

**LOTS 1 & 2
PROPERTY OWNER**

MACPHAIL CROSSING LLC
1000 N FRONT STREET, SUITE 500
WORMLEYSBURG, PA 17043

**LOT 3 PROPERTY
OWNER**

FRANKEL PROPERTIES LLC
PO BOX 1850
COCKEYSVILLE, MD 21030

CIVIL ENGINEER DEVELOPER/APPLICANT

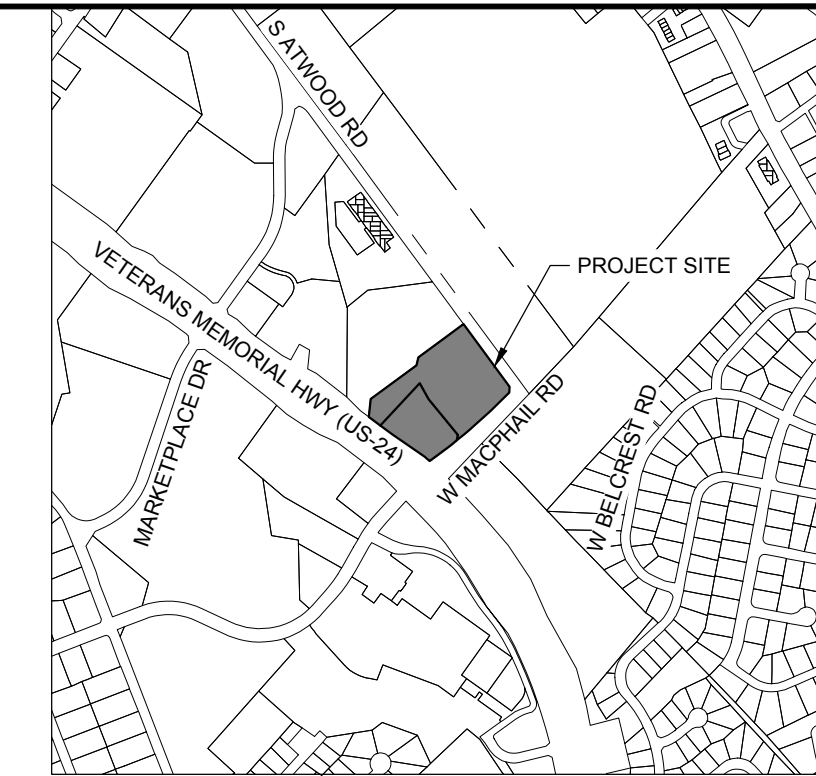
KIMLEY-HORN
ATTN: JEFF SMITH, PE
3904 BOSTON STREET, SUITE 202
BALTIMORE, MD 21224
TEL: (443) 743-3470
EMAIL: jeff.smith@kimley-horn.com

J.C. BAR PROPERTIES, INC.
ATTN: ROBERT V. GOTHIER, JR.
224 ST. CHARLES WAY, SUITE 290
YORK, PA 17402
TEL: (717) 761-7801
EMAIL: ROB@JCBARPROP.COM

**SITE & LANDSCAPE PLAN
TO ACCOMPANY SPECIAL DEVELOPMENT REQUEST
MACPHAIL CROSSING
550 W MACPHAIL RD
BELAIR, MD 21014**

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- TOWN DIVIDE
- BUILDING
- PAVEMENT STRIPING
- EDGE OF PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING FORESTED AREA
- EXISTING INTERIOR PARKING TREE
- EXISTING PERIMETER/STREET TREE
- PROPOSED TREE
- ⊗ PARKING COUNT



VICINITY MAP

SCALE: 1" = 200'

SITE INFORMATION

	LOT 1	LOT 2	LOT 3
1. ADDRESS:	540 W MACPHAIL ROAD BELAIR, MD 21014	550 W MACPHAIL ROAD BELAIR, MD 21014	560 W MACPHAIL ROAD BELAIR, MD 21014
2. TAX ACCOUNT NUMBER: DEED REFERENCES: TAX MAP / GRID / PARCEL: ASSESSMENT DISTRICT:	03-306730 BOOK: 12866, PAGE: 00242 0049 / 003B / 0268 03	03-306720 BOOK: 12866, PAGE: 00242 0049 / 003B / 0268 03	03-280918 BOOK: 05201, PAGE: 00515 0049 / 003B / 0268 03
3. EXISTING ZONING: EXISTING USE:	B3 COMMERCIAL		
4. PROPOSED USE:	COMMERCIAL - SHOPPING CENTER		
5. TOTAL SHOPPING CENTER AREA:	2.68 AC		

GENERAL NOTES

- HISTORIC RESOURCES, ARCHAEOLOGICAL SITES AND CEMETERIES: NONE
- WATER: EXISTING
- SANITARY: EXISTING
- CORPORATION LINES: NONE ON-SITE

ENVIRONMENTAL

- WATER RESOURCES:**
 - CHESAPEAKE BAY CRITICAL AREA/BUFFER: NONE ON-SITE
 - WATERSHED: ATKISSON RESERVOIR
 - 100-YR FLOODPLAIN: NONE ON-SITE
 - FEMA FLOODPLAIN: NONE ON-SITE
 - NON TIDAL WETLANDS/WETLANDS OF SPECIAL STATE CONCERN/WETLAND BUFFER: NONE ON-SITE
 - STREAMS/BUFFER: (EPHEMERAL, INTERMITTENT, PERENNIAL) CLASSIFICATION: NONE ON-SITE
 - BOG DRAINAGE AREA: NONE ON-SITE
 - EXISTING STORMWATER MANAGEMENT: NONE ON-SITE
 - WATERCOURSE: NONE ON-SITE
- SOILS:**
 - HIGHLY ERODIBLE SOIL: NONE ON-SITE
 - STEEP SLOPES AND BUFFER: NONE ON-SITE
- FORESTS:**
 - FOREST CONSERVATION AREAS: NONE ON-SITE
 - SENSITIVE AREAS: NONE ON-SITE
 - RARE THREATENED OR ENDANGERED SPECIES HABITAT: NONE ON-SITE

PARKING NOTES:

- REQUIRED PARKING SPACES ON-SITE:
 - OVERALL: 4 SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA
 - 116.863 SQFT / 1,000 = 116.86
 - 116.86 X 4 = 468 SPACES REQUIRED
 - 576 SPACES PROVIDED

GIS DATA NOTES:

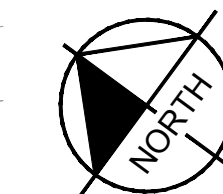
- HORIZONTAL DATUM SHOWN HEREON IS MARYLAND AND STATE PLANE NAD 83 (2011)

LANDSCAPE REQUIREMENTS AND NOTES:

- INTERNAL PARKING LOT LANDSCAPE
 - 1 TREE PER 10 PARKING SPACES - 576 SPACES * 1 PER 10 SPACES = 58
 - TREES REQUIRED: 58
 - TREES PROVIDED: 58 (23 EXISTING, 36 PROPOSED)
- TOPSOIL MOVED DURING CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL RE-GRADE SURFACES PROVIDING A MINIMUM OF FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS. SUCH AREAS SHALL BE STABILIZED THROUGH SEEDING OR SODDING AS SHOWN. ALL MULCH WITHIN 24 INCHES OF AN EXISTING OR PROPOSED STRUCTURE MUST BE NON-COMBUSTIBLE.
- ALL REQUIRED LANDSCAPE MATERIAL SHOWN ON THE APPROVED PLAN WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
- NO SUBSTITUTIONS OF PLANT MATERIAL, TYPE, SIZE, OR QUANTITY FROM THE APPROVED LANDSCAPE PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL FROM THE TOWN OF BEL AIR.
- PROPOSED TREE SPECIES TO BE APPROVED BY TOWN OF BEL AIR PRIOR TO PLANTING.

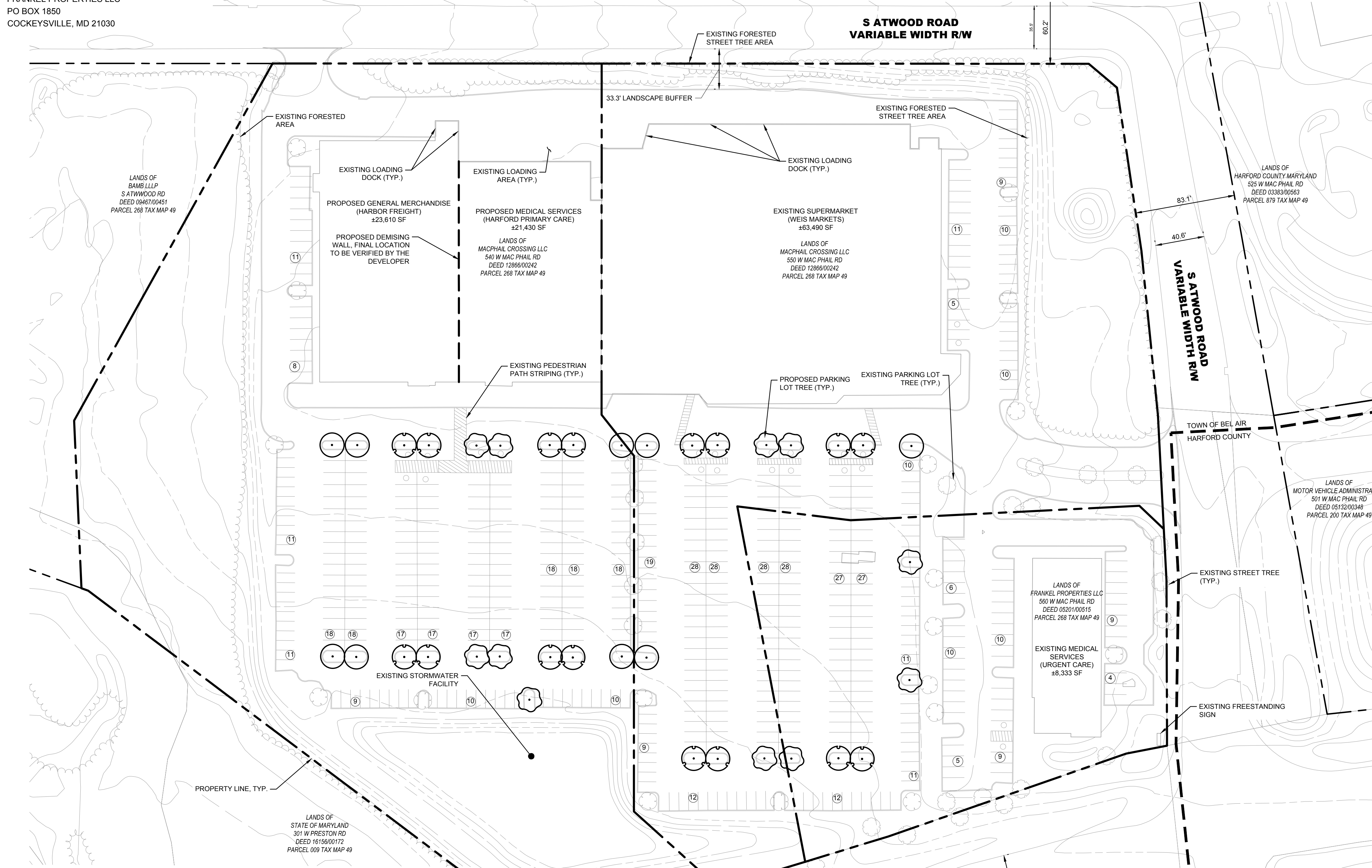
WAIVERS REQUESTED:

- PARKING STALL SIZE (TOWN OF BEL AIR CODE SECTION 165-51.D) - ALL EXISTING PARKING STALLS MAY NOT MEET CURRENT 9' X 18' SIZING PER TOWN CODE SECTION 165-51.D. PREVIOUS APPROVAL RELATED TO THE URGENT CARE DEVELOPMENT SHOWS 8.5' WIDE PARKING STALLS. NO PARKING STALLS ARE TO BE MODIFIED AS PART OF THIS APPLICATION. THE DEVELOPER IS REQUESTING A WAIVER TO BRING ALL PARKING STALLS TO STANDARD SIZE.
- PARKING LOT PLANTING BUFFER (TOWN OF BEL AIR CODE SECTION 165-59.I) - EXISTING PARKING IS SHARED ACROSS MULTIPLE INTERNAL PARCELS. THE DEVELOPER IS REQUESTING A WAIVER TO PROVIDE A 3' PLANTING BUFFER BETWEEN NON-RESIDENTIAL / COMMERCIAL PARKING LOTS.



SITE PLAN

SCALE: 1" = 50'



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SPACING	SIZE	ROOT
○	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	20' O.C.	2.5" CAL. MIN; 12' - 14' HT.	B&B
○	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	20' O.C.	2.5" CAL. MIN; 12' - 14' HT.	B&B
○	QUERCUS MACROCARPA BURR OAK	20' O.C.	2.5" CAL. MIN; 12' - 14' HT.	B&B

**Final Landscape Plan
Landscape 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/or Zoning Administrator conditions attendant thereto.

Signature: _____ Date: _____

Printed Name: _____ Affix Seal

**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 attendant thereto.

Signature: _____ Date: _____

Printed Name: _____ Affix Seal

**Final Landscape Plan
Owner Certification**

I certify that I have reviewed this Landscape Plan and I am aware of the Bel Air development regulations and landscape manual and I agree to attest the implementation in conformance with the approved Final Landscape Plan upon completion of installation.

Owner Signature: _____ Date: _____

Printed Name: _____ Title: _____

**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 attest the implementation in conformance with the approved Final Site Plan upon completion of installation.

Owner Signature: _____ Date: _____

Printed Name: _____ Title: _____

**TOWN OF BEL AIR
DEPARTMENT OF PLANNING**

APPROVED: _____ DATE: _____

**TOWN OF BEL AIR
DEPARTMENT OF PUBLIC WORKS**

APPROVED: _____ DATE: _____

**TOWN OF BEL AIR
PLANNING COMMISSION**

APPROVED: _____ DATE: _____

CHAIRPERSON: _____ DATE: _____

Kimley»Horn

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3904 BOSTON ST., SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 33729
EXPIRATION DATE 12/31/2027

MARYLAND

SITE & LANDSCAPE PLAN TO ACCOMPANY SPECIAL DEVELOPMENT REQUEST

MACPHAIL CROSSING
PREPARED FOR
J.C. BAR PROPERTIES, INC.

SHEET NUMBER
EX-1

DATE: _____
NO. _____
REVISIONS _____

Plotted By: Taylor, Collins - Sheet: MACPHAIL CROSSING - Layout: 1 SITE PLAN - February 07, 2025 - 08:48:00am - K:\BAL-CIVIL\144493000-MacPhail_Crossing\CAD_Exhibits\2025-01-21_MacPhail_Crossing_Site_Plan.dwg
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