



LOCATION MAP
SCALE: 1" = 2000'

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
1830 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: P923: 13.79 AC2
P398: 0.47 AC2
TOTAL: 14.26 AC2 (821,186 SF)
- ZONING: GENERAL BUSINESS DISTRICT (B3)
- EXISTING USE: INTEGRATED COMMUNITY SHOPPING CENTER (85,287 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 HEIGHTS: 3 STORES
 - 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 HEIGHTS: 3 STORES
 - 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: 11,469 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: 16,000 SF / 250 SF = 72 PARKING SPACES
 - PROPOSED BUILDING F (DAYCARE) REQUIRED: 220 STUDENTS @ 17/8 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: 343 PARKING SPACES
 - HANDICAPPED SPACES REQUIRED: 11 PARKING SPACES
 - TOTAL PARKING PROVIDED: 588 PARKING SPACES (INCLUDING 24 HANDICAPPED SPACES)
- MAXIMUM BUILDING COVERAGE ALLOWED: 45% OF 821,186 SF, OR 279,525 SF
MAXIMUM BUILDING COVERAGE PROPOSED: 136,279 SF (22%)
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 85% OF 621,186 SF, OR 527,991 SF
MAXIMUM IMPERVIOUS SURFACE PROPOSED: 510,600 SF (82%)
- EXPANSION OF AN EXISTING L.C.S.C WAS APPROVED BY THE BOARD OF APPEALS ON NOVEMBER 19, 2019, UNDER CASE NO. 5912
- ADDITIONAL BULK REGULATIONS (ICSC):
 - 40' MINIMUM BUILDING SETBACK FROM PUBLIC ROAD RIGHT-OF-WAY
 - 10' MINIMUM BUILDING SETBACK FROM PARKING AREAS
 - 30' MINIMUM BUILDING SETBACK FROM THE PARCEL BOUNDARY
- FINAL LOCATION FOR FIRE HYDRANTS, WATER AND SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS PHASE OF DESIGN.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN IS FROM A EN ENGINEERING FIELD SURVEY DATED DECEMBER 12, 2019, AND HARFORD COUNTY GS.
- THIS SITE IS NOT LOCATED WITHIN ANY WATER RESOURCE 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 #: 24025C0232E, 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.

CNA
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DAC SITE PLAN
FOR
FALLSTON VILLAGE
INTEGRATED COMMUNITY SHOPPING CENTER

2315 BEL AIR ROAD
HARFORD COUNTY, MD

1ST ELECTION DISTRICT

Date	Revisions	Date:	Scale:
		12/18/19	1"=60'
		Drawn By: TCL	Job No: 1821053.00
		Design By: RDC	Sheet: 1 of 1
		Review By: RDC	

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

