

SOILS CHART

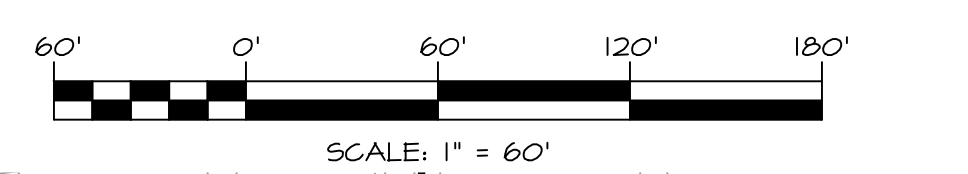
Table with 5 columns: SYMBOL, UNIT NAME, HYDRIC, K-VALUE, HYDRIC GROUP. Lists soil types like ALDINO SILT LOAM, MONTALTO SILT LOAM, etc.

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

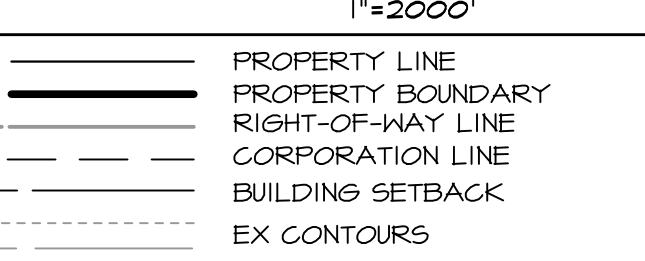
ART AMENITY DESIGN

PER SECTION 165-110, E. I.D. OF THE TOWN OF BEL AIR CODE... ART AMENITY DESIGN... A MURAL IS PROPOSED ON SITE AND NOTED ON THE PLAN.

OVERALL SITE PLAN



VICINITY MAP



LEGEND

- PROPERTY 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
PROP SIGN ROOF QUANTITY
HANDICAP PARKING
EXISTING GAS MANHOLE
EXISTING STORM-DRAIN MANHOLE
EXISTING SEWER MANHOLE

SITE DEVELOPMENT DATA

- 1. OWNERS: HARFORD MALL BUSINESS TRUST
2. DEVELOPER: BEL AIR MARKETPLACE LLC
3. PROPERTY ADDRESS: 600 BEL AIR RD
4. CURRENT ZONE: B-3 (GENERAL BUSINESS DISTRICT)
5. TAX MAP: 03-004023 & 03-004178
6. BULK AND YARD REGULATIONS
7. USE: EXISTING MIXED USE SHOPPING CENTER/MULTI-FAMILY RESIDENCE
8. DENSITY: 7.36 UNITS PER ACRE = 7.36 x 93.91 AC = 241 UNITS
9. OPEN SPACE: REQUIRED OPEN SPACE FOR RESIDENTIAL SUBDIVISION PER TOWN OF BEL AIR CODE...

OVERALL BUILDING AREA

Table listing building areas for various structures: HARFORD MALL, SHOPS AT HARFORD MALL, BUILDING 100, etc.

PARKING CALCULATIONS

SHOPPING CENTER: 3.5 SPACES PER 1,000 GROSS SQUARE FEET
REQUIRED: 1472 PARKING SPACES
PROVIDED: 466 PARKING SPACES (454 GARAGE SPACES + 12 PARALLEL SPACES)

LINE DATA

Table with 4 columns: LINE NO., LENGTH, DIRECTION. Lists line segments for the site boundary.

CURVE DATA

Table with 4 columns: CURVE NO., DELTA, RADIUS, ARC LENGTH. Lists curve data for the site boundary.

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.

FINAL SITE PLAN OWNER CERTIFICATION

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

TOWN OF BEL AIR DEPARTMENT OF PLANNING

APPROVED: [Signature] DATE

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

APPROVED: [Signature] DATE

TOWN OF BEL AIR TOWNING COMMISSION

APPROVED: [Signature] DATE

NOTES

- 1. BENCHMARK: F#481002, N#67891.28, E#144934.75, ELEV#361.50
2. ON-SITE EXISTING CONDITIONS/TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON PVA FIELD SURVEY.
3. THERE IS NO MAPPED FLOOD PLAN 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: 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.

Vertical sidebar containing developer information (BEL AIR MARKETPLACE LLC), architect information (FREDERICK WARD ASSOCIATES), owner information (HARFORD MALL BUSINESS TRUST), and overall site plan title (HARFORD MALL REDEVELOPMENT PHASE 3).