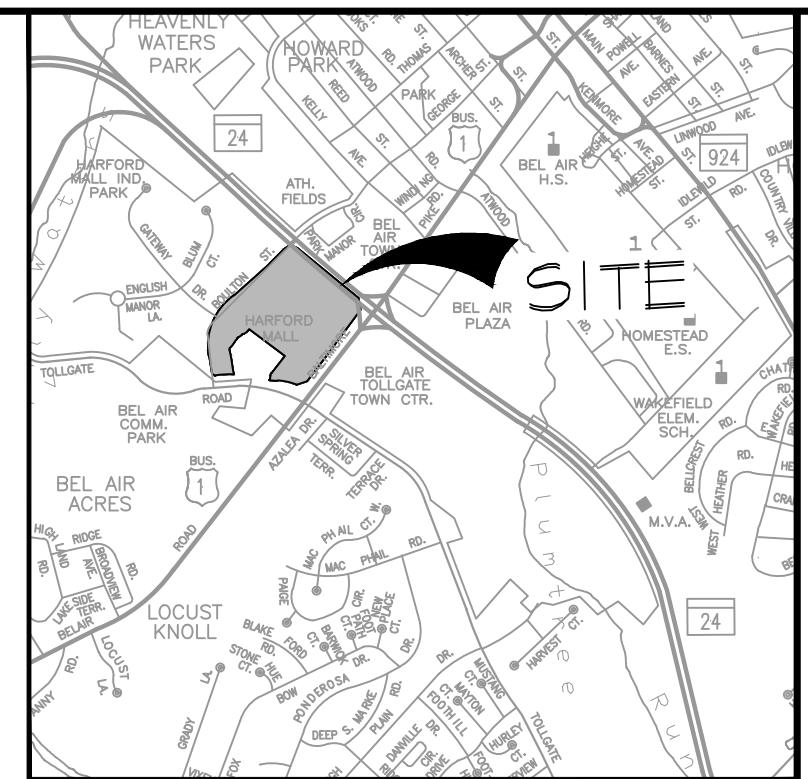


REQUEST FOR RELIEF FROM PLANNING COMMISSION

APPROVAL IS BEING REQUESTED IN THE FORM OF VARIANCES, 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 169-44.
- 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 169-52, C. (I).



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
SOIL BOUNDARY
EX EASEMENT
EX BUILDING
EX UTILITY POLE
PROP UTILITY POLE
EX LIGHT POLE
PROP LIGHT POLE
EX SIGN
PROP SIGN
PARKING ROW QUANTITY
HANDICAP PARKING
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:** COP 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 MAP:** 09-004023 & 03-010414
- TAX MAP:** 304
- GRID:** 1946
- PARCEL:** A1 & A2
- DEED REF:** 9103916 & 1512154
- PLAT:** 212-84
- EXISTING LOT ACRESAGE:** LOT A1: 124.38 AC, LOT A2: 14.83 AC, TOTAL: 139.21 AC
- PROPOSED LOT ACRESAGE:** LOT A1: 125.45 AC, LOT A2: 14.83 AC, TOTAL: 140.28 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 SIDE SETBACK FROM RES. LOT: 10', MINIMUM REAR SETBACK FROM RES. LOT: 30', MINIMUM FRONT YARD DEPTH: 22', MINIMUM SIDE YARD WIDTH: 10', MINIMUM REAR DEPTH: 65'
- DENSITY:** 7.36 UNITS PER ACRE = 7.36 x 39.21 AC = 291 UNITS
- OPEN SPACE:** REQUIRED OPEN SPACE FOR RESIDENTIAL SUBDIVISION PER TOWN OF BEL AIR CODE: 15% OF 39.21 AC = 5.88 AC, 5% OF GROSS LAND: 15% OF 39.21 AC = 5.88 AC
- REG. PASSIVE OPEN SPACE PER CODE:** 60% OF 15.01 AC = 9.01 AC, 40% OF 15.01 AC = 6.01 AC
- REG. ACTIVE OPEN SPACE PER CODE:** 40% OF 15.01 AC = 6.01 AC
- TOTAL PASSIVE OPEN SPACE REQUIRED:** 15.01 AC
- TOTAL ACTIVE OPEN SPACE REQUIRED:** 15.01 AC
- TOTAL OPEN SPACE REQUIRED:** 30.02 AC
- PROV. PASSIVE OPEN SPACE:** 11.6 AC
- PROV. ACTIVE OPEN SPACE:** 10.16 AC
- PROV. COURT/YARD:** 10.16 AC
- PROV. COURT/YARD:** 10.16 AC
- TOTAL PROV. ACTIVE OPEN SPACE:** 10.32 AC
- TOTAL PROVIDED OPEN SPACE:** 21.92 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 18.06 AC EQUAL TO 18.06 AC AT THE TOWN OF BEL AIR RATE OF \$50,000 PER ACRE.

OVERALL BUILDING AREA

SHOPPING CENTER:	411,833 SF
HARFORD MALL:	149,000 SF
LESS INDOOR CORRIDOR:	154,901 SF
LESS RETAIL FLOOR AREA TAKEN OFFLINE:	156,215 SF
HARFORD MALL ADJUSTED GROSS FLOOR AREA:	124,840 SF
MACY'S FURNITURE STORE:	153,864 SF
AMAZON FRESH:	143,342 SF
TOTAL GROSS SHOPPING CENTER AREA*	411,833 SF
PROPOSED MULTI-FAMILY:	174,410 SF
PHASE 1 - GROUND LEVEL:	174,410 SF
PHASE 1 - FLOOR 2:	174,410 SF
PHASE 1 - FLOOR 3:	174,410 SF
PHASE 1 - FLOOR 4:	174,410 SF
PROPOSED PARKING GARAGE:	133,200 SF
PHASE 1 - GROUND LEVEL:	121,000 SF
PHASE 1 - FLOOR 2:	121,000 SF
PHASE 1 - FLOOR 3:	121,000 SF
PHASE 1 - FLOOR 4:	121,000 SF
PHASE 1 - ROOF/FLOOR 5:	134,000 SF

PARKING CALCULATIONS

SHOPPING CENTER:	3.5 SPACES PER 1,000 GROSS SQUARE FEET
REQUIRED:	413,142 SF / 1,000 SF = 413.142
PROVIDED:	413,142 x 3.5 = 1,446 PARKING SPACES REQUIRED
PROVIDED:	1,446 PARKING SPACES ON HARFORD MALL SITE
MULTI-FAMILY:	15 PARKING SPACES PER 1 BEDROOM UNIT
REQUIRED:	2 PARKING SPACES PER 2 BED ROOM UNIT
REQUIRED:	2.5 PARKING SPACES PER 3 OR MORE BEDROOM UNIT
PROVIDED:	102 ONE BEDROOM UNITS X 1.5 = 153 PARKING SPACES
PROVIDED:	117 TWO BEDROOM UNITS X 2 = 234 PARKING SPACES
PROVIDED:	30 THREE BEDROOM UNITS X 2.5 = 75 PARKING SPACES
PROVIDED:	TOTAL PARKING REQUIRED = 462 PARKING SPACES
PROVIDED:	466 PARKING SPACES (454 GARAGE SPACES + 12 PARALLEL SPACES)

LINE DATA

LINE NO.	LENGTH	DIRECTION
L1	405.840	N48° 04' 23.52"E
L2	103.600	N46° 41' 05.52"E
L3	206.880	N44° 43' 08.52"E
L4	74.480	N59° 38' 50.52"E
L5	78.530	S66° 23' 48.48"E
L6	122.810	S8° 01' 17.48"E
L7	160.810	S35° 44' 31.52"W
L8	314.500	S37° 14' 36.52"W
L9	115.710	S71° 23' 17.52"W
L10	86.260	N86° 45' 15.48"W
L11	24.450	N86° 45' 15.48"W
L12	216.400	N18° 35' 18.48"W
L13	5.580	S80° 30' 51.52"W
L14	35.360	N54° 21' 08.48"W
L15	184.070	N1° 24' 08.48"W
L16	12.260	N1° 41' 04.48"W
L17	14.400	N1° 23' 10.48"W
L18	40.340	N1° 30' 37.48"W
L19	46.320	N1° 33' 22.48"W
L20	43.460	N1° 38' 10.48"W
L21	85.500	N1° 47' 24.48"W
L22	36.770	N38° 15' 14.52"E
L23	34.930	N37° 18' 41.52"E
L24	14.500	N35° 15' 31.52"E
L25	13.700	N37° 30' 56.52"E
L26	17.770	N37° 30' 56.52"E
L27	49.850	N54° 47' 46.52"E
L28	5.930	N54° 22' 51.52"E
L29	22.514	N37° 14' 20.52"E
L30	464.433	S52° 45' 34.48"E
L31	228.100	S37° 14' 20.52"W
L32	37.980	S11° 21' 02.52"W

CURVE DATA

CURVE NO.	DELTA	RADIUS	ARC LENGTH
C1	1° 38' 38"	28722.84'	824.12'
C2	1° 30' 00"	1134.13'	448.58'
C3	18° 04' 42"	640.00'	201.44'
C4	8° 25' 25"	900.00'	132.32'
C5	12° 28' 25"	900.00'	145.94'
C6	64° 07' 56"	640.00'	716.37'
C7	27° 14' 06"	16.14'	7.67'
C8	26° 03' 52"	10.00'	4.95'
C9	57° 56' 08"	22.00'	22.25'
C10	17° 16' 31"	50.00'	15.08'
C11	17° 57' 51"	40.00'	12.54'
C12	35° 06' 05"	100.00'	61.26'
C13	25° 53' 17"	60.00'	27.11'
C14	14° 13' 07"	37.37'	9.27'
C15	5° 14' 13"	31.41'	2.87'

PRELIMINARY SUBDIVISION PLAN ENGINEER CERTIFICATION
 I, THE ENGINEER, CERTIFY THAT THIS SUBDIVISION 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

PRELIMINARY SUBDIVISION PLAN OWNER CERTIFICATION
 I CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS.

SIGNATURE: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

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: _____

NOTES

- BENCHMARK: F#48002 N:678912.88 E:1445085.13 ELEV:361.41' F#48006 N:677830.20 E:1445085.13 ELEV:361.50' F#48 HP 23 N:677868.83 E:1444311.84 ELEV:358.44'
- ON-SITE EXISTING CONDITIONS/TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FMA FIELD SURVEY.
- THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0163E, DATED 4/18/2016
- EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.
- NOTE TO STORMWATER MANAGEMENT:
 - 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.
 - 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 DRAININGS.
- ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS.
- THERE ARE NO REGULATORY METALS 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.

PRELIMINARY SUBDIVISION PLAN

HARFORD MALL REDEVELOPMENT

DEVELOPER: COP 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 4109 979 7070 FrederickWard.com PO Box 177 735 South Main Street Bel Air, Maryland 21014

OWNER: HARFORD MALL BUSINESS TRUST C/O CBL & ASSOCIATES 2030 HAMILTON PLACE BLVD. CHATTANOOGA, TN 37421 ATTN: JON MESHLE PHONE: 781-820-7701

DATE: 10/05/2023 **DRAWING NO.:** SUB

SCALE: 1" = 60'

DESIGNED BY: TMM

DRAWN BY: KFP

CHECKED BY: TMM

PROJECT NUMBER: 2221107.00

3RD ELECTION DISTRICT

TOWN OF BEL AIR