



LANDSCAPE PLAN

All applicants submitting a Site Plan or Subdivision Plan are required to submit a Landscape Plan for review and approval. The approved plan must be fully implemented and certified prior to issuance of a final Use and Occupancy Permit. A surety may be required if determined by the Zoning Administrator.

Landscaping standards are specified in Article VIII of the Bel Air Development Regulations. A landscape checklist is outlined below to assist in complying with code requirements. A Prohibited Invasive Landscape Material List is Attachment 4 of the Development Regulations.

- [] Indicate North Arrow, Scale, Date of Drawing, Property Boundary, Existing Easements and identification of subject property including tax map and parcel.
- [] Specify quantity, location, size, species and spacing of existing and proposed plant materials per Article VIII of the Town of Bel Air Development Regulations.
- [] Describe method of installation, method of maintenance and retention of material.
- [] Provide existing tree locations noting all trees 10" in caliper or greater or a Forest Stand Delineation, whichever is applicable. Specify proposed protection measures.
- [] Indicate the locations of all existing and proposed overhead and underground utilities (including lighting). If none exist, this should be noted on the plan.
- [] Provide street trees per Section 165-58 of the Town of Bel Air Development Regulations. A permit must be acquired from the Maryland Department of Natural Resources, Forest Service, for tree planting or removal within the public right-of-way. The permit requirement must be noted on the landscape plan.
- [] Provide following notes on plat; 1) "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." 2) 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. 3) 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. 4) Cost estimate (if required).
- [] Provide planting for protection of sloped areas and other environmentally sensitive areas (required for all slopes greater than 1:3).
- [] Provide screening as required in Section 165-57.B of the Town of Bel Air Development Regulations.
- [] Provide residential landscape in accordance with Section 165-59.A of the Town of Bel Air Development Regulations.
- [] Provide commercial/industrial landscape in accordance with Section 165-59.B of the Town of Bel Air Development Regulations.
- [] Provide a tabulation chart of required plantings and proposed plants based on Article VIII requirements.
- [] Provide open space improvements as required by Section 165-52 of the Town of Bel Air Development Regulations.