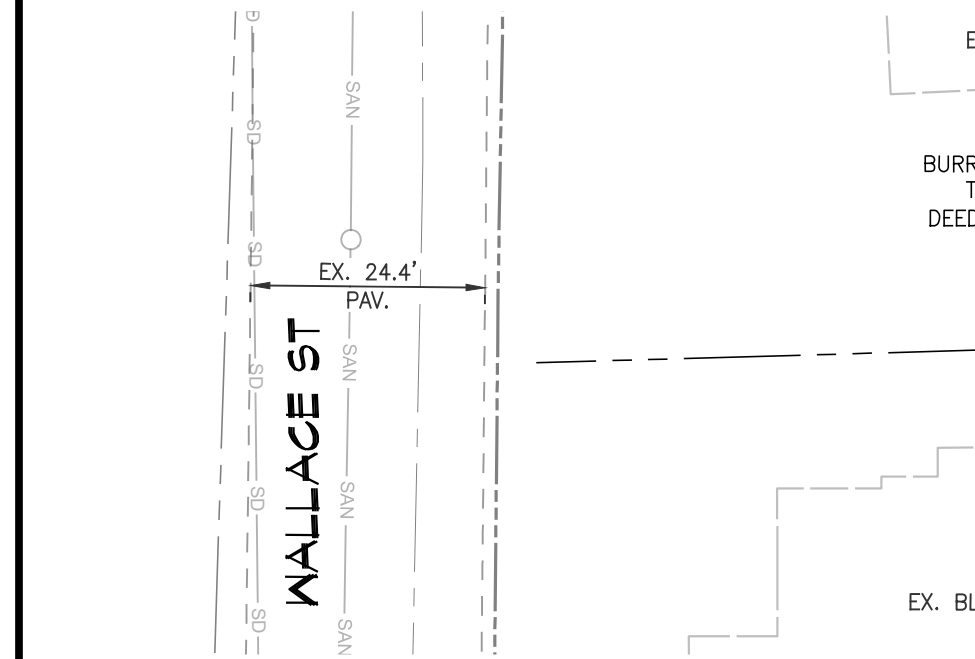


VICINITY MAP:

SCALE: 1"=500'



**TOWN OF BEL AIR
DEPARTMENT OF PLANNING**

APPROVED: _____ DATE _____
DIRECTOR

**TOWN OF BEL AIR
DEPARTMENT OF PUBLIC WORKS**

APPROVED: _____ DATE _____
DIRECTOR

**TOWN OF BEL AIR
PLANNING COMMISSION**

APPROVED: _____ DATE _____
CHAIRPERSON

**Final Site Plan
Owner Certification**

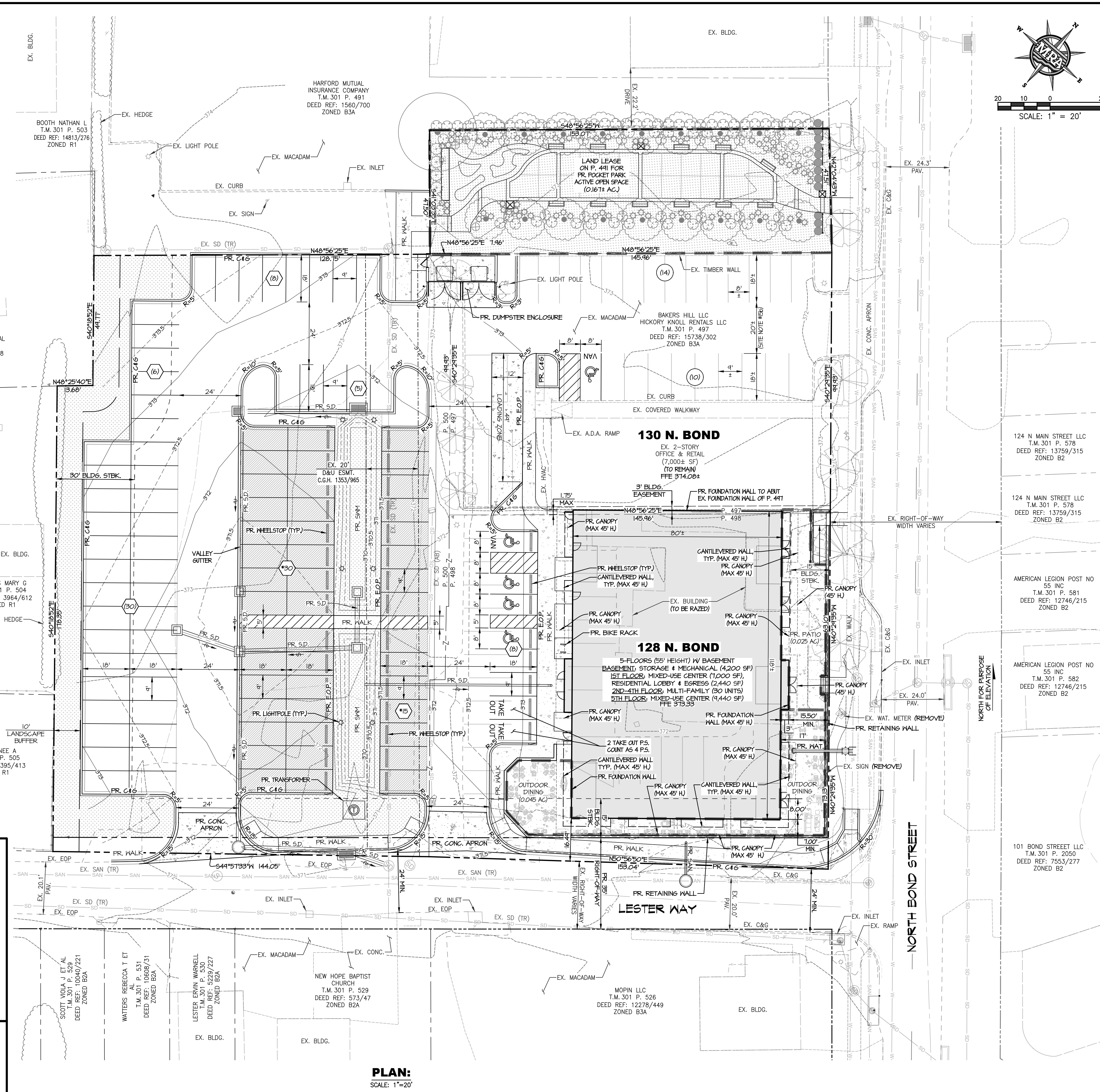
I certify that I have reviewed this Site Plan and I am aware of the Bel Air development regulations and I agree to attest the implementation in conformance with the approved Final Site Plan upon completion of installation.

Owner _____ Date _____
Printed Name _____ Title _____

**Final Site Plan
Engineer Certification**

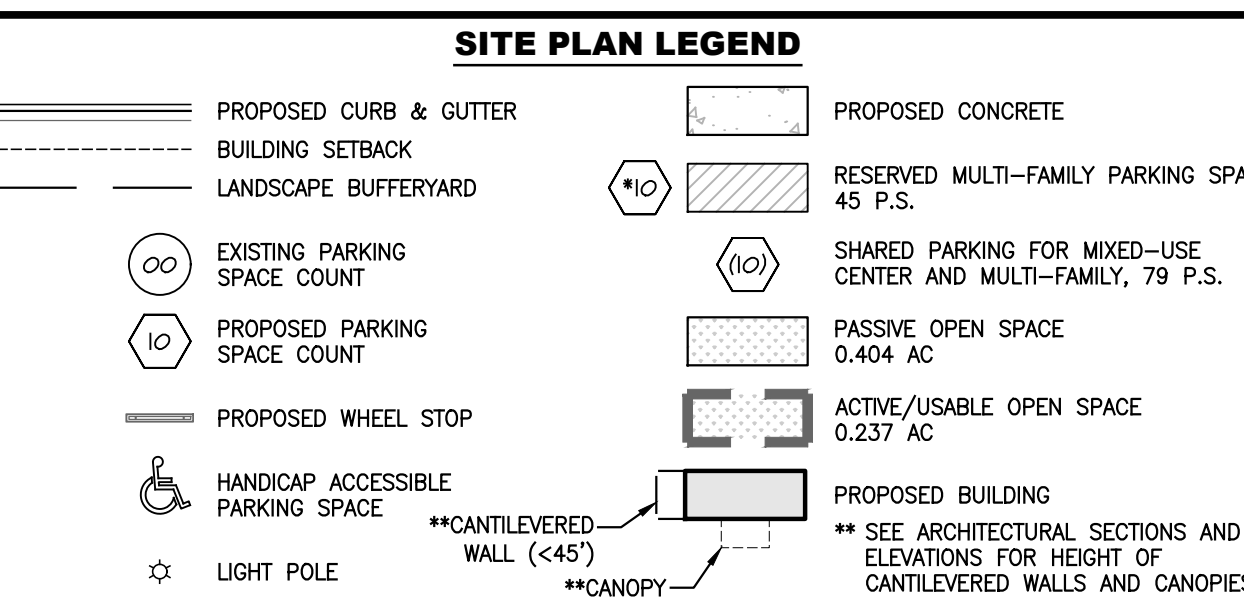
It is certified that this Final Site Plan is in compliance with all Town of Bel Air development regulations including Planning Commission and/or Zoning Administrator conditions attendant thereto.

Signature _____ Date _____
Printed Name _____ Affix Seal



SITE NOTES

- PROPERTY INFORMATION:
 - A. OWNER(S): T.M. 301, P. 498 AND 500 THE STANDARD ON BOND, JV 515 E. JOPPA ROAD, SUITE 202 TOWSON, MD 21286
 - T.M. 301, P. 497 BAKERS HILL LLC AND HICKORY KNOLL RENTALS LLC 515 E. JOPPA ROAD, SUITE 202 TOWSON, MD 21286
 - DEVELOPER: BELLE AIRE DEVELOPMENT PARTNERS 515 E. JOPPA ROAD, SUITE 202 TOWSON, MD 21286
 - B. PROPERTY ADDRESS: 128 N. BOND STREET 130 N. BOND STREET
 - C. TRACT BOUNDARY: 1.562 AC ±
 - D. LAND LEASE (P. 491): 0.167 AC ±
 - E. TOTAL SITE AREA: 1.729 AC ±
 - F. ELECTION DISTRICT: 03
 - G. COUNCILMAN DISTRICT: 01
 - H. TAX MAP: 301
 - I. PARCEL: 497, 498, 500
 - J. DEED REFERENCE: 15738/302, 15869/74, 15869/49
- ZONING: B3A (GENERAL BUSINESS GATEWAY)
- ZONING SETBACKS:
 - FRONT YARD SETBACK: BUILDINGS W/ HEIGHT < 45' 0' MINIMUM BUILDINGS W/ HEIGHT 45'-55' 15' MINIMUM OVERHANGS, SUCH AS AWNINGS AND/OR CANOPIES ARE EXEMPT FROM BUILDING SETBACKS *IN ACCORDANCE WITH §165-24, "GENERAL REGULATIONS."
 - REAR YARD SETBACK: 0'
 - MAXIMUM HEIGHT: 45'-55'
 - MIN. LOT AREA: N/A
 - MIN. LOT WIDTH: N/A
 - BLDG. SETBACK FROM RESIDENTIAL: 30'
 - MAX. BUILDING COVERAGE: N/A
 - MAX. IMPERVIOUS COVERAGE: N/A
 - MIN. BLDG. TO BLDG.: N/A
- EXISTING LAND USE: RETAIL/INSTITUTIONAL/VACANT
PROPOSED USE: RETAIL/OFFICE/MULTI-FAMILY
- PARKING REQUIREMENTS:
 - MIXED-USE CENTER: 3.5 P.S./1000 GROSS SF
 - 130 N. BOND (P. 497): 7,000 GROSS SF -- 25 P.S. REQUIRED
 - 128 N. BOND: 18,880 GROSS SF -- 66 P.S. REQUIRED
 - SUB-TOTAL: 25,880 GROSS SF -- 91 P.S.
 - MULTI-FAMILY: 1.5 P.S./1-BEDROOM, 2 P.S./2-BEDROOM
 - 128 N. BOND: 15 UNITS, 1-BEDROOM -- 33 P.S. REQUIRED
 - 15 UNITS, 2-BEDROOM -- 30 P.S. REQUIRED
 - 53 P.S. REQUIRED (MINIMUM 1 P.S./UNIT)
 - SUB-TOTAL: 144 P.S.
- PARKING PROVIDED:
 - 4 P.S. (2 TAKE-OUT P.S. COUNT DOUBLE)
 - 15 RESERVED P.S. (1 P.S./1-BEDROOM MULTI-FAMILY)
 - 30 RESERVED TANDEM P.S. (2 P.S./2-BEDROOM)
 - 79 P.S. (SEE SITE NOTE #21)
 - TOTAL PARKING PROVIDED: 128 P.S. (INC. 3 CAR ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACES)
 - *A PARKING STUDY SHALL BE PROVIDED JUSTIFYING THE AMOUNT OF SHARED PARKING PROVIDED.
- OPEN SPACE REQUIREMENTS:
 - PASSIVE OPEN SPACE: 0.259 AC (15% OF TOTAL SITE AREA, 1.729 AC)
 - *ACTIVE/USABLE OPEN SPACE: 0.104 AC (40% OF REQUIRED OPEN SPACE, 0.259 AC)
 - *FOR MULTI-FAMILY DEVELOPMENTS WHEN DENSITY EXCEEDS 10 DWELLING UNITS PER ACRE, AN ADDITIONAL 200 SF PER UNIT OF ACTIVE/USABLE OPEN SPACE SHALL BE PROVIDED, OR 0.138 AC.
 - *TOTAL ACTIVE/USABLE OPEN SPACE: 0.242 AC
- OPEN SPACE PROVIDED:
 - PASSIVE OPEN SPACE: 0.404 AC
 - *ACTIVE/USABLE OPEN SPACE: 0.237 AC (INC. PATIOS AND OUTDOOR DINING AREAS)
 - *THE DEVELOPER WILL PROVIDE FIRM-LEVEL TO ADDRESS THE REMAINING 0.005 AC OF ACTIVE/USABLE OPEN SPACE REQUIREMENT. SEE SITE NOTE #22 FOR ADDITIONAL POCKET PARK INFORMATION.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN WETLANDS OR WATERS OF THE U.S. LOCATED WITHIN THE PROJECT BOUNDARY
- THERE ARE NO KNOWN ENDANGERED OR SENSITIVE SPECIES LOCATED WITHIN THE PROJECT BOUNDARY.
- STORMWATER MANAGEMENT SHALL BE DESIGNED UNDER THE SWM ACT OF 2007 AND THE CURRENT TOWN OF BEL AIR STORMWATER MANAGEMENT ORDINANCE.
- WATER SERVICE WILL BE PROVIDED BY MARYLAND AMERICAN WATER COMPANY. THE METER SIZE, SERVICE CONNECTIONS, AND ALLOCATIONS(S) SHALL BE APPROVED BY THE TOWN AND MARYLAND AMERICAN WATER COMPANY PRIOR TO THE START OF CONSTRUCTION.
- SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF BEL AIR. ALLOCATION(S) AND SERVICE CONNECTIONS SHALL BE APPROVED BY THE TOWN PRIOR TO THE START OF CONSTRUCTION.
- THERE IS NO 100-YEAR FLOOD FLOODPLAIN LOCATED ON THE SITE BASED ON THE FEMA FIRM MAP PANEL NO. 24025C0161E, EFFECTIVE DATE APRIL 19, 2016.
- TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY DATA BY MORRIS & RITCHIE ASSOCIATES, INC. DATED APRIL 06, 2023, GROUND PENETRATING RADAR SYSTEMS UTILITY LOCATOR DATED MAY 05, 2023, AND AVAILABLE HARFORD COUNTY AND MDT-SHA GEOGRAPHICAL INFORMATION SYSTEMS (GIS).
- INGRESS AND EGRESS TO THE PROPOSED SITE SHALL BE VIA BOND STREET, A MDT-SHA MAINTAINED ROADWAY, AND LESTER WAY, A TOWN OF BEL AIR MAINTAINED ROADWAY. ROAD IMPROVEMENT PLANS TO BOND STREET AND LESTER WAY ARE TO BE APPROVED BY MDT-SHA AND THE TOWN OF BEL AIR PRIOR TO THE START OF CONSTRUCTION.
- RESERVED MULTI-FAMILY PARKING SPACES SHALL BE MARKED/SIGNED ACCORDINGLY.
- THE FOLLOWING VARIANCES HAVE BEEN APPROVED BY THE TOWN OF BEL AIR, CASE NO. 09B-23-01-VA/W, DATED OCTOBER 17, 2023:
 - A. THE REQUEST FOR A VARIANCE FROM TOWN OF BEL AIR, MD CODE §165-51(C)(4)(b) TO REDUCE THE FRONT YARD SET-BACK FOR BUILDINGS OVER 45' BY 8', RESULTING IN A SET-BACK OF 7' IN THE B-3A DISTRICT FOR THE PROPERTY KNOWN AS 128 NORTH BOND STREET, ALONG LESTER WAY IS APPROVED.
 - B. THE REQUEST FOR A VARIANCE FROM TOWN OF BEL AIR, MD CODE §165-51(E)(1) TO REDUCE THE DRIVE ISLE WIDTH FROM 24' TO 20' FOR 130 NORTH BOND STREET IN THE B-3A DISTRICT IS APPROVED.
- A SPECIAL DEVELOPMENT REQUEST SHALL BE REQUESTED FOR THE FOLLOWING:
 - A. MIXED-USE CENTER LAND USE DESIGNATION.
 - B. OUTDOOR DINING SPACE (MAXIMUM 75% OF INDOOR DINING SPACE).
 - INDOOR DINING SPACE: 3,317 SF
 - OUTDOOR DINING SPACE: 1,970 SF (59.4%)
- RELIEF SHALL BE REQUESTED FROM THE PLANNING COMMISSION FOR THE FOLLOWING:
 - A. THE USE OF TANDEM PARKING AND SHARED PARKING TO SATISFY THE OFF-STREET PARKING REQUIREMENTS FOR MULTI-FAMILY AND MIXED-USE CENTER.
- THE DEVELOPER HAS ENTERED INTO A LAND LEASE AGREEMENT WITH HARFORD MUTUAL INSURANCE COMPANY, TO CONSTRUCT A 0.167 AC "POCKET PARK" ON P. 491. THIS AREA HAS BEEN INCLUDED AS PART OF THE "TOTAL SITE AREA" AND IS CONSIDERED ACTIVE OPEN SPACE.



PLAN:
SCALE: 1"=20'

| DATE | REVISIONS |
|------|-----------|
| | |
| | |

OWNER
THE STANDARD ON BOND, JV
515 E. JOPPA ROAD, SUITE 202
TOWSON, MARYLAND 21286
ATTN: MR. WAYNE GODDARD
410-821-5427

DEVELOPER
BELLE AIRE DEVELOPMENT PARTNERS
515 E. JOPPA ROAD, SUITE 202
TOWSON, MARYLAND 21286
ATTN: MR. WAYNE GODDARD
410-821-5427



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE (410) 515-9000
FAX (410) 515-9002
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PRELIMINARY SITE PLAN

FOR
THE STANDARD ON BOND
128 & 130 N. BOND STREET

3RD ELECTION DISTRICT TOWN OF BEL AIR HARFORD COUNTY, MARYLAND

JOB NO: 22015x01
SCALE: 1"=20'
DATE: 02/05/2024
DRAWN BY: AJH
DESIGN BY: AJH
REVIEW BY: AGD
SHEET: 01 OF 01

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