

**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
---	PROP. BUILDING
---	EX UTILITY POLE
---	PROP. UTILITY POLE
---	EX LIGHT POLE
---	PROP. LIGHT POLE
---	EX SIGN
---	PROP. SIGN
---	PARKING ROW QUANTITY
---	HANDICAP PARKING
---	EXISTING GAS MANHOLE
---	EXISTING STORMDRAIN MANHOLE
---	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: POINT BREEZE CREDIT UNION  
1104 MCCORMICK ROAD  
HUNT VALLEY, MD 21031
- PROPERTY ADDRESS: 600 BEL AIR RD  
BEL AIR, MD 21014
- CURRENT ZONE: B-3 (GENERAL BUSINESS DISTRICT)
- TAX ID: 03-004023 & 03-010479  
GRID: 304  
PARCEL: 1946  
LOTS: A1 & A2  
DEED REF: 5103/6/96 & 1512/5/14  
PLAT: 212-04  
EXISTING LOT ACREAGE:  
LOT A1: 125.45 AC  
LOT A2: 34.43 AC  
LOT A3: 13.93 AC  
TOTAL: 133.81 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: 20'  
MINIMUM SIDE YARD WIDTH: 0'  
MINIMUM REAR DEPTH: 10'  
MAXIMUM HEIGHT: 65'
- BUILDING COVERAGE:  
EXISTING: 10.0 SF  
PROPOSED: CREDIT UNION WITH DRIVE-THROUGH 42,725 SF
- PHASE 5 PARKING REQUIREMENTS:  
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 = 10 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: 1,678 PARKING SPACES  
TOTAL MIXED USE CENTER PARKING PROVIDED: 1,471 PARKING SPACES (INCLUDING 466 MULTI FAMILY SPACES)

**LANDSCAPE TABULATION**

**STREET TREES (§165-50(A)(1))**  
REQUIRED TREES ALONG BALTIMORE PIKE/ ROUTE 1: 250 LF @ 1 TREE/ 40' = 6 MAJOR DECIDUOUS TREES  
PROVIDED TREES ALONG BALTIMORE PIKE/ ROUTE 1: 6 MAJOR DECIDUOUS TREES

REQUIRED TREES ALONG TOLLGATE ROAD: 210 LF @ 1 TREE/ 40' = 5 MAJOR DECIDUOUS TREES  
PROVIDED TREES ALONG TOLLGATE ROAD: 5 MAJOR DECIDUOUS TREES

**PERIMETER LANDSCAPE BUFFERING (§165-54(B)(2))**  
REQUIRED NON RESIDENTIAL PARKING USE TO RIGHT OF HAY = 3' BUFFER WIDTH AT 1 PLANTING UNIT/ 25 LINEAR FEET  
1 MAJOR DECIDUOUS TREE = 1 PU  
2 MINOR DECIDUOUS TREES = 1 PU  
2 EVERGREEN TREES = 1 PU  
10 SHRUBS = 1 PU

REQUIRED ALONG TOLLGATE ROAD AND BALTIMORE PIKE, PROPOSED ALONG TOLLGATE ROAD AND BALTIMORE PIKE: 334 LF/ 25 LF = 13.4 PU REQUIRED  
1 MAJOR SHADE TREE = 1 PU  
12 MINOR DECIDUOUS TREES = 6 PU  
65 SHRUBS = 6.5 PU  
TOTAL PLANTING UNITS = 13.9 PU

**PARKING LOT INTERIOR LANDSCAPING (§165-59(B)(2))**  
REQUIRED: LANDSCAPE AREA SHALL EQUAL OR EXCEED 8% OF INTERIOR AREA  
REQUIRED: 44,267 SF X 8% = 35,414 SF OF INTERIOR LANDSCAPING  
PROPOSED: 44,906 SF (11.8%)

**PARKING LOT SHADE TREES (§165-59(B)(3))**  
REQUIRED MAJOR DECIDUOUS TREES @ PARKING INTERIOR: 1 MAJOR SHADE TREE PER 10 PARKING SPACES  
REQUIRED: 15 PARKING SPACES / 10 PARKING SPACES = 1.5 SHADE TREE  
PROPOSED: 15 SHADE TREES

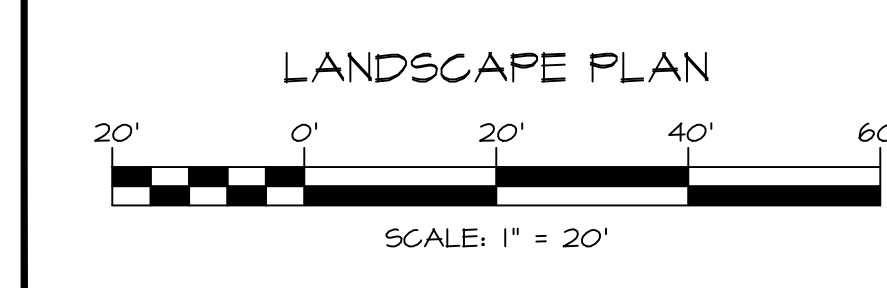
**PLANTING SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
<b>MAJOR DECIDUOUS TREES</b>				
AR	5	Acer rubrum 'October Glory'	October Glory Red Maple	2'-25" CAL. OR 12 HEIGHT/ B 4 B, SPACED AS SHOWN.
TC	11	Tilia cordata	Littleleaf Linden	2'-25" CAL. OR 12 HEIGHT/ B 4 B, SPACED AS SHOWN.
UA	4	Ulmus americana 'Princeton'	Princeton American Elm	2'-25" CAL. OR 12 HEIGHT/ B 4 B, SPACED AS SHOWN.
QP	1	Quercus palustris	Pin Oak	2'-25" CAL. OR 12 HEIGHT/ B 4 B, SPACED AS SHOWN.
<b>MINOR DECIDUOUS TREES</b>				
CK	5	Cornus kousa	Kousa Dogwood	1.5" CAL. OR 8 HEIGHT/ B 4 B, SPACED AS SHOWN.
PY	12	Prunus x yedoensis	Yoshino cherry	1.5" CAL. OR 8 HEIGHT/ B 4 B, SPACED AS SHOWN.
<b>SHRUBS</b>				
AB	21	Abelia x grandiflora	Glossy Abelia	18" - 24" HT., #3 CONTAINER, 4" O.C. SPACING
PC	36	Pyracantha coccinea	Scarlet Firethorn	18" - 24" HT., #3 CONTAINER, 5" O.C. SPACING

**SOILS CHART**

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
M6B2	MONTALTO SILT LOAM 3% - 8% SLOPES	-	0.37	B

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



**FINAL LANDSCAPE PLAN LANDSCAPE ARCHITECT CERTIFICATION**  
I, THE SIGNATURED ARCHITECT, HEREBY CERTIFY THAT I HAVE REVIEWED THIS LANDSCAPE PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL, INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS APPLICABLE THEREIN.

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

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

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

**LANDSCAPE 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  
PROJECT NO.: 2221107.03

**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**  
410.979.3070  
fredward.com  
PO Box 177, 3 South Main Street, Bel Air, Maryland 21014

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

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**LP01**

