



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)
- TAXN:** 09-004029 & 09-004174
- PROPOSED LOT ACRES:** LOT A1: 125.45 AC, LOT A2: 14.44 AC, LOT A3: 13.93 AC, TOTAL: 154.82 AC
- USE:** SHOPPING CENTER, 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: 0', MINIMUM REAR DEPTH: 0', MAXIMUM HEIGHT: 65'
- DENSITY:** 7.36 UNITS PER ACRE = 7.36 X 33.81 AC = 244 UNITS
- UNIT BREAKDOWN:** FLOOR 1 - GROUND LEVEL (179,470 SF), 51 UNITS (20 ONE BEDROOM UNITS, 24 TWO BEDROOM UNITS, 1 THREE BEDROOM UNITS); FLOOR 2 - RESIDENTIAL LEVEL (179,650 SF), 64 UNITS (26 ONE BEDROOM UNITS, 31 TWO BEDROOM UNITS, 1 THREE BEDROOM UNITS); FLOOR 3 - RESIDENTIAL FLOOR (179,650 SF), 61 UNITS (26 ONE BEDROOM UNITS, 31 TWO BEDROOM UNITS, 1 THREE BEDROOM UNITS); FLOOR 4 - RESIDENTIAL FLOOR (179,650 SF), 61 UNITS (26 ONE BEDROOM UNITS, 31 TWO BEDROOM UNITS, 1 THREE BEDROOM UNITS); TOTAL: 244 UNITS
- PARKING REQUIREMENTS:** 15 PARKING SPACES PER 1 BEDROOM UNIT, 2 PARKING SPACES PER 2 BEDROOM UNIT, 2.5 PARKING SPACES PER 3 OR MORE BEDROOM UNIT; 100 ONE BEDROOM UNITS X 1.5 = 150 PARKING SPACES; 117 TWO BEDROOM UNITS X 2 = 234 PARKING SPACES; 30 THREE BEDROOM UNITS X 2.5 = 75 PARKING SPACES; TOTAL: 459 PARKING SPACES; PROVIDED: 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 33.81 AC = 15.07 AC; REG. PASSIVE OPEN SPACE PER CODE: 60% OF 15.07 AC = 9.04 AC; REG. ACTIVE OPEN SPACE PER CODE: 40% OF 15.07 AC = 6.03 AC; TOTAL PASSIVE OPEN SPACE REQUIRED: 9.04 AC; TOTAL ACTIVE OPEN SPACE REQUIRED: 6.03 AC; TOTAL OPEN SPACE REQUIRED: 15.07 AC; PROVIDED: 15.44 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 15.53 AC EQUAL TO \$16,500 AT THE TOWN OF BEL AIR RATE OF \$50,000 PER ACRE.

LANDSCAPE TABULATION

- STREET TREES (3165-58(A)(1))**
REQUIRED TREES ALONG BOULTON STREET FOR LOT A3: 15 MAJOR DECIDUOUS TREES
REQUIRED TREES ALONG BOULTON STREET FOR WEST PARKING LOT: 21 MAJOR DECIDUOUS TREES
REQUIRED TREES ALONG BOULTON STREET FOR EAST PARKING LOT: 16 MAJOR DECIDUOUS TREES
- PERIMETER LANDSCAPE BUFFERING (3165-54(B)(2))**
REQUIRED NON RESIDENTIAL PARKING USE TO RIGHT OF WAY = 3' BUFFER WIDTH AT 1 PLANTING UNIT / 25 LINEAR FEET
1 MAJOR DECIDUOUS TREE = 1 PU
2 MINOR DECIDUOUS TREES = 1 PU
2 EVERGREEN TREES = 1 PU
10 SHRUBS = 1 PU
- PARKING LOT INTERIOR LANDSCAPING (3165-54(B)(2))**
REQUIRED: LANDSCAPE AREA SHALL BE EQUAL TO OR EXCEED 8% OF INTERIOR AREA
REQUIRED BOULTON STREET WEST PARKING LOT: 138,531 SF X 8% = 11,082 SF OF INTERIOR LANDSCAPING (33,108 SF (0.18))
REQUIRED BOULTON STREET WEST PARKING LOT: 138,531 SF X 8% = 11,082 SF OF INTERIOR LANDSCAPING (33,108 SF (0.18))
REQUIRED BOULTON STREET EAST PARKING LOT: 120,082 SF X 8% = 9,607 SF OF INTERIOR LANDSCAPING (28,540 SF (0.26))
- PARKING LOT SHADE TREES (3165-54(B)(3))**
REQUIRED MAJOR SHADE TREES @ PARKING SPACES: 1 MAJOR SHADE TREE PER 10 PARKING SPACES
REQUIRED FOR LOT A3, PROPOSED FOR LOT A3: 12 PARKING SPACES / 10 PARKING SPACES = 1 SHADE TREE
REQUIRED FOR BOULTON STREET WEST PARKING LOT, PROPOSED FOR BOULTON STREET WEST PARKING LOT: 138 PARKING SPACES / 10 PARKING SPACES = 14 SHADE TREES
REQUIRED FOR BOULTON STREET WEST PARKING LOT, PROPOSED FOR BOULTON STREET WEST PARKING LOT: 14 SHADE TREES
REQUIRED FOR BOULTON STREET EAST PARKING LOT, PROPOSED FOR BOULTON STREET EAST PARKING LOT: 228 PARKING SPACES / 10 PARKING SPACES = 23 SHADE TREES
REQUIRED FOR BOULTON STREET EAST PARKING LOT, PROPOSED FOR BOULTON STREET EAST PARKING LOT: 23 SHADE TREES

OVERALL BUILDING AREA

SHOPPING CENTER:	141,833 SF
HARFORD MALL:	149,288 SF
LESS INDOOR CORRIDOR-LESS RETAIL FLOOR AREA TAKEN OFFLINE:	- 134,307 SF
HARFORD MALL ADJUSTED GROSS FLOOR AREA:	156,814 SF
MAGY'S FURNITURE STORE:	124,640 SF
AMAZON FRESH:	151,864 SF
TOTAL GROSS SHOPPING CENTER AREA:	151,864 SF
PROPOSED MULTI-FAMILY:	119,470 SF
PHASE 1 - GROUND LEVEL:	119,470 SF
PHASE 2 - FLOOR 2:	175,650 SF
PHASE 3 - FLOOR 3:	175,650 SF
PHASE 4 - FLOOR 4:	175,650 SF
PROPOSED PARKING GARAGE:	133,200 SF
PHASE 1 - GROUND LEVEL:	133,200 SF
PHASE 2 - FLOOR 2:	127,000 SF
PHASE 3 - FLOOR 3:	127,000 SF
PHASE 4 - FLOOR 4:	127,000 SF
PHASE 5 - ROOF/ FLOOR 5:	134,000 SF

PARKING CALCULATIONS

SHOPPING CENTER:
REQUIRED: 3.5 SPACES PER 1,000 GROSS SQUARE FEET
419,142 SF / 1,000 SF = 419.142
419.142 X 3.5 = 1,467 PARKING SPACES 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 BED 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)

PLANTING SCHEDULE FOR LOT A3

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
AR	8	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
BG	8	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN, MALE

PLANTING SCHEDULE FOR BOULTON STREET WEST PARKING LOT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
AR	8	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
TC	4	Tilia cordata	Littleleaf Linden	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
UA	10	Ulmus americana 'Princeton'	Princeton American Elm	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
ZS	6	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
HQ	8	Hydrangea quercifolia	Oakleaf Hydrangea	24 - 30" HT., #5 CONTAINER, 6" O.C. SPACING
ND	61	Nandina domestica 'Tuscan Flame'	Tuscan Flame Heavenly Bamboo	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
OH	65	Osmanthus heterophyllus 'Goshiki'	Goshiki Osmanthus	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
PL	60	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
LM	435	Liriope muscari 'Big Blue'	Big Blue Liriope	#5P4 (1 QT), 24" O.C. DIAGONAL SPACING

PLANTING SCHEDULE FOR BOULTON STREET EAST PARKING LOT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
AR	10	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
GT	8	Gleditsia triacanthos var. inermis	Thornless Honey Locust	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
TC	10	Tilia cordata	Littleleaf Linden	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
UA	6	Ulmus americana 'Princeton'	Princeton American Elm	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
ZS	4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
HQ	10	Hydrangea quercifolia	Oakleaf Hydrangea	24 - 30" HT., #5 CONTAINER, 6" O.C. SPACING
ND	57	Nandina domestica 'Tuscan Flame'	Tuscan Flame Heavenly Bamboo	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
OH	57	Osmanthus heterophyllus 'Goshiki'	Goshiki Osmanthus	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
PL	57	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
LM	1,050	Liriope muscari 'Big Blue'	Big Blue Liriope	#5P4 (1 QT), 24" O.C. DIAGONAL SPACING
RF	185	Rudbeckia fulgida var. sullivantii 'Goldstrum'	Goldstrum Black-eyed Susans	#5P4 (1 QT), 24" O.C. DIAGONAL SPACING

LANDSCAPE COST ESTIMATE*

MAJOR DECIDUOUS TREES	92	@	\$400/TREE	=	\$36,800
SHRUBS	375	@	\$50/SHRUB	=	\$18,750
			TOTAL	=	\$55,550

* ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
* COST ESTIMATE INCLUDES PLANTINGS FOR LOT A3, BOULTON STREET PARKING LOT WEST AND BOULTON STREET PARKING LOT EAST.
* ESTIMATE IS FOR TOWN OF BEL AIR BONDING PURPOSES ONLY, AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

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 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
- PROP BUILDING
- PROP DECIDUOUS TREE
- PROP SHRUBS
- PROP GROUNDCOVER
- 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

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-V VALUE	HYDRIC GROUP
A&B	ALDINO SILT LOAM 3% - 8% SLOPES	-	0.41	C
M&B2	MONTOALO SILT LOAM 3% - 8% SLOPES	-	0.37	B
M&C2	MONTOALO SILT LOAM 8% - 15% SLOPES	-	0.37	B
N&B2	NESHAMINY SILT LOAM 3% - 8% SLOPES	-	0.37	B
N&C2	NESHAMINY SILT LOAM 8% - 15% SLOPES	-	0.37	B

X = HYDRIC
1 = INVOLUTIONAL SOILS
K-VALUE > 0.25 = HIGHLY ERODIBLE

DEVELOPER
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CHARLOTTEVILLE, VA 22902
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PHONE: 781-820-7701

LANDSCAPE PLAN
HARFORD MALL REDEVELOPMENT
TOWN OF BEL AIR

DATE: 10/05/2023
SCALE: 1" = 50'
DESIGNED BY: TMM
DRAWN BY: KFP
CHECKED BY: TMM
PROJECT NO.: 2221107.00

LP01

