



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CORPORATION LINE
	BUILDING SETBACK
	EX CONTOURS
	EX EASEMENT
	EX HANDRAIL
	EX EDGE OF VEGETATION
	EX CHAIN LINK FENCE
	EX HOOD FENCE
	EX EDGE OF PAVING/CURB
	EX OVERHEAD LINES
	EX SANITARY LINES
	EX WATER LINES
	EX STORM DRAIN LINES
	EXISTING GAS
	EXISTING SOIL BOUNDARY
	EX EASEMENT
	EX BUILDING
	PROP BUILDING
	EX UTILITY POLE
	PROP UTILITY POLE
	EX LIGHT POLE
	PROP LIGHT POLE
	EX SIGN
	PROP SIGN
	EX WATER VALVE
	PROP WATER VALVE
	EX LIGHT POLE
	EXISTING GAS MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SEWER MANHOLE

SITE DEVELOPMENT DATA

- OWNERS:** HARFORD MALL BUSINESS TRUST
C/O CBL & ASSOCIATES
2030 HAMILTON PLACE BOULEVARD
SUITE 500
CHATTANOOGA, TN 37421
- DEVELOPER:** CDP NORTH, LLC
100 10TH STREET NE
SUITE 300
CHARLOTTEVILLE, VA 22902
- PROPERTY ADDRESS:** 600 BEL AIR RD
BEL AIR, MD 21014
- CURRENT ZONE:** B-3 (GENERAL BUSINESS DISTRICT)
- TAX:** 03-004023 & 03-401419
GRID: 1146
PARCEL: A1 & A2
DEED REF: S103/646 & 1512/514
FLAT: 312-94
- EXISTING LOT ACREAGE:**
LOT A1: 121.30 AC
LOT A2: 14.43 AC
TOTAL: 135.73 AC
- PROPOSED LOT ACREAGE:**
LOT A1: 121.45 AC
LOT A2: 14.43 AC
LOT A3: 13.82 AC
TOTAL: 139.70 AC
- USE:** EXISTING: SHOPPING CENTER
PROPOSED: MIXED USE: SHOPPING CENTER/ MULTI-FAMILY RESIDENCE
- BULK AND YARD REGULATIONS (ZONE B-3, OTHER PERMITTED USE (MIXED USE)):**
MINIMUM REAR SETBACK FROM RES. LOT: 30'
MINIMUM FRONT YARD DEPTH: 20'
MINIMUM SIDE YARD WIDTH: 0'
MINIMUM REAR DEPTH: 10'
MAXIMUM HEIGHT: 65'
- DENSITY:** 1.36 UNITS PER ACRE = 1.36 x 135.81 AC = 244 UNITS
- UNIT BREAKDOWN:**
FLOOR 1 - GROUND LEVEL (179,470 SF), 51 UNITS
(20 ONE BEDROOM UNITS, 24 TWO BEDROOM UNITS, 7 THREE BEDROOM UNITS)
FLOOR 2 - RESIDENTIAL LEVEL (179,650 SF), 64 UNITS
(26 ONE BEDROOM UNITS, 31 TWO BEDROOM UNITS, 7 THREE BEDROOM UNITS)
FLOOR 3 - RESIDENTIAL FLOOR (179,650 SF), 67 UNITS
(28 ONE BEDROOM UNITS, 31 TWO BEDROOM UNITS, 8 THREE BEDROOM UNITS)
FLOOR 4 - RESIDENTIAL FLOOR (179,650 SF), 67 UNITS
(28 ONE BEDROOM UNITS, 31 TWO BEDROOM UNITS, 8 THREE BEDROOM UNITS)
TOTAL ONE BEDROOM UNITS = 102 UNITS
TOTAL TWO BEDROOM UNITS = 117 UNITS
TOTAL THREE BEDROOM UNITS = 30 UNITS
TOTAL UNITS = 249 UNITS
- PARKING REQUIREMENTS:** MULTIFAMILY REQUIRED:
1.5 PARKING SPACES PER 1 BEDROOM UNIT
2 PARKING SPACES PER 2 BEDROOM UNIT
2.5 PARKING SPACES PER 3 OR MORE BEDROOM UNIT
102 ONE BEDROOM UNITS X 1.5 = 153 PARKING SPACES
117 TWO BEDROOM UNITS X 2 = 234 PARKING SPACES
30 THREE BEDROOM UNITS X 2.5 = 75 PARKING SPACES
TOTAL PARKING REQUIRED = 462 PARKING SPACES
- PROPOSED:** 466 PARKING SPACES (454 GARAGE SPACES + 12 PARALLEL SPACES)
- OPEN SPACE:** REQUIRED OPEN SPACE FOR RESIDENTIAL SUBDIVISION PER TOWN OF BEL AIR CODE:
15% OF GROSS LAND = 15% OF 135.81 AC = 20.37 AC
REQ. PASSIVE OPEN SPACE PER CODE: 60% OF 15.07 AC = 9.04 AC
REQ. ACTIVE OPEN SPACE PER CODE: 40% OF 15.07 AC = 6.03 AC
TOTAL PASSIVE OPEN SPACE REQUIRED: 15.04 AC
TOTAL ACTIVE OPEN SPACE REQUIRED: 12.03 AC
TOTAL OPEN SPACE REQUIRED: 27.07 AC
REQ. PASSIVE OPEN SPACE: 11.0 AC
PROP. ACTIVE OPEN SPACE:
PROP. COURTYARD 1: 10.16 AC
PROP. COURTYARD 2: 10.20 AC
TOTAL PROP. ACTIVE OPEN SPACE: 20.36 AC
TOTAL PROVIDED OPEN SPACE: 31.34 AC
- PROVISION REQUESTED FROM PLANNING COMMISSION FOR A BOND OR LETTER OF CREDIT FOR PORTIONS OF PASSIVE AND ACTIVE OPEN SPACE NOT PROVIDED ON-SITE. A BOND OR LETTER OF CREDIT IS REQUESTED FOR 13.93 AC EQUAL TO 176,000 AT THE TOWN OF BEL AIR RATE OF \$50,000 PER ACRE.**

- ### NOTES
- BENCHMARK: FWA#1002 N6718512.88 ELEV.351.41
FWA#1006 N671830.20 ELEV.351.13
FWA#1023 E1419317.85 ELEV.361.50
FWA#1023 N6717269.85 ELEV.359.44
FWA#1023 E1419317.84 ELEV.359.44
 - ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FWA FIELD SURVEY.
 - THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0163E, DATED 4/1/2016
 - EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.
 - NOTE TO STORMWATER MANAGEMENT:
a. ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES INCLUDING THOSE 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.
b. 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.
 - REFER TO SEPARATE LANDSCAPE AND LIGHTING PLANS FOR FURTHER INFORMATION.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-V VALUE	HYDRIC GROUP
AcB	ALDINO SILT LOAM - 8% SLOPES	3%	0.44	C
MbB2	MONTALTO SILT LOAM - 8% SLOPES	3%	0.37	B
MbC2	MONTALTO SILT LOAM - 15% SLOPES	8%	0.37	B
NbB2	NESHAMINT SILT LOAM - 8% SLOPES	3%	0.37	B
NbC2	NESHAMINT SILT LOAM - 15% SLOPES	8%	0.37	B

X = HYDRIC
I = INCLUSIONAL SOILS
K-V VALUE > 0.35 = HIGHLY ERODIBLE

REQUEST FOR RELIEF FROM PLANNING COMMISSION

APPROVAL IS BEING REQUESTED IN THE FORM OF WAIVERS, SPECIAL DEVELOPMENT, VARIANCES AND/ OR SPECIAL EXCEPTION FROM THE TOWN OF BEL AIR PLANNING COMMISSION FOR THE FOLLOWING REQUESTS:

- REQUEST FOR THE SPECIAL DEVELOPMENT OF A MIXED USE CENTER IN ACCORDANCE WITH THE TOWN OF BEL AIR ZONING CODE SECTION 163-94.
- REQUEST FOR A BOND OR LETTER OF CREDIT FOR PORTIONS OF PASSIVE OPEN SPACE REQUIREMENT IN ACCORDANCE WITH THE TOWN OF BEL AIR ZONING CODE SECTION 163-52. C (I).

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.		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 THEREOF.		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	
SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
PRINTED NAME	TITLE	PRINTED NAME	AFFIX SEAL	DIRECTOR	DATE	DIRECTOR	DATE	CHAIRPERSON	DATE

DEVELOPER CDP NORTH, LLC 100 10TH STREET NE, SUITE 300 CHARLOTTEVILLE, VA 22902 ATTN: KYLE JAMES PHONE: 443-324-2558	ARCHITECTS ENGINEERS PLANNERS SURVEYORS FREDERICK WARD ASSOCIATES 410/979-3070 frederickward.com PO Box 1727, 75 South Main Street, Bel Air, Maryland 21014	OWNER HARFORD MALL BUSINESS TRUST C/O CBL & ASSOCIATES 2030 HAMILTON PLACE BLVD. SUITE 500 CHATTANOOGA, TN 37421 ATTN: JON MESHEL PHONE: 781-820-7701	SITE PLAN HARFORD MALL REDEVELOPMENT	TOWN OF BEL AIR 3RD ELECTION DISTRICT

M:\PROJECTS\2201107-00 HARFORD MALL REDEVELOPMENT\DESIGN\ENGINEERING\CD\PLANNING\COMMISSION\SP SITE PLAN.DWG, SP_10/05/2023 1:22 PM, yweng