



**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 PAVINGS/CURB
	EX OVERHEAD LINES
	EX SANITARY LINES
	EX WATER LINES
	EX STORM DRAIN LINES
	EX EXISTING GAS
	EX SOIL BOUNDARY
	EX EASEMENT
	EX BUILDING
	PROP BUILDING
	PROP UTILITY POLE
	PROP FIRE HYDRANT
	PROP MANHOLE
	EX MANHOLE
	EX WATER VALVE
	PROP WATER VALVE
	EX LIGHT POLE
	EX BOLLARD
	EX STORM DRAIN
	PROP SIGN
	EX PARKING SIGN
	EX HANDICAP PARKING
	EX EXISTING GAS MANHOLE
	EX EXISTING STORM DRAIN MANHOLE
	EX EXISTING SEWER MANHOLE

**SITE DEVELOPMENT DATA**

- OWNERS:** HARFORD MALL BUSINESS TRUST C/O CBL & 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, GRID, PARCEL: 1 1946, LOTS: A1 & A2, DEED REF: 9103/646 & 15121/514, PLAT: 212-84, EXISTING LOT ACREAGE: LOT A1: 125.45 AC, LOT A2: 34.43 AC, LOT A3: 133.93 AC, TOTAL: 293.81 AC
- USE:** EXISTING: MIXED USE, SHOPPING CENTER/ MULTIFAMILY RESIDENCE; PROPOSED: MIXED USE, SHOPPING CENTER
- 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: 10'; MINIMUM REAR DEPTH: 10'; MAXIMUM HEIGHT: 65'

**SOILS CHART**

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
MbB2	MONTOLO SILT LOAM 3% - 8% SLOPES	-	0.37	B

**SPECIAL DEVELOPMENT NOTES**

IN ACCORDANCE WITH THE TOWN OF BEL AIR DEVELOPMENT REGULATIONS:

- 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.
- FOR THE LOCATIONS OF PROPOSED SIGNAGE SEE THE OVERALL SITE PLAN.

**NOTES**

- BENCHMARK: FHM002 N671852.89 E1443947.45 ELEV:361.44'; FHM006 N671850.30 E1443085.73 ELEV:361.50'; FHM# HP 23 N671868.83 E1444317.64 ELEV:358.44'
- ON-SITE EXISTING CONDITIONS TOPOGRAPHY AND PROPERTY BOUNDARIES IS BASED ON FMA FIELD SURVEY.
- THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0183E, DATED 4/19/2016
- 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.
- BEL AIR VOLUNTEER FIRE COMPANY WILL BE CONTACTED FOR FIRE HYDRANT REPLACEMENTS.
- ALL BUILDINGS SHALL HAVE A KNOX KEY BOX FOR FIRE/EMS PERSONNEL ACCESS TO BUILDINGS AS REQUIRED BY CODE.
- 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 PLANS FOR FURTHER INFORMATION.
- DEMOLITION PERMITS WILL BE OBTAINED AND HEALTH DEPARTMENT REQUIREMENTS WILL BE FOLLOWED.
- FUTURE FOOD SERVICE OPERATIONS WILL BE REVIEWED AND APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- DURING DEMOLITION AND CONSTRUCTION WHEN SOIL MOISTURE CONDITIONS ARE LOW DUST CONTROL MEASURES WILL BE IMPLEMENTED.
- ADDITIONAL HEALTH DEPARTMENT COMMENTS WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY REVIEW.
- AN ADEQUATE SEDIMENT AND EROSION CONTROL PLANS WILL BE PREPARED AND APPROVED IN ACCORDANCE WITH THE CURRENT STANDARDS.
- THE SEDIMENT AND EROSION CONTROL PLAN WILL BE INTEGRATED WITH THE STORMWATER MANAGEMENT STRATEGY.
- REVIEW FEES WILL BE PAID PRIOR TO FINAL PLAN REVIEW.
- MARYLAND TIER II HIGH QUALITY WATERSHED REQUIREMENTS WILL BE MET.
- A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) NOTICE OF INTENT (NOI) WILL BE OBTAINED PRIOR TO CONSTRUCTION.
- A VEHICULAR CIRCULATION AND SIGNAGE PLAN WILL BE PROVIDED WITH FINAL DRAWINGS.

**FINAL SITE PLAN OWNER CERTIFICATION**

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

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

PRINTED NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**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/OR ZONING ADMINISTRATOR CONDITIONS AS STATED THEREIN.

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

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

**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

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**

**FREDECRICK WARD ASSOCIATES**

1109 979 2040  
fredecrickward.com

**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 4**

3RD ELECTION DISTRICT TOWN OF BEL AIR, MD

DATE: 12/11/2025  
SCALE: 1" = 40'  
DESIGNED BY: KFP  
DRAWN BY: KFP  
CHECKED BY: TMM  
DRAWING NO.: SP  
SHEET 1 OF 1  
PWA JOB NUMBER: 2221107.03

M:\PROJECTS\2221107.HARFORD MALL REDEVELOPMENT PHASE 4\DESIGN\ENGINEERING\PLAN SET\PLANNING COMMISSION SUBMISSIONS\SP - SITE PLAN HARFORD MALL PHASE 4.DWG, SP - 12/10/2025 10:31 AM\dwg