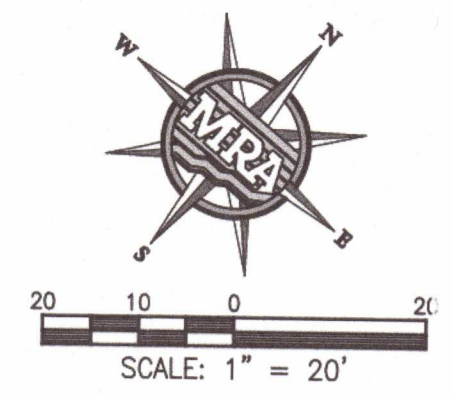


VICINITY MAP:
SCALE: 1"=500'



- 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
 - B. DEVELOPER: T.M. 301, P. 497 BAKERS HILL LLC AND HICKORY KNOLL RENTALS LLC 515 E. JOPPA ROAD, SUITE 202 TOWSON, MD 21286
 - C. PROPERTY ADDRESS: BELLE AIRE DEVELOPMENT PARTNERS 515 E. JOPPA ROAD, SUITE 202 TOWSON, MD 21286
 - D. 130 N. BOND ST. AREA (P. 497): 0.335± AC.
 - E. 128 N. BOND ST. AREA (P. 498): 0.460± AC.
 - F. 128 N. BOND ST. AREA (P. 500): 0.767± AC.
 - G. POCKET PARK (P. 491): 0.167± AC.
 - H. RIGHT-OF-WAY DEDICATION: (-)0.055± AC.
 - I. NET TRACT AREA: 1.674± AC.
 - J. ELECTION DISTRICT: 03
 - K. COUNCILMAN DISTRICT: 01
 - L. TAX MAP: 301
 - M. PARCEL: 497, 498, 500
 - N. DEED REFERENCE: 15738/302, 15869/74, 15869/49
 - ZONING: B3A (GENERAL BUSINESS GATEWAY)
 - ZONING SETBACKS:
 - FRONT YARD SETBACK: 0' MINIMUM
 - BUILDINGS W/ HEIGHT < 45' 15' MINIMUM
 - OVERHANGS, SUCH AS AWNINGS AND/OR CANOPIES ARE EXEMPT FROM BUILDING SETBACKS IN ACCORDANCE WITH §165-24, GENERAL REGULATIONS.
 - SIDE YARD SETBACK: 0'
 - REAR YARD SETBACK: 45'-55'
 - MIN. LOT AREA: N/A
 - MIN. LOT WIDTH: N/A
 - BLDG. SETBACK FROM RESIDENTIAL: 30'
 - MAX. BUILDING COVERAGE: N/A
 - MIN. 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 ST. (P. 497): 27,350 GROSS SF - 98 P.S. REQUIRED
 - 128 N. BOND ST. (P. 498): 24,350 GROSS SF - 121 P.S. REQUIRED
 - SUB-TOTAL: 156 P.S.
 - MULTI-FAMILY: 1.5 P.S./1-BEDROOM, 2 P.S./2-BEDROOM
 - 10 UNITS, 1-BEDROOM - 15 P.S. REQUIRED
 - 10 UNITS, 2-BEDROOM - 20 P.S. REQUIRED
 - 30 P.S. REQUIRED (MINIMUM 1 P.S./UNIT)
 - SUB-TOTAL: 156 P.S.
 - TOTAL PARKING REQUIRED: 156 P.S.
 - PARKING PROVIDED:

TAKE-OUT SPACES	MULTI-FAMILY	MIXED-USE CENTER	SUBTOTAL	SHARED PARKING	TOTAL
4 P.S.	130 P.S.	94 P.S.	128 P.S.	28 P.S.	156 P.S.
 - OPEN SPACE REQUIREMENTS:
 - * 2 TAKE OUT P.S. COUNT DOUBLE
 - * RESERVED MULTI-FAMILY TO BE PROVIDED AT 1 P.S. PER 1-BEDROOM UNIT AND 2 P.S. PER 2-BEDROOM UNIT
 - * A PARKING STUDY SHALL BE PROVIDED JUSTIFYING THE AMOUNT OF SHARED PARKING PROVIDED.
 - OPEN SPACE PROVIDED:
 - TOTAL OPEN SPACE: 0.251± AC (15% OF TOTAL SITE AREA, 1.674 AC)
 - FOR MULTI-FAMILY DEVELOPMENTS WHEN DENSITY EXCEEDS 10 DWELLING UNITS PER ACRE, AN ADDITIONAL 200 SQ. FT. PER UNIT OF ACTIVE/USABLE OPEN SPACE SHALL BE PROVIDED, OR 0.092± AC.
 - * TOTAL ACTIVE/USABLE OPEN SPACE: 0.192± AC
 - PASSIVE OPEN SPACE: 0.151± AC
 - OPEN SPACE PROVIDED:
 - TOTAL OPEN SPACE: 0.404± AC
 - ACTIVE/USABLE OPEN SPACE: 0.238± AC (INC. PATIOS AND OUTDOOR DINING AREAS)
 - PASSIVE OPEN SPACE: 0.166± AC
 - 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 ALLOCATION(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 FEMA FLOODPLAIN LOCATED ON THE SITE BASED ON THE FEMA FIRM MAP PANEL NO. 2402500161E, 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 MDOT-SHA GEOGRAPHICAL INFORMATION SYSTEMS (GIS).
 - INGRESS AND EGRESS TO THE PROPOSED SITE SHALL BE VIA BOND STREET, A MDOT-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 MDOT-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. 098-23-01-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 PANDEM 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.

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 _____

Final Site Plan Owner Certification

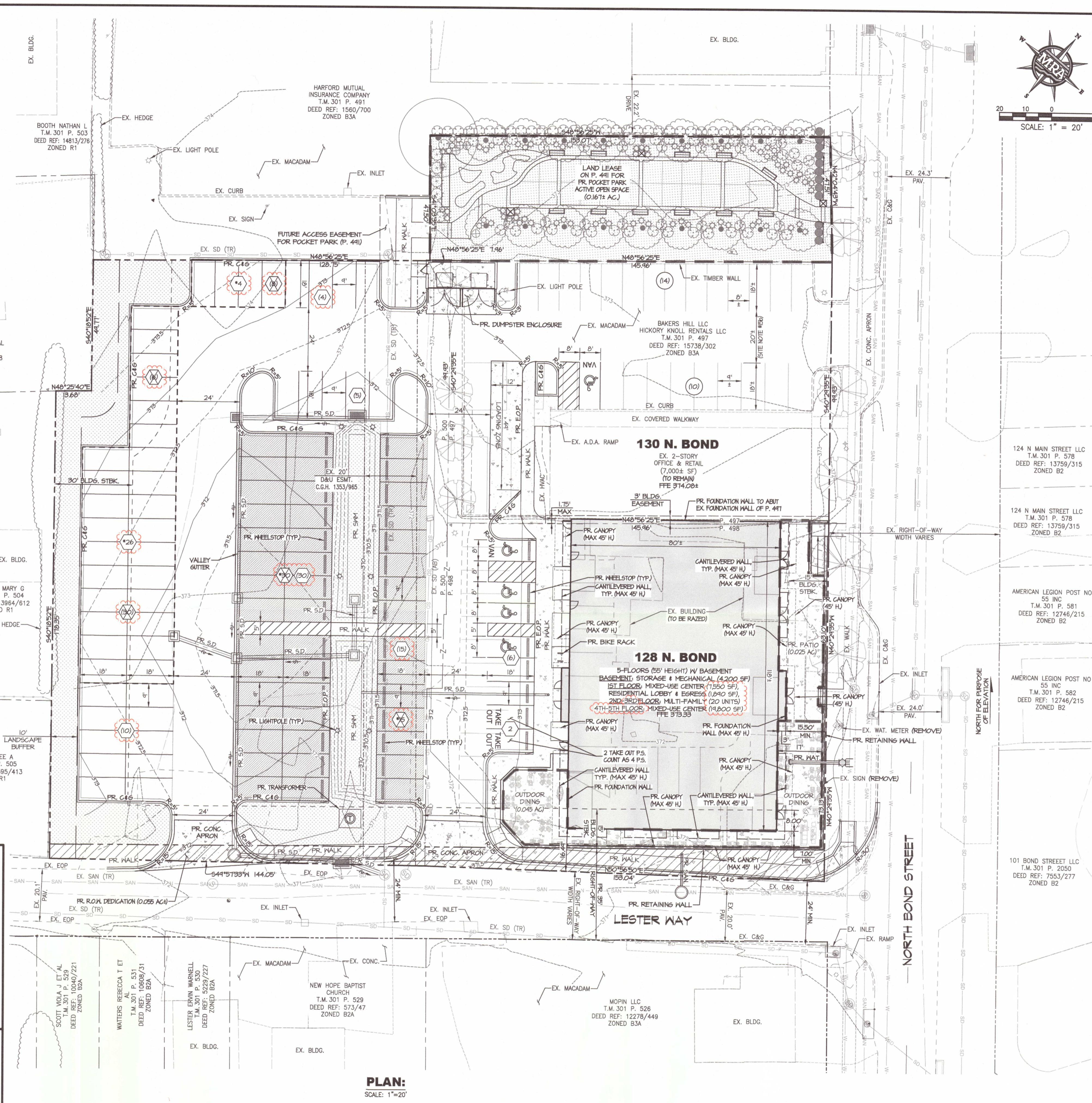
I certify that I have reviewed this Site Plan and I am aware of the Bel Air development regulations and I agree to attest the implementation in conformance with the approved Final Site Plan upon completion of installation.

Owner	Date
Printed Name	Title

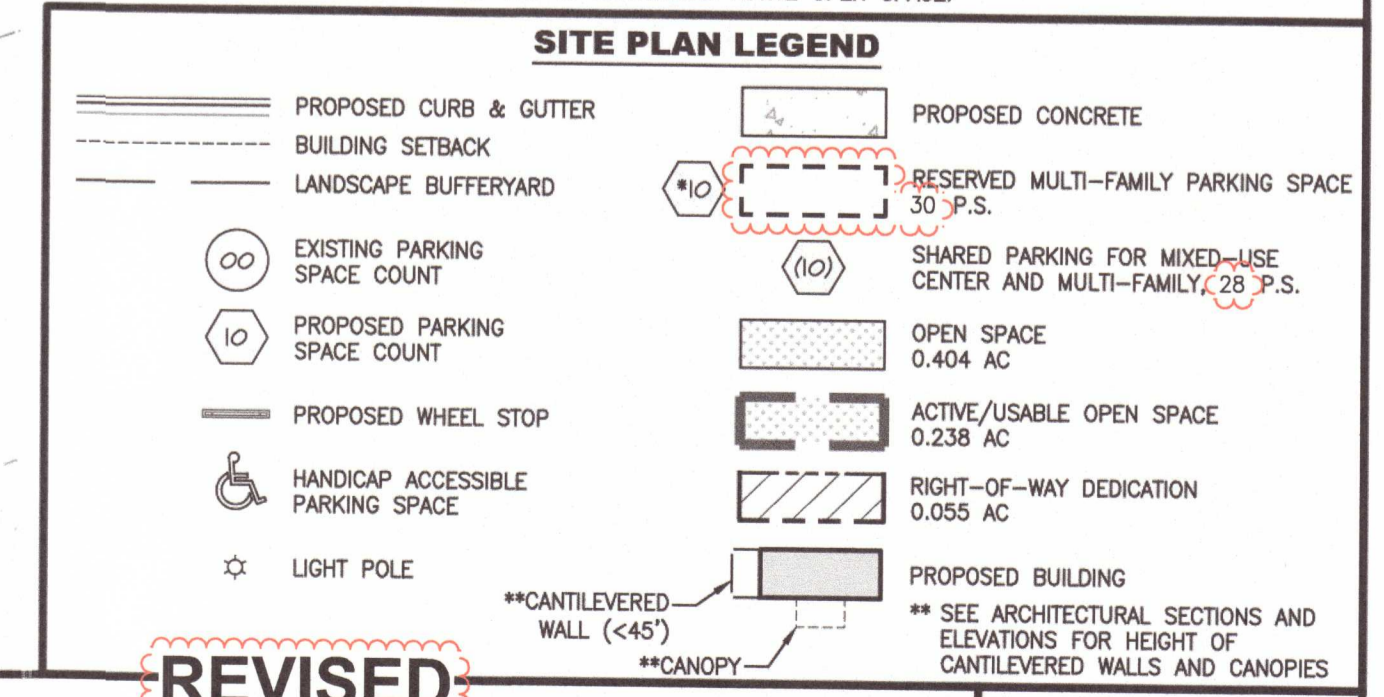
Final Site Plan Engineer Certification

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



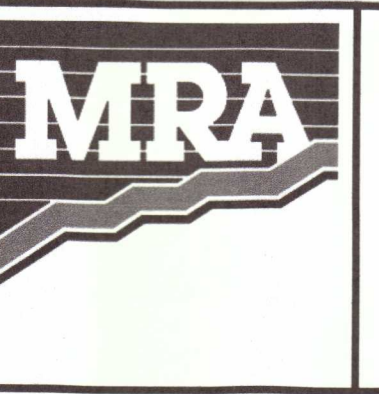
PLAN:
SCALE: 1"=20'



DATE	REVISIONS
03/01/2024	UPDATED PER STAFF REPORT COMMENTS
06/27/2024	REVISED LAND USE AND PARKING

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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REVISED PRELIMINARY REC'D
FOR JUL 02 2024

THE STANDARD ON BOND
128 & 130 N. BOND STREET
TOWN OF BEL AIR
HARFORD COUNTY, MARYLAND

JOB NO: 2201501
SCALE: 1"=20'
DATE: 02/05/2024
DRAWN BY: AIH
DESIGN BY: AIH
REVIEW BY: AGD
SHEET: 01 OF 01

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