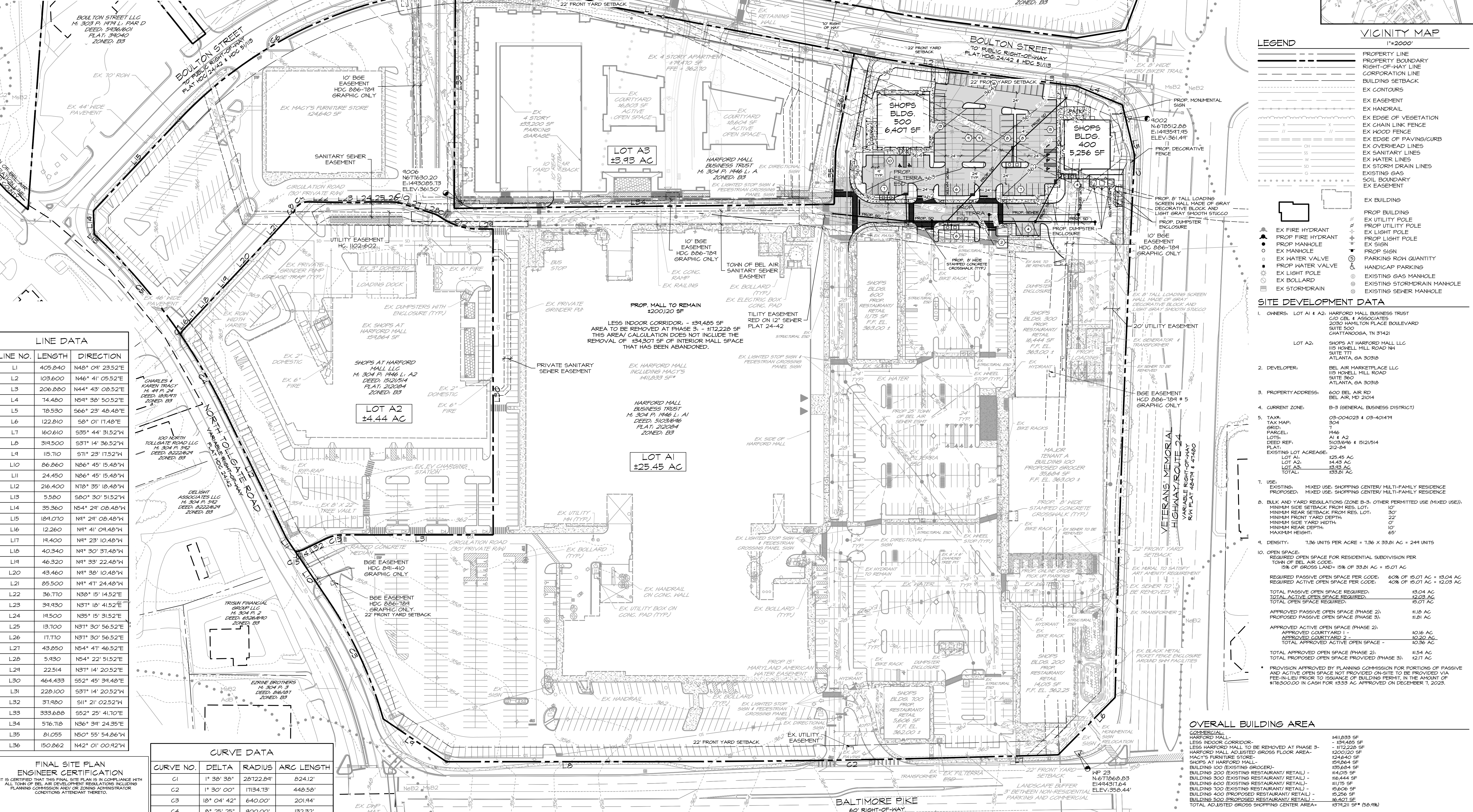


**SOILS CHART**

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	319.500	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	189.070	N1° 24' 08.48"W
L16	12.260	N1° 41' 09.48"W
L17	18.400	N1° 23' 10.48"W
L18	40.340	N1° 30' 31.48"W
L19	46.320	N1° 33' 22.48"W
L20	43.460	N1° 38' 10.48"W
L21	85.500	N1° 47' 24.48"W
L22	36.770	N38° 15' 14.52"E
L23	39.430	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' 39.48"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	576.718	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"	11134.73'	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'	9.27'
C15	5° 14' 13"	31.41'	2.87'

**FINAL SITE PLAN**  
ENGINEER CERTIFICATION  
I, THE ENGINEER, HEREBY CERTIFY THAT THIS FINAL SITE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATIONS INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATION CONDITIONS ATTENDANT THERETO.

**OWNER CERTIFICATION**  
I, THE OWNER, HEREBY CERTIFY THAT I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND I AGREE TO ATTEST THE INFORMATION CONTAINED HEREIN TO THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.

**TOWN OF BEL AIR DEPARTMENT OF PLANNING**  
APPROVED: \_\_\_\_\_  
DIRECTOR DATE

**TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS**  
APPROVED: \_\_\_\_\_  
DIRECTOR DATE

**TOWN OF BEL AIR PLANNING COMMISSION**  
APPROVED: \_\_\_\_\_  
CHAIRPERSON DATE

**NOTES**

- BENCHMARK: F144R002 N678912.88 E1443917.45 ELEV. 361.507  
F144R006 N677630.20 E1443029.73 ELEV. 361.507  
F144R023 N677668.83 E1443117.64 ELEV. 358.44'
- 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 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.

- 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 NETLANDS OR WATER/COURSES ON SITE.
- SEPARATE UTILITY (WATER & SEWER), STORMWATER, AND SEDIMENT CONTROL PLANS WILL BE REQUIRED.
- REFER TO SEPARATE LANDSCAPE AND LIGHTING PLANS FOR FURTHER INFORMATION.

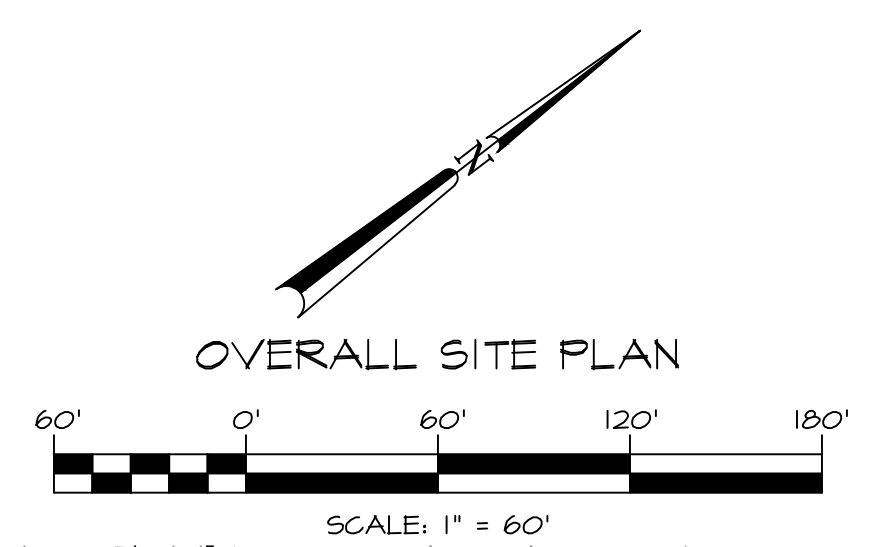
**OVERALL BUILDING AREA**

DESCRIPTION	AREA (SF)
COMMERCIAL	
HARFORD MALL - LESS INDOOR CORRIDOR	411,835 SF
HARFORD MALL - LESS HARFORD MALL TO BE REMOVED AT PHASE 3	- 112,228 SF
HARFORD MALL - LESS HARFORD MALL ADJUSTED GROSS FLOOR AREA	300,000 SF
MAGY'S FURNITURE STORE	43,440 SF
SHOPS AT HARFORD MALL - BUILDING 100 (EXISTING GROCER)	43,684 SF
BUILDING 200 (EXISTING RESTAURANT/RETAIL)	14,025 SF
BUILDING 300 (EXISTING RESTAURANT/RETAIL)	19,444 SF
BUILDING 400 (EXISTING RESTAURANT/RETAIL)	11,775 SF
BUILDING 500 (EXISTING RESTAURANT/RETAIL)	45,206 SF
BUILDING 600 (PROPOSED RESTAURANT/RETAIL)	45,206 SF
BUILDING 700 (PROPOSED RESTAURANT/RETAIL)	36,401 SF
BUILDING 800 (PROPOSED RESTAURANT/RETAIL)	187,521 SF (50.8R)
TOTAL APPROVED GROSS SHOPPING CENTER AREA	716,500 SF
TOTAL APPROVED GROSS FLOOR AREA	1,041,250 SF (41.8)
RESIDENTIAL (PROVIDED IN PHASE 2):	
PHASE 1 - GROUND LEVEL	461,350 SF
PHASE 1 - FLOOR 2	461,350 SF
PHASE 1 - FLOOR 3	461,350 SF
PHASE 1 - FLOOR 4	461,350 SF
PHASE 1 - ROOFTOP FLOOR 5	461,350 SF
TOTAL APPROVED GROSS FOOTAGE	2,345,700 SF (92.8)
PROPOSED PARKING GARAGE (PROVIDED IN PHASE 2):	
PHASE 1 - GROUND LEVEL	433,200 SF
PHASE 1 - FLOOR 2	433,200 SF
PHASE 1 - FLOOR 3	433,200 SF
PHASE 1 - FLOOR 4	433,200 SF
PHASE 1 - ROOFTOP FLOOR 5	433,200 SF
TOTAL APPROVED GROSS FOOTAGE	2,164,800 SF (83.6)

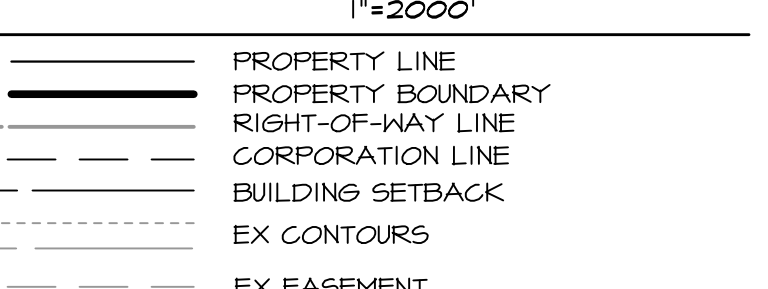
\* DOES NOT INCLUDE THE REMOVAL OF 434,307 SF OF INTERIOR MALL SPACE THAT IS TO BE ABANDONED.

**PARKING CALCULATIONS**  
SHOPPING CENTER: 3.5 SPACES PER 1,000 GROSS SQUARE FEET  
REQUIRED: 367,548 SF / 1,000 SF = 367,548  
367,548 x 3.5 = 1,286,418 SPACES REQUIRED  
PROVIDED: 1,368 PARKING SPACES (INCLUDING 50 HANDICAP SPACES AND 10 SPACES FOR CART RETURNS)

**MULTIFAMILY (PROVIDED IN PHASE 2):**  
1.5 PARKING SPACES PER 1 BEDROOM UNIT  
2.5 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 2.5 = 293 PARKING SPACES  
30 THREE BEDROOM UNITS X 2.5 = 75 PARKING SPACES  
TOTAL PARKING REQUIRED = 462 PARKING SPACES  
PROVIDED: 466 PARKING SPACES (454 GARAGE SPACES + 12 PARALLEL SPACES)



**VICINITY MAP**



**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
- PROP. UTILITY POLE
- PROP. UTILITY POLE
- PROP. LIGHT POLE
- EX SIGN
- PROP. SIGN
- FARKING RCH QUANTITY
- HANDICAP PARKING
- EXISTING GAS MANHOLE
- EXISTING STORM-DRAIN MANHOLE
- EXISTING SEWER MANHOLE

**SITE DEVELOPMENT DATA**

- OWNERS: LOT A1 & A2: HARFORD MALL BUSINESS TRUST C/O CBL & ASSOCIATES 2030 HAMILTON PLACE BOULEVARD CHATTANOOGA, TN 37421  
LOT A3: SHOPS AT HARFORD MALL LLC 115 HOWELL MILL ROAD NW SUITE 111 ATLANTA, GA 30318  
LOT A4: BEL AIR MARKETPLACE LLC 1115 HOWELL MILL ROAD SUITE 360 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 MAP: 03-004023 & 03-40141  
GRID: 304  
PARCEL: 146  
DEED REF: 5103/846 & 1512/514  
EXISTING LOT ACRES: 125.45 AC  
LOT A1: 44.43 AC  
LOT A2: 33.83 AC  
LOT A3: 10.38 AC  
TOTAL: 159.64 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: 10'  
MINIMUM REAR SETBACK FROM RES. LOT: 30'  
MINIMUM FRONT YARD DEPTH: 20'  
MINIMUM SIDE YARD WIDTH: 20'  
MINIMUM REAR DEPTH: 65'
- DENSITY: 7.36 UNITS PER ACRE = 7.36 X 39.81 AC = 294 UNITS
- OPEN SPACE: REQUIRED OPEN SPACE FOR RESIDENTIAL SUBDIVISION PER TOWN OF BEL AIR CODES: 15% OF GROSS LAND = 15% OF 39.81 AC = 6.07 AC  
REQUIRED PASSIVE OPEN SPACE PER CODE: 60% OF 15.07 AC = 9.04 AC  
REQUIRED ACTIVE OPEN SPACE PER CODE: 40% OF 15.07 AC = 6.03 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): 11.8 AC  
APPROVED ACTIVE OPEN SPACE (PHASE 2): 11.8 AC  
APPROVED COURT YARD 1: 10.16 AC  
APPROVED COURT YARD 2: 10.20 AC  
TOTAL APPROVED ACTIVE OPEN SPACE: 20.36 AC  
TOTAL APPROVED OPEN SPACE (PHASE 2): 32.16 AC  
TOTAL PROPOSED OPEN SPACE PROVIDED (PHASE 3): 12.11 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 \$176,500.00 IN CASH FOR 13.93 AC APPROVED ON DECEMBER 1, 2025.

**DEVELOPER**  
BEL AIR MARKETPLACE LLC  
1115 HOWELL MILL ROAD  
SUITE 360  
ATLANTA, GA 30318  
ATTN: JEFF GARRISON  
PHONE: (404) 560-9841

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**  
**FREDERICK WARD ASSOCIATES**  
410/979-3040  
fredward@aia.com  
PO Box 177 / 3 South Main Street, Bel Air, Maryland 21014

**OWNER**  
HARFORD MALL BUSINESS TRUST  
C/O CBL & ASSOCIATES  
2030 HAMILTON PLACE BLVD.  
SUITE 500  
CHATTANOOGA, TN 37421  
ATTN: JON MESHLE  
PHONE: 714-820-7701

**OVERALL SITE PLAN**  
**HARFORD MALL REDEVELOPMENT PHASE 4**  
3RD ELECTION DISTRICT TOWN OF BEL AIR

DATE: 12/11/2025  
SCALE: 1" = 60'  
DESIGNED BY: TMM  
DRAWN BY: KFP  
CHECKED BY: TMM  
DRAWING NO.: 2221107.03

**OSP**