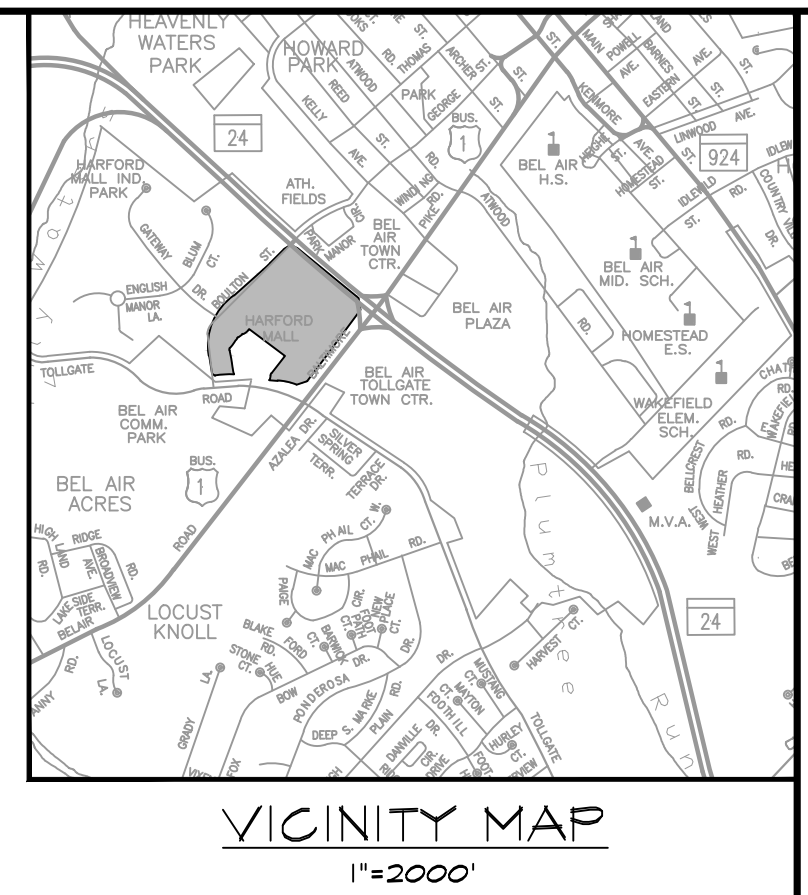


**LEGEND**

---	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 PAVING/CURB
---	EX OVERHEAD LINES
---	EX SANITARY LINES
---	EX WATER LINES
---	EX STORM DRAIN LINES
---	EXISTING GAS
---	SOIL BOUNDARY
---	EX EASEMENT
---	EX BUILDING



**SITE DEVELOPMENT DATA**

- OWNERS:** HARFORD MALL BUSINESS TRUST  
C/O CBL & ASSOCIATES  
2030 HAMILTON PLACE BOULEVARD  
SUITE 500  
CHATTANOOGA, TN 37421
- DEVELOPER:** POINT BREEZE CREDIT UNION  
11104 MCCORMICK ROAD  
HUNT VALLEY, MD 21031
- PROPERTY ADDRESS:** 600 BEL AIR RD  
BEL AIR, MD 21014
- CURRENT ZONE:** B-3 (GENERAL BUSINESS DISTRICT)
- TAX:** 03-004023 & 03-401474  
**TAX MAP:** 304  
**GRID:** T  
**PARCEL:** 1446  
**LOTS:** A1 & A2  
**DEED REF:** 5103/646 & 15/21/514  
**FLAT:** 212/284  
**EXISTING LOT ACREAGE:**  
LOT A1: 125.45 AC  
LOT A2: 4.44 AC  
LOT A3: 13.93 AC  
**TOTAL:** 143.82 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 REAR SETBACK FROM RES. LOT: 10'  
MINIMUM FRONT YARD DEPTH: 30'  
MINIMUM SIDE YARD DEPTH: 22'  
MINIMUM REAR DEPTH: 10'  
MINIMUM REAR DEPTH: 65'
- BUILDING COVERAGE:**  
EXISTING: 10.0 SF  
PROPOSED: CREDIT UNION WITH DRIVE-THROUGH ±2,725 SF
- PHASE 5 REQUIRED PARKING:**  
3.5 PARKING SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA  
2,725 SQUARE FEET / 1000 SQUARE FEET = 2.725  
2.725 X 3.5 = 9.54 PARKING SPACES  
PHASE 5 PROPOSED PARKING: 15 PARKING SPACES (INCLUDING 1 HANDICAP SPACES THAT IS VAN ACCESSIBLE)
- MIXED USE CENTER PARKING REQUIREMENTS:**  
**SHOPPING CENTER:**  
REQUIRED: 3.5 SPACES PER 1000 GROSS SQUARE FEET  
347,624 SF / 1000 SF = 347.624  
347.624 X 3.5 = 1,217 PARKING SPACE REQUIRED  
**PROVIDED:** 1,281 PARKING SPACES (INCLUDING 56 HANDICAP SPACES AND 11 SPACES FOR CART RETURNS)  
**TOTAL MIXED USE CENTER PARKING REQUIRED:** 1,679 PARKING SPACES  
**TOTAL MIXED USE CENTER PARKING PROVIDED:** 1,741 PARKING SPACES (INCLUDING 466 MULTI-FAMILY SPACES)

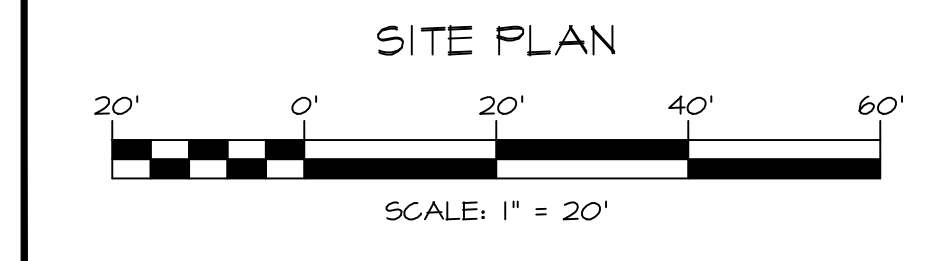
**NOTES**

- BENCHMARK:** FHAM1002 N67130.20 ELEV:361.44' FHAM1006 N67130.20 ELEV:361.50' FHAM1023 N67130.20 ELEV:361.53' E1443025.13 ELEV:361.64' E144311.64 ELEV:358.44'
- ON-SITE EXISTING CONDITIONS/ TOPOGRAPHY AND PROPERTY BOUNDARY IS BASED ON FMA FIELD SURVEY.
- THERE IS NO MAPPED FLOOD PLAIN ON THIS PROPERTY ACCORDING TO FEMA MAP PANEL 24025C0163E, DATED 4/9/2016.
- 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 IS PERPETUITY.  
b. 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.
- 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.

**SOILS CHART**

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
M <sub>6</sub> B <sub>2</sub>	MONTAL TO SILT LOAM 3% - 8% SLOPES	-	0.31	B

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



<p><b>FINAL SITE PLAN OWNER CERTIFICATION</b></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 ATTEND THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL SITE PLAN UPON COMPLETION OF INSTALLATION.</p> <p>SIGNATURE: _____ DATE: _____</p> <p>PRINTED NAME: _____ TITLE: _____</p>	<p><b>FINAL SITE PLAN ENGINEER CERTIFICATION</b></p> <p>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 ATTACHED THERETO.</p> <p>SIGNATURE: _____ DATE: _____</p> <p>PRINTED NAME: _____ AFFIX SEAL: _____</p>	<p><b>TOWN OF BEL AIR DEPARTMENT OF PLANNING</b></p> <p>APPROVED: _____</p> <p>DIRECTOR DATE</p>	<p><b>TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS</b></p> <p>APPROVED: _____</p> <p>DIRECTOR DATE</p>	<p><b>TOWN OF BEL AIR PLANNING COMMISSION</b></p> <p>APPROVED: _____</p> <p>CHAIRPERSON DATE</p>
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**DEVELOPER**  
POINT BREEZE CREDIT UNION  
11104 MCCORMICK ROAD  
HUNT VALLEY, MD 21031  
ATTN: TONIA NIEDZIALKOWSKI  
PHONE: (404) 550-9841

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**  
**FREDERICK WARD ASSOCIATES**  
1100 BEL AIR RD  
BEL AIR, MD 21014  
410.979.3000  
fredward@fwa.com

**OWNER**  
HARFORD MALL BUSINESS TRUST  
C/O CBL & ASSOCIATES  
2030 HAMILTON PLACE BOULEVARD  
SUITE 500  
CHATTANOOGA, TN 37421  
ATTN: JON MESHEL  
PHONE: 423-855-0001

**SITE PLAN**  
**HARFORD MALL REDEVELOPMENT PHASE 5**  
3RD ELECTION DISTRICT TOWN OF BEL AIR, MD

DATE: 02/05/2026  
SCALE: 1" = 20'  
DESIGNED BY: KFP  
DRAWN BY: KFP  
CHECKED BY: TMM  
DRAWING NO.: SP  
SHEET: 1 OF 1  
FNA JOB NUMBER: 2221107.03

M:\PROJECTS\220710 HARFORD MALL - POINT BREEZE DESIGN ENGINEERING\CAD\PLANNING\COMMISSION\SP\_240205E\_9.47 AM.dwg