



# TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS  
705 E. CHURCHVILLE ROAD  
BEL AIR, MARYLAND 21014  
www.belairmd.org

PLANNING 410-879-9500  
PUBLIC WORKS 410-879-9507  
FAX 410-838-0775

## BOARD OF COMMISSIONERS

Susan U. Burdette  
Philip L. Einhorn  
Brendan P. Hopkins  
Robert M. Preston  
Patrick T. Richards

DIRECTOR OF PLANNING  
Kevin L. Small

DIRECTOR OF PUBLIC WORKS  
Stephen D. Kline

August 25, 2016

Bel Air Planning Commission  
39 N. Hickory Avenue  
Bel Air, MD 21014

Dear Member:

The Bel Air Planning Commission will hold its regularly scheduled meeting on **Thursday, September 1, 2016 at 7:00 p.m.** at the Bel Air Town Hall, 39 N. Hickory Avenue.

The agenda is as follows:

- I. Administrative Matters
  - A. Approval of Minutes – August 4, 2016
  
- II. New Business
  - A. Review Special Development, Site Plan, Landscape Plan, Photometric Plan and Elevations for a 21 unit, four story residential apartment building located at 121 S. Bond Street.
  - B. Review of Comprehensive Development Regulation amendment recommendations from the Department of Planning.
  
- III. Miscellaneous
  - A. Project Status Update

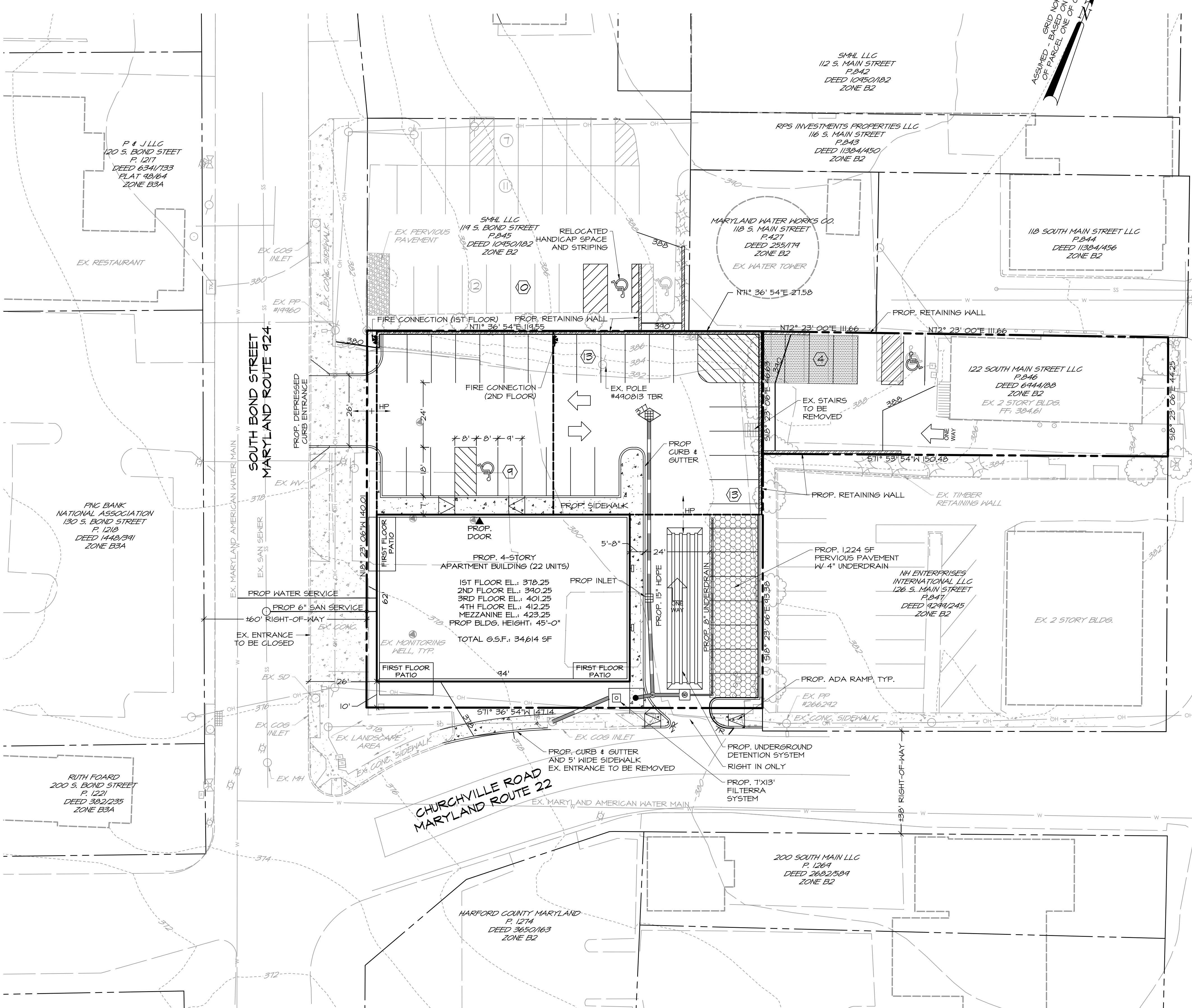
If you are unable to attend, please let us know as soon as possible.

Sincerely,



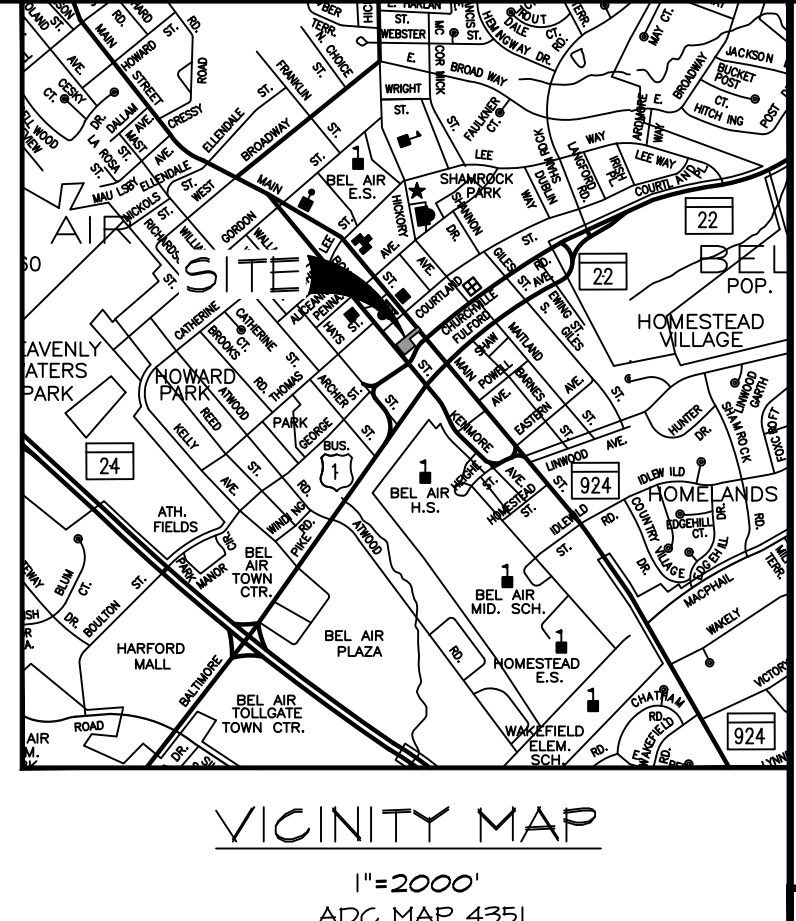
Kevin L. Small, AICP, RLA, LEED GA  
Director of Planning

cc: Bel Air Board of Town Commissioners  
Jesse Bane, Town Administrator  
Charles Keenan, Jr., Town Counsel  
Steve Kline, Director of Public Works  
Michael Euler, 121 S. Bond LLC.  
Lou Schaffer, Frederick Ward Associates



**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- 100Y 100 YEAR FLOODPLAIN
- EXISTING EASEMENT
- - - - - EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL BOUNDARY
- [Pattern] EX. CONCRETE
- [Pattern] PROP. PERVIOUS PAVEMENT
- [Pattern] PROP. STORMDRAIN PIPE
- [Pattern] PROPOSED CONCRETE PAVING
- [Pattern] PROPOSED SHARED PARKING
- [Symbol] EX BUILDING
- [Symbol] PROP. PARKING
- [Symbol] EX. PARKING



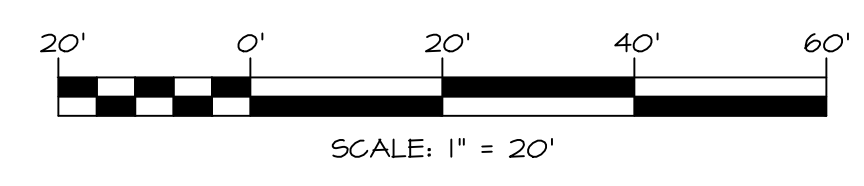
**SITE DEVELOPMENT DATA**

1. PREMISES ADDRESS: 121 SOUTH BOND STREET, BEL AIR, MD 21014
2. TAX MAP: 301 PARCEL: 848
3. DEED: 6441/443
4. ZONED: B2 (CENTRAL BUSINESS DISTRICT)
5. LOT AREA: 20580 SF (0.472 AC)
6. EXISTING USE: VACANT
7. PROPOSED USE: APARTMENT BUILDING: 34,614 G.S.F. 21 UNITS
8. BULK REGULATIONS (§65-30):  
 MIN LOT SIZE: 0 SF  
 MIN LOT WIDTH: 0'  
 BUILDINGS WITH 4 1/2 STORIES AND HEIGHT UP TO 55 FEET (§65-30(4)(b)):  
 MIN FRONT YARD: 20' FROM ROW OR 26' FROM EDGE OF CURB  
 MIN SIDE YARD: 0'  
 MIN REAR YARD: 0'
9. MAX BUILDING HEIGHT: 20' MIN. - 55' MAX.
10. CUMULATIVE FRONTAGE: 287'
11. PARKING REQUIRED: 2.5 PER DWELLING UNIT  
 21 APARTMENTS X 2.5 = 53 SPACES REQUIRED  
 TOTAL PARKING PROVIDED: 49 SPACES (ON-SITE) (INCLUDES 1 H.C. PARKING SPACE)  
 4 SPACES (SHARED PARKING @ 122 S. MAIN STREET)  
 53 TOTAL SPACES
12. IMPERVIOUS COVER COMPUTATIONS  
 BUILDING & PARKING DECK: 15,555 SF ±  
 PARKING (NOT INCLUDING PARKING UNDER STRUCTURE): 2,870 SF ±  
 SIDEWALK (NOT INCLUDING SIDEWALK UNDER STRUCTURE): 425 SF ±  
 TOTAL IMPERVIOUS COVER: 18,850 SF ± (91.6%)
13. OPEN SPACE: 20,580 SF @ 15% = 3,087 SF REQUIRED  
 3,087 SF @ \$50,000/AC FEE-IN-LIEU = \$3543 FEE-IN-LIEU TO BE PROVIDED
14. ACTIVE OPEN SPACE: 3,087 @ 40% = 1,234 SF REQUIRED  
 1,234 SF @ \$50,000/AC FEE-IN-LIEU = \$1,416 FEE-IN-LIEU TO BE PROVIDED
15. WATER & SEWER SERVICE: PUBLIC WATER PROVIDED BY MARYLAND AMERICAN WATER COMPANY AND COMMUNITY SEWAGE PROVIDED BY THE TOWN OF BEL AIR.
16. SITE LIGHTING: ALL LIGHTING IS ARRANGED AND SHIELDED AS TO CONFINE ALL DIRECT RAYS WITHIN THE BOUNDARY LINE OF THE SITE. SEE PHOTOMETRIC PLAN.
17. TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOC., INC. DATED MARCH 1998
18. PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN
19. WETLANDS AND WATERS OF U.S.: NONE LOCATED ON SITE.
20. PROPOSED TRASH DUMPSTER/RECYCLING TO BE MOVED TO CURB ON PICKUP DAYS WITH ROLLING DUMPSTERS.
21. EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.
22. PROTECTION OF BURIED UTILITIES: ONCE PERMITTED CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY MISS UTILITY NO LESS THAN 48 HOURS PRIOR TO STARTING WORK.
23. 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 ASBUILT DRAWINGS ARE APPROVED) IS THE RESPONSIBILITY OF THE HOME OWNER ASSOCIATION. IF AN HOA DOES NOT EXIST OR IS DISSOLVED THE MAINTENANCE OF THE FACILITIES WILL BE THE RESPONSIBILITY OF EACH LOT SERVICED BY THE SWM FACILITIES.
24. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

**SOILS CHART**

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
NeB2	NESHAMINY SILT LOAM	-	0.32	B

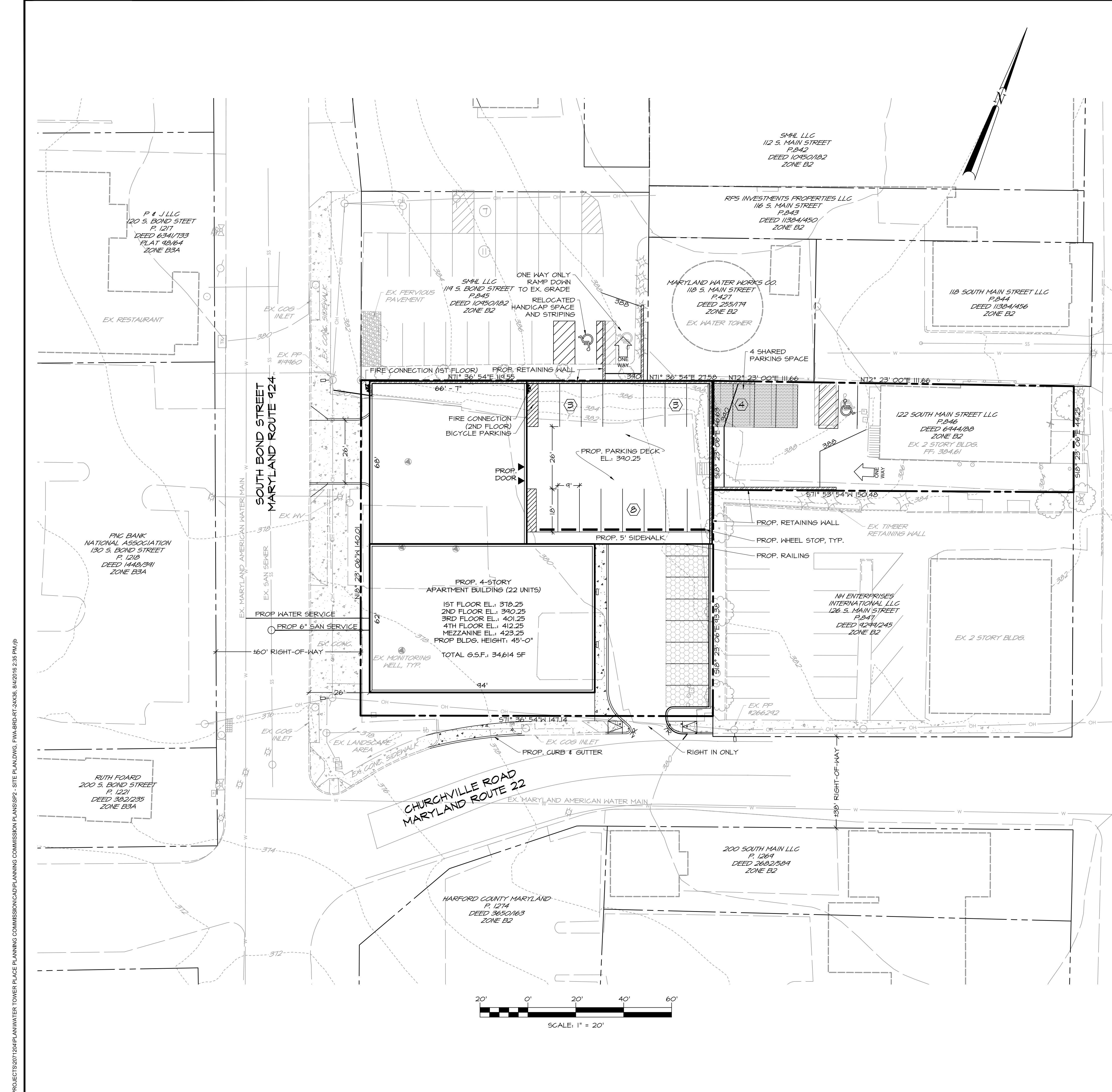
X = HYDRIC  
 I = INCLUSIONAL SOILS  
 K-VALUE > 0.35 = HIGHLY ERODIBLE



<b>OWNER</b> 121 SOUTH BOND STREET LLC	<b>BEL AIR PLANNING COMMISSION</b> APPROVED	<b>BEL AIR DEPARTMENT OF PUBLIC WORKS</b> APPROVED	<b>BEL AIR DIRECTOR OF PLANNING</b> APPROVED
PRESIDENT _____ DATE _____	CHAIRMAN _____ DATE _____	DIRECTOR _____ DATE _____	DIRECTOR _____ DATE _____

REVISIONS # DATE DESCRIPTION	<b>ARCHITECTS ENGINEERS PLANNERS SURVEYORS</b> <b>FREDERICK WARD ASSOCIATES</b> FrederickWard.com PO Box 727, 5 South Main Street, Bel Air, Maryland 21014	<b>OWNER/DEVELOPER</b> 121 SOUTH BOND STREET LLC 25 WEST COURTLAND ST. BEL AIR, MD 21014	<b>SITE PLAN - FIRST FLOOR</b> <b>WATER TOWER PLACE</b> 3RD ELECTION DISTRICT TOWN OF BEL AIR, MD	DATE: 8/4/2016 SCALE: 1" = 20' DESIGNED BY: LES/RJB DRAWN BY: RJB CHECKED BY: LES DRAWING NO.: SP1 SHEET 1 OF 2 FWA JOB NUMBER: 2071204.00
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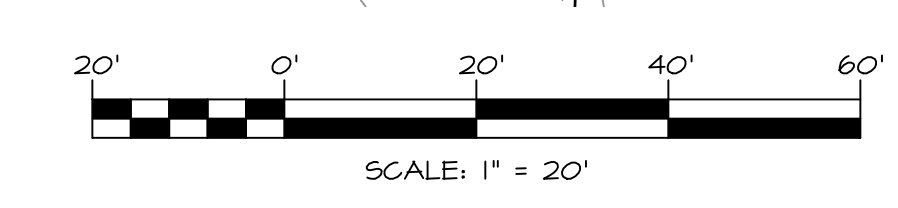


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- PROPOSED CONCRETE PAVING
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- EX BUILDING
- PROP. PARKING
- EX. PARKING

### ADJACENT OWNERS LIST

OWNER	PARCEL	DEED REF.	PLAT
118 SOUTH MAIN STREET LLC	844	1384/456	-
122 SOUTH MAIN STREET LLC	846	6944/88	-
200 SOUTH MAIN LLC	1269	2682/589	-
HARFORD COUNTY MARYLAND	1274	3650/163	-
NH ENTERPRISES INTERNATIONAL LLC	847	9299/245	-
PNC BANK NATIONAL ASSOCIATION	1218	1448/391	-
P & J LLC	1217	6341/133	98/64
RUTH FOARD	1221	382/235	-
SMHL LLC	842	10450/182	-
RPS INVESTMENTS PROPERTIES LLC	843	11384/450	-
SMHL LLC	845	10450/182	-



<p>ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410.879.2080 Frederickward.com</p> <p>FREDERICK WARD ASSOCIATES, INC. PO Box 727, 5 South Main Street, Bel Air, Maryland 21014</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>OWNER/DEVELOPER</p> <p>121 SOUTH BOND STREET LLC 25 WEST COURTLAND ST. BEL AIR, MD 21014</p> <p>SITE PLAN - SECOND FLOOR</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">WATER TOWER PLACE</p> <p style="text-align: center;">3RD ELECTION DISTRICT</p> <p style="text-align: center;">TOWN OF BEL AIR, MD</p>	REV#	DATE	DESCRIPTION			
REV#	DATE	DESCRIPTION					
<p>DATE: 8/4/2016</p> <p>SCALE: 1" = 20'</p> <p>DESIGNED BY: LES/RJB</p> <p>DRAWN BY: RJB</p> <p>CHECKED BY: LES</p>	<p>DRAWING NO:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">SP2</p> <p>SHEET 2 OF 2</p> <p>FWA JOB NUMBER: 2071204.00</p>						

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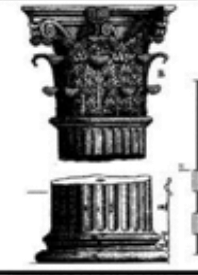
**BOND STREET ELEVATION**

**KR CADD SERVICES**  
3320 GOVERNOR MARTIN CT  
ELLICOTT CITY 21043  
410-465-7500 FAX 410-465-0903

content: **WATER TOWER PLACE II**  
scale: FILE#  
date: 10/22/15  
title: **BOND STREET ELEV.**

REVISIONS	DATE	DESCRIPTION

SHEET #  
**3.**





**CHURCHVILLE ROAD ELEVATION**

**KR CADD SERVICES**  
 3320 GOVERNOR MARTIN CT  
 ELLICOTT CITY 21043  
 410-465-7500 FAX 410-465-0903

content: **WATER TOWER PLACE II**  
 scale: FILE#  
 date: 10/22/15  
 title: **CHURCHVILLE RD ELEV**

REVISIONS	DATE	DESCRIPTION

SHEET #  
**4.**



MID POINT OF ROOF

58'-0" ±

MEZZANINE / ROOF DECK 8'-4"

LEVEL 4 10'-8"

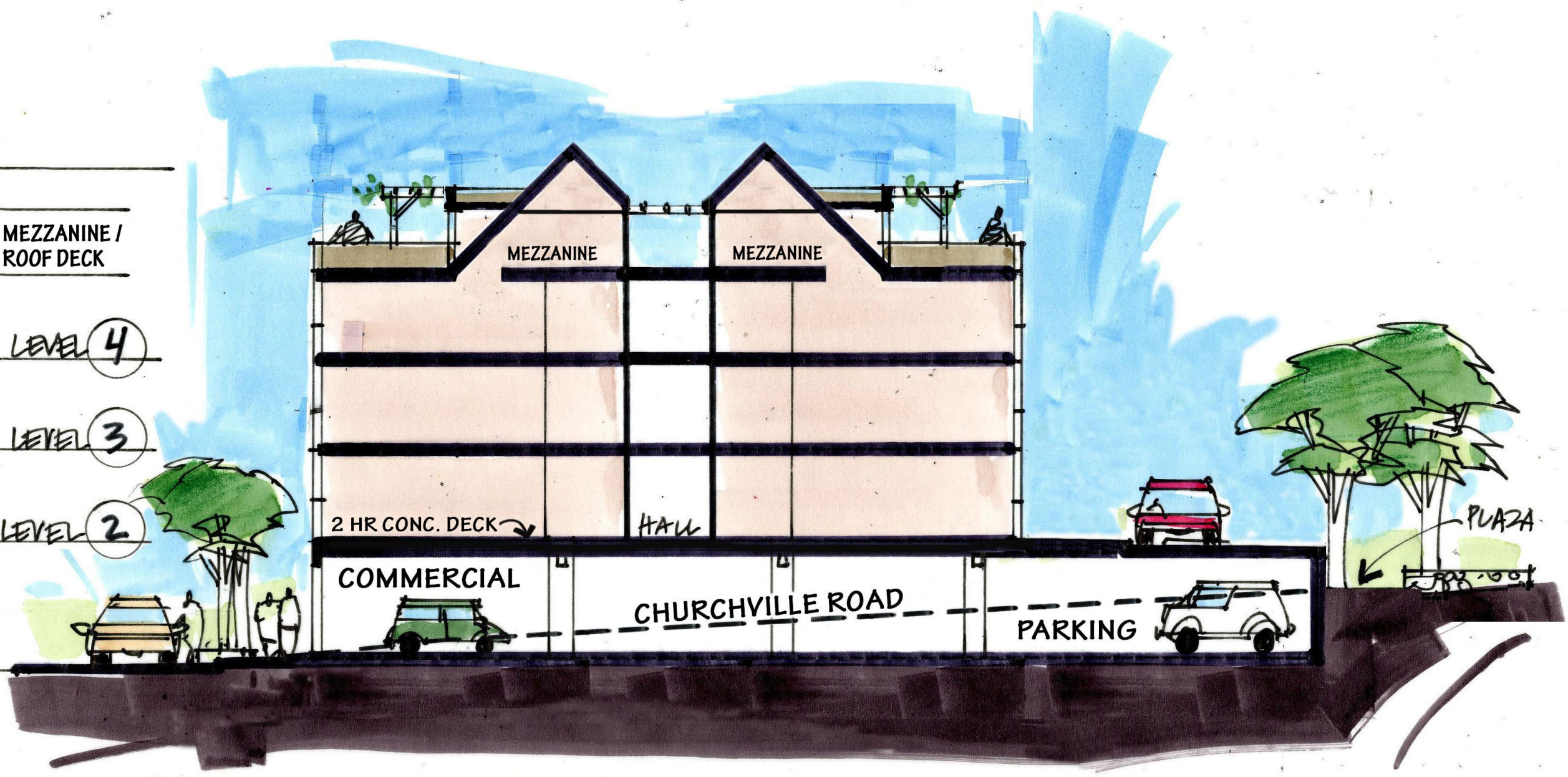
LEVEL 3 10'-8"

LEVEL 2 10'-8"

15'-0"

MID POINT OF GRADE

BOND ST.



**SECTION**

**KR CADD SERVICES**  
 3320 GOVERNOR MARTIN CT  
 ELLICOTT CITY 21043  
 410-465-7500 FAX 410-465-0903

content WATER TOWER PLACE II  
 scale FILE#  
 date 10/27/15  
 title SECTION

REVISIONS

SHEET #  
 11.

