

**PROPERTY INFORMATION**

1. PROPERTY ADDRESS: 500, 502, 504, 508, 512 BALTIMORE PIKE  
BEL AIR, MD 21014

2. TAX NUMBER: 03-031215, 03-041216, 03-041217, 03-041218  
03-041219  
TAX MAP: 0304  
GRID: 0002  
PARCEL: 0001  
LOT: 1, 2, 3, 4, 5  
DEED REFERENCE: 1551/148, 1556/0304, 15104/82, 14214/281, 14264/418  
FLAT REFERENCE: 21/1/3

3. FLAT TITLE: THIRD REVISION FINAL PLAT OF THE LAND OF  
BEL AIR TOWN CENTER

4. OWNER:  
LOT 1  
JCR BEL AIR TC INVESTORS LLC  
1055 THOMAS JEFFERSON NW  
SUITE L9  
WASHINGTON DC 20007

LOT 2  
MCGILL DEVELOPMENT LIMITED PARTNERSHIP  
406 POPLAR HILL ROAD  
BALTIMORE, MD 21210

LOT 3  
AGREE LIMITED PARTNERSHIP  
C/O BRINKLER INT INC - TAX DEPARTMENT  
3000 OLYMPIA BOULEVARD  
DALLAS, TX 75201

LOT 4  
BEL AIR INVESTORS LLC  
14 BALLGOMINGO ROAD  
CONSHOHOCKEN, PA 19428

LOT 5  
BALTIMORE PIKE LLC  
1111 BENFIELD BOULEVARD  
SUITE 100  
MILLERSVILLE, MD 21108

5. TOTAL ENCLOSED AREA: 8,305.0 AC± (360,934 SF)

6. ZONING: B3 - GENERAL BUSINESS (TOWN OF BEL AIR)

**DEVELOPMENT SUMMARY**

1. ZONING: B3

2. DEVELOPMENT IS A SPECIAL DEVELOPMENT.

3. SETBACKS:  
MIN. LOT AREA: N/A  
MIN. LOT WIDTH: N/A  
MIN. FRONT YARD: 22'  
MIN. SIDE YARD: 0' UNLESS ABUTTING R DISTRICT, THEN 8'  
MIN. REAR YARD: 10' UNLESS ABUTTING R DISTRICT, THEN 30'

4. EXISTING BUILDING AREA: 45,641 SF  
PROP. BUILDING AREA INCREASE: 358 SF TACO BELL WITH DRIVE THRU  
TOTAL PROP. BUILDING AREA: 46,000 SF

• EXISTING TACO BELL: 2,266 SF  
PROPOSED TACO BELL: 2,122 SF  
TOTAL SF INCREASE: 358 SF

5. PARKING REQUIREMENTS:  
4 SPACES PER 1,000 SF  
REQUIRED: 384 PARKING SPACES  
PROPOSED: 341 PARKING SPACES

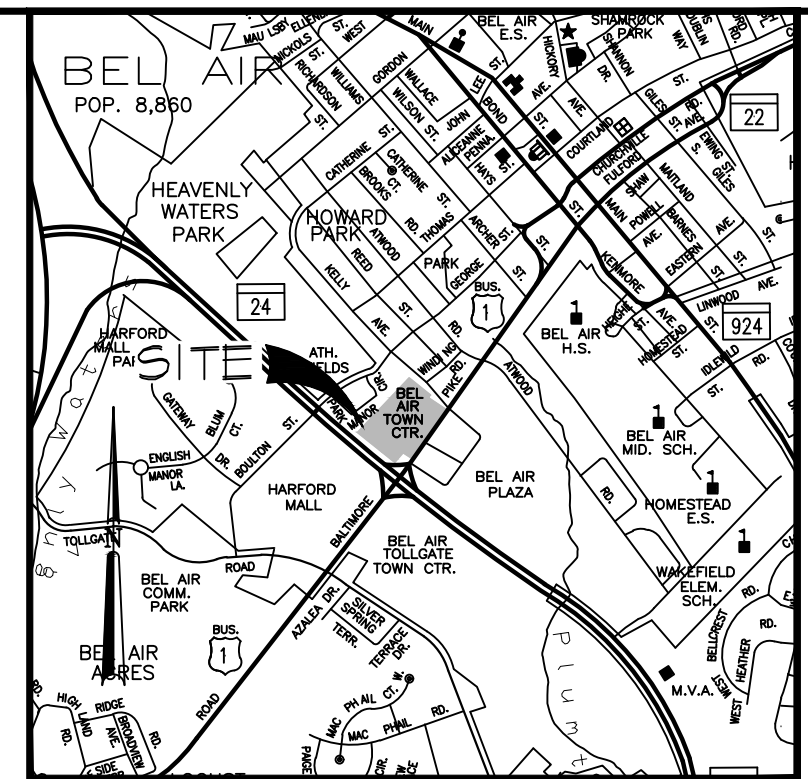
6. LOADING REQUIREMENTS:  
REQUIRED: 3 LOADING SPACES  
PROPOSED: 3 LOADING SPACES

**PARKING**

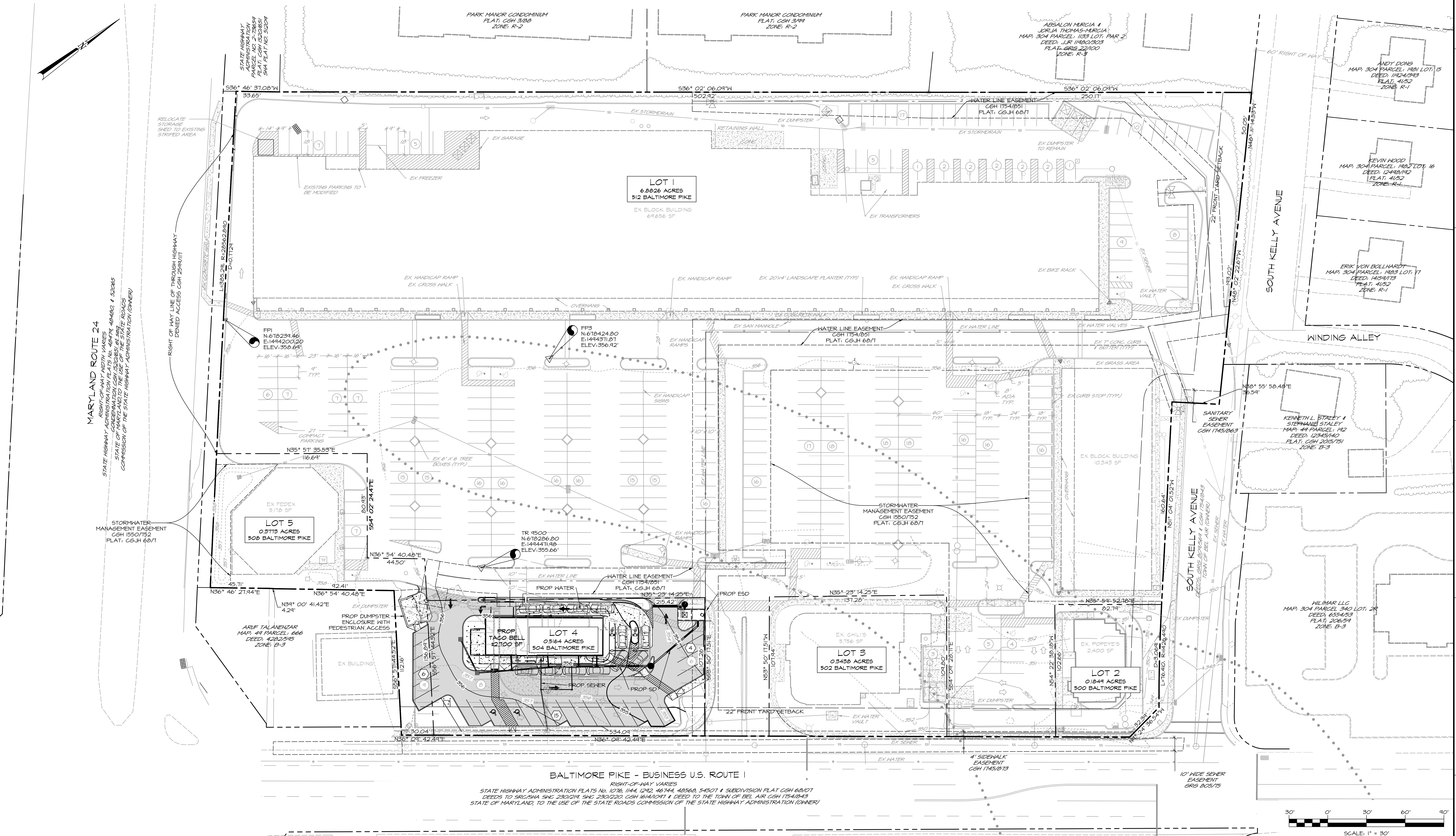
STANDARD PARKING - 355 SPACES  
HANDICAP PARKING - 15 SPACES  
COMPACT PARKING - 27 SPACES  
TOTAL PARKING - 341 SPACES

**LEGEND**

- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- ▽ SIGN
- STORM DRAIN INLET
- LIGHTPOLE
- HANDICAP PARKING SPACE
- ELECTRIC TRANSFORMER
- SANITARY CLEAN-OUT
- TRAFFIC CONTROL DEVICE
- EVERGREEN TREE
- CHAINLINK FENCE LINE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- SPLIT RAIL FENCE
- PEDESTAL
- MAILBOX
- BOLLARD POST
- DECIDUOUS TREE



VICINITY MAP  
1"=2000'



**NOTES**

PROPERTY BOUNDARY SHOWN IS PER PLAT 21/1/3 BY FREDERICK WARD ASSOCIATES DATED JANUARY 11, 2014.

THE SUBJECT LOTS SHOWN HEREON APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 24025C0163 D (EFFECTIVE DATE JANUARY 7, 2000), IN HARFORD COUNTY, MARYLAND AND IS SITUATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THAT MAP.

<p>TOWN OF BEL AIR PLANNING COMMISSION</p> <p>APPROVED: _____</p> <p>CHAIRPERSON _____ DATE _____</p>	<p>TOWN OF BEL AIR DEPARTMENT OF PLANNING</p> <p>APPROVED: _____</p> <p>DIRECTOR _____ DATE _____</p>	<p>TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED: _____</p> <p>DIRECTOR _____ DATE _____</p>	<p>FINAL SITE PLAN OWNER CERTIFICATION</p> <p>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 BY CONFORMANCE WITH THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.</p> <p>SIGNATURE _____ DATE _____</p> <p>PRINTED NAME _____ TITLE _____</p>	<p>FINAL SITE PLAN ENGINEER CERTIFICATION</p> <p>IT IS CERTIFIED THAT THIS FINAL SITE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATIONS INCLUDING PLANNING CORRIDOR AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.</p> <p>SIGNATURE _____ DATE _____</p> <p>PRINTED NAME _____ AFFIX SEAL _____</p>
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REVISIONS

NO.	DATE	DESCRIPTION

OWNER/DEVELOPER  
JCR BEL AIR TC INVESTORS LLC  
1055 THOMAS JEFFERSON NW  
SUITE L9  
WASHINGTON DC 20007  
ATTN: AARON GORDON

OVERALL SHOPPING CENTER  
SITE PLAN  
BEL AIR TOWN  
CENTER

THIRD ELECTION DISTRICT HARFORD COUNTY, MD

P.O. Box 727, 5 South Main Street  
Bel Air Maryland 21014-0727  
410-838-7500 410-883-1245 fax

**FWM**  
FREDERICK WARD ASSOCIATES  
ARCHITECTS ENGINEERS PLANNERS SURVIVORS  
www.frederickward.com

DATE: 09/04/2025  
SCALE: 1"=30'  
DESIGNED BY: KFP  
DRAWN BY: KFP  
CHECKED BY: TSM

DRAWING NO:  
**OSP**  
SHEET 1 OF 1  
FVA JOB NUMBER:  
211159-03

M:\PROJECTS\211159-03\B3\BEL AIR\REPLACEMENT FEASIBILITY\DESIGN\ENGINEERING\SHOPPING CENTER SITE PLAN\_090425.DWG: FWA:BRD:RT: 30x42: 9/2/2025: 1:08 PM: Update