

**SOILS CHART**

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
A <sub>6</sub> B	ALDINO SILT LOAM 3% - 8% SLOPES	-	0.44	C
M <sub>6</sub> B2	MONTALTO SILT LOAM 3% - 8% SLOPES	-	0.31	B
M <sub>6</sub> C2	MONTALTO SILT LOAM 8% - 15% SLOPES	-	0.31	B
N <sub>6</sub> B2	NESHAMINY SILT LOAM 3% - 8% SLOPES	-	0.31	B
N <sub>6</sub> C2	NESHAMINY SILT LOAM 8% - 15% SLOPES	-	0.31	B

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

**LINE DATA**

LINE NO.	LENGTH	DIRECTION
L1	405.840	N48° 04' 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	S31° 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° 24' 08.48"W
L15	184.070	N8° 24' 08.48"W
L16	12.260	N8° 24' 08.48"W
L17	18.400	N8° 23' 10.48"W
L18	40.340	N8° 30' 31.48"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	36.770	N88° 15' 14.52"E
L23	34.930	N37° 18' 41.52"E
L24	14.500	N35° 15' 31.52"E
L25	13.700	N37° 30' 56.52"E
L26	11.770	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' 34.48"E
L31	228.100	S37° 14' 20.52"W
L32	37.480	S11° 21' 02.52"W
L33	333.688	S52° 25' 41.70"E
L34	516.718	N36° 34' 24.35"E
L35	81.055	N50° 55' 54.86"W
L36	150.262	N42° 01' 00.42"W

**CURVE DATA**

CURVE NO.	DELTA	RADIUS	ARC LENGTH
C1	1° 38' 38"	28722.84'	824.12'
C2	1° 30' 00"	1134.73'	448.58'
C3	18° 04' 42"	640.00'	201.44'
C4	8° 25' 25"	900.00'	132.32'
C5	12° 28' 25"	900.00'	145.44'
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' 31"	50.00'	15.08'
C11	35° 06' 05"	100.00'	61.26'
C12	35° 06' 05"	100.00'	61.26'
C13	25° 53' 17"	60.00'	21.11'
C14	14° 13' 07"	31.37'	4.27'
C15	5° 14' 13"	31.41'	2.87'

**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 ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ AFFIX SEAL

**FINAL SITE PLAN OWNER CERTIFICATION**

I CERTIFY THAT I HAVE REVIEWED THIS FINAL SITE PLAN AND 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

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

TOWN OF BEL AIR PLANNING COMMISSION

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DIRECTOR DATE

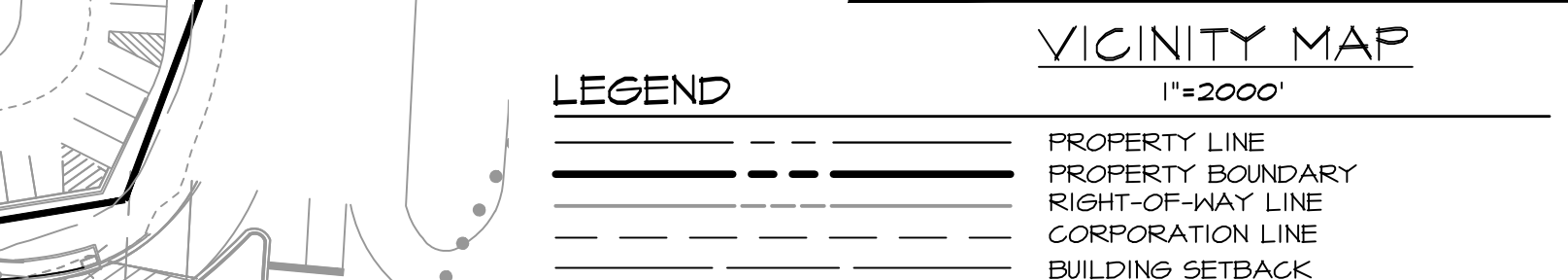
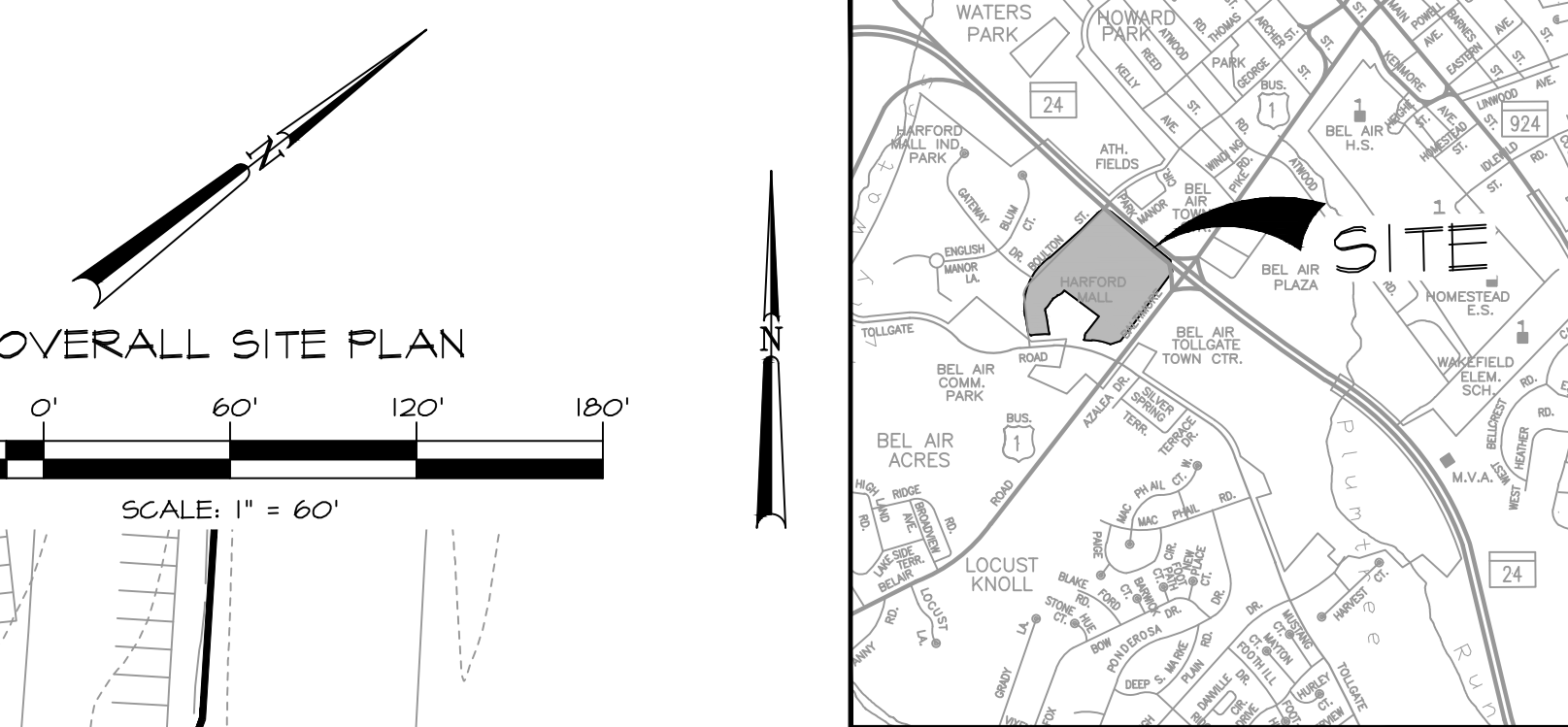
DIRECTOR DATE

CHAIRPERSON DATE

**ART AMENITY DESIGN**

PER SECTION 165-110, E. I. D. OF THE TOWN OF BEL AIR CODE, THE OPPORTUNITY FOR THE CREATION OF RECREATIONAL, CULTURAL AND ARTISTIC RESOURCES IS DIMINISHED AS LAND IS DEVELOPED. AS THESE OPPORTUNITIES ARE DIMINISHED, 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 1/2% 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.



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

**SITE DEVELOPMENT DATA**

- OWNERS:** HARFORD MALL ASSOCIATES, C/O CEL & ASSOCIATES, 2030 HAMILTON PLACE BOULEVARD, SUITE 500, CHATTANOOGA, TN 37421
- 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:** TAX MAP: 03-004023 & 03-01418; GRID: A1 & A2; LOTS: 1546, 1547, 1548; DEED REF: 5103/846 & 5121/514; EXISTING LOT AGREEMENT: LOT A1: 125.45 AC, LOT A2: 14.43 AC, LOT A3: 13.82 AC, TOTAL: 153.81 AC
- USE:** EXISTING: MIXED USE SHOPPING CENTER/MULTI-FAMILY RESIDENCE; PROPOSED: 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: 30'; MINIMUM REAR SETBACK FROM RES. LOT: 30'; MINIMUM FRONT YARD DEPTH: 22'; MINIMUM SIDE YARD WIDTH: 0'; MINIMUM REAR DEPTH: 65'; MAXIMUM HEIGHT: 65'
- DENSITY:** 7.36 UNITS PER ACRE = 7.36 x 93.81 AC = 241 UNITS
- OPEN SPACE:** REQUIRED OPEN SPACE FOR RESIDENTIAL SUBDIVISION PER TOWN OF BEL AIR CODE: 15% OF 28255 LAND = 5051 AC = 15.07 AC; REQUIRED PASSIVE OPEN SPACE PER CODE: 60% OF 15.07 AC = 8.94 AC; REQUIRED ACTIVE OPEN SPACE PER CODE: 40% OF 15.07 AC = 12.03 AC; TOTAL PASSIVE OPEN SPACE REQUIRED: 15.04 AC; TOTAL ACTIVE OPEN SPACE REQUIRED: 12.03 AC; TOTAL OPEN SPACE REQUIRED: 27.07 AC; APPROVED PASSIVE OPEN SPACE (PHASE 2): 41.8 AC; APPROVED ACTIVE OPEN SPACE (PHASE 2): 11.81 AC; APPROVED PASSIVE OPEN SPACE (PHASE 3): 40.16 AC; APPROVED ACTIVE OPEN SPACE (PHASE 3): 12.17 AC; TOTAL APPROVED OPEN SPACE (PHASE 2): 11.81 AC; TOTAL APPROVED OPEN SPACE (PHASE 3): 12.17 AC
- PROVISION APPROVED BY PLANNING COMMISSION FOR PORTIONS OF PASSIVE AND ACTIVE OPEN SPACE NOT PROVIDED ON-SITE TO BE PROVIDED VIA FEE-IN-LIEU PRIOR TO ISSUANCE OF BUILDING PERMIT IN THE AMOUNT OF \$165,000.00 IN CASH FOR 13.53 AC APPROVED ON DECEMBER 1, 2023.**

**OVERALL BUILDING AREA**

DESCRIPTION	AREA (SQ FT)
COMMERCIAL HARFORD MALL	141,839 SF
LESS INDOOR CORRIDOR	- 234,055 SF
HARFORD MALL ADJUSTED GROSS FLOOR AREA	- 112,226 SF
MACY'S FURNITURE STORE	124,640 SF
SHOPS AT HARFORD MALL	52,284 SF
BUILDING 100 (PROPOSED GROCER)	43,824 SF
BUILDING 200 (PROPOSED RESTAURANT/RETAIL)	14,015 SF
BUILDING 300 (PROPOSED RESTAURANT/RETAIL)	16,444 SF
BUILDING 400 (PROPOSED RESTAURANT/RETAIL)	11,775 SF
BUILDING 500 (PROPOSED RESTAURANT/RETAIL)	15,884 SF
TOTAL ADJUSTED GROSS SHOPPING CENTER AREA*	156,154 SF* (14.05%)
* DOES NOT INCLUDE THE REMOVAL OF 134,301 SF OF INTERIOR MALL SPACE THAT IS TO BE ABANDONED.	
RESIDENTIAL (PROVIDED IN PHASE 2):	
PHASE 1 - GROUND LEVEL:	178,470 SF
PHASE 1 - FLOOR 2:	178,470 SF
PHASE 1 - FLOOR 3:	178,470 SF
PHASE 1 - FLOOR 4:	178,470 SF
PHASE 1 - ROOF/FLOOR 5:	134,000 SF
TOTAL GROSS SQUARE FOOTAGE:	432,420 SF (45.45%)
PROPOSED PARKING GARAGE (PROVIDED IN PHASE 2):	
PHASE 1 - GROUND LEVEL:	458,200 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
TOTAL GROSS SQUARE FOOTAGE:	1,075,200 SF

**PARKING CALCULATIONS**

- SHOPPING CENTER: 3.5 SPACES PER 1,000 GROSS SQUARE FEET  
370,454 SF / 1,000 SF = 370.454  
370.454 x 3.5 = 1,297 PARKING SPACES REQUIRED
- PROVIDED: 1,475 PARKING SPACES (INCLUDING 65 HANDICAP SPACES AND 16 SPACES FOR CART RETURN)
- MULTIFAMILY (PROVIDED IN PHASE 2): 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)

**NOTES**

- BENCHMARK: F14M1002 N:678512.28 E:1443941.75 ELEV:361.50' F14M1006 N:677630.20 E:1443025.73 ELEV:355.44' F14M1023 N:677868.23 E:1443911.64 ELEV:355.44'
- ON-SITE EXISTING CONDITIONS/TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON PNA FIELD SURVEY.
- THERE IS NO MAPPED FLOOD PLAN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24425C0163E, 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: 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.
- ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS 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.

**DEVELOPER**  
BEL AIR MARKETPLACE LLC  
1115 HOWELL MILL ROAD  
SUITE 360  
ATLANTA, GA 30318  
ATTN: JEFF GARRISON  
PHONE: (404) 550-9841

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**  
**FREDEK WARD ASSOCIATES**  
4109 9th Street SE  
Atlanta, GA 30316  
PHONE: 770-538-8888

**OWNER**  
HARFORD MALL BUSINESS TRUST  
C/O CEL & ASSOCIATES  
2030 HAMILTON PLACE BLVD.  
SUITE 500  
CHATTANOOGA, TN 37421  
ATTN: JON MESHLE  
PHONE: 771-820-7701

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

**DATE:** 05/08/2025  
**SCALE:** 1" = 60'  
**DESIGNED BY:** TMM  
**DRAWN BY:** KFP  
**CHECKED BY:** TMM  
**DATE:** 2221.107.03

**OSP**