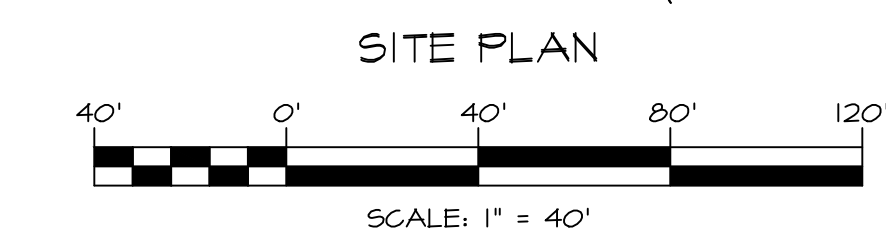


### LEGEND

	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 WOOD FENCE
	EX EDGE OF PAVING/CURB
	EX OVERHEAD LINES
	EX SANITARY LINES
	EX WATER LINES
	EX STORM DRAIN LINES
	EXISTING GAS MANHOLE
	EXISTING SOIL BOUNDARY
	EX EASEMENT
	EX BUILDING
	PROP BUILDING
	PROP UTILITY POLE
	PROP LIGHT POLE
	PROP FIRE HYDRANT
	PROP MANHOLE
	PROP SIGN
	PROP WATER VALVE
	PROP WATER VALVE
	PROP LIGHT POLE
	PROP BOLLARD
	PROP STORM DRAIN
	PROP BUILDING
	PROP UTILITY POLE
	PROP LIGHT POLE
	PROP FIRE HYDRANT
	PROP MANHOLE
	PROP SIGN
	PROP WATER VALVE
	PROP WATER VALVE
	PROP LIGHT POLE
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	PROP FIRE HYDRANT
	PROP MANHOLE
	PROP SIGN
	PROP WATER VALVE
	PROP WATER VALVE
	PROP LIGHT POLE
	PROP BOLLARD
	PROP STORM DRAIN



### SITE DEVELOPMENT DATA

- OWNERS:** HARFORD MALL BUSINESS TRUST  
C/O CBL & ASSOCIATES  
2082 HAMILTON PLACE BOULEVARD  
SUITE 500  
CHATTANOOGA, TN 37421  
SHOPS AT HARFORD MALL LLC  
1115 HOWELL MILL ROAD NW  
SUITE TTT  
ATLANTA, GA 30318
- DEVELOPER:** BEL AIR MARKETPLACE LLC  
1115 HOWELL MILL ROAD  
SUITE 360  
ATLANTA, GA 30318
- PROPERTY ADDRESS:** 600 BEL AIR RD  
BEL AIR, MD 21014
- CURRENT ZONE:** B-3 (GENERAL BUSINESS DISTRICT)
- TAX:** 03-004023 & 03-401419  
304  
GRID: 1946  
PARCEL: A1 & A2  
LOTS: 5103/646 & 1512/514  
DEED REF: 212-84  
PLAT:  
EXISTING LOT ACREAGE:  
LOT A1: 14.39 AC  
LOT A2: 14.43 AC  
TOTAL: 133.81 AC
- USE:**  
EXISTING: MIXED USE, SHOPPING CENTER/ MULTIFAMILY RESIDENCE  
PROPOSED: MIXED USE, SHOPPING CENTER
- 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'
- BUILDING COVERAGE:**  
EXISTING: 317,228 SF (TO BE REMOVED)  
PROPOSED: BUILDING 100 (PROPOSED GROCER) - 35,684 SF  
BUILDING 200 (PROPOSED RESTAURANT/ RETAIL) - 14,015 SF  
BUILDING 300 (PROPOSED RESTAURANT/ RETAIL) - 16,444 SF  
BUILDING 600 (PROPOSED RESTAURANT/ RETAIL) - 11,175 SF  
TOTAL = 102,424 SF
- PHASE 3 PARKING REQUIREMENTS:**  
PHASE 3 REQUIRED PARKING:  
3.5 PARKING SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA  
82,424 SQUARE FEET / 1000 SQUARE FEET = 82,424  
82,424 X 3.5 = 240 PARKING SPACES  
PHASE 3 PROPOSED PARKING: 406 PARKING SPACES (INCLUDING 22 HANDICAP SPACES)
- MIXED USE CENTER PARKING REQUIREMENTS:**  
SHOPPING CENTER:  
REQUIRED: 3.5 SPACES PER 1000 GROSS SQUARE FEET  
310,454 SF / 1000 SF = 310,454  
310,454 X 3.5 = 1,241 PARKING SPACE REQUIRED  
PROVIDED: 1,475 PARKING SPACES (INCLUDING 65 HANDICAP SPACES AND 16 SPACES FOR CART RETURNS)  
TOTAL MIXED USE CENTER PARKING REQUIRED: 1,741 PARKING SPACES  
TOTAL MIXED USE CENTER PARKING PROVIDED: 1,831 PARKING SPACES

### NOTES

- BENCHMARK:** FHAM002 N:678912.88 E:1483917.85 ELEV:361.44'  
FHAM006 N:671630.20 E:1483089.73 ELEV:361.50'  
FHAM HP 23 N:671266.83 E:1483116.44 ELEV:358.44'
- ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FKA FIELD SURVEY.
- THERE IS NO MAPPED FLOOD PLAN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0163E, DATED 4/14/2016
- EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.
- 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.
- FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIREFIGHTERS PERSONNEL ACCESS TO BUILDINGS.
- THERE ARE NO REGULATORY WETLANDS 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.

### SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
M&B2	MONTALTO SILT LOAM 3% - 8% SLOPES	-	0.31	B

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

### ART AMENITY DESIGN

PER SECTION 165-116, E. I. B. OF THE TOWN OF BEL AIR CODE, THE OPPORTUNITY FOR THE CREATION OF RECREATIONAL, CULTURAL AND ARTISTIC RESOURCES IS ENHANCED AS LAND IS DEVELOPED. AS THESE OPPORTUNITIES ARE ENHANCED, THE NEED TO DEVELOP ALTERNATE SOURCES FOR RECREATIONAL, CULTURAL AND ARTISTIC ASSETS IS INCREASED. THE DEVELOPMENT OF THESE ASSETS SHOULD BE FINANCED BY THOSE WHOSE DEVELOPMENT DIMINISHES THE AVAILABILITY OF THE COMMUNITY'S RESOURCES FOR THOSE OPPORTUNITIES AND CONTRIBUTES TO COMMUNITY URBANIZATION. FOR THIS REASON, AN AMOUNT EQUAL TO OR GREATER THAN 12% OF THE BUILDING COST FOR ALL NONRESIDENTIAL DEVELOPMENT IN EXCESS OF 10,000 SQUARE FEET SHALL BE SET ASIDE FOR THE INCLUSION OF PUBLIC ART. A PUBLIC SQUARE, PASSIVE OPEN SPACE OR A PARK AMENITY. THE TOTAL AMOUNT SHALL NOT EXCEED \$10,000 PER PROJECT.

A MURAL IS PROPOSED ON SITE AND NOTED ON THE PLAN.

<b>FINAL SITE PLAN</b> 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 ATTEND THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.		<b>FINAL SITE PLAN</b> 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 AS APPLICABLE THEREIN.		<b>TOWN OF BEL AIR</b> DEPARTMENT OF PLANNING APPROVED: _____ DIRECTOR DATE		<b>TOWN OF BEL AIR</b> DEPARTMENT OF PUBLIC WORKS APPROVED: _____ DIRECTOR DATE		<b>TOWN OF BEL AIR</b> PLANNING COMMISSION APPROVED: _____ CHAIRPERSON DATE	
SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
PRINTED NAME	TITLE	PRINTED NAME	AFFIX SEAL	DIRECTOR	DATE	DIRECTOR	DATE	CHAIRPERSON	DATE

<b>ARCHITECTS</b> ENGINEERS PLANNERS SURVEYORS FREDERICK WARD ASSOCIATES 100 BEL AIR SQUARE LLC 1115 HOWELL MILL ROAD SUITE 360 ATLANTA, GA 30318 ATTN: JEFF GARRISON PHONE: (404) 550-9841	<b>DEVELOPER</b> BEL AIR MARKETPLACE LLC 1115 HOWELL MILL ROAD SUITE 360 ATLANTA, GA 30318 ATTN: JEFF GARRISON PHONE: (404) 550-9841	<b>SITE PLAN</b> HARFORD MALL REDEVELOPMENT PHASE 3 3RD ELECTION DISTRICT TOWN OF BEL AIR, MD	DATE: 05/08/2025 DRAWING NO.: SCALE: 1" = 40' DESIGNED BY: KFP DRAWN BY: KFP CHECKED BY: TMM SHEET 1 OF 1 FWA JOB NUMBER: 2221107.03
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