

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 & 09-004179
- PROPOSED LOT ACREAGE:** LOT A1: 125.45 AC, LOT A2: 14.44 AC, LOT A3: 13.93 AC, TOTAL: 153.82 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: 15', MINIMUM REAR DEPTH: 10', MAXIMUM HEIGHT: 65'
- DENSITY:** 7.36 UNITS PER ACRE = 7.36 X 33.81 AC = 244 UNITS
- UNIT BREAKDOWN:** FLOOR 1 - GROUND LEVEL (119,470 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)
- 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, 171 TWO BEDROOM UNITS X 2 = 342 PARKING SPACES, 30 THREE BEDROOM UNITS X 2.5 = 75 PARKING SPACES, TOTAL PARKING REQUIRED = 467 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 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: 15.07 AC, TOTAL ACTIVE OPEN SPACE REQUIRED: 15.07 AC, TOTAL OPEN SPACE REQUIRED: 30.14 AC; REG. PASSIVE OPEN SPACE: 11.8 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: 11.8 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 13.53 AC EQUAL TO \$163,000 AT THE TOWN OF BEL AIR RATE OF \$120,000 PER ACRE.

LANDSCAPE TABULATION

- STREET TREES (165-58(A)(1))**
REQUIRED TREES ALONG BOULTON STREET FOR LOT A3: 15 MAJOR DECIDUOUS TREES
PROVIDED TREES ALONG BOULTON STREET FOR LOT A3: 615 LF @ 1 TREE / 40' = 15 MAJOR DECIDUOUS TREES
- REQUIRED TREES ALONG BOULTON STREET FOR WEST PARKING LOT:** 21 MAJOR DECIDUOUS TREES
PROVIDED TREES ALONG BOULTON STREET FOR WEST PARKING LOT: 850 LF @ 1 TREE / 40' = 21 MAJOR DECIDUOUS TREES
- REQUIRED TREES ALONG BOULTON STREET FOR EAST PARKING LOT:** 16 MAJOR DECIDUOUS TREES
PROVIDED TREES ALONG BOULTON STREET FOR EAST PARKING LOT: 635 LF @ 1 TREE / 40' = 16 MAJOR DECIDUOUS TREES
- PERIMETER LANDSCAPE BUFFERING (165-54(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
- REQUIRED BOULTON STREET WEST PARKING LOT, PROPOSED BOULTON STREET WEST PARKING LOT:** 507 LF / 25 LF = 20.28 PU REQUIRED
5 DECIDUOUS TREES = 5 PU
106 SHRUBS = 10.6 PU
TOTAL PLANTING UNITS = 20.88 PU
- REQUIRED BOULTON STREET WEST PARKING LOT, PROPOSED BOULTON STREET WEST PARKING LOT:** 548 LF / 25 LF = 21.9 PU REQUIRED
5 DECIDUOUS TREES = 5 PU
171 SHRUBS = 17.1 PU
TOTAL PLANTING UNITS = 22.1 PU
- PARKING LOT INTERIOR LANDSCAPING (165-54(B)(2))**
REQUIRED: LANDSCAPE AREA SHALL EQUAL OR EXCEED 8% OF INTERIOR AREA
REQUIRED BOULTON STREET WEST PARKING LOT: 13,053 SF X 8% = 10,442 SF OF INTERIOR LANDSCAPING
PROPOSED BOULTON STREET WEST PARKING LOT: 13,053 SF (0.1%)
- REQUIRED BOULTON STREET EAST PARKING LOT, PROPOSED BOULTON STREET EAST PARKING LOT:** 16,042 SF X 8% = 12,834 SF OF INTERIOR LANDSCAPING
PROPOSED BOULTON STREET EAST PARKING LOT: 16,042 SF (0.2%)
- PARKING LOT MAJOR TREES (165-54(B)(3))**
REQUIRED MAJOR DECIDUOUS TREES @ PARKING INTERIOR: 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:** 136 PARKING SPACES / 10 PARKING SPACES = 14 SHADE TREES
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
23 SHADE TREES

OVERALL BUILDING AREA

SHOPPING CENTER:	141,833 SF
HARFORD MALL:	149,888 SF
LESS INDOOR CORRIDOR-LESS RETAIL FLOOR AREA TAKEN OFFLINE:	- 134,301 SF
HARFORD MALL ADJUSTED GROSS FLOOR AREA:	157,420 SF
MACY'S FURNITURE STORE:	124,640 SF
AMAZON FRESH:	151,864 SF
TOTAL GROSS SHOPPING CENTER AREA:	115,142 SF
PROPOSED MULTI-FAMILY:	119,470 SF
PHASE 1 - GROUND LEVEL:	119,470 SF
PHASE 1 - FLOOR 2:	179,650 SF
PHASE 1 - FLOOR 3:	179,650 SF
PHASE 1 - FLOOR 4:	179,650 SF
PROPOSED PARKING GARAGE:	133,200 SF
PHASE 1 - GROUND LEVEL:	133,200 SF
PHASE 1 - FLOOR 2:	127,000 SF
PHASE 1 - FLOOR 3:	127,000 SF
PHASE 1 - FLOOR 4:	127,000 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:	1.5 PARKING SPACES PER 1 BEDROOM UNIT
REQUIRED:	2 PARKING SPACES PER 2 BED ROOM UNIT
PROVIDED:	2.5 PARKING SPACES PER 3 OR MORE BEDROOM UNIT
REQUIRED:	102 ONE BEDROOM UNITS X 1.5 = 153 PARKING SPACES
PROVIDED:	171 TWO BEDROOM UNITS X 2 = 342 PARKING SPACES
PROVIDED:	30 THREE BEDROOM UNITS X 2.5 = 75 PARKING SPACES
PROVIDED:	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.
GB	10	Ginkgo biloba 'FNI 2120'	Princeton Sentry Ginkgo	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN. (MALE ONLY)
ZM	8	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.

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
FL	60	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
LM	435	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	#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
FL	57	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18" - 24" HT., #3 CONTAINER, 3" O.C. SPACING
LM	1,050	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	#5P4 (1 QT), 24" O.C. DIAGONAL SPACING
RF	125	Rudbeckia fulgida var. sullivantii 'Goldstrum'	Goldstrum Black-eyed Susans	#5P4 (1 QT), 24" O.C. DIAGONAL SPACING

LANDSCAPE COST ESTIMATE*

MAJOR DECIDUOUS TREES	102	\$400/TREE	=	\$40,800
SHRUBS	975	\$50/SHRUB	=	\$48,750
TOTAL			=	\$89,550

* 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
- HANDICAP PARKING
- PARKING ROW QUANTITY
- EX WATER VALVE
- PROP WATER VALVE
- EX LIGHT POLE
- EX BOLLARD
- EX STORM-DRAIN
- EXISTING GAS MANHOLE
- EXISTING STORM-DRAIN MANHOLE
- EXISTING SEWER MANHOLE

SOILS CHART

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

X = HYDRIC
I = INCLUSIVE SOILS
K-VALUE > 0.25 = HIGHLY ERODIBLE

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
410.979.3040
fredward.com
PO Box 1727, 18 South Main Street, Ste. 400, Harford, MD 21074

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

LANDSCAPE PLAN
HARFORD MALL REDEVELOPMENT

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

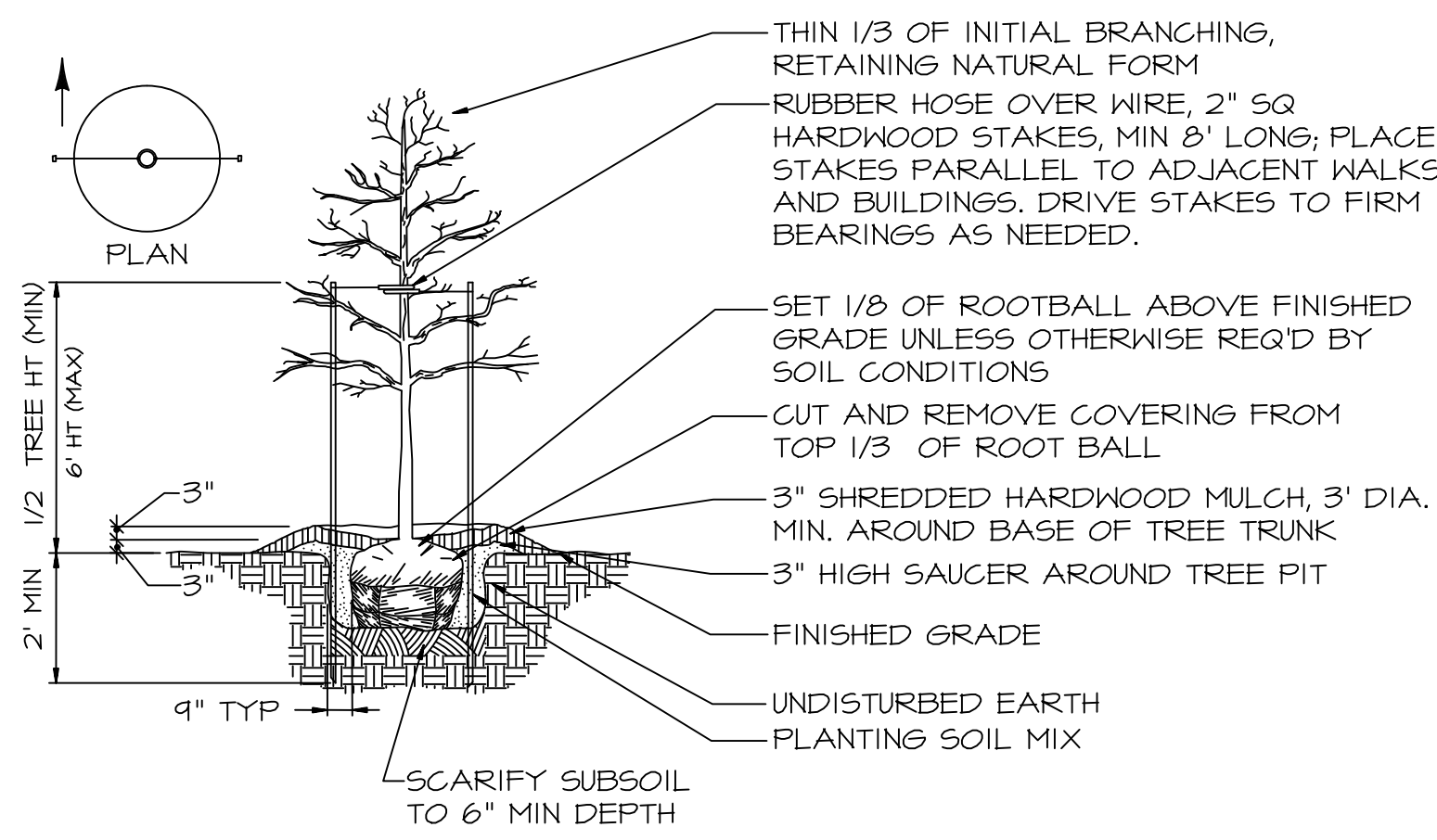
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DRAWN BY: KFP
CHECKED BY: TMM
PROJECT NO: 2221107.00

LP01

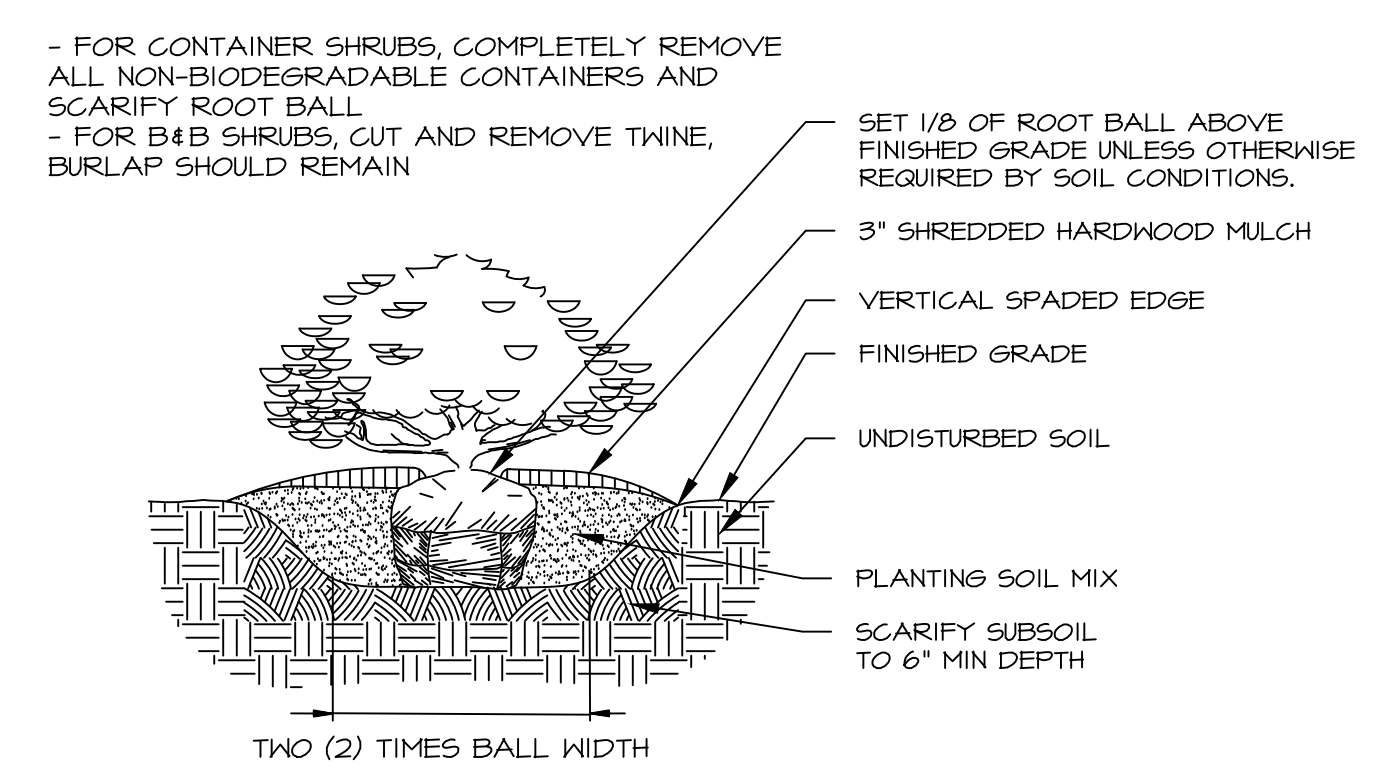
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PLANTING NOTES

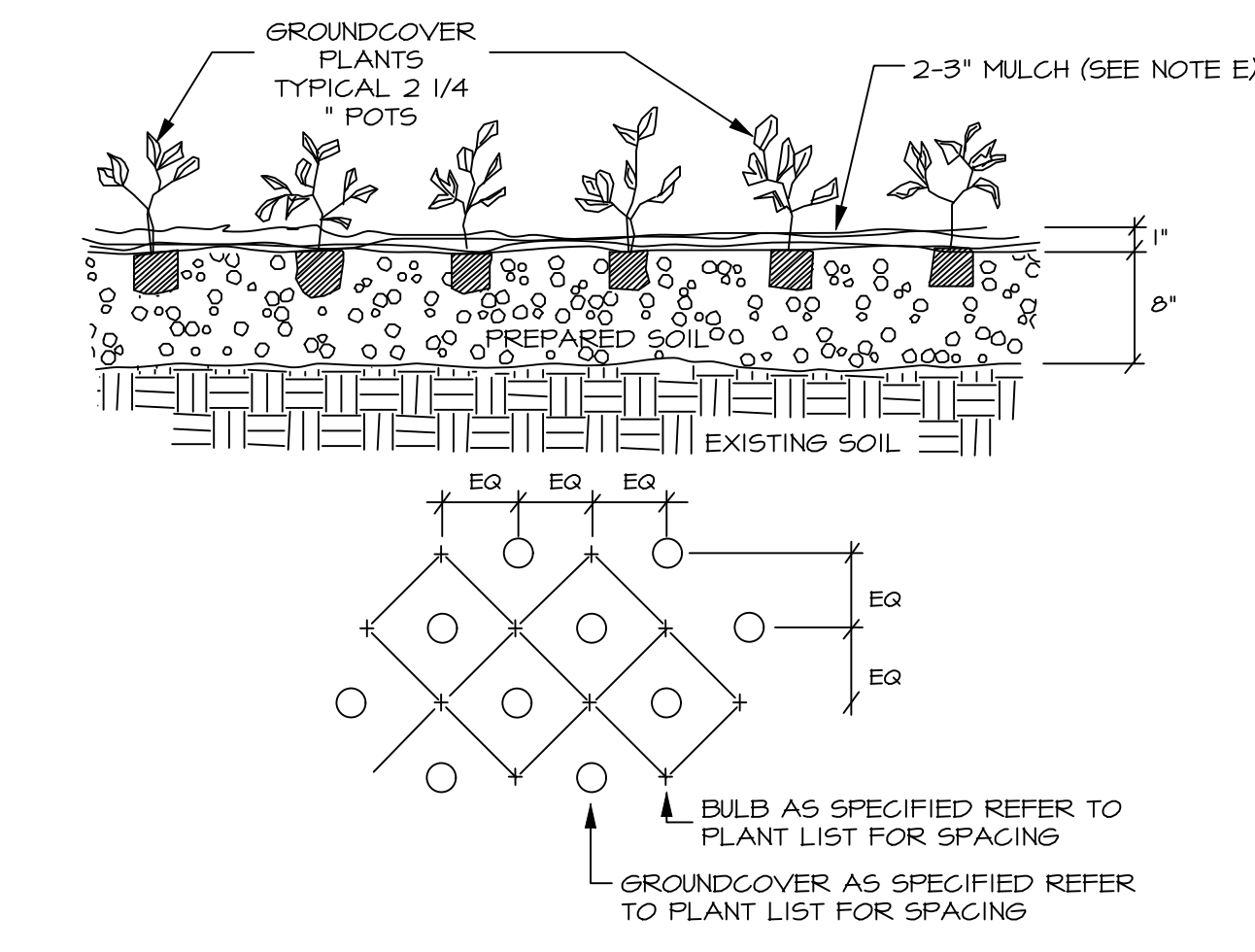
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, LATEST EDITION).
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
- CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
- PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED PER SEDIMENT EROSION CONTROL PLANS.
- OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
- QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TOWN OF BEL AIR, MD.
- GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION, AND TRANSPORTATION.
- SOIL ADDITIVES TO BE GRANULAR FERTILIZER OF A 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 pH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
- THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
- PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF TWO YEARS INCLUDING TWO CONTINUOUS GROWING SEASONS WITH 75% SURVIVABILITY. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY TO INCLUDE COVERAGE OF PLANTS FROM DEATH OR UNHEALTHY CONDITIONS. REPLACEMENT PLANTS SHALL BE THE SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF THE REPLACEMENT. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF PLANNING COMMISSION APPROVAL. ALSO, WITHIN ONE YEAR OF PLANTING, ANY DEAD OR DYING TREES OR PLANTS SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON PRIOR TO RELEASE OF ANY REQUIRED SURETY.
- MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.
- PLANTING SOIL MIX:
 - CONTRACTOR SHALL PROVIDE PLANTING MIX ACCORDING TO THE FOLLOWING MIX RATIOS:
 - 75% SANDY LOAM TOPSOIL, pH SHALL BE BETWEEN 5.5 - 7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUBLE SALTS SHALL NOT EXCEED 3mmhos/cm, CALCIUM SHALL NOT EXCEED 2000 PARTS PER MILLION, TOPSOIL SHALL BE FREE OF NOXIOUS WEED SEEDS AND ROCKS OVER 1".
 - 25% LEAFMOR AS MANUFACTURED BY Maryland Environmental Service, 254 Najoles Road, Millersville, Maryland 21108, Attn: Procurement Division, Phone (410) 724-8510 Fax (410) 724-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
 - THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK THEN BACKFILLED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
 - SOIL AMENDMENTS: PROVIDE OSMOCOTE FERTILIZER N14-P14-K14, 3-4 MONTH TIME RELEASE, APPLY TO PLANTER MIX AT A RATE OF 20LBS/1000 SQ FT OF PLANTING AREA. THOROUGHLY INCORPORATE INTO TOP 10 INCHES OF PLANTING SOIL DEPTH INCLUDING TREE PIT.
- NO TREES SHALL BE PLANTED WITHIN 10' OF THE SANITARY SEWER LATERAL OR WATER LINE.



DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



SHRUB PLANTING DETAIL
SCALE: NTS



GROUNDCOVER PLANTING DETAIL
SCALE: NTS

NOTES

- TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
- 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.
- 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.
- 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.
- COST ESTIMATES FOR LANDSCAPING PROPOSED TO SATISFY CODE REQUIREMENTS SHALL BE PREPARED AND APPROVED BY THE TOWN OF BEL AIR TO ESTABLISH SURETY AMOUNT.
- ALL TREES TO REMAIN UNLESS SPECIFICALLY INDICATED FOR REMOVAL OR RELOCATION OR IN CONFLICT WITH PROPOSED PAVEMENTS AND IMPROVEMENTS. TREES AND PLANTS TO REMAIN SHALL BE PROTECTED WITH ORANGE SUPER SILT FENCE INSTALLED UNDER THE DRIP LINE OF THE PLANTS/TREES DURING CONSTRUCTION OR PERMANENT TREE WELLS.
- ANY SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH GROUNDCOVER PLANTINGS AND/OR SEEDED & EROSION CONTROL MATTED, TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
- 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 24025C0183E, DATED 4/19/2016
- 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 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.
 - 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.
- THERE ARE NO REGULATORY WETLANDS OR WATERCOURSES ON SITE.
- SEPARATE UTILITY (WATER & SEWER), STORMWATER , AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.

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 165-14.
- REQUEST FOR FEE IN LIEU OF ACTIVE OPEN SPACE REQUIREMENT IN ACCORDANCE WITH THE TOWN OF BEL AIR ZONING CODE SECTION 165-52, C (1).

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FINAL LANDSCAPE PLAN
LANDSCAPE ARCHITECT CERTIFICATION

IT IS CERTIFIED THAT THIS FINAL LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATIONS, LANDSCAPE MANUAL, INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.

SIGNATURE _____ DATE _____

PRINTED NAME _____ AFFIX SEAL _____

FINAL LANDSCAPE PLAN
OWNER CERTIFICATION

I CERTIFY THAT I HAVE REVIEWED THIS LANDSCAPE PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL AND I AGREE TO ATTEST THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL LANDSCAPE PLAN UPON COMPLETION OF INSTALLATION.

SIGNATURE _____ DATE _____

PRINTED NAME _____ DATE _____

TOWN OF BEL AIR
DEPARTMENT OF PLANNING

APPROVED: _____

DIRECTOR DATE

TOWN OF BEL AIR
PLANNING COMMISSION

APPROVED: _____

CHAIRPERSON DATE

TOWN OF BEL AIR
DEPARTMENT OF PUBLIC WORKS

APPROVED: _____

DIRECTOR DATE

DATE: 10/05/2023
SCALE: 1" = 60'
DESIGNED BY: TMM
DRAWN BY: KFP
CHECKED BY: TMM

DRAWING NO: LP02
SHEET: 2 OF 2
FWA JOB NUMBER: 2221107.00

LANDSCAPE PLAN
HARFORD MALL REDEVELOPMENT

OWNER
HARFORD MALL BUSINESS TRUST
C/O GBL & ASSOCIATES
2030 HAMILTON PLACE BLVD.
SUITE 500
CHATTANOOGA, TN 37421
ATTN: JON MESHEL
PHONE: 781-820-7701

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
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DEVELOPER
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100 10TH STREET NE,
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CHARLOTTESVILLE, VA 22902
ATTN: KYLE JAMES
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REVISIONS	DESCRIPTION
1	REVISIONS TO STREETSCAPE AND TREE SPECIES

DATE	DATE
11/16/2023	

NEW	DATE
1	

3RD ELECTION DISTRICT TOWN OF BEL AIR