



**SITE DATA**

- OWNER/DEVELOPER: FALLSTON VILLAGE CENTER, LLC  
4021 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  
P22: 13.79 ACES  
P28: 0.47 ACES  
TOTAL: 14.26 ACES (821,166 SF)
- TOTAL PARCEL AREA: GENERAL BUSINESS DISTRICT (G3)
- ZONING: INTEGRATED COMMUNITY SHOPPING CENTER (85,267 SF TOTAL BUILDING AREA)
- EXISTING USE: INTEGRATED COMMUNITY SHOPPING CENTER (136,279 SF TOTAL BUILDING AREA)
- PROPOSED USE: INTEGRATED COMMUNITY SHOPPING CENTER

**LOCATION MAP**  
SCALE: 1" = 2000'

PLAN TYPE: J  
 PLAN NO: 523-2019  
 VERSION: 1  
 DATE: 12-18-19  
 DADCUE: 1-15-20

- BULK AREA REQUIREMENTS: G3 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: G3 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'
- ADDITIONAL BULK REGULATIONS (G3CS):  
 40' MINIMUM BUILDING SETBACK FROM PUBLIC ROAD RIGHT-OF-WAY  
 10' MINIMUM BUILDING SETBACK FROM PARKING AREAS  
 30' MINIMUM BUILDING SETBACK FROM PARCEL BOUNDARY
- EXPANSION OF AN EXISTING I.C.S.C WAS APPROVED BY THE BOARD OF APPEALS ON NOVEMBER 19, 2019, UNDER CASE NO. 5912

**GENERAL NOTES**

- TOPOGRAPHIC INFORMATION SHOWN IS FROM AN EN ENGINEERING FIELD SURVEY DATED DECEMBER 12, 2019, AND HARFORD COUNTY GIS.
- THIS SITE IS NOT LOCATED WITHIN ANY WATER RESOURCES PROTECTION DISTRICTS.
- ALL OPEN SPACE, INTERIOR ROADS, AND PARKING AREAS TO BE MAINTAINED PRIVATELY BY THE OWNER.
- FINAL LOCATION OF WATER LINES, VALVES, METERS, AND SEWER LINES TO BE DETERMINED DURING THE ENGINEERING PHASE.
- THE 100-YEAR FLOODPLAIN AS SHOWN, IS BASED ON FEMA FLOODPLAIN MAP #: 24025C0222E, EFFECTIVE APRIL 19, 2016.
- THIS SITE IS NOT LOCATED WITHIN THE CRITICAL AREAS DISTRICT.
- THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- PROPERTY BOUNDARY AS SHOWN IS BASED ON A BOUNDARY SURVEY PERFORMED BY EN ENGINEERING, ON 12-12-19.

**SOILS TABLE**

SOIL SYMBOL	SOIL NAME	HYDRIC SOILS	ERODIBLE	DEPTH TO HIGH WATER TABLE (FT)	SLOPES > 15%
M&B2	MONTALTO SILT LOAM (3-8% SLOPES)	NO	MODERATELY	2	NO
E&B2	ELLSBORO LOAM (2-5% SLOPES)	NO	MODERATELY	5	NO
N&C	NESHAMINY MONTALTO SILT LOAM (0-15% SLOPES)	NO	NO	>6.6	NO
W&B	WATCHUNG SILT LOAM (0-8% SLOPES)	YES	NO	0.5	NO

PLAN TYPE: J  
 PLAN NO: 523-2019  
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**CNA**  
 engineers, surveyors & landscape architects  
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 Planners • Geotechnical Engineers • Environmental Engineers  
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 Forest Hill, Maryland 21050  
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 E-mail: cna@mail@cna-engineers.com

MAJOR PRELIMINARY PLAN TO CONSOLIDATE PARCELS 523 (LOT 1) AND 398 FOR FALLSTON VILLAGE INTEGRATED COMMUNITY SHOPPING CENTER 2315 BEL AIR ROAD HARFORD COUNTY, MD

DATE: 12/18/18  
 SCALE: 1" = 60'  
 DRAWN BY: KMB  
 DESIGN BY: RDC  
 REVIEW BY: RDC

DATE: 1/19/19  
 REVISIONS: [Blank]

DATE: 12/18/18  
 SCALE: 1" = 60'  
 DRAWN BY: KMB  
 DESIGN BY: RDC  
 REVIEW BY: RDC

1ST ELECTION DISTRICT

**LEGEND**

- 15%-25% SLOPES
- >25% SLOPES
- 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

