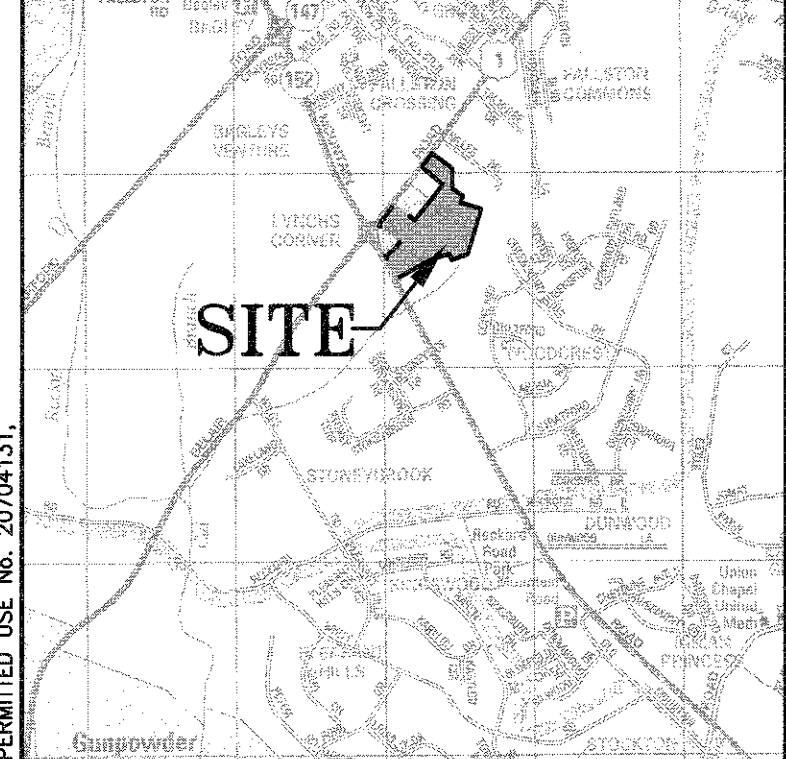
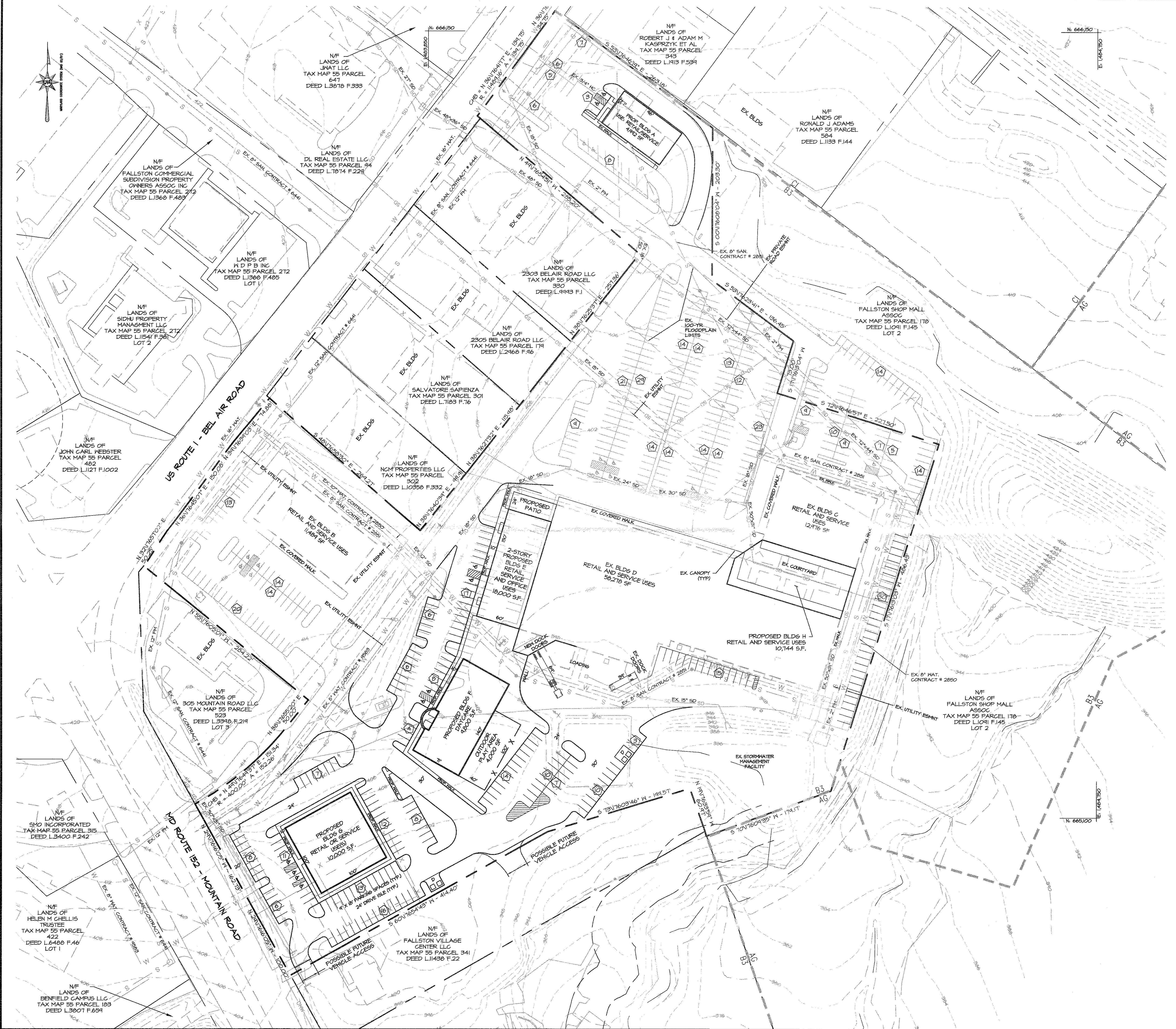


1. 6:00 P.M. Fallston Village Shopping Center

Meeting Date/Time:	Thursday, December 12, 2019 at 6:00 pm
Meeting Location:	Uncles Havaian Grinds Restaurant, 2315 Bel Air Road, Suite 2B, Fallston, Maryland 21047
Location of Proposed Development:	2315 Bel Air Road, Fallston, MD 21047
Description of Proposed Development:	Expansion of Fallston Village Shopping Center
Applicant:	EN Engineering, LLC
Contact:	Bob Capalongo at EN Engineering, LLC at (443) 652-6458 or bcapalongo@enengineering.com.

Documents:

[FALLSTON VILLAGE 12-12-19.PDF](#)



SITE DATA

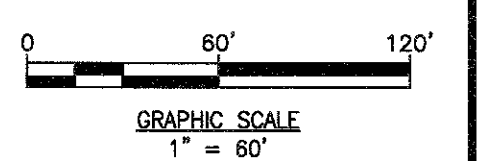
- OWNER/DEVELOPER: FALLSTON VILLAGE CENTER, LLC
4201 WILSON BLVD #110441
ARLINGTON, VA 22203
- SITE LOCATION: 2315 BEL AIR ROAD
FALLSTON, MD 21047-2840
- PLAN PREPARED BY: CNA, LLC
1630 ROBIN CIRCLE
FOREST HILL, MD 21050
- TAX MAP: 55
- PARCELS: 523 (LOT 1) & 398
- DEED AND PLAT REFERENCE: DEED: 11438/22 PLAT: 90/44
- TOTAL PARCEL AREA: P523: 13.79 AC±
P398: 0.47 AC±
TOTAL: 14.28 AC± (621,166 SF)
- ZONING: GENERAL BUSINESS DISTRICT (B3)
- EXISTING USE: INTEGRATED COMMUNITY SHOPPING CENTER (85,267 SF TOTAL BUILDING AREA)
- PROPOSED USE: INTEGRATED COMMUNITY SHOPPING CENTER (136,279 SF TOTAL BUILDING AREA)
- BULK AREA REQUIREMENTS: B3 ZONING (RETAIL/SERVICES)
 - MINIMUM LOT WIDTH: 50'
 - FRONT YARD SETBACK: 25'
 - SIDE YARD SETBACK: 5'
 - REAR YARD SETBACK: 35'
 - MAX. BUILDING HEIGHT: 3 STORIES
 - MIN. USE SETBACK FROM RESIDENTIAL LOT: 25'
- BULK AREA REQUIREMENTS: B3 ZONING (INSTITUTIONAL/DAYCARE USE)
 - MINIMUM LOT WIDTH: 70'
 - FRONT YARD SETBACK: 30'
 - SIDE YARD SETBACK: 20'
 - REAR YARD SETBACK: 40'
 - MAX. BUILDING HEIGHT: 3 STORIES
 - MIN. USE SETBACK FROM RESIDENTIAL LOT: 25'
- PARKING REQUIREMENTS

PROPOSED BUILDING A (RETAIL/SERVICE)	REQUIRED: 4,992 SF / 250 SF = 20 PARKING SPACES
EXISTING BUILDING B (RETAIL/SERVICE)	REQUIRED: 11,489 SF / 250 SF = 46 PARKING SPACES
EXISTING BUILDING C (RETAIL/SERVICE)	REQUIRED: 12,976 SF / 250 SF = 52 PARKING SPACES
EXISTING BUILDING D (RETAIL/SERVICE)	REQUIRED: 58,278 SF / 250 SF = 233 PARKING SPACES
PROP. BUILDING E (RETAIL/SERVICE/OFFICE)	REQUIRED: 18,000 SF / 250 SF = 72 PARKING SPACES
PROPOSED BUILDING F (DAYCARE)	REQUIRED: 220 STUDENTS @ 1/6 STUDENTS = 37 PARKING SPACES
PROPOSED BUILDING G (RETAIL/SERVICE)	REQUIRED: 10,000 SF / 250 SF = 40 PARKING SPACES
PROPOSED BUILDING H (RETAIL/SERVICE)	REQUIRED: 10,744 SF / 250 SF = 43 PARKING SPACES
TOTAL REQUIRED:	543 PARKING SPACES
HANDICAPPED SPACES REQUIRED:	11 PARKING SPACES
TOTAL PARKING PROVIDED:	568 PARKING SPACES (INCLUDING 24 HANDICAPPED SPACES)
- MAXIMUM BUILDING COVERAGE ALLOWED: 45% OF 621,166 SF, OR 279,525 SF
MAXIMUM BUILDING COVERAGE PROPOSED: 136,279 SF (22%)
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 85% OF 621,166 SF, OR 527,991 SF
MAXIMUM IMPERVIOUS SURFACE PROPOSED: 510,600 SF (82%)

LEGEND

- SITE BOUNDARY
- PROPOSED ROW
- BUILDING SETBACK
- ADJACENT BOUNDARY
- ZONING LINE
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- EXISTING ROAD
- EXISTING BUILDING
- 100-YEAR FEMA FLOODPLAIN
- PROPOSED CURB

PLAN TYPE: DM
 PLAN NO: 680-3019
 VERSION:
 DATE: 11/26/19
 DRAWN BY:
 CHECKED BY:



CNA
 engineers, surveyors & landscape architects
 Civil Engineers • Land Surveyors • Landscape Architects
 Planners • Geotechnical Engineers • Environmental Engineers
 1630 Robin Circle
 Forest Hill, Maryland 21050
 Phone (410) 879-7200 • Fax (410) 838-1811
 E-mail: cna@cna-engineers.com

SITE PLAN 130.01.337 B
 FOR
FALLSTON VILLAGE
INTEGRATED COMMUNITY SHOPPING CENTER
 2315 BEL AIR ROAD HARFORD COUNTY, MD
 1ST ELECTION DISTRICT

Date	Revisions	Date:	Scale:
		11/26/19	1"=60'
		Drawn By:	Job No:
		TO:	1821053.00
		Design By:	Sheet:
		RDC	1 of 1
		Review By:	
		RDC	