

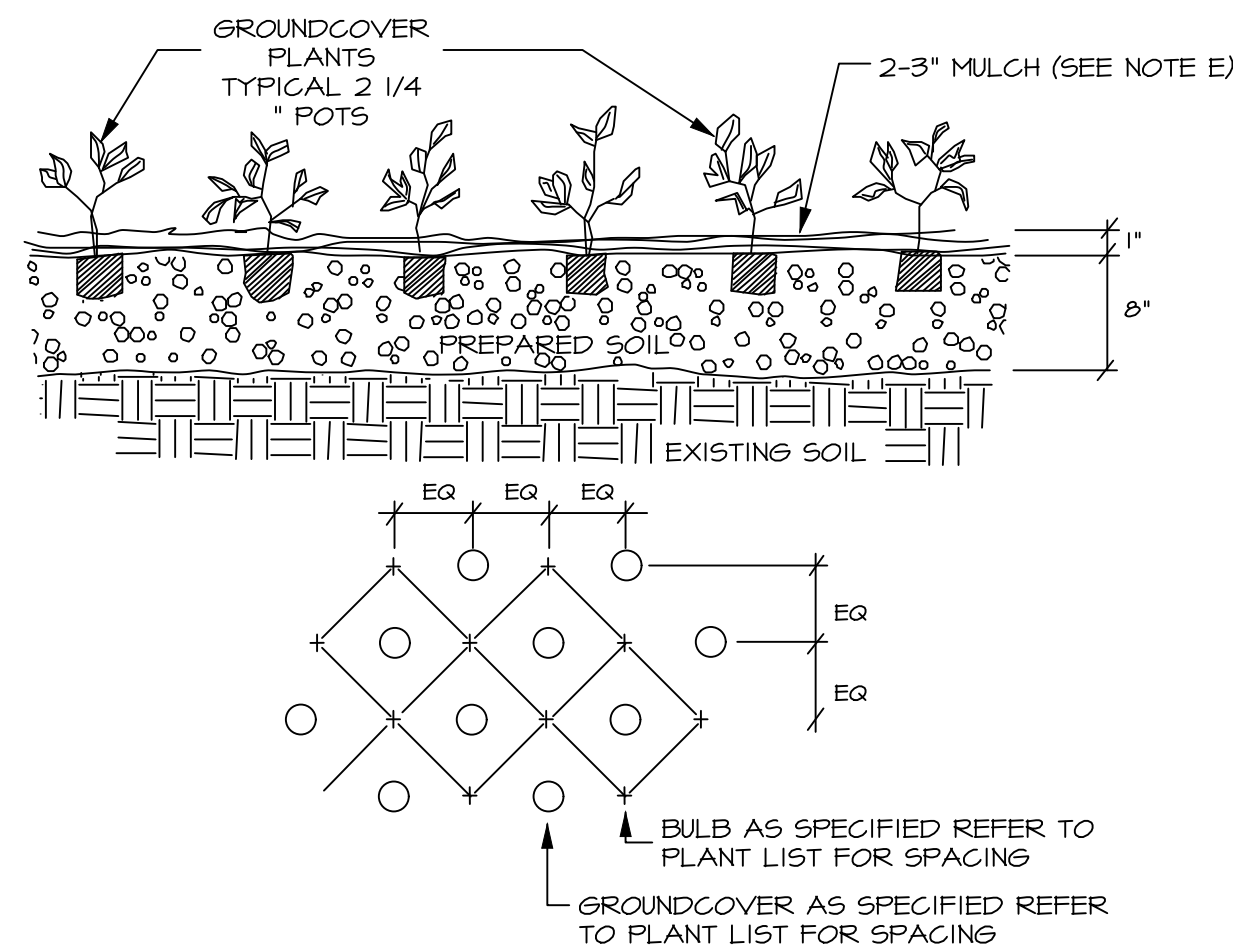
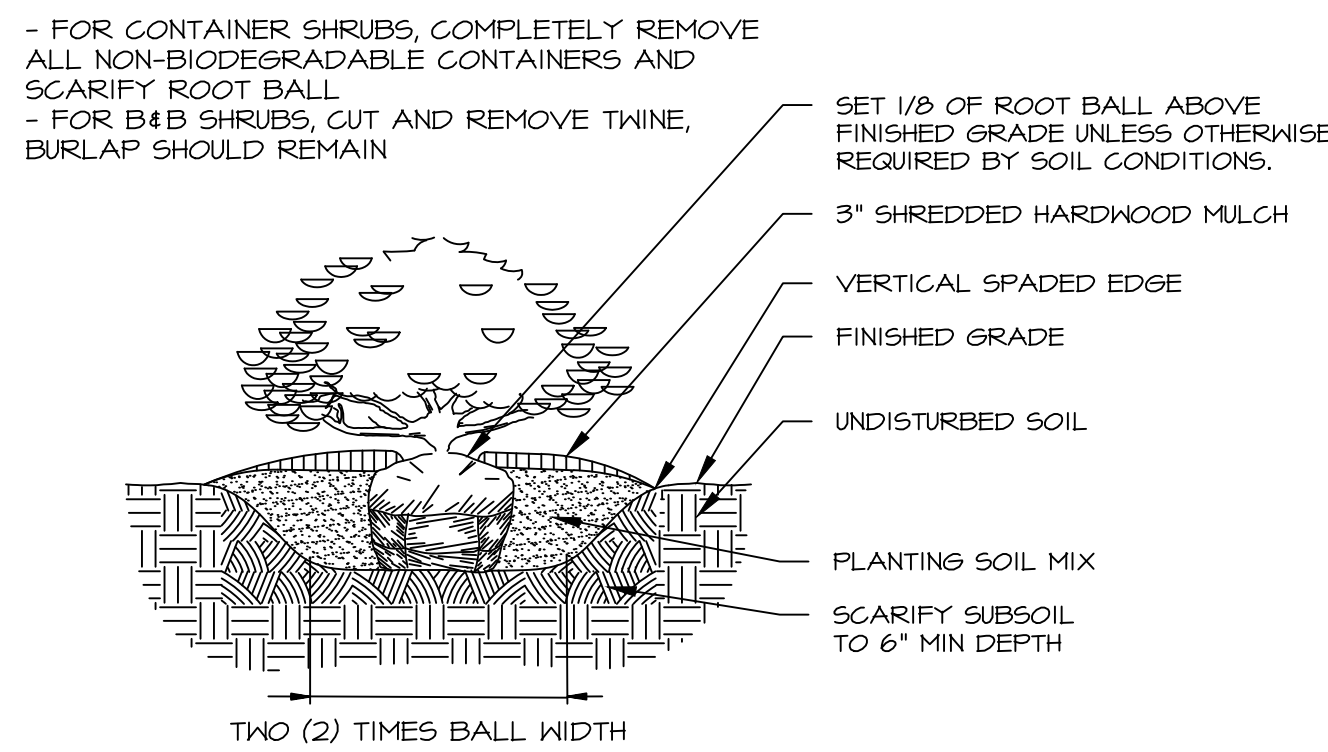
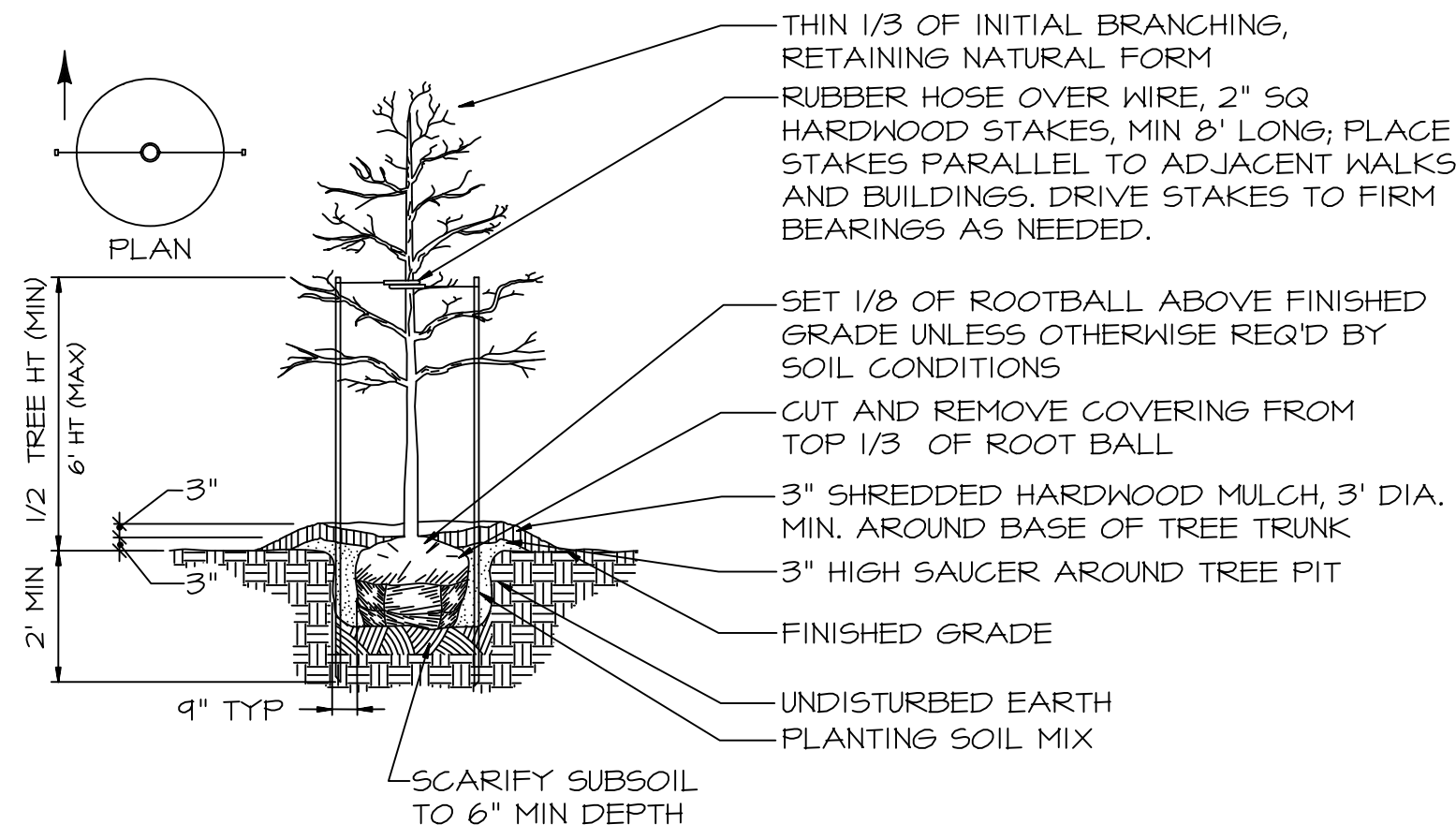
PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601," LATEST EDITION.
- ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
- CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
- PLAN MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED PER SEDIMENT EROSION CONTROL PLANS.
- OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
- QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TOWN OF BEL AIR, MD.
- GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION, AND TRANSPORTATION
- SOIL ADDITIVES TO BE GRANULAR FERTILIZER OF A 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 pH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
- THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
- PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF TWO YEARS INCLUDING TWO CONTINUOUS GROWING SEASONS WITH 75% SURVIVABILITY. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY TO INCLUDE COVERAGE OF PLANTS FROM DEATH OR UNHEALTHY CONDITIONS. REPLACEMENT PLANTS SHALL BE THE SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF THE REPLACEMENT. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF PLANNING COMMISSION APPROVAL. ALSO, WITHIN ONE YEAR OF PLANTING, ANY DEAD OR DYING TREES OR PLANTS SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON PRIOR TO RELEASE OF ANY REQUIRED SURETY.
- MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.
- PLANTING SOIL MIX:
 - CONTRACTOR SHALL PROVIDE PLANTING MIX ACCORDING TO THE FOLLOWING MIX RATIOS:
 - 75% SANDY LOAM TOPSOIL, pH SHALL BE BETWEEN 5.5 - 7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUBLE SALTS SHALL NOT EXCEED 3mmhos/cm, CALCIUM SHALL NOT EXCEED 2000 PARTS PER MILLION. TOPSOIL SHALL BE FREE OF NOXIOUS WEED SEEDS AND ROCKS OVER 1".
 - 25% LEAFMOLD AS MANUFACTURED BY Maryland Environmental Service, 254 Najoles Road, Millersville, Maryland 21108, Attn: Procurement Division, Phone (410) 724-8510 Fax (410) 724-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
 - THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK THEN BACKFILLED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
 - SOIL AMENDMENTS: PROVIDE OSMOCOTE FERTILIZER N14-P14-K14, 3-4 MONTH TIME RELEASE. APPLY TO PLANTER MIX AT A RATE OF 20LBS/1000 SQ FT OF PLANTING AREA. THOROUGHLY INCORPORATE INTO TOP 10 INCHES OF PLANTING SOIL DEPTH INCLUDING TREE PIT.
- NO TREES SHALL BE PLANTED WITHIN 10' OF THE SANITARY SEWER LATERAL OR WATER LINE.

NOTES

- TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL RE-GRADED SURFACES PROVIDING A MINIMUM OF FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS. SUCH AREAS SHALL BE STABILIZED THROUGH SEEDING OR SODDING AS SHOWN.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLAN WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
- NO SUBSTITUTIONS OF PLANT MATERIAL TYPE, SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL FROM THE TOWN OF BEL AIR.
- COST ESTIMATES FOR LANDSCAPING PROPOSED TO SATISFY CODE REQUIREMENTS SHALL BE PREPARED AND APPROVED BY THE TOWN OF BEL AIR TO ESTABLISH SURETY AMOUNT.
- ANY SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH GROUNDCOVER PLANTINGS AND/OR SEEDED & EROSION CONTROL MATTED, TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY IS BASED ON FREDERICK WARD ASSOCIATES FIELD SURVEY.
- SITE BOUNDARY BASED ON DEED RESEARCH BY FREDERICK WARD ASSOCIATES.
- ANY UNUSED EXISTING UTILITY STUBS SHALL BE REMOVED AND CAPPED AT MAIN.
- BENCHMARK:

FWA#1000VRS TR FWA BC SET N: 681780.26 E: 1445261.52 ELEV: 373.36	FWA#1001VRS TR FWA BC SET N: 681688.26 E: 1445272.44 ELEV: 371.61
FWA#1002VRS TR FWA BC SET N: 681614.92 E: 1445190.16 ELEV: 371.04	FWA#1003VRS TR FWA BC SET N: 681687.79 E: 1445123.10 ELEV: 371.66
- THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0101E, DATED 4/19/2016.
- NOTE TO STORMWATER MANAGEMENT:
 - ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES INCLUDING ONES THAT ARE ON PRIVATE PROPERTY SHALL BE MADE AVAILABLE TO TOWN OF BEL AIR AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTION AFTER CONSTRUCTION IN PERPETUITY.
 - MAINTENANCE OF ALL STORMWATER FACILITIES (ONCE AS-BUILT DRAWINGS ARE APPROVED) IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS.
- THERE ARE NO REGULATORY WETLANDS OR WATERCOURSES ON SITE.
- SEPARATE UTILITY (WATER & SEWER), STORMWATER, AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL ADHERE TO THE MARYLAND DEPARTMENT OF ENVIRONMENT "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" MANUAL.
- REFUSE SERVICE TO BE PROVIDED BY THE PROPERTY OWNER.



REV#	DATE	DESCRIPTION
1	05/15/25	REVISION TO SITE PLAN PER PLANNING COMMISSION COMMENTS ON 05/04/2025
2	06/12/25	REVISION TO SITE PLAN PER PLANNING COMMISSION COMMENTS ON 06/09/2025

FREDERICK WARD ASSOCIATES
 ARCHITECTS
 ENGINEERS
 PLANNERS
 SURVEYORS
 410.699.0290
 frederickward.com
 PO Box 727, 5 South Main Street Bel Air, Maryland 21014

OWNER/DEVELOPER

J NGUYEN LAM LLC
 2005 DUKE STREET
 FALLSTON, MD 21047
 ATTN: HAN LAM
 PHONE: 410-698-8995

LANDSCAPE NOTES AND DETAIL

102 NORTH BOND STREET

TOWN OF BEL AIR, MD
 3RD ELECTION DISTRICT

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.

SIGNATURE: _____ DATE: _____

HAN LAM OWNER
 PRINTED NAME DATE

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: _____

KATELYNNE PIERCE, PLA
 PRINTED NAME AFFIX SEAL

TOWN OF BEL AIR DEPARTMENT OF PLANNING

APPROVED: _____ DATE: _____

DIRECTOR DATE

TOWN OF BEL AIR PLANNING COMMISSION

APPROVED: _____ DATE: _____

CHAIRPERSON DATE

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

APPROVED: _____ DATE: _____

DIRECTOR DATE

DATE: 04/03/2025	DRAWING NO: LP02
SCALE: 1" = 20'	SHEET 2 OF 2
DESIGNED BY: KFP	
DRAWN BY: KFP	FWA JOB NUMBER: 2141112.02
CHECKED BY: TMM	

M:\PROJECTS\2512141112\102 NORTH BOND STREET\DESIGN\ENGINEERING\PLANS\PLANNING COMMISSION\REVISED LP LANDSCAPE PLAN.DWG, LP02, 05/15/2025 7:07 AM, kfg@fwa.com