

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: SUMMERWOOD 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)

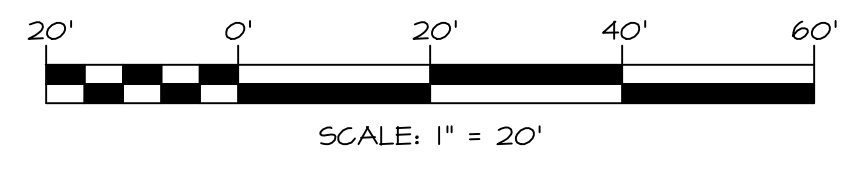
NOTES

- 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.
- 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.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP	ERODIBILITY
AdB	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 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 LIMIT OF DISTURBANCE TO BE REMOVED 	<ul style="list-style-type: none"> EX BUILDING PROP BUILDING EX UTILITY POLE PROP UTILITY POLE EX LIGHT POLE PROP LIGHT POLE EX SIGN PROP SIGN PARKING ROW QUANTITY HANDICAP PARKING EX FIRE HYDRANT PROP FIRE HYDRANT EX MANHOLE PROP MANHOLE EX WATER VALVE PROP WATER VALVE PROP SINGLE INLET PROP DOUBLE INLET
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LOD
XXXXXXXXXXXX

<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 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 _____ DATE _____</p> <p>PRINTED NAME _____ TITLE _____</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 _____ DATE _____</p> <p>PRINTED NAME _____ AFFIX SEAL _____</p>
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ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA

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PO Box 1727, 5 South Main Street Bel Air, Maryland 21014

OWNER/DEVELOPER

SUMMERWOOD CORPORATION
PO BOX 429
CONSHOHOCKEN, PA 19428-0429
ATTN: MR. JOE DEPASCALE
PHONE: 215-307-6463

SITE PLAN

BEL AIR TOWN CENTER
TACO BELL
REPLACEMENT

TOWN OF BEL AIR, MD
THIRD ELECTION DISTRICT

DATE: 09/04/2025
DRAWING NO.: SP
SCALE: 1" = 20'
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: TSM

SHEET 1 OF 1
FWA JOB NUMBER: 2111159.03

M:\PROJECTS\2111159.03\BAC\TACO BELL REPLACEMENT\FEASIBILITY\DESIGN\ENGINEERING\CAD\PLAN SETS\PLANNING\COMMISSION.SP - SITE PLAN_090425.DWG, SP_032525 2:33 PM, jleone