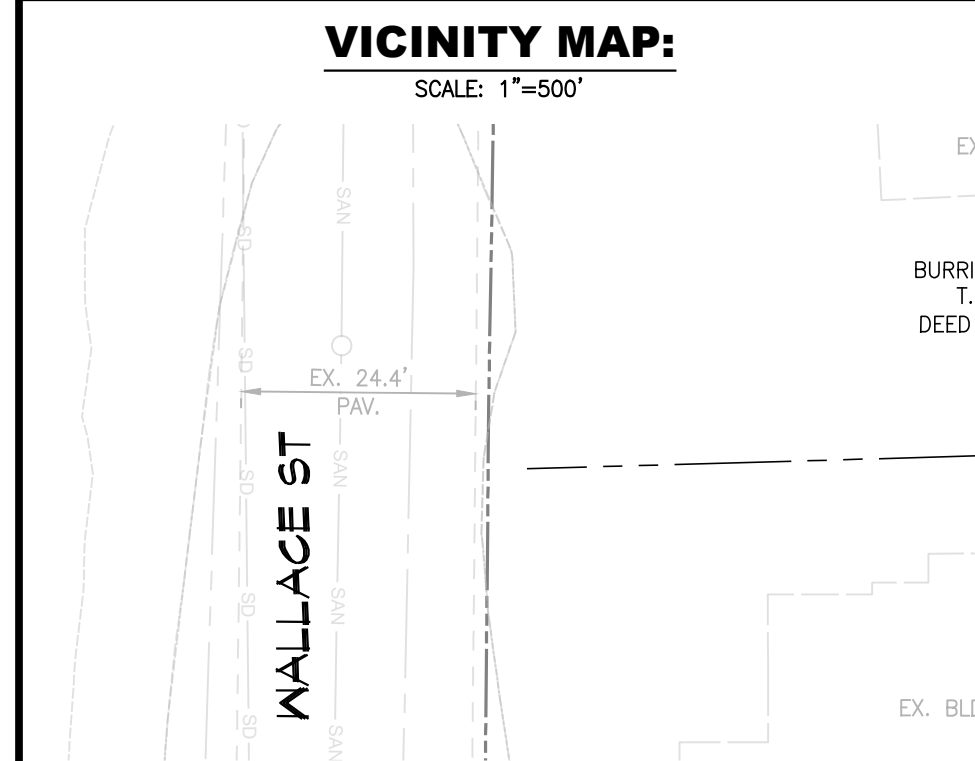
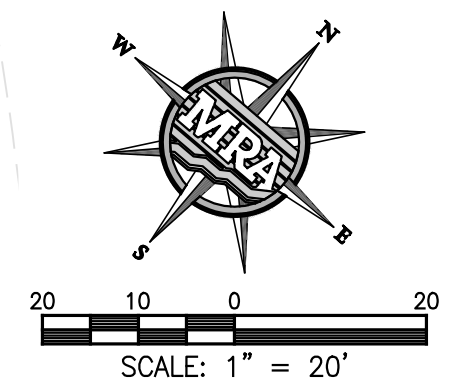
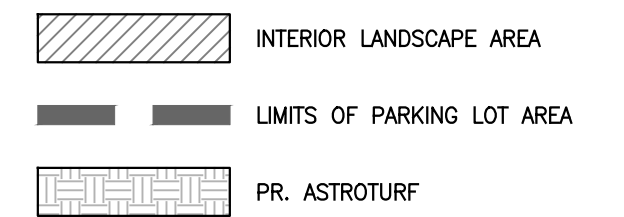


VICINITY MAP:
SCALE: 1"=500'

LIGHTING NOTE:
PROPOSED LIGHT POLES ARE SHOWN FOR CONCEPTUAL USE ONLY. FINAL LIGHTING DESIGN TO BE PREPARED BY THE DEVELOPER'S ELECTRICAL ENGINEER AND WILL BE A COMBINATION OF WALL PACKS AND LIGHT POLES TO MEET THE TOWN'S PHOTOMETRIC REQUIREMENTS.

PLANTING REQUIREMENTS

- PARKING ISLANDS:**
CRITERIA: 8% PARKING AREA
PARKING AREA: 41,817 SF
REQUIRED: 3,345 SF
PROVIDED: 5,762 SF (13.8%)
- PARKING LOT SHADING:**
CRITERIA: 1 SHADE TREE / 10 SURFACE P.S.
PARKING SPACES: 128 SURFACE P.S.
REQUIRED: 12.8 SHADE TREES
PROVIDED: 13 SHADE TREES (MINIMUM)
- BUFFERYARDS:**
CRITERIA: 1 P.U. / 10-LF (PKG. ADJACENT TO EX. RESIDENTIAL)
LENGTH: 207-LF
REQUIRED: 20.7 P.U.
PROVIDED: 22.0 P.U. (12 MAJOR DECIDUOUS AND 100 SHRUBS)
CRITERIA: 1 P.U. / 25-LF (PKG. ADJACENT TO ROAD RIGHT OF WAY)
LENGTH: 144-LF
REQUIRED: 5.76 P.U.
PROVIDED: 5.8 P.U. (58 SHRUBS)
- STREET TREES:**
CRITERIA: 1 MAJOR DECIDUOUS TREE / 40-LF ROADWAY AND/OR 1 MINOR DECIDUOUS TREE / 30-LF ROADWAY
LENGTH: NORTH BOND STREET, 224-LF
LESTER WAY, 298-LF
REQUIRED/PROVIDED: NORTH BOND STREET, 7 MAJOR DECIDUOUS TREES (INC. 4 EX. TREES)
LESTER WAY, 6 MAJOR DECIDUOUS TREES.
- SCREENING OF REFUSE/RECYCLING ENCLOSURES:**
CRITERIA: EVERGREEN TREES & SHRUBS OF ADEQUATE HEIGHT TO BUFFER THE DISSIMILAR USE
REQUIRED: EVERGREEN SCREEN
PROVIDED: 7 EVERGREEN SHRUBS (6± MATURE HEIGHT)



**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 Landscape Plan
Owner Certification**

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 attest the implementation in conformance with the approved Final Landscape Plan upon completion of installation.

Owner: _____ Date: _____

Printed Name: _____ Title: _____

**Final Landscape Plan
Landscape Architect Certification**

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

Signature: _____ Date: _____

Printed Name: _____

Affix Seal

DATE	REVISIONS

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



MORRIS & RITCHIE ASSOCIATES, INC.
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ABINGDON, MARYLAND 21009
PHONE (410) 515-9000
FAX (410) 515-9002
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PRELIMINARY PLANTING AND FOREST CONSERVATION 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: BJC/AJH
DESIGN BY: JMK
REVIEW BY: JMK
SHEET: 01 OF 01

PLAN:
SCALE: 1"=20'