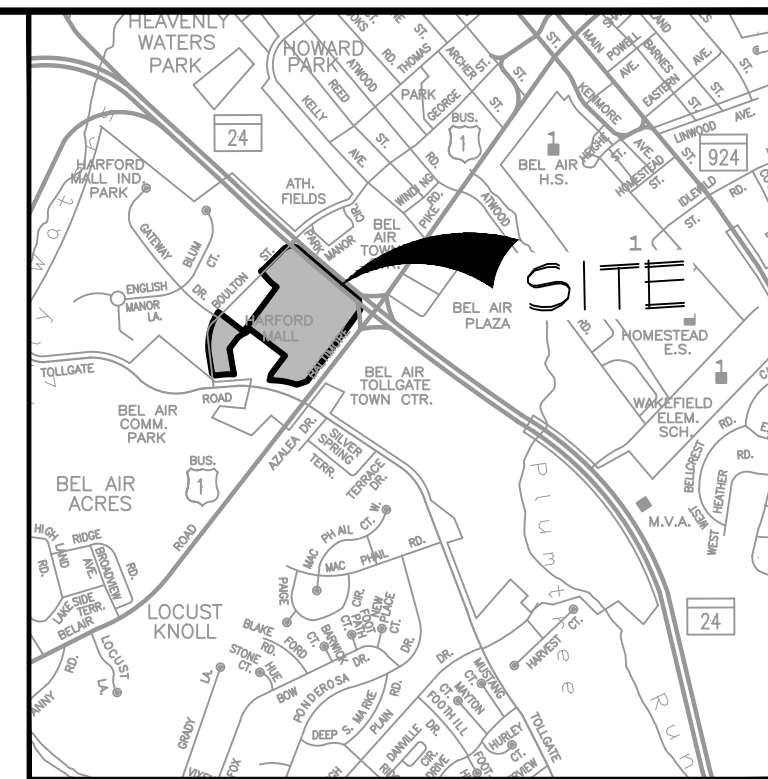
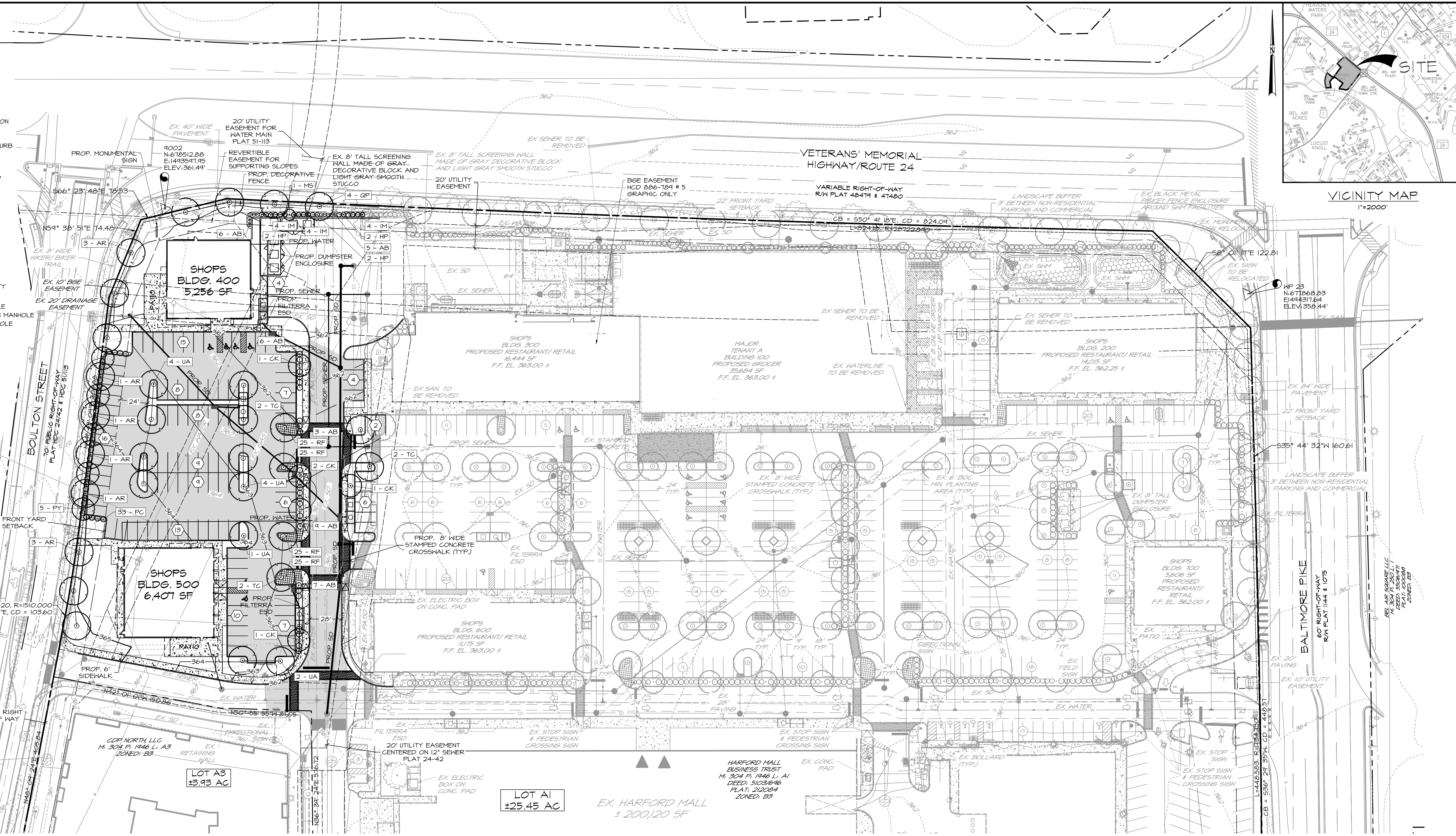
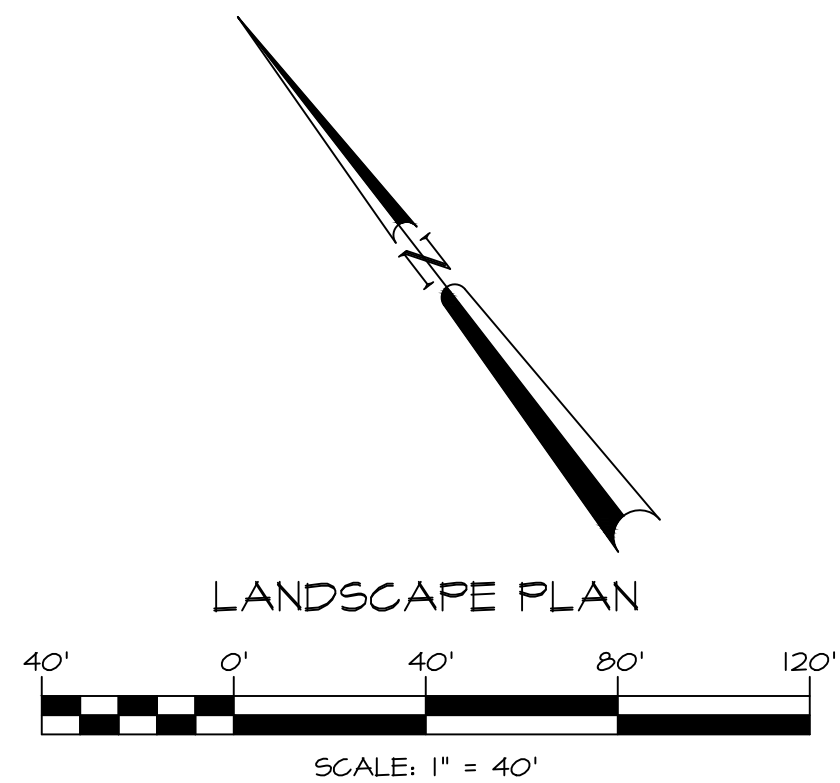


LEGEND

- 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
- EX UTILITY POLE
- PROP UTILITY POLE
- EX LIGHT POLE
- PROP LIGHT POLE
- EX SIGN
- PROP SIGN
- PARKING SIGN QUANTITY
- HANDICAP PARKING
- EXISTING GAS MANHOLE
- EXISTING STORMDRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- EX MANHOLE
- PROP MANHOLE
- EX WATER VALVE
- PROP WATER VALVE
- EX LIGHT POLE
- EX BOLLARD
- EX STORMDRAIN



SITE DEVELOPMENT DATA

1. OWNERS: HARFORD MALL BUSINESS TRUST
C/O CBL & ASSOCIATES
2030 HAMILTON PLACE BOULEVARD
SUITE 500
CHATTANOOGA, TN 37421
2. DEVELOPER: BEL AIR MARKETPLACE LLC
1115 HOWELL MILL ROAD NW
SUITE TTT
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
GRID: 304
PARCEL: 7
DEED REF: A1 & A2
DEED PLAT: 5103/616 & 1512/514
DEED PLAT: 212-04
EXISTING LOT ACREAGE:
LOT A1: 125.45 AC
LOT A2: 34.43 AC
LOT A3: 43.93 AC
TOTAL: 183.81 AC
6. 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'

PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
MAJOR DECIDUOUS TREES				
AR	10	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
TC	6	Tilia cordata	Littleleaf Linden	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
UA	11	Ulmus americana 'Princeton'	Princeton American Elm	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
QP	4	Quercus palustris	Pin Oak	2 - 2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
MINOR DECIDUOUS TREES				
CK	5	Cornus kousa	Kousa Dogwood	1.5" CAL. OR 8 HEIGHT/ B & B, SPACED AS SHOWN.
PY	5	Prunus yedoensis	Yoshino Cherry	1.5" CAL. OR 8 HEIGHT/ B & B, SPACED AS SHOWN.
SHRUBS				
AB	36	Abelia x grandiflora	Glossy Abelia	18" - 24" HT., #3 CONTAINER, 4" O.C. SPACING
HP	6	Hydrangea paniculata 'Candy Apple'	Candy Apple Hydrangea	24 - 30" HT., #5 CONTAINER, 6" O.C. SPACING
IM	12	Ilex x meserveae 'Blue Prince'	Blue Prince Holly	4.5 - 5" HT., B & B, 6" O.C. SPACING
MS	1	Magnolia x soulangiana	Saucer Magnolia	4.5 - 5" HT., B & B, AS SHOWN SPACING
PC	33	Pyracantha coccinea	Scarlet Firethorn	18" - 24" HT., #3 CONTAINER, 5" O.C. SPACING
PERENNIALS/ GROUNDCOVER				
RF	100	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susans	#5P4 (1 QT), 24" O.C. DIAGONAL SPACING

LANDSCAPE TABULATION

STREET TREES (S165-58(A)/1)	REQUIRED TREES ALONG VETERANS MEMORIAL HIGHWAY/ ROUTE 24: 214 LF @ 1 TREE/ 40' = 5 MAJOR DECIDUOUS TREES	PROVIDED TREES ALONG VETERANS MEMORIAL HIGHWAY/ ROUTE 24: 5 MAJOR DECIDUOUS TREES
REQUIRED TREES ALONG BOULTON STREET:	416 LF @ 1 TREE/ 40' = 10 MAJOR DECIDUOUS TREES	PROVIDED TREES ALONG BOULTON STREET: 10 MAJOR DECIDUOUS TREES
PERIMETER LANDSCAPE BUFFERING (S165-54(B)/2)	REQUIRED NON RESIDENTIAL PARKING USE TO RIGHT OF WAY = 3' BUFFER WIDTH AT 1 PLANTING UNIT/ 25 LINEAR FEET	1 MAJOR DECIDUOUS TREE = 1 FU 2 MINOR DECIDUOUS TREES = 1 FU 2 EVERGREEN TREES = 1 FU 10 SHRUBS = 1 FU
REQUIRED ALONG BOULTON STREET:	136 LF/ 25 LF = 5.4 FU REQUIRED	5 MINOR DECIDUOUS TREES = 2.5 FU 30 SHRUBS = 3.3 FU TOTAL PLANTING UNITS = 5.8 FU
PARKING LOT INTERIOR LANDSCAPING (S165-54(B)/2)	REQUIRED: LANDSCAPE AREA SHALL EQUAL OR EXCEED 8% OF INTERIOR AREA	REQUIRED: 450,234 SF X 8% = 36,019 SF OF INTERIOR LANDSCAPING PROPOSED: 34,129 SF (0.28%)
PARKING LOT SHADE TREES (S165-54(B)/3)	REQUIRED MAJOR DECIDUOUS TREES @ PARKING INTERIOR: 1 MAJOR SHADE TREE PER 10 PARKING SPACES	REQUIRED: 120 PARKING SPACES / 10 PARKING SPACES = 12 SHADE TREE PROPOSED: 16 SHADE TREES

LANDSCAPE COST ESTIMATE*

MAJOR DECIDUOUS TREES	31	@	\$400/TREE	=	\$12,400
MINOR DECIDUOUS TREES	10	@	\$250/TREE	=	\$2,500
SHRUBS	88	@	\$50/SHRUB	=	\$4,400
TOTAL					\$19,300

- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- COST ESTIMATE INCLUDES PLANTINGS FOR PHASE 3 OF THE HARFORD MALL REDEVELOPMENT
- * ESTIMATE IS FOR TOWN OF BEL AIR BONDING PURPOSES ONLY, AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
M82	MENTALTO SILT LOAM 3% - 8% SLOPES	-	0.37	B

X = HYDRIC
KFP = INCLUSIONAL SOILS
K-VALUE > 0.25 = HIGHLY ERODIBLE

FINAL LANDSCAPE PLAN ARCHITECT CERTIFICATION
IT IS CERTIFIED THAT THIS FINAL LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATIONS, LANDSCAPE MANUAL, INCLUDING PLANNING COMMISSION AND ZONING ADMINISTRATION CONDITIONS ATTERRENT THERETO.

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 TOWNING COMMISSION

APPROVED: _____
CHAIRPERSON DATE

REVISIONS	DESCRIPTION

DATE	DESCRIPTION

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES
410 979 2040
fredward.com
PO Box 1727, 3 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

LANDSCAPE 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
PROJECT NO.: LP01
SHEET 1 OF 2
TOWN JOB NUMBER: 2221107.03

M:\PROJECTS\2021\07\HARFORD MALL REDEVELOPMENT PHASE 4\DESIGN\LANDSCAPE PLAN\HARFORD MALL PHASE 4.DWG, LP01, 12/11/2025 10:52 AM kfp

