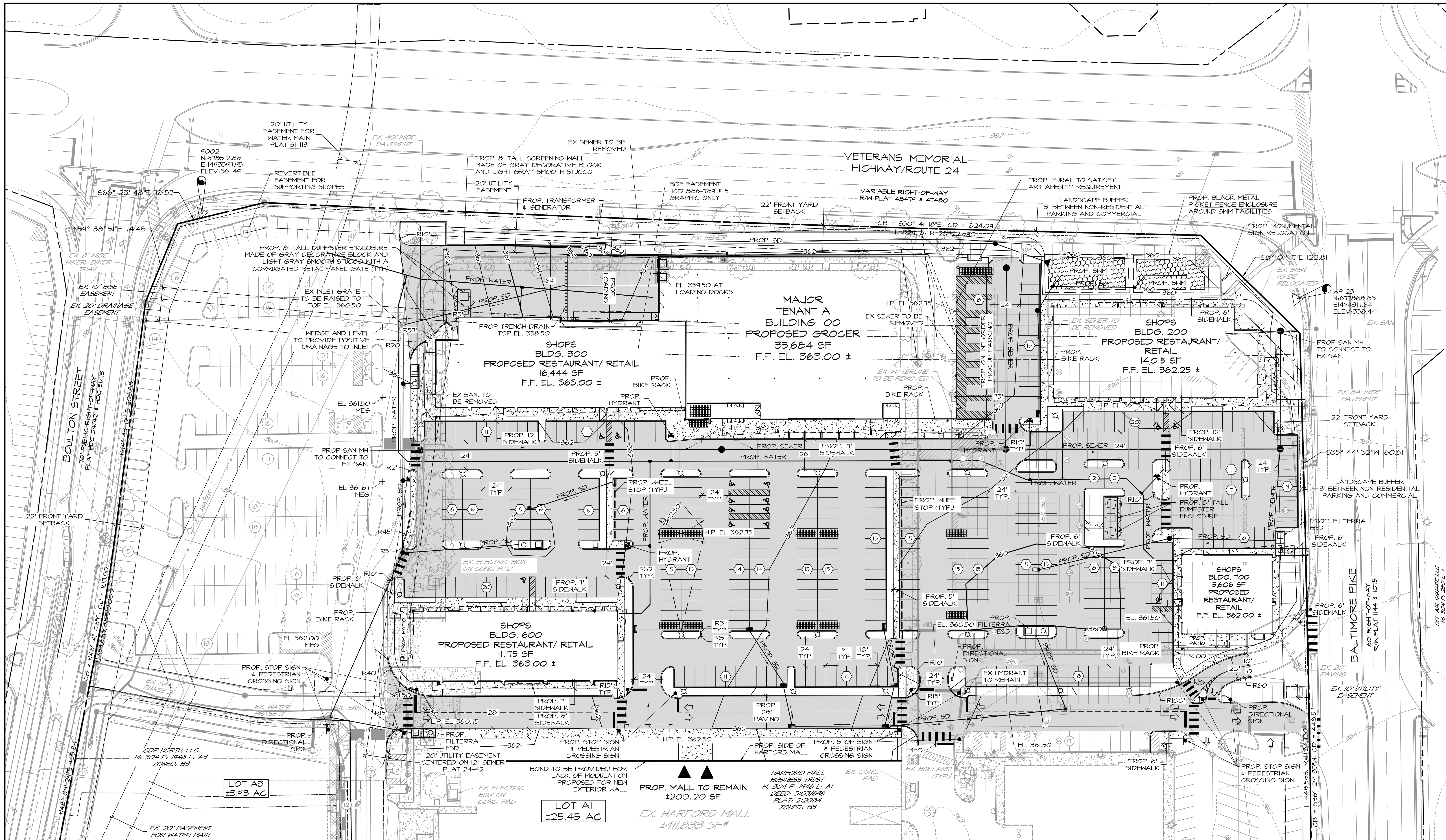

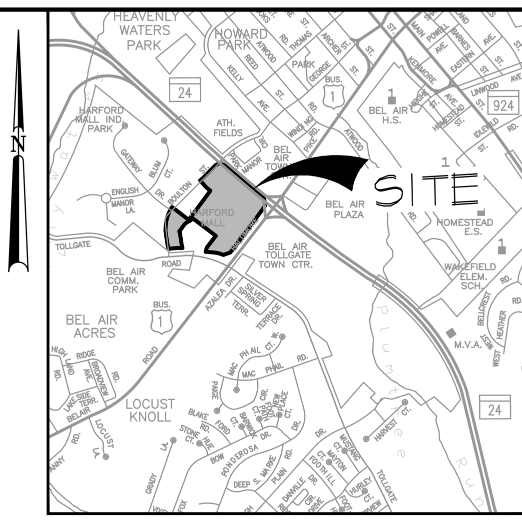

VICINITY MAP
1"=2000'

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 WOOD 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 FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP MANHOLE
- EX MANHOLE
- EX WATER VALVE
- PROP WATER VALVE
- EX LIGHT POLE
- EX BOLLARD
- EX STORMDRAIN
- 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 STORMDRAIN MANHOLE
- EXISTING SEWER MANHOLE

SITE PLAN
40' 0' 40' 80' 120'
SCALE: 1" = 40'

SITE DEVELOPMENT DATA

1. OWNERS: HARFORD MALL BUSINESS TRUST
C/O CBL & ASSOCIATES
2030 HAMILTON PLACE BOULEVARD
SUITE 500
CHATTANOOGA, TN 37421

SHOPS AT HARFORD MALL LLC
1115 HOWELL MILL ROAD NW
SUITE 777
ATLANTA, GA 30318

2. DEVELOPER: BEL AIR MARKETPLACE LLC
1115 HOWELL MILL ROAD
SUITE 360
ATLANTA, GA 30318

3. PROPERTY ADDRESS: 600 BEL AIR RD
BEL AIR, MD 21014

4. CURRENT ZONE: B-3 (GENERAL BUSINESS DISTRICT)

5. TAX#: 03-004023 & 03-401479
TAX MAP: 304
GRID: 7
PARCEL: 1946
LOTS: A1 & A2
DEED REF: 5103/696 & 15121/514
PLAT: 212-84
EXISTING LOT ACREAGE:
LOT A1: ±29.38 AC
LOT A2: ±4.43 AC
TOTAL: ±33.81 AC

7. USE:
EXISTING: MIXED USE: SHOPPING CENTER/ MULTIFAMILY RESIDENCE
PROPOSED: MIXED USE: SHOPPING CENTER

8. 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'

9. BUILDING COVERAGE:
EXISTING: ±172,228 SF (TO BE REMOVED)

PROPOSED:
BUILDING 100 (PROPOSED GROCER) - ±35,684 SF
BUILDING 200 (PROPOSED RESTAURANT/ RETAIL) - ±14,015 SF
BUILDING 700 (PROPOSED RESTAURANT/ RETAIL) - ±5,606 SF
BUILDING 300 (PROPOSED RESTAURANT/ RETAIL) - ±16,444 SF
BUILDING 600 (PROPOSED RESTAURANT/ RETAIL)- ±11,175 SF
TOTAL = ±82,924 SF

10. PHASE 3 PARKING REQUIREMENTS:

PHASE 3 REQUIRED PARKING:
3.5 PARKING SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA

82,924 SQUARE FEET / 1000 SQUARE FEET = 82.924
82.924 X 3.5 = 290 PARKING SPACES

PHASE 3 PROPOSED PARKING : 400 PARKING SPACES
(INCLUDING 14 HANDICAP SPACES)

11. MIXED USE CENTER PARKING REQUIREMENTS:

SHOPPING CENTER:
REQUIRED: 3.5 SPACES PER 1,000 GROSS SQUARE FEET
367,548 SF / 1,000 SF = 367.548
367.548 X 3.5 = 1,286 PARKING SPACE REQUIRED

PROVIDED: 1,472 PARKING SPACES
(INCLUDING 57 HANDICAP SPACES AND 10 SPACES FOR CART RETURNS)

TOTAL MIXED USE CENTER PARKING REQUIRED: 1,748 PARKING SPACES
TOTAL MIXED USE CENTER PARKING PROVIDED: 1,938 PARKING SPACES
(INCLUDING 466 MULTI FAMILY SPACES)

NOTES

1. BENCHMARK:

FWA#9002	FWA#9006	FWA# WP 23
N:678512.88	N:677630.20	N:677868.83
E:1493597.95	E:1493085.73	E:1494317.64
ELEV:361.49'	ELEV:361.50'	ELEV:358.44'

2. ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FWA FIELD SURVEY.
3. THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0163E, DATED 4/19/2016
4. EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION OF A BUILDING PERMIT.
5. 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.
7. FINAL LOCATION OF FIRE HYDRANTS , VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
8. BEL AIR VOLUNTEER FIRE COMPANY WILL BE CONTACTED FOR FIRE HYDRANT REPLACEMENTS.
9. ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS AS REQUIRED BY CODE.
10. THERE ARE NO REGULATORY WETLANDS OR WATERCOURSES ON SITE.
11. SEPARATE UTILITY (WATER & SEWER), STORMWATER , AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.
12. REFER TO SEPARATE LANDSCAPE PLANS FOR FURTHER INFORMATION.
13. DEMOLITION PERMITS WILL BE OBTAINED AND HEALTH DEPARTMENT REQUIREMENTS WILL BE FOLLOWED.
14. FUTURE FOOD SERVICE OPERATIONS WILL BE REVIEWED AND APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
15. DURING DEMOLITION AND CONSTRUCTION, WHEN SOIL MOISTURE CONDITIONS ARE LOW, DUST CONTROL MEASURES WILL BE IMPLEMENTED.
16. ADDITIONAL HEALTH DEPARTMENT COMMENTS WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY REVIEW.
17. AN ADEQUATE SEDIMENT AND EROSION CONTROL PLANS WILL BE PREPARED AND APPROVED IN ACCORDANCE WITH THE CURRENT STANDARDS.
18. THE SEDIMENT AND EROSION CONTROL PLAN WILL BE INTEGRATED WITH THE STORMWATER MANAGEMENT STRATEGY.
19. REVIEW FEES WILL BE PAID PRIOR TO FINAL PLAN REVIEW.
20. MARYLAND TIER II HIGH QUALITY WATERSHED REQUIREMENTS WILL BE MET.
21. A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) NOTICE OF INTENT (NOI) WILL BE OBTAINED PRIOR TO CONSTRUCTION.
22. A VEHICULAR CIRCULATION AND SIGNAGE PLAN WILL BE PROVIDED WITH FINAL DRAWINGS.

ART AMENITY DESIGN

PER SECTION 165-118. E. 1. B. 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.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
MsB2	MONTALTO SILT LOAM 3% - 8% SLOPES	-	0.37	B

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

SPECIAL DEVELOPMENT NOTES

IN ACCORDANCE WITH THE TOWN OF BEL AIR DEVELOPMENT REGULATIONS:

1. NO EXTERIOR DINING IS APPROVED WITH THIS SUBMISSION AND ANY FURTHER SUBMISSIONS WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE ZONING ADMINISTRATOR.
2. FOR THE LOCATIONS OF PROPOSED SIGNAGE SEE THE OVERALL SITE PLAN.

FINAL SITE PLAN OWNER CERTIFICATION	FINAL SITE PLAN ENGINEER CERTIFICATION	TOWN OF BEL AIR DEPARTMENT OF PLANNING	TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS	TOWN OF BEL AIR PLANNING COMMISSION
I CERTIFY THAT I HAVE REVIEWED THIS SITE PLAN AND I 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.	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 ATTENDANT THERETO.	APPROVED:	APPROVED:	APPROVED:
SIGNATURE / DATE	SIGNATURE / DATE	DIRECTOR / DATE	DIRECTOR / DATE	CHAIRPERSON / DATE
PRINTED NAME / TITLE	PRINTED NAME / AFFIX SEAL			

REV#	DATE	DESCRIPTION
1	06/26/2025	REVISION TO SITE PLAN PER TOWN OF BEL AIR CONTINUANCE LETTER DATED 06/06/25 AND REVISIONS PER EXHIBIT A.

REVISIONS

FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

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

SITE PLAN
HARFORD MALL REDEVELOPMENT PHASE 3
3RD ELECTION DISTRICT TOWN OF BEL AIR, MD

DATE: 05/08/2025	DRAWING NO: SP
SCALE: 1" = 40'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 1 OF 1
CHECKED BY: TMM	FWA JOB NUMBER: 2221107.03

M:\PROJECTS\2221107.03 HARFORD MALL RE-DEVELOPMENT PHASE 3\DESIGN\ENGINEERING\PLAN SET\PLANNING COMMISSION\REVISED SP- SITE PLAN HARFORD MALL PHASE 3.DWG, SP, 6/25/2025 10:30 AM,kpierce