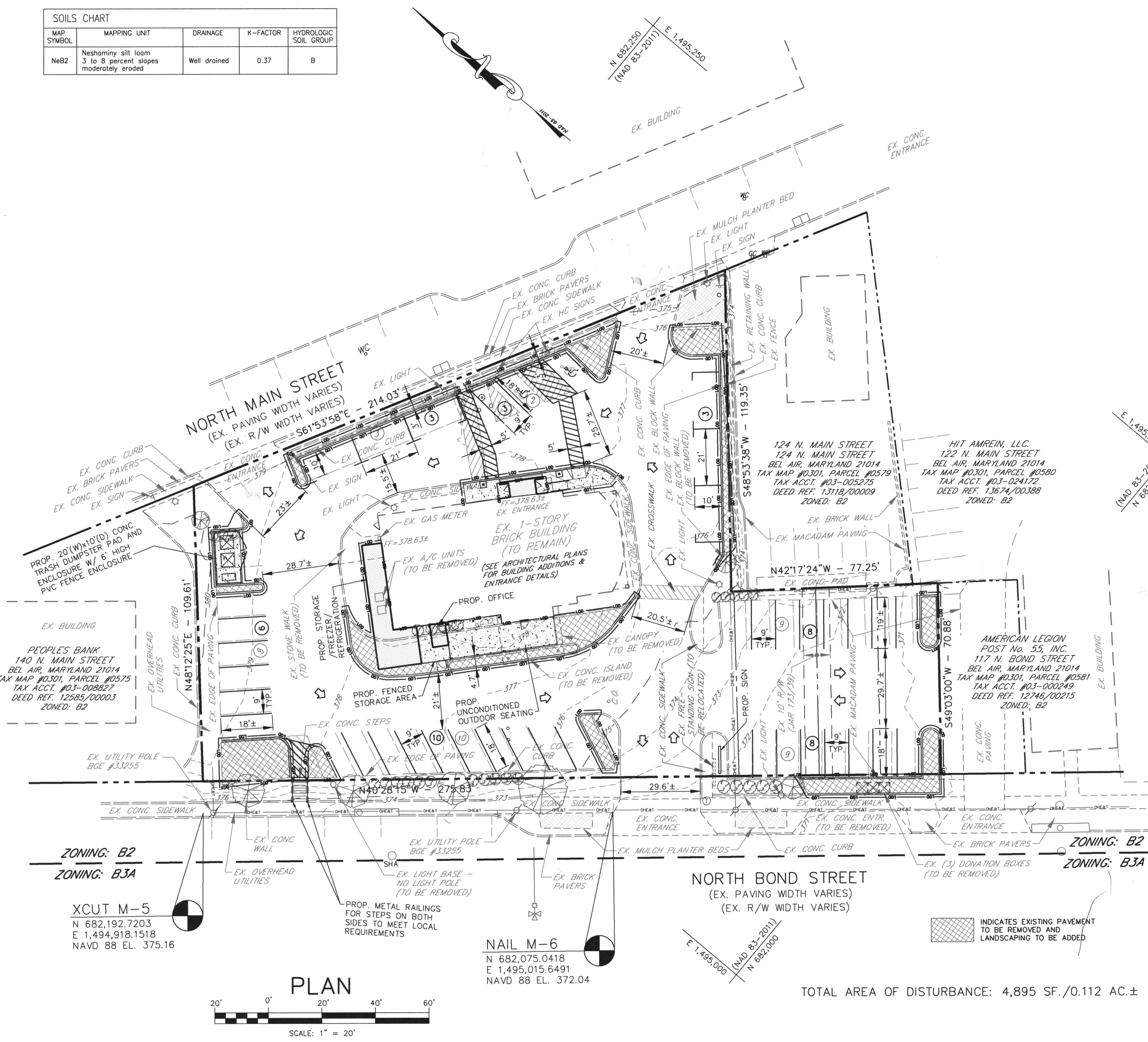
**SITE GENERAL NOTES**

- A. OWNER:** HERMES.T, LLC.  
126 N. MAIN STREET  
BEL AIR, MARYLAND 21014  
PHONE: (443) 515-1555
- B. CONTRACT PURCHASER/DEVELOPER:** LCF0052019, LLC.  
14232 JARRETTSVILLE PIKE  
PHOENIX, MARYLAND 21131  
PHONE: (443) 790-3598  
EMAIL: cosp@brookside-market.com
- 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**
- 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.
  - THE AREAS BETWEEN THE SIGHT LINE AND THE EDGE OF PAVEMENT MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
  - 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.
  - 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 INLETS WITHIN THE PROJECT LIMITS.
  - 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 EXEMPT 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 LANDSCAPE REQUIREMENTS.

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

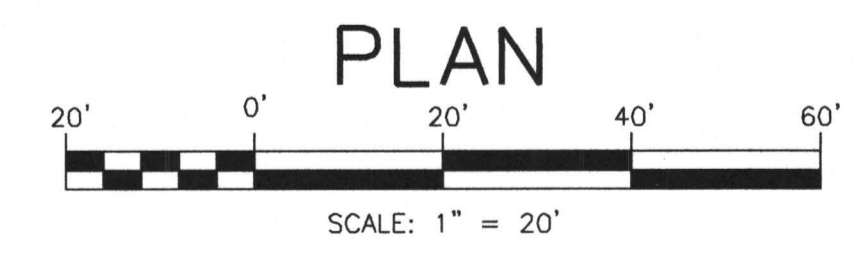


ZONING: B2  
ZONING: B3A

ZONING: B2  
ZONING: B3A

X CUT M-5  
N 682,192.7203  
E 1,494,918.1518  
NAVD 88 EL. 375.16

NAIL M-6  
N 682,075.0418  
E 1,495,015.6491  
NAVD 88 EL. 372.04



INDICATES EXISTING PAVEMENT TO BE REMOVED AND LANDSCAPING TO BE ADDED

TOTAL AREA OF DISTURBANCE: 4,895 SF./0.112 AC.±



VICINITY MAP  
SCALE: 1"=1000'

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

NO.	DATE	REVISIONS	BY

DRAWING: SITE PLAN

PROJECT: 126 N. MAIN STREET  
BEL AIR, MARYLAND 21014  
11th ELECTION DISTRICT  
HARFORD COUNTY, MD 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:	LMB
DATE:	JANUARY 5, 2026
SCALE:	1"=20'
DRAWING NO:	C-1
SHEET NO:	1 of 1

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.

*Carey Brooks*  
Owner Signature Date: Jun 7, 2026  
Carey Brooks  
Printed Name Title: President

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.

*Lynn M. Beamon*  
Signature Date: 08 JAN 2026  
Lynn M. Beamon  
Printed Name Title: Affix Seal  
PE #31416 EXPIRATION DATE: 10/17/27

