## SOILS CHART

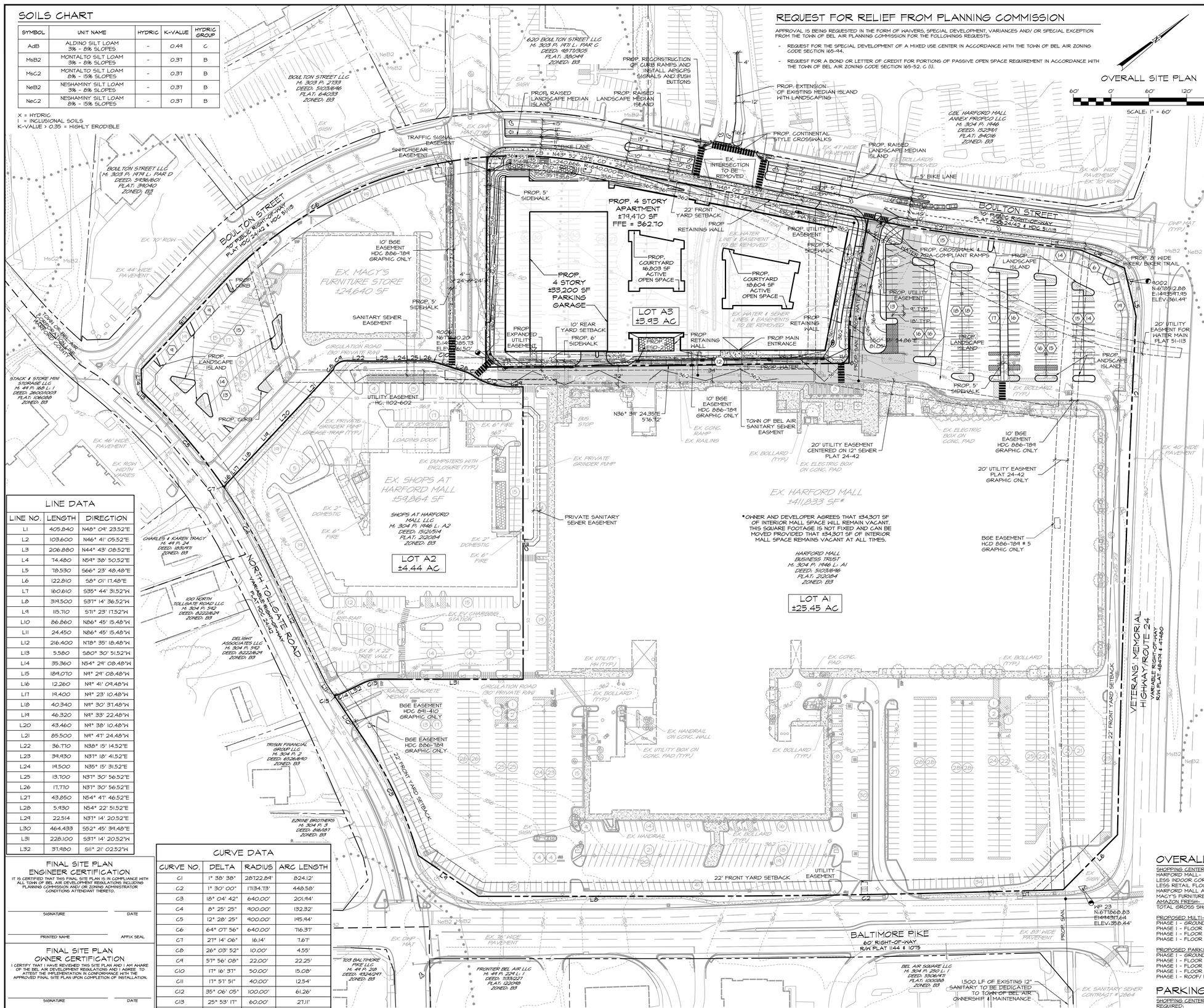
| SYMBOL | UNIT NAME | HYDRIC | K-VALUE | HYDRIC GROUP |
|---|---|---|---|---|
| AdB | ALDINO SILT LOAM 3% - 8% SLOPES | - | 0.49 | C |
| MsB2 | MONTALTO SILT LOAM 3% - 8% SLOPES | - | 0.37 | B |
| MsC2 | MONTALTO SILT LOAM 8% - 15% SLOPES | - | 0.37 | B |
| NeB2 | NESHAMINY SILT LOAM 3% - 8% SLOPES | - | 0.37 | B |
| NeC2 | NESHAMINY SILT LOAM 8% - 15% SLOPES | - | 0.37 | B |

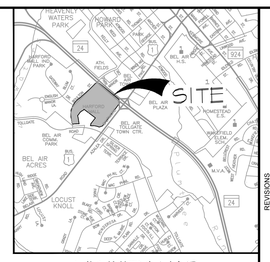
X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

## 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 165-44.
- 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 165-52. C (1).




## VICINITY MAP

1"=2000'

## LEGEND

- PROPERTY LINE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CORPORATION LINE
- BUILDING SETBACK
- EX CONTOURS
- EX EASEMENT
- EX HANDRAIL
- EX EDGE OF VEGETATION
- EX CHAIN LINK FENCE
- EX WOOD 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
- PROP BUILDING
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP MANHOLE
- EX MANHOLE
- EX WATER VALVE
- PROP WATER VALVE
- EX LIGHT POLE
- EX BOLLARD
- EX STORMDRAIN
- 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 STORMDRAIN MANHOLE
- EXISTING SEWER MANHOLE

## SITE DEVELOPMENT DATA

1. OWNERS: HARFORD MALL BUSINESS TRUST C/O CBL & ASSOCIATES 2030 HAMILTON PLACE BOULEVARD SUITE 500 CHATTANOOGA, TN 37421
   SHOPS AT HARFORD MALL LLC 1115 HOWELL MILL ROAD NW SUITE 111 ATLANTA, GA 30318
2. DEVELOPER: CDP NORTH, LLC 100 10TH STREET NE, SUITE 300 CHARLOTTESVILLE, VA 22902
3. PROPERTY ADDRESS: 600 BEL AIR RD BEL AIR, MD 21014
4. CURRENT ZONE: B-3 (GENERAL BUSINESS DISTRICT)
5. TAX#: 03-004023 & 03-401479
   TAX MAP: 304
   GRID: 1
   PARCEL: 1946
   LOTS: A1 & A2
   DEED REF: 5103/646 & 15121/514
   PLAT: 212-84
   EXISTING LOT ACREAGE:
   LOT A1: ±24.38 AC
   LOT A2: ±4.43 AC
   TOTAL: ±33.81 AC
6. PROPOSED LOT ACREAGE:
   LOT A1: ±25.45 AC
   LOT A2: ±4.43 AC
   LOT A3: ±3.93 AC
   TOTAL: ±33.81 AC
7. USE:
   EXISTING: SHOPPING CENTER
   PROPOSED: MIXED USE: SHOPPING CENTER/ MULTI-FAMILY RESIDENCE
8. 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: 0'
   MINIMUM REAR DEPTH: 10'
   MAXIMUM HEIGHT: 65'
9. DENSITY: 7.36 UNITS PER ACRE = 7.36 X 33.81 AC = 249 UNITS
13. OPEN SPACE:
   REQUIRED OPEN SPACE FOR RESIDENTIAL SUBDIVISION PER TOWN OF BEL AIR CODE:
   15% OF GROSS LAND= 15% OF 33.81 AC = 15.07 AC
   REQ. PASSIVE OPEN SPACE PER CODE: 60% OF 15.07 AC = 13.04 AC
   REQ. ACTIVE OPEN SPACE PER CODE: 40% OF 15.07 AC = 12.03 AC
   TOTAL PASSIVE OPEN SPACE REQUIRED: 13.04 AC
   TOTAL ACTIVE OPEN SPACE REQUIRED: 12.03 AC
   TOTAL OPEN SPACE REQUIRED: 15.07 AC
   PROP. PASSIVE OPEN SPACE: 11.18 AC
   PROP. ACTIVE OPEN SPACE:
   PROP. COURTYARD 1 - ±0.16 AC
   PROP. COURTYARD 2 - ±0.20 AC
   TOTAL PROP. ACTIVE OPEN SPACE - ±0.36 AC
   TOTAL PROVIDED OPEN SPACE: 11.54 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 ±3.53 AC EQUAL TO $176,500 AT THE TOWN OF BEL AIR RATE OF $50,000 PER ACRE.

## OVERALL BUILDING AREA

| | |
|---|---|
| SHOPPING CENTER: | |
| HARFORD MALL= | ±411,833 SF |
| LESS INDOOR CORRIDOR= | - 148,888 SF |
| LESS RETAIL FLOOR AREA TAKEN OFFLINE= | - 134,307 SF |
| HARFORD MALL ADJUSTED GROSS FLOOR AREA= | ±62,945 SF |
| MACY'S FURNITURE STORE= | 124,640 SF |
| AMAZON FRESH= | 154,264 SF |
| TOTAL GROSS SHOPPING CENTER AREA= | ±413,142 SF |
| PROPOSED MULTI-FAMILY: | |
| PHASE 1 - GROUND LEVEL: | ±19,470 SF |
| PHASE 1 - FLOOR 2: | ±19,650 SF |
| PHASE 1 - FLOOR 3: | ±19,650 SF |
| PHASE 1 - FLOOR 4: | ±19,650 SF |
| PROPOSED PARKING GARAGE: | |
| PHASE 1 - GROUND LEVEL: | ±33,200 SF |
| PHASE 1 - FLOOR 2: | ±27,000 SF |
| PHASE 1 - FLOOR 3: | ±27,850 SF |
| PHASE 1 - FLOOR 4: | ±27,850 SF |
| PHASE 1 - ROOF/ FLOOR 5: | ±34,000 SF |

## PARKING CALULATIONS

SHOPPING CENTER:
REQUIRED: 3.5 SPACES PER 1,000 GROSS SQUARE FEET
413,142 SF / 1,000 SF = 413.142
413.142 X 3.5 = 1,446 PARKING SPACE REQUIRED

PROVIDED: 1,446 PARKING SPACES ON HARFORD MALL SITE

MULTI-FAMILY:
REQUIRED: 1.5 PARKING SPACES PER 1 BEDROOM UNIT
2 PARKING SPACES PER 2 PED ROOM 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)

## LINE DATA

| LINE NO. | LENGTH | DIRECTION |
|---|---|---|
| L1 | 405.840 | N48° 09' 23.52"E |
| L2 | 103.600 | N46° 41' 05.52"E |
| L3 | 206.880 | N44° 43' 08.52"E |
| L4 | 74.480 | N54° 38' 50.52"E |
| L5 | 78.530 | S66° 23' 48.48"E |
| L6 | 122.810 | S8° 01' 17.48"E |
| L7 | 160.610 | S35° 44' 31.52"W |
| L8 | 314.500 | S37° 14' 36.52"W |
| L9 | 115.710 | S71° 23' 17.52"W |
| L10 | 86.860 | N86° 45' 15.48"W |
| L11 | 24.450 | N86° 45' 15.48"W |
| L12 | 216.400 | N78° 35' 18.48"W |
| L13 | 5.580 | S80° 30' 51.52"W |
| L14 | 35.360 | N54° 29' 08.48"W |
| L15 | 184.070 | N4° 29' 08.48"W |
| L16 | 12.260 | N8° 41' 09.48"W |
| L17 | 19.400 | N9° 23' 10.48"W |
| L18 | 40.340 | N8° 30' 37.48"W |
| L19 | 46.320 | N8° 33' 22.48"W |
| L20 | 43.460 | N8° 38' 10.48"W |
| L21 | 85.500 | N8° 47' 24.48"W |
| L22 | 36.710 | N38° 15' 14.52"E |
| L23 | 39.930 | N37° 18' 41.52"E |
| L24 | 19.500 | N35° 15' 31.52"E |
| L25 | 13.700 | N37° 30' 56.52"E |
| L26 | 17.770 | N37° 30' 56.52"E |
| L27 | 43.850 | 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' 39.48"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" | 28122.84' | 824.12' |
| C2 | 1° 30' 00" | 17134.73' | 448.58' |
| C3 | 18° 04' 42" | 640.00' | 201.94' |
| C4 | 8° 25' 25" | 900.00' | 132.32' |
| C5 | 12° 28' 25" | 900.00' | 195.44' |
| C6 | 64° 07' 56" | 640.00' | 716.37' |
| C7 | 27° 14' 06" | 16.14' | 7.67' |
| C8 | 26° 03' 52" | 10.00' | 4.55' |
| C9 | 57° 56' 08" | 22.00' | 22.25' |
| C10 | 17° 16' 37" | 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' |

## NOTES

1. BENCHMARK:
   FWA#1002 N:678512.88 E:1443547.45 ELEV.:361.44'
   FWA#1006 N:677630.20 E:1443085.73 ELEV.:361.50'
   FWA# WP 23 N:677868.83 E:1444931.64 ELEV.:358.44'
2. ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FWA FIELD SURVEY.
3. THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0163E, DATED 4/19/2016
4. EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.
5. NOTE TO STORMWATER MANAGEMENT:
   a. 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.
   b. MAINTENANCE OF ALL STORMWATER FACILITIES (ONCE AS-BUILT DRAWINGS ARE APPROVED) IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
7. FINAL LOCATION OF FIRE HYDRANTS , VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
8. ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS.
9. THERE ARE NO REGULATORY WETLANDS OR WATERCOURSES ON SITE.
10. SEPARATE UTILITY (WATER & SEWER), STORMWATER , AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.
11. REFER TO SEPARATE LANDSCAPE AND LIGHTING PLANS FOR FURTHER INFORMATION.

### 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

### 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.

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

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | | |

REVISIONS


DEVELOPER
CDP NORTH, LLC
100 10TH STREET NE, SUITE 300
CHARLOTTESVILLE, VA 22902
ATTN: KYLE JAMES
PHONE: 443-324-2558

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES 410.879.2090 frederickward.com
P.O. Box 172 - 5 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


OVERALL SITE PLAN
# HARFORD MALL REDEVELOPMENT
TOWN OF BEL AIR
3RD ELECTION DISTRICT

| | |
|---|---|
| DATE: 10/05/2023 | DRAWING NO. OSP |
| SCALE: 1" = 60' | |
| DESIGNED BY: TMM | |
| DRAWN BY: KFP | SHEET 1 OF 1 |
| CHECKED BY: TMM | FWA JOB NUMBER: 2221107.00 |

M:\PROJECTS\2221107.00 HARFORD MALL REDEVELOPMENT\DESIGN\ENGINEERING\CAD\PLANS\PLANNING COMMISSION\OSP_OVERALL SITE PLAN.DWG, OSP, 10/5/2023 7:52 AM,kfp,enc