

PAUL JOHN CISAR, et al.	*	IN THE
Plaintiffs,	*	CIRCUIT COURT
v.	*	FOR
F.O. MITCHELL & BRO, et al.	*	ANNE ARUNDEL COUNTY
Defendants.	*	
	*	CASE NO.: C-02-CV-22-000988
* * * * *		

**MEMORANDUM OF LAW IN SUPPORT OF DEFENDANT F.O.
MITCHELL & BRO.’S MOTION TO DISMISS**

F.O. Mitchell & Bro. (“Mitchell”), by and through its undersigned counsel, Robert S. Lynch, Esquire, David S. Lynch, Esquire, and Stark and Keenan, P.A., respectfully submit this Memorandum of Law in Support of Mitchell’s Motion to Dismiss:

INTRODUCTION

Plaintiffs’ Verified Complaint for Injunctive Relief and Declaratory Judgment and Private Action for Nuisance and Public Nuisance (“Complaint”) improperly seeks an advisory opinion from the Circuit Court of Anne Arundel County concerning the Harford County Zoning Code, injunctive relief, and a finding of an anticipatory nuisance and nuisance *per se* regarding a proposed warehouse development in Perryman, Harford County, Maryland. Plaintiffs correctly acknowledge throughout their Complaint that the developer and contract purchaser

of the Subject Property¹, Chesapeake Real Estate Group, LLC (“Chesapeake”), has submitted, pursuant to the Harford County Development Regulations, various development plans for review and approval by the Harford County Department of Planning and Zoning (“DPZ”). These plans include a Forest Conservation Plan, Landscape Plan, Preliminary Plan, Site Plan, and Stormwater Management Concept Plan (collectively referred to herein as “Development Plans”). *See* Forest Conservation Plan, Landscape Plan, Preliminary Plan, Site Plan, and Stormwater Management Concept Plan, attached, respectively, as Exhibits A, B, C, D, E². Similarly, Plaintiffs correctly acknowledge that each development approval remains under review by Harford County (“the County”). Nonetheless, without basis in Maryland law or logic, Plaintiffs construct a transparent straw-man argument and utilize that fallacy to improperly seek extraordinary relief from this Court, which includes a demand that Mitchell be enjoined from “performing any actions to [the Subject Property].” *See* Complaint, p. 17, ¶A. For the reasons set forth below, Mitchell urges this Honorable Court to dismiss Plaintiffs’ Complaint.

¹ Plaintiffs fail to identify with any specificity the property subject to their Complaint. Without waiving objection to the failure of Plaintiffs to specifically identify the property subject to this lawsuit and for the reasons more fully set forth *infra* at pages 3-5, Mitchell will refer to the land included in Chesapeake’s proposed Perryman warehouse development as the “Subject Property.”

² *See also* DPZ webpage which provides access to public records related to the proposed development of the Subject Property: <https://hcgweb01.harfordcountymd.gov/weblink/0/fol/8098795/Row1.aspx> (last visited July 14, 2022)

SUBJECT PROPERTY

Plaintiffs' Complaint fails to identify with any specificity the subject of this land use dispute. Indeed, the Complaint merely refers to the land at issue as the "Mitchell Farm," without any reference to the property's address, tax account number(s), tax map, or parcel numbers. *See* Complaint, ¶¶ 2, 28 ("[t]he parcels, colloquially known as the "Mitchell Farm," are located on the Perryman Peninsula and are primarily undeveloped agricultural land zoned pursuant to Harford County's Zoning Code as Light Industrial ("LI")."). Mitchell asserts that such information is necessary to sustain this action which seeks a declaratory judgment and injunctive relief concerning the zoning and processing of development approvals for a particular property located in Harford County. *See* Md. Rule 2-322(d) ("If a pleading to which an answer is permitted is so vague or ambiguous that a party cannot reasonably frame an answer, the party may move for a more definite statement before answering..."). Here, Plaintiffs' statement that the "Mitchell Farm is located on the Perryman Peninsula in Harford County and is primarily undeveloped agricultural land...in the middle of a residential community" does not satisfy the requirements under Maryland law that the Plaintiffs plead with specificity such that Defendants and this Court understand the alleged land use dispute. For this reason alone, this Court should dismiss Plaintiffs' Complaint.

Nonetheless, without waiving its argument that Plaintiffs' Complaint is too vague, for the sake of clarity with respect to the arguments set forth below, Mitchell will assume that the Subject Property in this lawsuit is the assemblage of six parcels consisting of approximately 708 acres, zoned LI – Light Industrial, GI – General Industrial, AG – Agricultural, R1- Urban Residential and located at Tax Map 63, Parcels 53, 62, 216, and 306. The Subject Property includes the following property addresses: 1) 1714 Perryman Road, Perryman, MD 21130; 2) Perryman Road, Perryman, Maryland 21130; 3) Fords Lane, Aberdeen, Maryland 21001; 4) 1625 Perryman Road, Aberdeen, Maryland 21001-4216; 5) Michaelsville Road, Perryman, Maryland 21130; and 6) 1607 Perryman Road, Perryman, Maryland 21130. *See* Exs. A-E; *see also* Excerpt of Preliminary Plan, attached as Exhibit F. Mitchell owns the majority of the Subject Property. *Id.* Charles A. Maslin, III owns approximately 4.64 acres of the Subject Property, located at 1607 Perryman Road. *Id.* Mr. Maslin has not been named as a party to this lawsuit.

The majority of the Subject Property has been zoned LI since 1997, when the County classified the Subject Property as LI as part of the County's 1997 comprehensive zoning. Now, twenty-five years later and before the County has approved any Development Plan for the Subject Property, Plaintiffs improperly seek to constrain Mitchell's and Chesapeake's right to develop the Subject Property in accordance with Harford County Code (2008, as amended) ("Code"), Chapter 267

(“Zoning Code”), which explicitly permits the development of a warehouse and accessory retail/service use at the Subject Property.

ARGUMENT

Plaintiffs, without definition or explanation, baldly assert that Mitchell and Chesapeake seek to develop a “freight terminal” on the Subject Property despite the fact that all relevant Development Plans and other relevant documents³ for the proposed development plainly reference a proposed warehouse and commercial retail use. Plaintiffs ignore the fact that DPZ has yet to approve any development plan for the proposed warehouse and commercial retail use on the Subject Property and proceed to assert in their 94-paragraph Complaint that a “freight terminal” is not a permitted use on the Subject Property, which is primarily zoned LI. To be clear, under the Zoning Code, a warehouse and commercial retail use is expressly permitted in the LI zoning district. Zoning Code, Art. VII, “Permitted Use Charts,” p. 146. A “freight terminal” and many other uses, like a recycling center, leather tannery, nightclub, or driving range are not. *Id.*, pp. 129-46. Without basis, Plaintiffs simply chose a use that is not permitted in the LI zoning district, “freight terminal,” and ascribed that use to the proposed development on the Subject Property to argue that it should not be permitted on the Subject Property. Plaintiffs’ Complaint is

³ These additional documents include, but are not limited to, the advertisement for the Community Input Meeting (attached as “Exhibit G”) and the Development Advisory Committee (“DAC”) Minutes (introduction attached as “Exhibit H”).

frivolous and is brought in bad faith. Despite the frivolity of Plaintiffs' straw-man argument, this Court need not address the merits as this Complaint should be dismissed for the following myriad reasons, which are set forth in detail below: 1) improper venue; 2) lack of a justiciable controversy; 3) failure to exhaust administrative remedies; 4) failure to state a claim; and 5) failure to add necessary parties. Alternatively, if this Court does not dismiss this matter, then this case should be transferred to the Circuit Court for Harford County under Maryland Rule 2-327(c) and the principles of *forum non conveniens*.

I. The Complaint Should be Dismissed for Improper Venue.

Maryland Code (1974, 2006 Repl. Vol.), Courts and Judicial Proceedings ("CJP") Article, section 6-201 controls where a plaintiff shall file a cause of action.

Where there are multiple defendants, like this case, section 6-201(b) provides:

If there is more than one defendant, **and there is no single venue applicable to all defendants**, under subsection (a) of this section, all may be sued in a county in which any one of them could be sued, or in the county where the cause of action arose.

Id. (emphasis supplied). In this case, Harford County is the single venue applicable to all defendants (and Plaintiffs) and is the jurisdiction where the Subject Property is located. Indeed, Mitchell owns property in Harford County and carries on regular business in Harford County. *See* Affidavit of Louis F. Friedman, attached as Exhibit I ("F.O. Mitchell & Bro. does not carry on a regular business in Anne Arundel County, Maryland, and has never done so. F.O. Mitchell & Bro. carries on a regular

business in Harford County, Maryland, and owns property there.”). Likewise, Defendants Chesapeake, Frederick Ward, and Harford County, Maryland carry on regular business in Harford County. *See* “Affidavit of James Lighthizer,” attached as Exhibit J; “Affidavit of Torrence Pierce,” attached as Exhibit K; “Affidavit of Barry Glassman,” attached as Exhibit L. Nonetheless, Plaintiffs selectively applied CJP, section 6-201 and relied on the fact that the principal office for Chesapeake is located in Anne Arundel County to file this action in this Circuit Court for Anne Arundel County for an issue which squarely focuses on Harford County zoning law. To be sure, there can be no question that Chesapeake carries on regular business in Harford County since Chesapeake is the developer for the proposed warehouse development at the Subject Property. Moreover, Mr. Lighthizer testified in his affidavit that Chesapeake “has developed more than...900,000 sq. ft. of property in Harford County since 2016,” “is currently developing approximately...100,000 sq. ft. of property in Harford County,” “is currently engaged in the development planning process of approximately...5,197,000 sq. ft. of property in Harford County,” “has managed over...2,373,800 sq. ft. of property in Harford County,” and that Chesapeake and its executives “have sold and/or leased approximately...4,500,000 sq. ft. of property in Harford County.” Ex. J, ¶¶ 4-8. Because Harford County is the single venue applicable to all defendants, the Circuit

Court for Anne Arundel County lacks jurisdiction over this action. For this reason alone, Mitchell urges this court to dismiss Plaintiffs' Complaint.

II. The Complaint for Declaratory Judgment Should be Dismissed Because there is No Justiciable Controversy Between the Parties.

In any declaratory judgment action, "it has always been clear 'that the existence of a justiciable controversy is an absolute prerequisite to the maintenance of a declaratory judgment action.'" *Anne Arundel County v. Ebersberger*, 62 Md. App. 360, 367-68 (1985) (citing *Hatt v. Anderson*, 297 Md. 42, 45 (1983)). CJP, section 3-409(a)(1) allows a court to grant a declaratory judgment where "an actual controversy exists between contending parties." Maryland's appellate courts have consistently held that "'a controversy is justiciable when there are interested parties asserting adverse claims upon a state of facts which must have accrued wherein a legal decision is sought or demanded.'" *120 W. Fayette St., LLLP v. Mayor of Balt. ("Superblock IP")*, 413 Md. 309, 356 (2010) (citing *Reyes v. Prince George's County*, 281 Md. 279, 288 (1977)). "To be justiciable the issue must present more than a mere difference of opinion, and there must be more than a mere prayer for declaratory relief. Indeed, the addressing of non-justiciable issues would place courts in the position of rendering purely advisory opinions, a long forbidden practice in this State." *Id.* (citing *Hatt*, 297 Md. at 46). **"A declaratory relief action that requests adjudication based on facts that have yet to occur or develop lacks ripeness and should be dismissed for failure to allege a justiciable controversy."**

Id. (citing *Hickory Point P'ship v. Anne Arundel County*, 316 Md. 118, 130 (1989)) (emphasis supplied).

Here, Plaintiffs have failed to allege a justiciable controversy and ask this court to render an advisory opinion based upon a wholesale misrepresentation of the use proposed at the Subject Property. Throughout their Complaint, Plaintiffs acknowledge that the County has not yet approved any Development Plans for the Subject Property. Indeed, Plaintiffs interchangeably refer to the proposed use at the Subject Property as “planned development” or “proposed development.” Complaint, ¶¶ 1, 3, 5, 6, 7, 8, 49, 74. Plaintiffs more explicitly acknowledge that the Development Plans remain under review when they write that their “rights, status and legal relations are affected by Defendants’ *ultra vires* interpretation, application, and **planned contravention** of a statute, municipal ordinance, administrative rule, or regulation.” *Id.*, ¶ 63 (bolded emphasis supplied). More explicitly, Plaintiffs allege, “Defendants [] have begun development of the Mitchell Farm by **seeking approvals** for the Freight Terminal.” *Id.*, 32. To be clear, no developer in Harford County may begin construction on any land prior to the County’s approval of a series of development plans required under the County’s Subdivision Regulations and Zoning Code. *See generally*, Code, Ch. 268 (“Subdivision Regulations”) and Zoning Code. A review of the record reveals that no allegation rises to the level of an actual dispute between the parties that would

merit declaratory relief. Indeed, Plaintiffs are seeking a judgment for a project that has yet to be approved.

The Court of Appeals' decision in *Superblock II* directly informs this Court's analysis of whether the submission of proposed development plans, which remain under review, is sufficient to establish a justiciable controversy for the purpose of a declaratory judgment action. In that case, plaintiff alleged that a proposed plan for development of the property known as the "Superblock" in Baltimore City would violate a Memorandum of Agreement ("MOA") and an Urban Renewal Plan. The Court explained that "[plaintiff] effectively alleges that the proposed plan for the 'Superblock' will violate the MOA and the Renewal Plan, but the City has not yet adopted or approved any plans." *Superblock II*, 413 Md. at 357. Citing *Boyd's Civic Ass'n v. Montgomery County Council*, 309 Md. 683, 690 (1987), the *Superblock II* Court wrote, "[i]n a declaratory judgment proceeding, the court will not decide future rights in anticipation of an event which may never happen, but will wait until the event actually takes place[.]" *Id.* at 357. Expanding upon this point, the Court wrote, "[t]he disagreement over which declaratory relief is sought **must not be nebulous or contingent but must have taken on fixed and final shape** so that a court can see what legal issues it is deciding." *Id.* (citing *Hickory Point P'ship*, 316 Md. at 131) (emphasis supplied). Ultimately, the *Superblock II* Court held that "because none of the facts evidences the City's intent to adopt a proposal that

violates the MOA or the Renewal Plan, [plaintiff] failed to allege facts sufficiently ripe to rise to [the] level of a justiciable controversy.” *Id.* at 359.

Here, like *Superblock II*, Chesapeake’s proposed Development Plans are not yet approved. There are no facts whatsoever in the Complaint to suggest that the County intends to approve a use that is not permitted in the LI zoning district. The proposed Development Plans have yet to take on a fixed and final shape because they remain under review by the County. In fact, while the County could approve the Development Plans, the County also maintains the authority to deny the plans. Plaintiffs have failed to allege facts that are ripe for adjudication and have thus failed to establish a justiciable controversy. For these reasons, Mitchell respectfully urges this Court to dismiss Count I of Plaintiffs’ Complaint.

III. The Complaint Should be Dismissed Because Plaintiffs Have Failed to Exhaust Administrative Remedies.

A fundamental principle in Maryland’s land use jurisprudence is that administrative remedies must be exhausted before actions for declaratory judgment, mandamus, and injunctive relief may be brought. *See Md. Reclamation v. Harford Cnty.*, 382 Md. 348, 362 (2004) (“[W]hen administrative remedies exist in zoning cases, they must be exhausted before other actions, including requests for declaratory judgments, mandamus, and injunctive relief, may be brought....”). “If there is no final administrative decision in a case before an administrative agency, there is ordinarily no exhaustion of the administrative remedy.” *Renaissance Centro*

Columbia, LLC v. Broida, 421 Md. 474, 485 (2011). The policy behind this rule is one of judicial restraint and efficiency – the exhaustion doctrine avoids deciding issues in the circuit court that could be resolved at the agency level, where the case would benefit from the agency’s greater expertise. *See Falls Road Community Ass’n, Inc. v. Balt. Cnty.*, 437 Md. 115, 136-137 (2014). When the local jurisdiction (the County) provides a particular administrative remedy for the grievance involved, the aggrieved party typically must exhaust those remedies before bringing the case to court. As the Court of Appeals has explained:

[W]hen a chartered county . . . has established a Board of Appeals under the Express Powers Act, the appeal to that board provided for parties ‘aggrieved by a decision of a local zoning official’ is at least primary, and may be exclusive. Similarly, the Maryland Uniform Declaratory Judgments Act provides that ‘[i]f a statute provides a special form of remedy for a specific type of case, that statutory remedy shall be followed in lieu of [a declaratory judgment].’

Falls Rd. Cnty. Ass’n, Inc. v. Baltimore Cty., 437 Md. 115, 136 (2014).

Here, the Harford County Zoning Code provides an administrative remedy relevant to Plaintiffs’ claims that the proposed use at the Subject Property is a “freight terminal” disallowed in the LI zoning district. Indeed, the Subdivision Regulations provide for an appeal of development plans:

Any interested person whose property is effected by any decision of the Director of Planning, may within 30 calendar days after the filing of such decision, appeal to the Circuit Court for Harford County. Upon the hearing of such appeal, the decision of the Director of Planning shall be presumed by the Court to be proper and to best serve the public interest. **The burden of proof shall be upon the appellant, or appellants, to show that the decision complained of was illegal.** The said Court shall have the power to affirm, modify or reverse in part or in whole any decision appealed from and may remand any case for the entering of a proper order or for further proceedings, as the Court shall determine.

Subdivision Regulations, § 268-28(A) (emphasis supplied). To be clear, at this time there is no final administrative decision to appeal as the Development Plans for the Subject Property remain pending. *See Broida*, 421 Md. at 485 (“If there is no final administrative decision in a case before an administrative agency, there is ordinarily no exhaustion of the administrative remedy.”) However, upon approval, the Subdivision Regulations provide that the Plaintiffs, in an administrative appeal, may raise the question presented in their Complaint - whether the proposed use at the Subject Property is illegal? Plaintiffs have ignored the plain language of the Zoning Code, the Subdivision Regulations, and Maryland’s well-established law requiring Plaintiffs to exhaust their administrative remedies prior to seeking a declaratory judgment or injunctive relief. Plaintiffs do not have standing to bring this action because they have failed to exhaust their administrative remedies. Mitchell respectfully urges this Court to dismiss Plaintiffs’ counts for declaratory judgment and injunctive relief.

IV. The Complaint's Counts for Private and Public Nuisance Should be Dismissed Because Plaintiffs Failed to State a Claim upon Which Relief Can be Granted.

Maryland Rule 2-322 permits a party to file a motion to dismiss for failure to state a claim upon which relief can be granted. In considering a motion to dismiss for failure to state a claim under this rule, “a [trial] court must assume the truth of all well-pleaded material facts and all inferences that can be drawn from them.” *Tavalkoli-Nouri v. State*, 139 Md. App. 716, 725 (2001) (quoting *Rossaki v. NUS Corp.*, 116 Md. App. 11, 19 (1997)). Dismissal for failure to state a claim is proper only if the alleged “well pled” facts and permissible inferences, so viewed, would, if proven, nonetheless fail to afford relief to the plaintiff. *Ricketts v. Ricketts*, 393 Md. 479 (2006). But, for purposes of a motion to dismiss, the facts comprising a cause of action must be pled with sufficient specificity; bald assertions and conclusory statements by the pleader will not suffice. *Bobo v. State*, 346 Md. 706 (1997). In this case, dismissal is proper because the Complaint fails to allege facts sufficient to state a cause of action for private or public nuisance against Mitchell, or any Defendant.

Indeed, Plaintiffs have inappropriately pleaded an anticipatory nuisance. In *Leatherbury v. Gaylord Fuel Corp.*, 276 Md. 367, 377 (1975), the Court of Appeals explained that “[o]rdinarily, an injunction will not be granted to restrain future activity unless it is the type of activity which constitutes a nuisance per se.” *Id.*

(citing *King v. Hamill*, 97 Md 103, 111 (1903)). “To constitute a nuisance per se, the activity sought to be enjoined must be a nuisance ‘at all times and under any circumstances regardless of location or surroundings.’” *Id.* (citing *Adams v. Commr’s of Trappe*, 204 Md. 165, 170 (1954)). “Where an individual proposes to engage in what is otherwise a lawful venture, the presumption is that he will conduct his activities in a proper manner. Thus, a court will not act, in anticipation of a threatened nuisance, to enjoin a legitimate activity unless the circumstances plainly show that the activity will be conducted as a nuisance.” *Id.* (citations omitted).

In *Leatherbury*, similar to the Plaintiffs in this case, landowners filed an action seeking an anticipatory injunction to restrain the proposed operation of a limestone quarry on nearby property on the ground that the quarry will constitute a nuisance. Unlike this case, where no development approvals have been issued, the owners of the proposed quarry in *Leatherbury* had obtained the necessary permits to operate their proposed quarry. Like this case, the neighboring landowners in *Leatherbury* brought their action prior to the operation of the quarry. Even where permits had been issued, the *Leatherbury* Court affirmed the lower court’s denial of the neighbor’s nuisance claim on the basis that it was premature. *See id.* at 379.

Here, the only conduct allegedly taken by Mitchell and Chesapeake in furtherance of their proposed warehouse development on the Subject Property is to engage in the well-established statutory development process in Harford County,

which includes conducting a community input meeting, engaging in the Development Advisory Committee process, and submission of Development Plans to the County for review. The only conduct allegedly taken by the County in furtherance of the proposed warehouse development is its administrative acceptance and ongoing review of Chesapeake's Development Plans. On its face, none of these actions can possibly be found to "cause substantial and unreasonable injury and interference" with Plaintiffs use and enjoyment of their property. *See* Complaint, ¶ 73. Likewise, submitting Development Plans for review by the County (and the County's review of those plans) cannot possibly constitute an "invasion to [Plaintiffs'] interest in their private use and enjoyment of their land" or an "unreasonable" and "unlawful development" which "has and will continue to cause a diminution" in Plaintiffs' property values. *Id.*, ¶¶ 71-75. No Development Plans have been approved, nor has any construction been initiated at the Subject Property in accordance with the proposed Development Plans. The Complaint fails to state a claim for private or public nuisance. Mitchell and Chesapeake are simply engaging in the lawful venture of seeking development approvals for a proposed warehouse development on the Subject Property. Plaintiffs' bald assertions and conclusory statements do not suffice to state a claim for private or public nuisance upon which relief can be granted.

Moreover, Plaintiffs' actions for private and public nuisance are premised on their incorrect assertion that the proposed use is not a warehouse development, which is a principal permitted use in the LI zoning district. Zoning Code, Art. VII, "Permitted Use Charts," p. 146. This question, as set forth in Argument, section III, *supra*, must be raised pursuant to the multiple administrative remedies available to the Plaintiffs. Plaintiffs have not exhausted their administrative remedies. A warehouse development is a principal permitted use in the LI zoning district and it cannot be considered a nuisance per se under the law.

The injunctive relief sought by Plaintiffs in conjunction with their nuisance claim underscores the absurdity of this Complaint. For example, Plaintiffs ask this Court to enjoin Defendants from "performing any actions to the [Subject Property]." Complaint, p. 17, ¶B. No local, Maryland, or Federal law allows this court to impose such a restriction on Mitchell's private property rights to utilize their property in accordance with the County's zoning law. Likewise, there is no basis anywhere in the law that would allow this court to enjoin Harford County from processing applications for development plan approvals. The County, a Charter County, has the authority to enact and enforce its Zoning Code and Subdivision Regulations. *See* Md. Code (2012), Land Use Article, § 4-101 ("It is the policy of the State that: (1) the orderly development and use of land and structures requires comprehensive regulation through the implementation of planning and zoning controls; and (2)

planning and zoning controls shall be implemented by local government”); *see also* Harford County Charter, § 405 (“The Director of Planning shall be charged with the responsibility and duty of planning for the physical development and growth of the County, including the...administration, and enforcement of a zoning map and of zoning rules and regulations which shall constitute a zoning code. All plans and maps and all rules and regulations relating to planning and zoning shall be approved by legislative act of the Council prior to their taking effect as law.”).

Plaintiffs’ Complaint for anticipatory private and public nuisance is premature and Plaintiffs fail to state a claim upon which relief can be granted. Mitchell urges this Court to dismiss Plaintiffs’ Complaint.

V. The Complaint’s Count for Preliminary and Permanent Injunctive Relief Should be Dismissed for Failure to State a Claim.

An injunction is a form of equitable relief that a court may award after a plaintiff has proven liability on an underlying cause of action. *See Fare Deals Ltd. v. World Choice Travel.Com, Inc.*, 180 F. Supp. 2d 678, 682 n.1 (D. Md. 2001) (“[A] request for injunctive relief does not constitute an independent cause of action; rather, the injunction is merely the remedy sought for the legal wrongs alleged[.]”). Here, the underlying cause of action is a declaratory judgment and private and public nuisance. For all of the reasons set forth in Argument, §§ II-IV *supra* this Court should dismiss each of those counts. Accordingly, Plaintiffs’ count for Preliminary and Permanent Injunctive Relief should also be dismissed.

VI. The Complaint Should be Dismissed Because Plaintiffs Have Failed to Name as a Party a Person Who is Legally Required to be a Party.

Under Maryland law, legally required parties in a declaratory judgment action include all persons who have or claim any legal interest that may be affected by the declaration. CJP, § 3-405(a)(1) (“If declaratory relief is sought, a person who has or claims any interest which would be affected by the declaration, shall be made a party.”). Moreover, a court may not rule on a declaratory judgment claim if the ruling will prejudice the legal rights of persons who are not parties. *Id.*, § 3-405(a)(2) (“Except in a class action, the declaration may not prejudice the rights of any person not a party to the proceeding.”).

Here, assuming that Plaintiffs’ nonspecific reference to the “Mitchell Farm” refers to the Subject Property, Plaintiffs have completely ignored the fact that Mr. Maslin owns a portion of the Subject Property. His land, located at 1607 Perryman Road, Perryman, Maryland 21130, is included in each of the development plan applications for the Subject Property submitted to the County. *See Exs. A-F*. His legal interests are directly implicated by this lawsuit. *See Bender v. Secretary, Md. Dept. of Personnel*, 290 Md. 345, 350 (1981) (“Any person who, as a result of a declaration, may gain or be deprived of a legal right or other benefit has an interest that might be affected by the outcome of the action and is, therefore, a necessary party.”). Plaintiffs’ failure to name Mr. Maslin as a party to their declaratory

judgment action is fatal to their action and requires this Court to dismiss the Complaint.

VII. In the Alternative, this Case Should be Transferred to the Circuit Court for Harford County under Maryland Rule 2-327(c) and Based on the Doctrine of *Forum Non Conveniens*.

Mitchell hereby adopts by reference herein Argument, section E of the County's Motion to Dismiss.

CONCLUSION

For all of these reasons, Mitchell respectfully urges this court to dismiss, with prejudice, Plaintiffs' Complaint.

Respectfully submitted,

/s/
Robert S. Lynch, Esquire
AIS# 8212010279

/s/
David S. Lynch, Esquire
AIS# 08121708228
Stark and Keenan, P.A.
30 Office Street
Bel Air, Maryland 21014
(410) 879-2222
rlynch@starkandkeenan.com
dlynch@starkandkeenan.com
Attorneys for Defendant Mitchell

CERTIFICATE OF SERVICE

I HEREBY CERTIFY on this 15th day of July, 2022, that a copy of the foregoing Memorandum of Law in Support of Defendant F.O. Mitchell & Bro.'s Motion to Dismiss was served via MDEC on:

Rignal W. Baldwin V, Esquire
Baldwin | Seraina, LLC
111 South Calvert Street, Suite 1805
Baltimore, Maryland 21202
rbaldwinv@baldwin-seraina.com
Attorneys for Plaintiffs

David M. Wyand, Esquire
Rosenberg Martin Greenberg, LLP
25 South Charles Street, Suite 2115
Baltimore, Maryland 21201
dwyand@rosenbergmartin.com
Attorneys for Defendant Harford County, Maryland

and via Regular Mail to:

Joseph F. Snee, Jr., Esquire
Snee, Lutch, Helmlinger & Spielberger, P.A.
112 S. Main Street
Bel Air, Maryland 21014
jsnee@slhslaw.com
Attorneys for Defendant Chesapeake Real Estate Group, LLC

Frederick Ward Associates, Inc.
c/o Torrence Pierce
845 Flintlock Drive
Bel Air, Maryland 21015
Defendant Frederick Ward Associates, Inc.

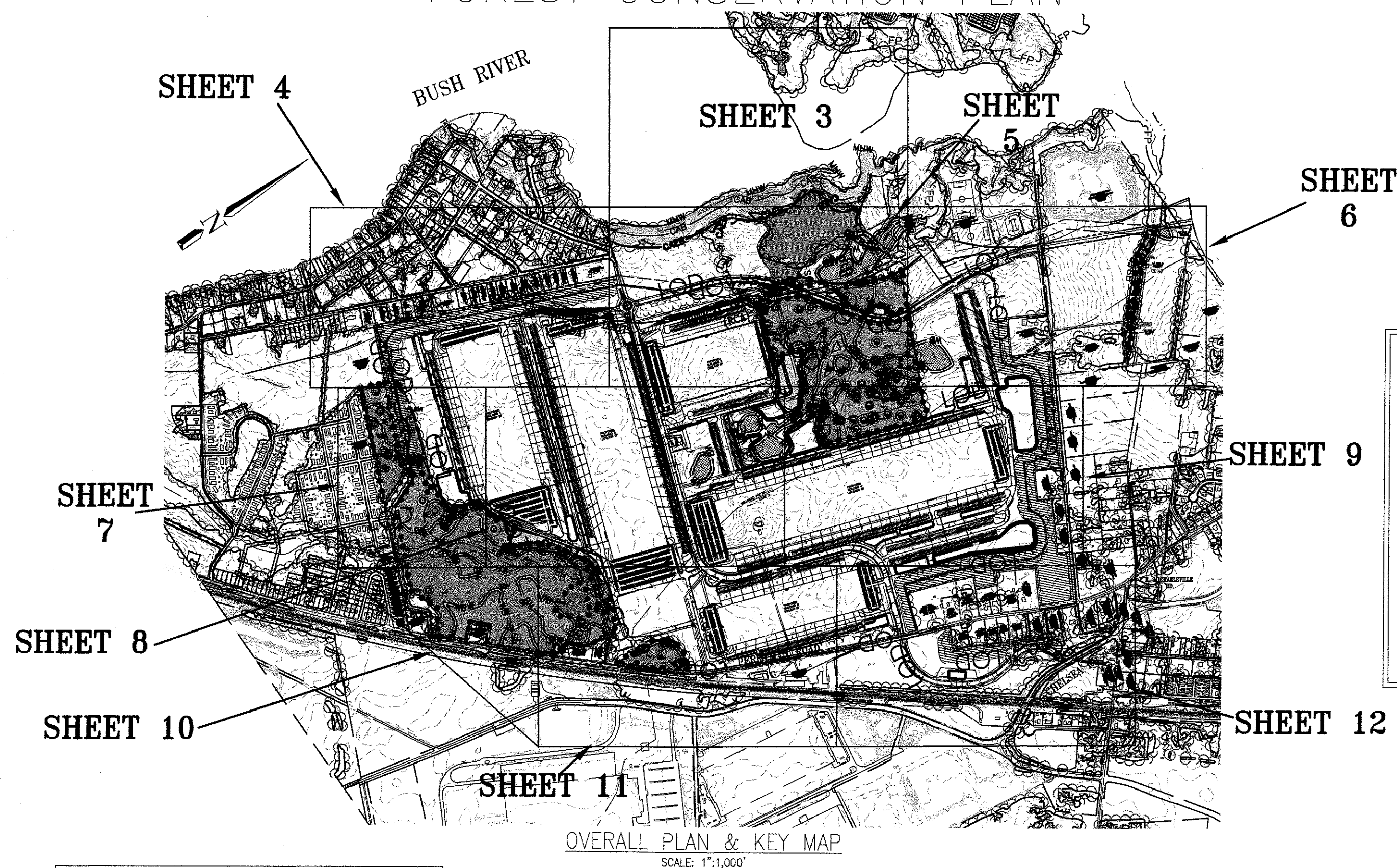
/s/

David S. Lynch, Esquire
AIS# 08121708228

EXHIBIT A

MITCHELL PROPERTY DEVELOPMENT

FOREST CONSERVATION PLAN

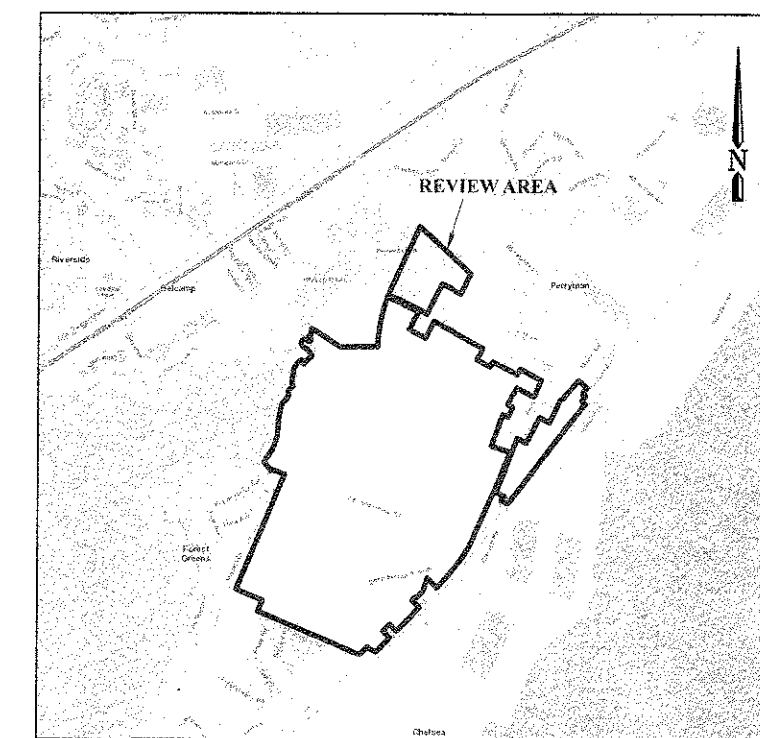


SHEET INDEX

SHEET	COVER & NOTES
SHEET 1	SPECIMEN TREE TABLE
SHEET 2	FOREST CONSERVATION PLAN
SHEET 3	FOREST CONSERVATION PLAN
SHEET 4	FOREST CONSERVATION PLAN
SHEET 5	FOREST CONSERVATION PLAN
SHEET 6	FOREST CONSERVATION PLAN
SHEET 7	FOREST CONSERVATION PLAN
SHEET 8	FOREST CONSERVATION PLAN
SHEET 9	FOREST CONSERVATION PLAN
SHEET 10	FOREST CONSERVATION PLAN
SHEET 11	FOREST CONSERVATION PLAN
SHEET 12	FOREST CONSERVATION PLAN

FOREST CONSERVATION PLAN GENERAL NOTES

- TOTAL SITE AREA: 711.72 AC. OR 31,002,558 SQ. FT.
- EXISTING LAND USE: UNDEVELOPED
- PROPOSED USE: INDUSTRIAL/COMMERCIAL
- SITE ZONING: LI - LIGHT INDUSTRIAL, GI - GENERAL INDUSTRIAL, B1 - NEIGHBORHOOD BUSINESS, AG, & R1
- THE BOUNDARY SURVEY DATA SHOWN HEREON IS BASED ON A SURVEY COMPLETED BY FRED WARD & ASSOCIATES, INC. DATED SEPTEMBER 14, 2016. THE TOPOGRAPHICAL INFORMATION SHOWN HEREON IS FROM HARFORD COUNTY GIS INFORMATION.
- THE SITE IS LOCATED INSIDE THE PRIORITY FUNDING AREA.
- NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED DURING THE FIELD INVESTIGATIONS. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR) RESPONDED TO A REQUEST FOR RECORDS OF RARE, THREATENED, AND ENDANGERED SPECIES ON SEPTEMBER 13, 2021 STATING THAT THERE ARE NO RECORDS OF RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE BOUNDARY OF THE SITE.
- THE SITE LIES PARTIALLY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD), ZONE X (AREAS OF 500-YEAR FLOOD) AND ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAPS 24025C0276E, 24025C0277E, 24025C0278E, & 24025C0279E (EFF. 4/19/2016).
- THE SITE LIES PARTIALLY WITHIN THE PERRYMAN HISTORIC DISTRICT (MHP NO. HA-1722). THREE INDIVIDUAL PROPERTIES LISTED WITHIN THE MARYLAND INVENTORY OF HISTORIC PLACES LIE ADJACENT TO THE SITE AS FOLLOWS: 1636 PERRYMAN RD (MHP NO. HA-1666), 1632 PERRYMAN RD (MHP NO. HA-1665), AND 1630 PERRYMAN RD (MHP NO. HA-1664). NO OTHER KNOWN HISTORICAL OR ARCHEOLOGICAL SITES ARE KNOWN WITHIN OR ADJACENT TO THE SITE.
- FOREST, AS DEFINED BY THE STATE FOREST CONSERVATION TECHNICAL MANUAL, THIRD EDITION, 1997 (MD DNR), DOES EXIST WITHIN THE STUDY AREA. THE FIELD SURVEYED LIMITS OF THE FOREST CANOPY, AS DELINEATED IN THE FIELD, ARE SHOWN HEREON.
- ONE HUNDRED FIFTEEN (115) SPECIMEN TREES ARE LOCATED WITHIN THE BOUNDARY OF THE SITE. THE LOCATION OF THE SPECIMEN TREES ARE SHOWN HEREON. THE SPECIMEN TREES HAVE BEEN FLAGGED (RED FLAGGING) AND TAGGED (ANODIZED BLUE TAGS) IN THE FIELD. PLEASE REFER TO THE SPECIMEN TREE TABLE HEREON FOR FURTHER DETAILS ON THE SPECIMEN TREES.
- THE FOREST STAND DELINEATION (FSD) FIELD WORK WAS CONDUCTED BY KEVIN C. HAINES OF HOLLY OAK CONSULTING, LLC ON SEVERAL DAYS IN JULY, AUGUST, OCTOBER, AND NOVEMBER OF 2021. THE FSD WAS APPROVED BY HARFORD COUNTY PLANNING AND ZONING ON MAY 11, 2022.
- A FULL WETLAND DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS' WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION. PLEASE REFER TO THE WETLAND DELINEATION COMPLETED BY HOLLY OAK CONSULTING, LLC. FOR FURTHER DETAILS.

VICINITY MAP
SCALE: 1"=4,000'PLANTTYPE: FCP
PLANNO: 630-2021
VERSION: 2
DATE: 6-15-22
DRODUE: 8-17-22

NATURAL RESOURCE AREA TABULATION	
AREA DESIGNATION	AREA
GROSS SITE AREA	711.72 AC.
100-YR FLOODPLAIN	0.00 AC.
CHESAPEAKE BAY CRITICAL AREA	77.09 AC.
EX. BGE ROW (OUTSIDE CBCA)	14.09 AC.
EX. AFFORESTATION EASEMENT (OUTSIDE CBCA)	5.87 AC.
NET TRACT AREA	614.68 AC.
TOTAL FORESTED AREA (IN NET TRACT)	116.06 AC.
TOTAL NATURAL RESOURCE DISTRICT AREA	118.67 AC.

FOREST CONSERVATION AREA SUMMARY	
STAND ID	AREA
A	6.15 AC.
B	51.06 AC.
C	3.39 AC.
D	36.76 AC.
E	0.41 AC.
F	0.67 AC.
G	0.90 AC.
TOTAL	103.69 AC.

CLEARING SUMMARY	
AREA DESIGNATION	AREA
CLEARING FOR MITCHELL FARM DEVELOPMENT	7.44 AC.
AREAS NOT CLEARED, BUT NOT COUNTED AS RETAINED	0.68 AC.
CLEARING FOR FUTURE PERRYMAN ACCESS ROAD	4.25 AC.
TOTAL AREA OF CLEARING FOR CALCULATIONS	12.37 AC.

AREAS THAT POST-DEVELOPMENT ARE UNDER THE 10,000 SQ. FT. AND/OR 35' WIDE MINIMUM REQUIREMENT.

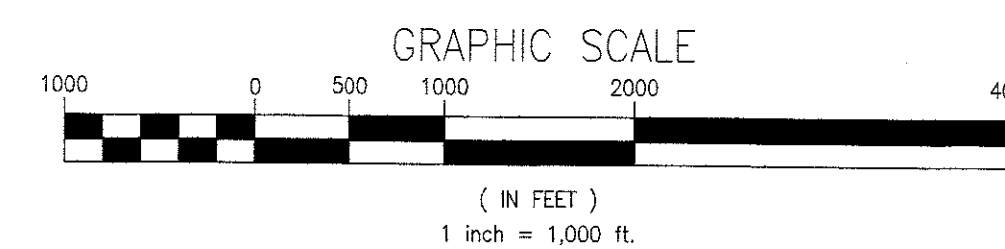
SUMMARY FOREST CONSERVATION CALCULATIONS (ALL AREAS ARE IN ACREAGE)	
AREA DESIGNATION	AREA
TOTAL TRACT AREA	711.72
DEDUCTION - (CBCA, BGE ROW, FORS. ESMT.) ¹	97.04
NET TRACT AREA	614.68
EXISTING FOREST IN NET TRACT AREA	116.06
LAND USE CATEGORY: INDUSTRIAL & COMMERCIAL	
AFFORESTATION THRESHOLD (15%)	92.20
CONSERVATION THRESHOLD (15%)	92.20
REQUIRED AFFORESTATION	0.00
BREAK EVEN POINT	96.97
TOTAL FOREST TO BE CLEARED ²	12.37
TOTAL FOREST TO BE RETAINED	103.69
REFORESTATION FOR CLEARING BELOW THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	3.09
CREDIT FOR RETENTION ABOVE THRESHOLD	11.49
TOTAL PLANTING REQUIRED	0.00

¹100-YEAR FLOODPLAIN AREA IS NOT ITEMIZED IN DEDUCTION, AS IT LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.²CLEARING INCLUDES FUTURE CLEARING FOR THE PERRYMAN ACCESS ROAD CONSTRUCTION.

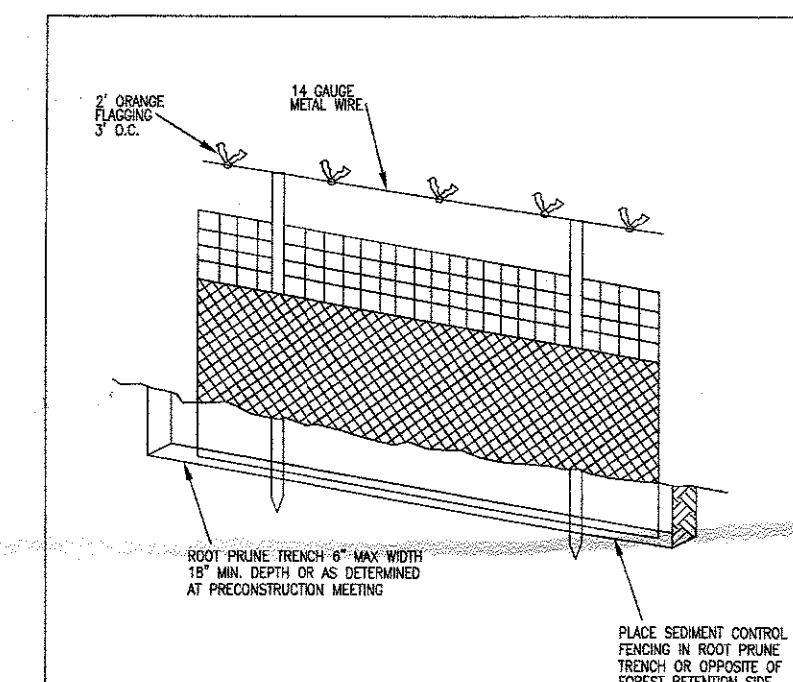
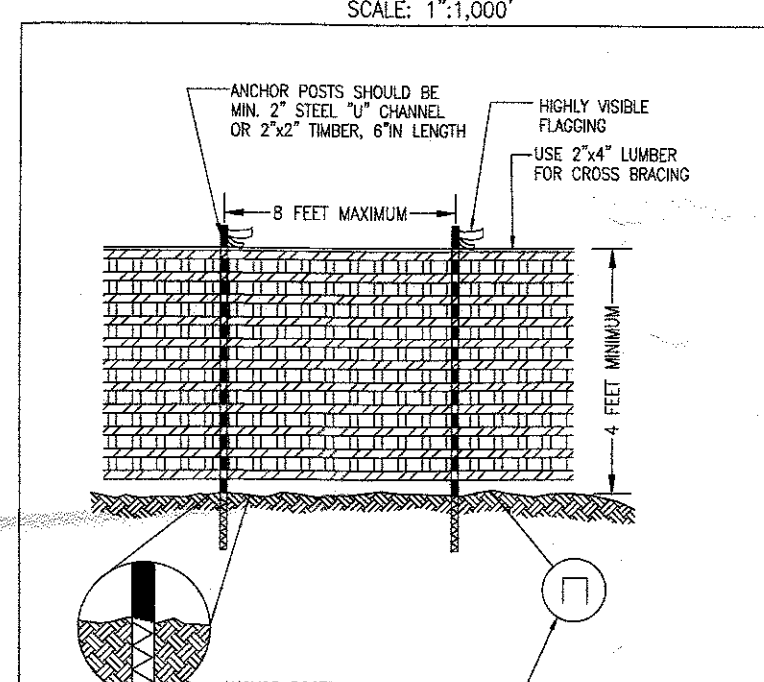
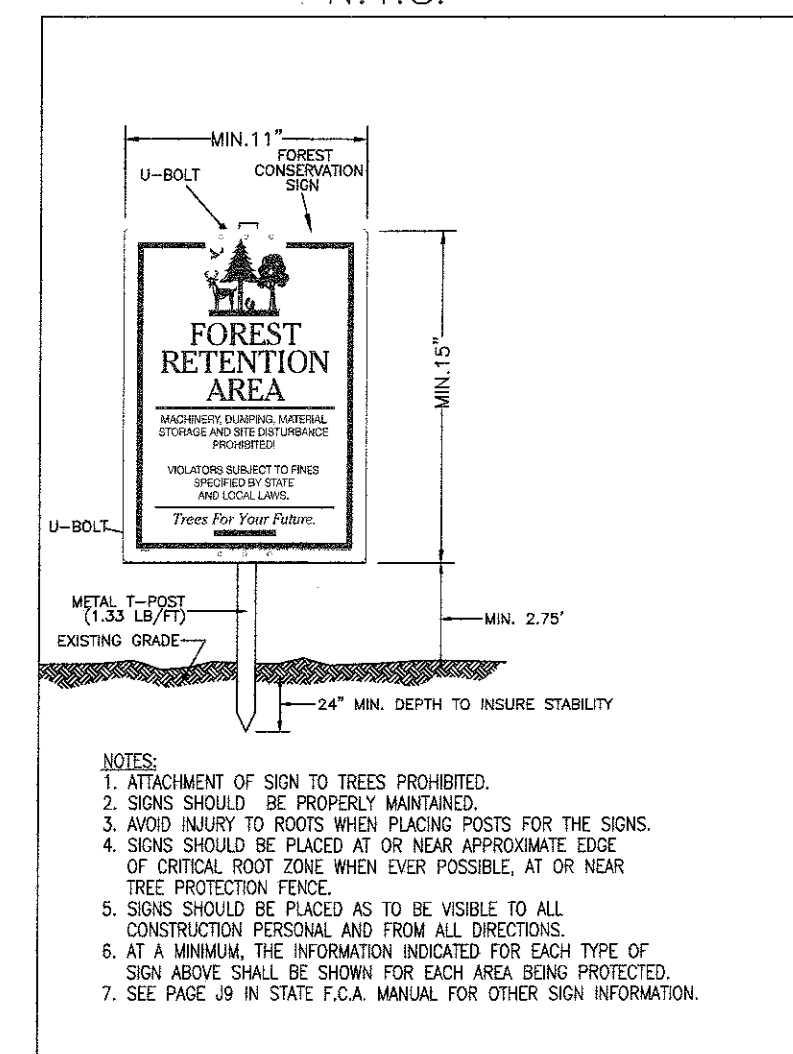
MAPPED SOIL TYPES		HYDRIC (%)	K-FACTOR (WHOLE SOIL)
MAP UNIT SYMBOL	MAP UNIT NAME		
BbB	BELTSVILLE SILT LOAM, 2-5% SLOPES	5	0.37
ChB2	CHILLUM-NESHAMINY SILT LOAMS, 2-5% SLOPES, MOD. ERODED	0	0.32
CkB2	CHILLUM-NESHAMINY SILT LOAMS, 5-10% SLOPES, MOD. ERODED	0	0.49
DcA	DELANCO SILT LOAM, 0-3% SLOPES	0	0.37
DcB	DELANCO SILT LOAM, 3-8% SLOPES	0	0.37
En	ELKTON SILT LOAM	95	0.43
EsA	ELLSBORO LOAM, 0 TO 2% SLOPES	0	0.49
EsB2	ELLSBORO LOAM, 2-5% SLOPES, MODERATELY ERODED	0	0.49
EsC2	ELLSBORO LOAM, 5-10% SLOPES, MODERATELY ERODED	0	0.49
EvC	EVESBORO LOAMY SAND, 5-15% SLOPES	0	0.05
FgaA	FALLSINGTON LOAMS, 0-2% SLOPES, NORTHERN COASTAL PLAIN	85	-
HcA	HATBORO-CODORUS COMPLEX, 0-3% SLOPES, FREQ. FLOODED	60	0.49
JpB	JOPPA GRAVELLY SANDY LOAM, 2-5% SLOPES	0	0.10
JpC	JOPPA GRAVELLY SANDY LOAM, 5-10% SLOPES	0	0.10
KpA	KEYPORT SILT LOAM, 0-2% SLOPES	5	0.49
KpB	KEYPORT SILT LOAM, 2-5% SLOPES	5	0.49
Lr	LEONARDTOWN SILT LOAM	85	0.37
MkA	MATAPEAKE SILT LOAM, 0-2% SLOPES	0	0.49
MkB	MATAPEAKE SILT LOAM, 2-5% SLOPES	0	0.49
MiaA	MATTAPEX SILT LOAM, 0-2% SLOPES, NORTHERN COASTAL PLAIN	5	0.49
MiaB	MATTAPEX SILT LOAM, 2-5% SLOPES, NORTHERN COASTAL PLAIN	5	0.49
Ot	OTHELLO SILT LOAMS, 0-2% SLOPES, NORTHERN COASTAL PLAIN	95	0.43
RuD	RUSSETT FINE SANDY LOAM, 5-15% SLOPES	0	0.32
RuE	RUSSETT FINE SANDY LOAM, 15-30% SLOPES	0	0.32
Sa	SAND AND GRAVEL PITS	0	-
ShgB	SASSAFRAS SANDY LOAM, 2-5% SLOPES, N. COASTAL PLAIN	4	0.20
ShgC	SASSAFRAS SANDY LOAM, 5-10% SLOPES, N. COASTAL PLAIN	4	0.20
SIB2	SASSAFRAS LOAM, 2-5% SLOPES	4	0.32
SIG2	SASSAFRAS LOAM, 5-10% SLOPES, MODERATELY ERODED	0	0.32
SsD	SASSAFRAS AND JOPPA SOILS, 10-15% SLOPES	0	0.32
SsE	SASSAFRAS AND JOPPA SOILS, 15-30% SLOPES	0	0.32
Sw	SWAMP	100	0.05
Tm	TIDAL MARSH	100	-
W	WATER	0	-
WoaB	WOODSTOWN LOAM, 2-5% SLOPES, NORTHERN COASTAL PLAIN	7	0.37

FOREST CONSERVATION MEASURES
CONSTRUCTION TIMETABLE

- PRIOR ANY WORK COMMENCING ON-SITE A PRECONSTRUCTION MEETING WITH THE COUNTY INSPECTOR SHOULD BE ARRANGED.
- PRIOR TO THE CLEARING AND GRUBBING OF THE SITE THE LOD SHALL BE MARKED AND SEDIMENT AND EROSION CONTROLS AND TREE PROTECTION MEASURES, MAINLY TREE PROTECTION FENCING, SHALL BE INSTALLED.
- ONCE THE SEDIMENT AND EROSION CONTROL MEASURES ARE INSTALLED THEY SHALL BE INSPECTED PRIOR TO CLEARING AND GRUBBING COMMENCING.
- ONCE CLEARING AND GRUBBING AND SITE GRADING COMMENCES THE TREE PROTECTION MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS TO ENSURE THEIR INTEGRITY AND PROTECTION OF THE EXISTING FOREST TO BE RETAINED.
- AT THE COMPLETION OF CONSTRUCTION ALL TEMPORARY TREE PROTECTIONS MEASURES SHALL BE REMOVED WITH THE SEDIMENT AND EROSION CONTROLS.
- THE CONSERVATION SIGNAGE SHALL BE INSTALLED PER THE FOREST CONSERVATION PLANS.



PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:SIGNED: DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COMF1: TREE PROTECTION/SILT FENCE & ROOT PRUNING DETAIL
N.T.S.F2: TREE PROTECTION
SNOW FENCE DETAIL
N.T.S.F4: SIGNAGE INSTALLATION
N.T.S.

FOREST CONSERVATION SIGN REQUIREMENTS				
AREA NAME	SIGNING LENGTH (FT)	SIGN TYPE - RETENTION/REFORESTATION?	# OF SIGNS	SPACING (FT - O/C)
A	3,136	RETENTION	31	100
B	10,298	RETENTION	103	100
C	1,923	RETENTION	19	100
D	7,374	RETENTION	74	100
E	2,518	RETENTION	25	100
F	824	RETENTION	8	100
G	1,308	RETENTION	13	100
H	1,429	RETENTION	14	100

© 2022 Holly Oak Consulting, LLC. These drawings are the property of Holly Oak Consulting, LLC. reproduction or use in any manner is prohibited without the express written consent of Holly Oak Consulting, LLC. Violators will be subject to prosecution to the full extent of the law.

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@CREDLCC.COM
P: 410-787-8799OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com
HOLLY OAK CONSULTING, LLC

SCALE: AS SHOWN

DATE: 5/31/2022

DRAWN BY: KCH

DESIGNED BY: -

CHECKED BY: -

JOB NO. 21-40

FOREST CONSERVATION PLAN COVER, NOTES & DETAILS
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP-0063 GRD-18 PARCEL-306
MAP-0063 GRD-28, 29, 30 PARCEL-53
MAP-0063 GRD-20 PARCEL-216
MAP-0063 GRD-20 PARCEL-62
HARFORD COUNTY, MARYLAND

SHEET 1 OF 12

C:\Users\Kevin\OneDrive\Holly Oak\UCP21-40 Mitchell Property\UCP-1.dwg

EXHIBIT A


Specimen Tree Inventory Sheet			Project Date	Mitchell Property 7.6.21		Temp/Wx: Sunny, 90s Location: Perryman, MD	
Tree #	Tag #	Common Name	Scientific Name	DBH(in)	Condition	Notes	
1	104	pin oak	Quercus palustris	32.0	Poor	Major dieback and large dead branches. In decline.	
2	105	silver maple	Acer saccharinum	36.0	Fair	Tri stem, some dieback (10%), vines.	
3	106	willow oak	Quercus phellos	32.0	Poor		
4	107	silver maple	Acer saccharinum	36.2	Poor	Split tree, only half stem meets 30". In major decline. Hazard.	
5	108	red maple	Acer rubrum	32.1	Fair	Tree has major decay and broken stem. In decline.	
6	109	red maple	Acer rubrum	31.6	Fair	Some dieback, water sprouts	
7	110	sweet gum	Liquidambar styraciflua	30.2	Fair	Broken branches with some dieback	
8	111	tulip poplar	Liriodendron tulipifera	30.2	Poor	Deformity on lower trunk, water sprouts, some dieback	
9	112	tulip poplar	Liriodendron tulipifera	30.4	Fair	Cathole, major decay. Leaning.	
10	113	willow oak	Quercus phellos	38.5	Good	In decline and leaning. Heavy vines.	
11	114	willow oak	Quercus phellos	41.4	Good		
12	115	white oak	white oak	32.2	Fair	Tri stem	
13	116	willow oak	Quercus phellos	30.4	Good		
14	117	white oak	Quercus alba	37.9	Good		
15	118	white oak	Quercus alba	34.6	Good		
16	119	tulip poplar	Liriodendron tulipifera	32.0	Good		
17	120	red maple	Acer rubrum	34.0	Fair	Some decay	
18	121	tulip poplar	Liriodendron tulipifera	30.0	Poor	Try stem with decay	
19	122	black oak	Quercus velutina	34.0	Fair	20% dieback	
20	123	willow oak	Quercus phellos	33.5	Good		
21	124	scarlet oak	Quercus coccinea	31.0	Good		
22	125	pin oak	Quercus palustris	30.3	Good		
23	126	white oak	Quercus alba	30.3	Good		
24	127	willow oak	Quercus phellos	31.3	Good		
25	128	white oak	Quercus alba	34.3	Good		
26	129	sweet gum	Liquidambar styraciflua	30.6	Fair	Abnormal trunk some decay	
27	130	willow oak	Quercus phellos	35.0	Good		
28	131	tulip poplar	Liriodendron tulipifera	37.3	Poor	Codominant and hollow based on sounding	
29	132	white oak	Quercus alba	57.0	Poor	Lean and major decay. Some dieback.	
30	133	sweet gum	Liquidambar styraciflua	31.0	Poor	Codominant with included bark and hollow stem.	
31	134	tulip poplar	Liriodendron tulipifera	48.0	Fair	Triple stem	
32	135	black oak	Quercus velutina	42.2	Poor	Codominant with extensive decay	
33	136	sweet gum	Liquidambar styraciflua	30.1	Good		
34	137	tulip poplar	Liriodendron tulipifera	32.8	Good		
35	138	tulip poplar	Liriodendron tulipifera	31.0	Good		
36	139	pin oak	Quercus palustris	33.2	Fair	Considerable dieback	
37	140	pin oak	Quercus palustris	41.5	Fair	Some dieback	
38	141	willow oak	Quercus phellos	47.3	Good		
39	142	white oak	Quercus alba	32.3	Good		
40	143	white oak	Quercus alba	31.2	Good		
41	144	sweet gum	Liquidambar styraciflua	33.7	Good		
42	145	tulip poplar	Liriodendron tulipifera	41.0	Fair	Codominant with some decay	
43	146	white oak	Quercus alba	31.4	Fair	Codominant	
44	147	sweet gum	Liquidambar styraciflua	30.7	Good		
45	148	willow oak	Quercus phellos	31.7	Good		
46	149	sweet gum	Liquidambar styraciflua	30.0	Good		
47	150	tulip poplar	Liriodendron tulipifera	33.1	Fair	Codominant	
48	151	black oak	Quercus velutina	30.2	Good		
49	152	willow oak	Quercus phellos	31.1	Fair	Dieback and tot present	
50	153	tulip poplar	Liriodendron tulipifera	32.0	Good		
51	154	nr oak	FALSE	39.0	Fair	Unbalanced crown, watersprouts	
52	155	scarlet oak	Quercus coccinea	36.2	Fair	Unbalanced crown and watersprouts	
53	156	willow oak	Quercus phellos	31.0	Fair	Some dieback and uneven canopy	
54	157	willow oak	Quercus phellos	31.3	Fair	See 156	
55	158	black oak	Quercus velutina	31.0	Good		
56	159	white oak	Quercus alba	33.7	Fair	Dieback	
57	160	black oak	Quercus velutina	33.0	Good		
58	161	tulip poplar	Liriodendron tulipifera	32.7	Good		
59	162	tulip poplar	Liriodendron tulipifera	31.2	Good		
60	163	tulip poplar	Liriodendron tulipifera	31.1	Good		

NOTE: ALL SPECIMEN TREES TO BE RETAINED. SPECIMEN TREE REMOVAL ASSOCIATED WITH THE PERRYMAN ACCESS ROAD WILL BE HANDLED AT TIME OF PERMIT AND CONSTRUCTION FOR THE ROAD.

Specimen Tree Inventory Sheet Cont'd			Project	Mitchell Property		Temp/Wx: Sunny, 90s	
			Date	7.6.21		Location: Perryman, MD	
Tree #	Tag #	Common Name	Scientific Name	DBH(in)	Condition	Notes	
61	164	willow oak	Quercus phellos	31.6	Good		
62	165	tulip poplar	Liriodendron tulipifera	31.1	Good		
63	166	tulip poplar	Liriodendron tulipifera	135.6	Fair	Codominant	
64	167	black oak	Quercus velutina	32.4	Poor	60% dead	
65	168	tulip poplar	Liriodendron tulipifera	33.9	Poor	Codominant with major decay	
66	169	tulip poplar	Liriodendron tulipifera	33.6	Fair	Codominant	
67	170	willow oak	Quercus phellos	36.7	Good		
68	171	tulip poplar	Liriodendron tulipifera	42.5	Good		
69	172	tulip poplar	Liriodendron tulipifera	52.8	Fair	Codominant	
70	173	black oak	Quercus velutina	37.2	Fair	Some dieback	
71	174	sweet gum	Liquidambar styraciflua	31.9	Good		
72	175	tulip poplar	Liriodendron tulipifera	34.0	Fair	Codominant	
73	176	black oak	Quercus velutina	30.9	Good		
74	177	tulip poplar	Liriodendron tulipifera	32.7	Good		
75	178	tulip poplar	Liriodendron tulipifera	32.7	Good		
76	179	southern red oak	Quercus falcata	32.4	Poor	Heavy dieback	
77	180	tulip poplar	Liriodendron tulipifera	31.6	Good		
78	181	tulip poplar	Liriodendron tulipifera	35.6	Poor	Major decay	
79	182	tulip poplar	Liriodendron tulipifera	32.3	Good		
80	183	tulip poplar	Liriodendron tulipifera	31.7	Good		
81	184	tulip poplar	Liriodendron tulipifera	34.4	Good		
82	185	willow oak	Quercus phellos	31.8	Good		
83	186	black oak	Quercus velutina	31.7	Good		
84	187	tulip poplar	Liriodendron tulipifera	38.0	Good		
85	188	tulip poplar	Liriodendron tulipifera	31.3	Good		
86	189	tulip poplar	Liriodendron tulipifera	30.6	Good		
87	190	sweet gum	Liquidambar styraciflua	32.5	Good		
88	191	tulip poplar	Liriodendron tulipifera	33.7	Good		
89	192	willow oak	Quercus phellos	30.0	Good		
90	193	tulip poplar	Liriodendron tulipifera	35.3	Good		
91	194	white oak	Quercus alba	35.0	Fair	Considerable dieback and dead branches	
92	195	tulip poplar	Liriodendron tulipifera	32.0	Good		
93	196	willow oak	Quercus phellos	34.5	Good		
94	197	sweet gum	Liquidambar styraciflua	30.2	Fair		
95	198	tulip poplar	Liriodendron tulipifera	31.3	Good		
96	199	willow oak	Quercus phellos	34.0	Good		
97	200	tulip poplar	Liriodendron tulipifera	41.0	Fair	Codominant	
98	201	tulip poplar	Liriodendron tulipifera	30.3	Good		
99	202	tulip poplar	Liriodendron tulipifera	33.0	Good		
100	203	tulip poplar	Liriodendron tulipifera	32.1	Good		
101	204	tulip poplar	Liriodendron tulipifera	30.0	Good		
102	205	willow oak	Quercus phellos	32.2	Good		
103	206	black oak	Quercus velutina	34.2	Good		
104	207	tulip poplar	Liriodendron tulipifera	33.7	Good		
105	208	tulip poplar	Liriodendron tulipifera	33.7	Good		
106	209	scarlet oak	Quercus coccinea	33.0	Fair		
107	210	tulip poplar	Liriodendron tulipifera	37.3	Good		
108	211	black oak	Quercus velutina	32.5	Good		
109	212	southern red oak	Quercus falcata	30.0	Fair		
110	213	tulip poplar	Liriodendron tulipifera	33.0	Good		
111	214	tulip poplar	Liriodendron tulipifera	30.3	Good		
112	215	tulip poplar	Liriodendron tulipifera	30.0	Good		
113	217	sweet gum	Liquidambar styraciflua	37.0	Dead		
114	218	sweet gum	Liquidambar styraciflua	37.9	Poor	Major cavity	
115	219	black oak	Quercus velutina	34.2	Poor	Extensive dieback	

PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED:  DATE: 6/13/2022

KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

DATE
5/31/2022


BY
KCH

REVISION DESCRIPTION
REVISED PER HANFORD CO. DEV. REVIEW COMMENTS: 7/11/2022

NO.
01

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@GREEDLLC.COM
P: 410-787-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036


HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

SPECIMEN TREE TABLE
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP: 0063 GRID: 19 PARCEL: 306
MAP: 0063 GRID: 20 PARCEL: 53
MAP: 0063 GRID: 20 PARCEL: 216
MAP: 0063 GRID: 20 PARCEL: 62
2ND ASSESSMENT DISTRICT
HANFORD COUNTY, MARYLAND

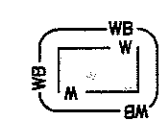
SCALE: AS SHOWN
DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

SHEET 2 OF 12

LEGEND

EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPERTY LINE
ZONING BOUNDARY
EXISTING TREE LINE
SOILS DIVIDE

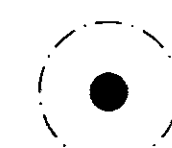
NON-TIDAL WETLAND & 25' WETLAND BUFFER
REGULATED STREAM
75' STREAM BUFFER
NATURAL RESOURCE DIST. (75' SETBACK)
50' FLOOD PROTECTION SETBACK



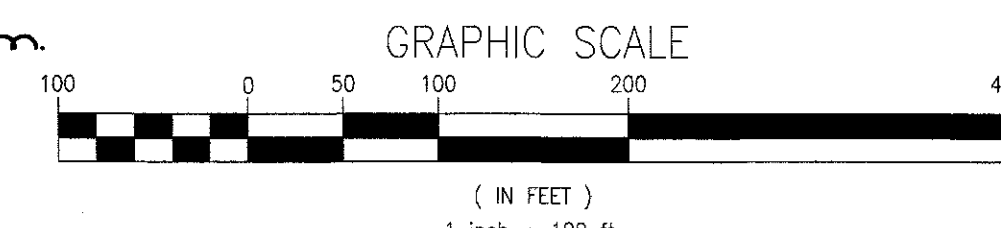
FOREST INTERIOR DWELLING SPECIES HABITAT
100' CRITICAL AREA BUFFER
CRITICAL AREA EXPANDED BUFFER
MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY)
100 YEAR FEMA FLOODPLAIN

FOREST STAND BOUNDARY
SPECIMEN TREE
STEEP SLOPES(15-24.9%)
STEEP SLOPES(<25%)
EXISTING AFFORESTATION EASEMENT

FOREST STAND DATA POINT
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT
PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE)



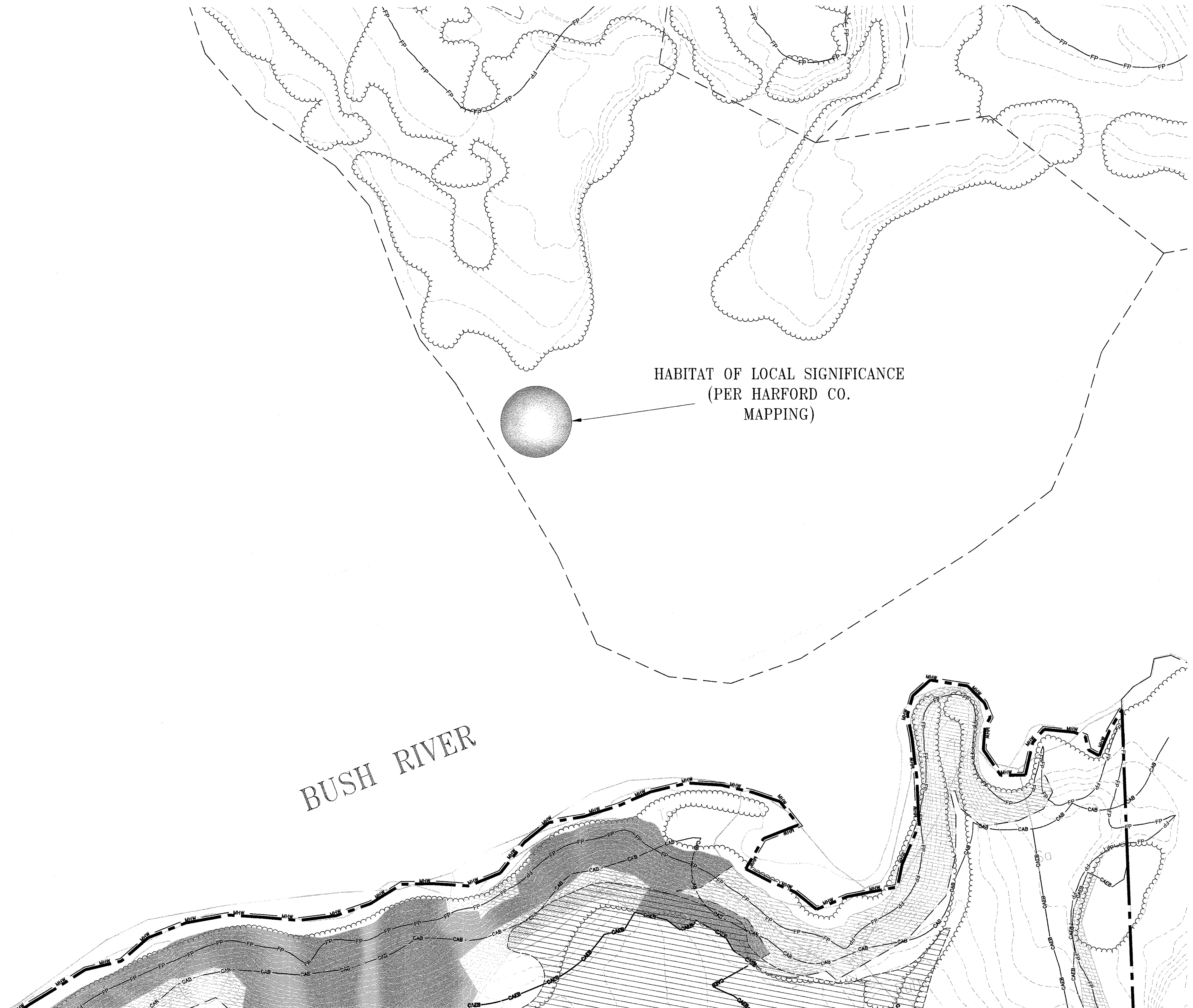
AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE
FOREST RETENTION SIGN
PROPOSED TREE LINE



PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED: *[Signature]* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM



FOREST CONSERVATION PLAN
SCALE: 1"=100'

NO.	REVISION DESCRIPTION	BY	DATE
01	REVISED PER HARFORD CO. DEV. REVIEW COMMENTS: 1/11/2022	KCH	5/31/2022

© 2022 Holly Oak Consulting, LLC. These drawings are the property of Holly Oak Consulting, LLC. No reproduction for any purpose is an authorized use without the written consent of Holly Oak Consulting, LLC. Violators will be subject to prosecution to the fullest extent of the law.

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@CREDLIC.COM
P: 410-787-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

HOLLY OAK CONSULTING, LLC

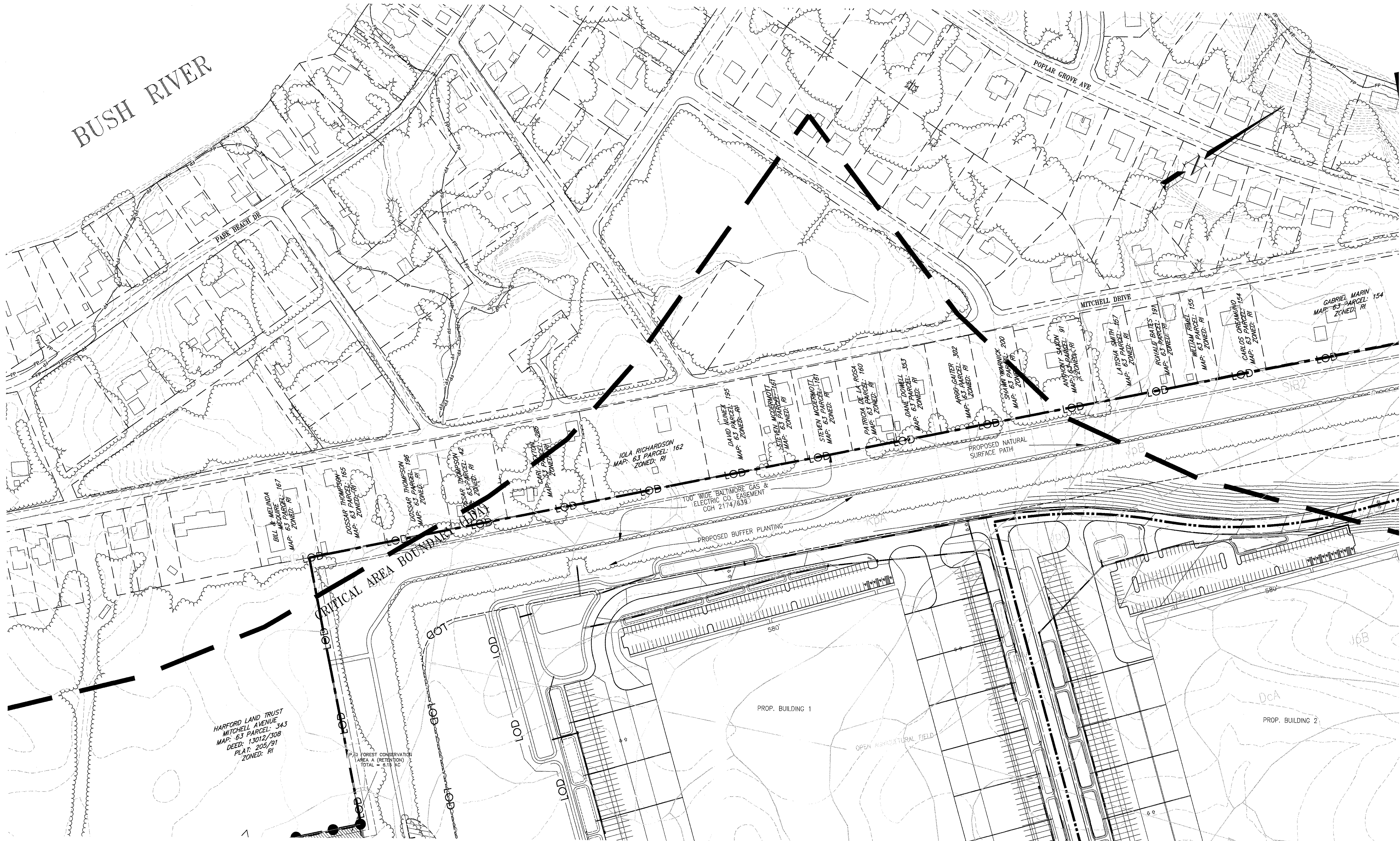
SCALE: AS SHOWN
DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

FOREST CONSERVATION PLAN
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP 0063 GRID: 19 PARCEL: 306
MAP 0063 GRID: 20 PARCEL: 53
MAP 0063 GRID: 21 PARCEL: 216
MAP 0063 GRID: 22 PARCEL: 62
2ND ASSESSMENT DISTRICT
HARFORD COUNTY, MARYLAND

SHEET 3 OF 12

C:\Users\Kevin\OneDrive\Holly Oak\21-40 Mitchell Property DWG\FCP-3.dwg

BUSH RIVER



LEGEND

- | | | | | | | | | | | | |
|------------------------|-----|--|-----|--|------|---------------------------------|-----|--|---|---|----------------------|
| EXISTING MINOR CONTOUR | 2 | NON-TIDAL WETLAND & 25' WETLAND BUFFER | SB | FOREST INTERIOR DWELLING SPECIES HABITAT | FIDS | FOREST STAND BOUNDARY | --- | FOREST STAND DATA POINT | ● | AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE | ■ |
| EXISTING MAJOR CONTOUR | 10 | REGULATED STREAM | --- | 100' CRITICAL AREA BUFFER | CAB | SPECIMEN TREE | ○ | PROPOSED FOREST CONSERVATION EASEMENT (RETENTION) | ■ | FOREST RETENTION SIGN | ● |
| PROPERTY LINE | --- | 75' STREAM BUFFER | --- | CRITICAL AREA EXPANDED BUFFER | CAEB | STEEP SLOPES(15-24.9%) | ■ | PROPOSED FOREST CLEARING PERRYMAN DEVELOPMENT | ■ | PROPOSED TREE LINE | --- |
| ZONING BOUNDARY | --- | NATURAL RESOURCE DIST. (75' SETBACK) | --- | MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY) | MHW | STEEP SLOPES(<25%) | ■ | PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE) | ■ | GRAPHIC SCALE | 100 0 50 100 200 400 |
| EXISTING TREE LINE | --- | 50' FLOOD PROTECTION SETBACK | --- | 100 YEAR FEMA FLOODPLAIN | FP | EXISTING AFFORESTATION EASEMENT | --- | | | (IN FEET) | |
| SOILS DIVIDE | --- | | | | | | | | | 1 inch = 100 ft. | |

FOREST CONSERVATION PLAN
SCALE: 1"=100'

PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED: _____ DATE: _____

KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

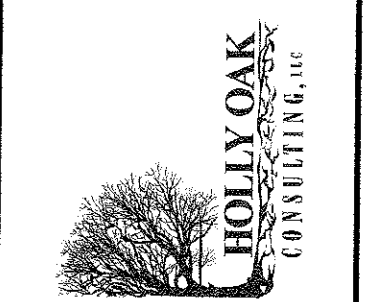
FOREST CONSERVATION PLAN
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP 0063 GRID 18 PARCEL 306
MAP 0063 GRID 20 PARCEL 53
MAP 0063 GRID 20 PARCEL 52
2ND ASSESSMENT DISTRICT
HARFORD COUNTY, MARYLAND

SHEET 4 OF 12

REVISION DESCRIPTION
NO. 01 REVISED PER HARFORD CO. DEV. REVIEW COMMENTS: 1/11/2022
DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@CREGILLCC.COM
P: 410-781-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

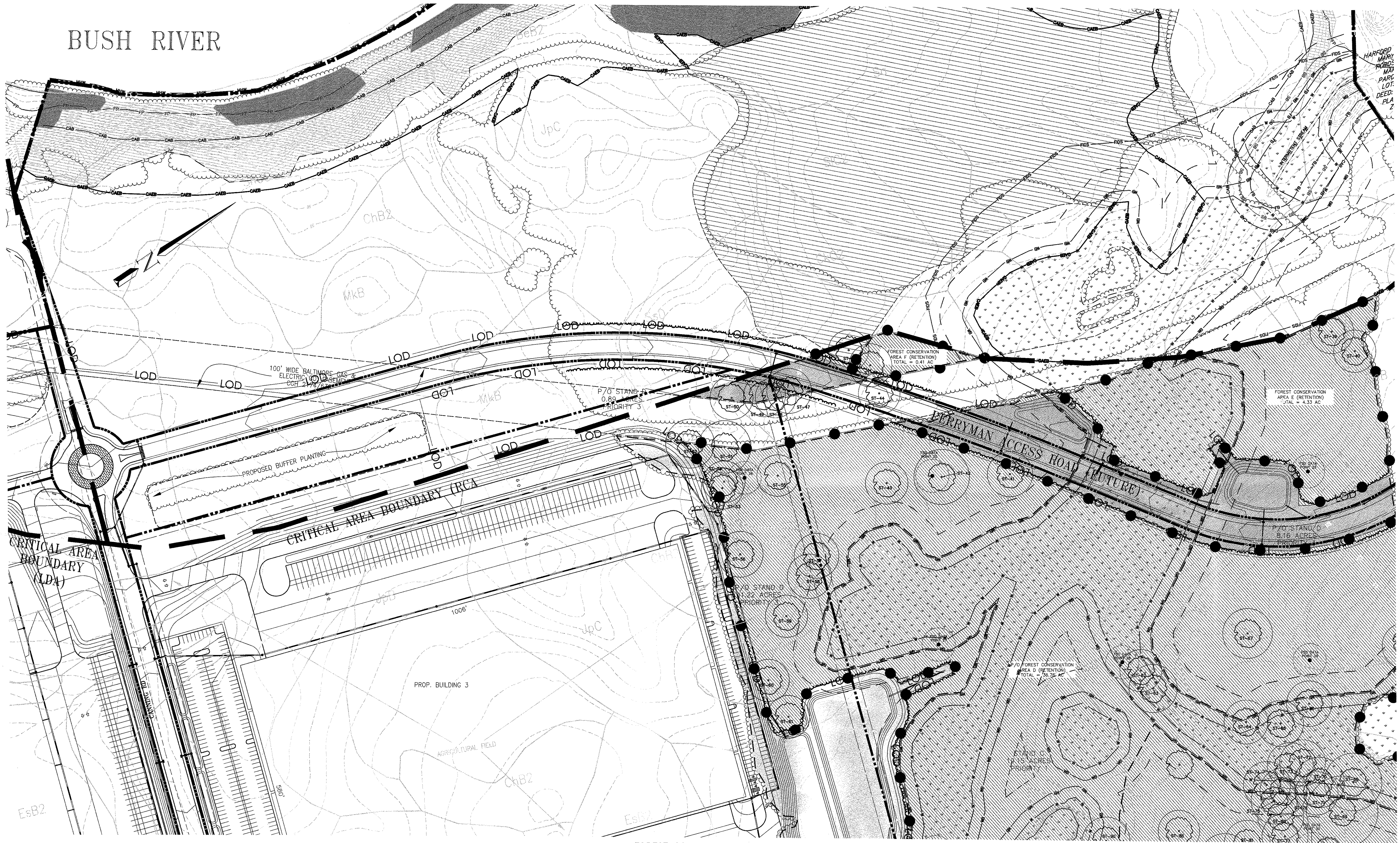
HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com



SCALE: AS SHOWN
DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

C:\Users\Kevin\OneDrive\Holly Oak\LLC\21-40 Mitchell Property\JWG\FCP-4.dwg

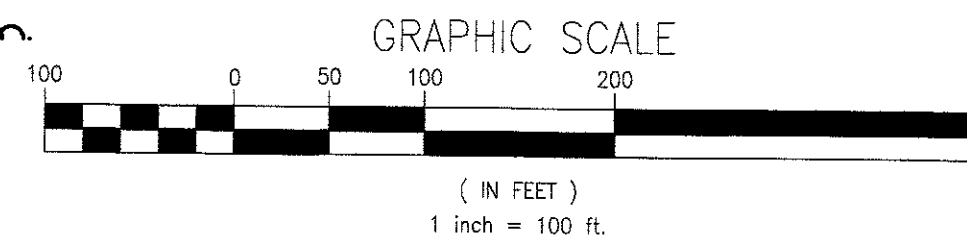
BUSH RIVER



LEGEND

- EXISTING MINOR CONTOUR 2
EXISTING MAJOR CONTOUR 10
PROPERTY LINE
ZONING BOUNDARY
EXISTING TREE LINE
SOILS DIVIDE
- NON-TIDAL WETLAND & 25' WETLAND BUFFER
REGULATED STREAM
75' STREAM BUFFER
NATURAL RESOURCE DIST. (75' SETBACK)
50' FLOOD PROTECTION SETBACK
- FOREST INTERIOR DWELLING SPECIES HABITAT
100' CRITICAL AREA BUFFER
CRITICAL AREA EXPANDED BUFFER
MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY)
100 YEAR FEMA FLOODPLAIN
- FOREST STAND BOUNDARY
FOREST STAND DATA POINT
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT
PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE)
- FOREST STAND BOUNDARY
SPECIMEN TREE
STEEP SLOPES(15-24.9%)
STEEP SLOPES(<25%)
EXISTING AFFORESTATION EASEMENT
- AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE
FOREST RETENTION SIGN
PROPOSED TREE LINE

FOREST CONSERVATION PLAN
SCALE: 1"=100'



PLAN # FCP630-2021
QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:
SIGNED: *Kevin C. Haines* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

NO.	REVISION DESCRIPTION	BY	DATE
01	REVISED PER HARBOR CO. DEV. REVIEW COMMENTS: 1/11/2022	KCH	5/31/2022

© 2022 Holly Oak Consulting, LLC. These drawings are the property of Holly Oak Consulting, LLC and are not to be reproduced or used in any manner without the written consent of Holly Oak Consulting, LLC. The user of these drawings shall be held responsible for the accuracy of the information provided and the user shall be held responsible for the accuracy of the information provided.

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@CREDLIC.COM
P: 410-787-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

HOLLY OAK CONSULTING, LLC

SCALE: AS SHOWN
DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

FOREST CONSERVATION PLAN
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP 0063 GRID 13 PARCEL 306
MAP 0063 GRID 20, 21, 22 PARCEL 53
MAP 0063 GRID 20, 21 PARCEL 216
MAP 0063 GRID 20, 21 PARCEL 62
HARBOR COUNTY, MARYLAND

SHEET 5 OF 12

CC:\Users\Kevin\OneDrive\Holly Oak LLC\21-40 Mitchell Property\DWG\FCP-5.dwg



LEGEND

EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPERTY LINE
ZONING BOUNDARY
EXISTING TREE LINE
SOILS DIVIDE

NON-TIDAL WETLAND & 25' WETLAND BUFFER
REGULATED STREAM
75' STREAM BUFFER
NATURAL RESOURCE DIST. (75' SETBACK)
50' FLOOD PROTECTION SETBACK

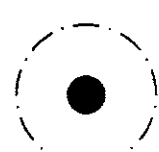


FOREST INTERIOR DWELLING SPECIES HABITAT
100' CRITICAL AREA BUFFER
CRITICAL AREA EXPANDED BUFFER
MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY)
100 YEAR FEMA FLOODPLAIN

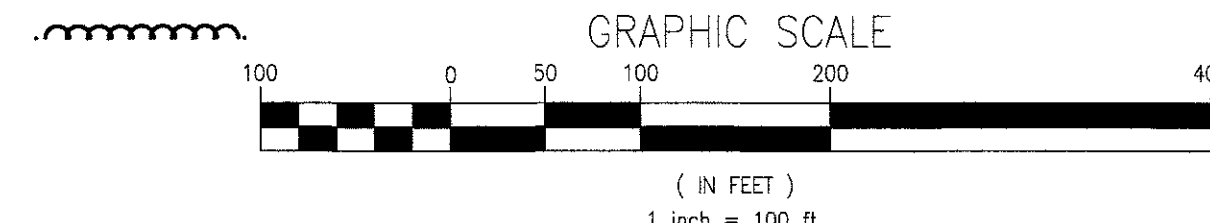
FOREST STAND BOUNDARY
SPECIMEN TREE
STEEP SLOPES(15-24.9%)
STEEP SLOPES(<25%)
EXISTING AFFORESTATION EASEMENT

FOREST CONSERVATION PLAN
SCALE: 1"=100'

FOREST STAND DATA POINT
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT
PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE)



AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE
FOREST RETENTION SIGN
PROPOSED TREE LINE



PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED: KEVIN C. HAINES
DATE: 5/31/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

NO.	REVISION DESCRIPTION	DATE
01	REVISED PER HARFORD CO. DEV. REVIEW COMMENTS: 1/11/2022	5/31/2022
02		
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DEVELOPER:

CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRIDY
1301 W. BROADWAY, SUITE 105
HANOVER, MD 21076
EMAIL: EBRIDY@CREGDC.COM
P: 410-787-8799

OWNER:

F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

SCALE: AS SHOWN

DATE: 5/31/2022

DRAWN BY: KCH

DESIGNED BY: --

CHECKED BY: --

JOB NO. 21-40

FOREST CONSERVATION PLAN

MITCHELL PROPERTY DEVELOPMENT

PERRYMAN ROAD, PERRYMAN, MD

MAP: 0653 GRID: 18 PARCEL: 306

MAP: 0653 GRID: 20 PARCEL: 308

MAP: 0653 GRID: 22 PARCEL: 216

MAP: 0653 GRID: 24 PARCEL: 62

MAP: 0653 GRID: 26 PARCEL: 62

MAP: 0653 GRID: 28 PARCEL: 62

MAP: 0653 GRID: 30 PARCEL: 62

MAP: 0653 GRID: 32 PARCEL: 62

MAP: 0653 GRID: 34 PARCEL: 62

MAP: 0653 GRID: 36 PARCEL: 62

MAP: 0653 GRID: 38 PARCEL: 62

MAP: 0653 GRID: 40 PARCEL: 62

MAP: 0653 GRID: 42 PARCEL: 62

MAP: 0653 GRID: 44 PARCEL: 62

MAP: 0653 GRID: 46 PARCEL: 62

MAP: 0653 GRID: 48 PARCEL: 62

MAP: 0653 GRID: 50 PARCEL: 62

MAP: 0653 GRID: 52 PARCEL: 62

MAP: 0653 GRID: 54 PARCEL: 62

MAP: 0653 GRID: 56 PARCEL: 62

MAP: 0653 GRID: 58 PARCEL: 62

MAP: 0653 GRID: 60 PARCEL: 62

MAP: 0653 GRID: 62 PARCEL: 62

MAP: 0653 GRID: 64 PARCEL: 62

MAP: 0653 GRID: 66 PARCEL: 62

MAP: 0653 GRID: 68 PARCEL: 62

MAP: 0653 GRID: 70 PARCEL: 62

MAP: 0653 GRID: 72 PARCEL: 62

MAP: 0653 GRID: 74 PARCEL: 62

MAP: 0653 GRID: 76 PARCEL: 62

MAP: 0653 GRID: 78 PARCEL: 62

MAP: 0653 GRID: 80 PARCEL: 62

MAP: 0653 GRID: 82 PARCEL: 62

MAP: 0653 GRID: 84 PARCEL: 62

MAP: 0653 GRID: 86 PARCEL: 62

MAP: 0653 GRID: 88 PARCEL: 62

MAP: 0653 GRID: 90 PARCEL: 62

MAP: 0653 GRID: 92 PARCEL: 62

MAP: 0653 GRID: 94 PARCEL: 62

MAP: 0653 GRID: 96 PARCEL: 62

MAP: 0653 GRID: 98 PARCEL: 62

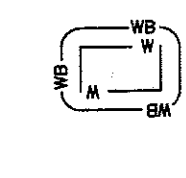
MAP: 0653 GRID: 100 PARCEL: 62

SHEET 6 OF 12

LEGEND

EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPERTY LINE
ZONING BOUNDARY
EXISTING TREE LINE
SOILS DIVIDE

NON-TIDAL WETLAND &
25' WETLAND BUFFER
REGULATED STREAM
75' STREAM BUFFER
NATURAL RESOURCE DIST.
(75' SETBACK)
50' FLOOD PROTECTION
SETBACK



FOREST INTERIOR DWELLING
SPECIES HABITAT
100' CRITICAL AREA BUFFER
CRITICAL AREA EXPANDED
BUFFER
MEAN HIGH WATER
(SHOWN OFFSET FOR CLARITY)
100 YEAR FEMA FLOODPLAIN

FOREST STAND BOUNDARY
SPECIMEN TREE
STEEP SLOPES(15-24.9%)
STEEP SLOPES(<25%)
EXISTING AFFORESTATION EASEMENT

FOREST STAND DATA POINT
PROPOSED FOREST CONSERVATION
EASEMENT (RETENTION)
PROPOSED FOREST CLEARING
MITCHELL DEVELOPMENT
PROPOSED FOREST CLEARING
PERRYMAN ACCESS ROAD (FUTURE)

AREA NOT CLEARED BUT COUNTED
AS CLEARED DUE TO SIZE
FOREST RETENTION SIGN
PROPOSED TREE LINE

GRAPHIC SCALE
1 inch = 100 ft.

PLAN # FCP630-2021
QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:
SIGNED: *[Signature]* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAIN@HOLLYOAKCONSULTING.COM

MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP: 0063 GRD: 18 PARCEL 306
MAP: 0063 GRD: 22 38 PARCEL 53
MAP: 0063 GRD: 20 PARCEL 62
HARFORD COUNTY, MARYLAND

DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@GREGEDLLC.COM
P: 410-767-6795

REVISION DESCRIPTION
01 REVISION PER HARFORD CO. DEV. REVIEW COMMENTS - 1/11/2022
BY: KCH
DATE: 5/31/2022

© 2022 Holly Oak Consulting, LLC. These drawings are the property of Holly Oak Consulting, LLC. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Holly Oak Consulting, LLC. Violators will be subject to prosecution to the fullest extent of the law.

SHEET 7 OF 12

C:\Users\Kevin\OneDrive\Holly Oak\FCP-21-40 Mitchell Property\Drawings\FCP-7.dwg



LEGEND

EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPERTY LINE
ZONING BOUNDARY
EXISTING TREE LINE
SOILS DIVIDE

NON-TIDAL WETLAND & 25' WETLAND BUFFER
REGULATED STREAM
75' STREAM BUFFER
NATURAL RESOURCE DIST. (75' SETBACK)
50' FLOOD PROTECTION SETBACK

WB
SB
FB

FOREST INTERIOR DWELLING SPECIES HABITAT
100' CRITICAL AREA BUFFER
CRITICAL AREA EXPANDED BUFFER
MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY)
100 YEAR FEMA FLOODPLAIN

FIDS
CAB
CAEB
MHW
FP

FOREST STAND BOUNDARY
SPECIMEN TREE
STEEP SLOPES(15-24.9%)
STEEP SLOPES(<25%)
EXISTING AFFORESTATION EASEMENT

FOREST STAND DATA POINT
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT
PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE)

AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE
FOREST RETENTION SIGN
PROPOSED TREE LINE

GRAPHIC SCALE
1 inch = 100 ft.

PLAN # FCP630-2021
QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:
SIGNED: *Kevin C. Haines* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

NO.	REVISION DESCRIPTION	BY	DATE
01	REVISED PER HARTFORD CO. DEV. REVIEW COMMENTS: 1/11/2022	KCH	5/31/2022

© 2022 Holly Oak Consulting, LLC. These drawings are the property of Holly Oak Consulting, LLC and are not to be reproduced or used in any way without the express written permission of Holly Oak Consulting, LLC. Violation will be subject to prosecution to the fullest extent of the law.

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EBRADY@CREGILL.COM
P: 410-787-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

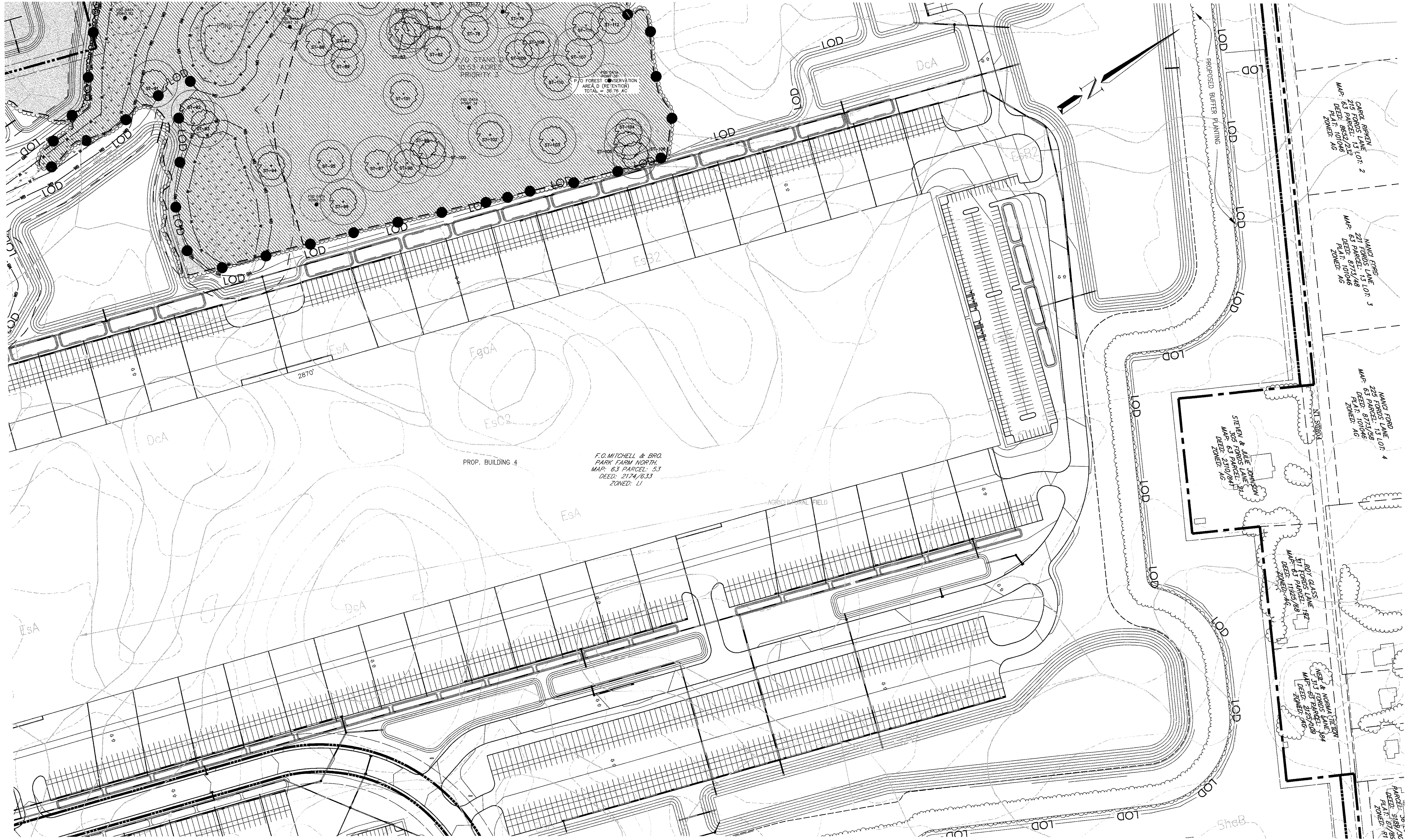
HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

SCALE: AS SHOWN
DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

FOREST CONSERVATION PLAN
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP: 0063 GRID: 18 PARCEL: 306
MAP: 0063 GRID: 20 PARCEL: 215
MAP: 0063 GRID: 20 PARCEL: 62
2ND ASSESSMENT DISTRICT
HARTFORD COUNTY, MARYLAND

FOREST CONSERVATION PLAN
SHEET 8 OF 12

C:\Users\Kevin\OneDrive\Holly Oak\21-40 Mitchell Property\DWG\FCP-8.dwg



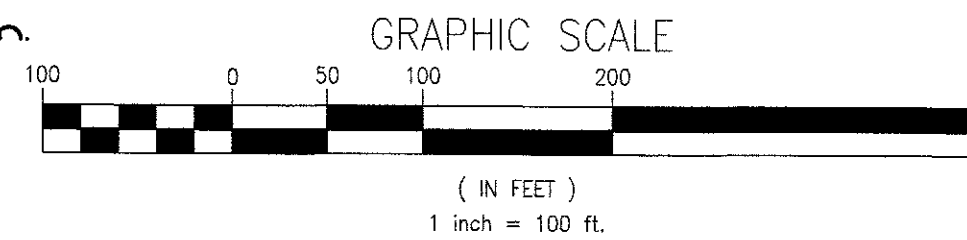
LEGEND

- | | | | | | |
|------------------------|----|--|-----|--|------|
| EXISTING MINOR CONTOUR | 2 | NON-TIDAL WETLAND & 25' WETLAND BUFFER | WB | FOREST INTERIOR DWELLING SPECIES HABITAT | FIDS |
| EXISTING MAJOR CONTOUR | 10 | REGULATED STREAM | RS | 100' CRITICAL AREA BUFFER | CAB |
| PROPERTY LINE | | 75' STREAM BUFFER | SB | CRITICAL AREA EXPANDED BUFFER | CAEB |
| ZONING BOUNDARY | | NATURAL RESOURCE DIST. (75' SETBACK) | NRD | MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY) | MHW |
| EXISTING TREE LINE | | 50' FLOOD PROTECTION SETBACK | FB | 100 YEAR FEMA FLOODPLAIN | FP |
| SOILS DIVIDE | | | | | |

- | | | | | | |
|---------------------------------|-----------|--|--------|---|-----|
| FOREST STAND BOUNDARY | FBS | FOREST STAND DATA POINT | FSDP | AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE | |
| SPECIMEN TREE | ST | PROPOSED FOREST CONSERVATION EASEMENT (RETENTION) | PFCER | FOREST RETENTION SIGN | |
| STEEP SLOPES(15-24.9%) | SS15-24.9 | PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT | PFCMD | PROPOSED TREE LINE | PTL |
| STEEP SLOPES(<25%) | SS<25 | PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE) | PFCPAR | | |
| EXISTING AFFORESTATION EASEMENT | EAE | | | | |

FOREST CONSERVATION PLAN

SCALE: 1"=100'



PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED: *Kevin C. Haines* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

NO.	REVISION DESCRIPTION	BY	DATE
01	REVISED PER HARFORD CO. DEV. REVIEW COMMENTS: 1/11/2022	KCH	5/31/2022

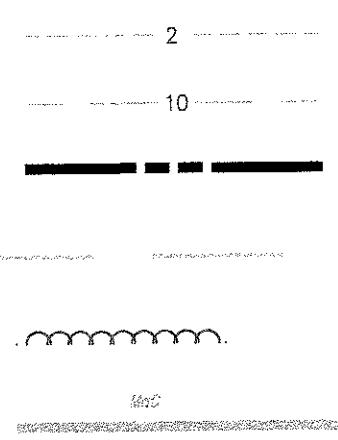
DEVELOPER:	CHESAPEAKE REAL ESTATE GROUP, LLC ATTN: MR. EDWARD BRADY 1343 ASHTON RD, SUITE 105 HANOVER, MD 21076 EMAIL: EBRADY@CRELLC.COM P: 410-787-8799
OWNER:	F.O. MITCHELL & BRO. P.O. BOX 306 PERRYMAN, MD 21130-0036
HOLLY OAK CONSULTING, LLC	303 SYCAMORE ROAD SEVERNA PARK, MD 21146 TELEPHONE: (443) 906-3419 info@hollyoakconsulting.com

FOREST CONSERVATION PLAN	MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD	MAP: 0063 GRD: 18 PARCEL: 306
	MAP: 0063 GRD: 22 PARCEL: 53
	MAP: 0063 GRD: 23 PARCEL: 62
	MAP: 0063 GRD: 20 PARCEL: 62
	2ND ASSESSMENT DISTRICT
	HARFORD COUNTY, MARYLAND

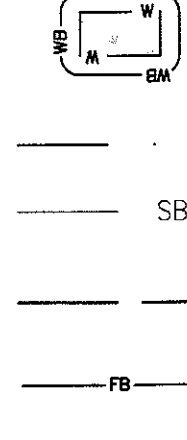
SHEET	9	OF	12
-------	---	----	----

LEGEND

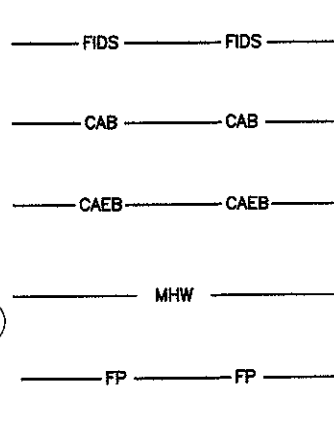
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPERTY LINE
ZONING BOUNDARY
EXISTING TREE LINE
SOILS DIVIDE



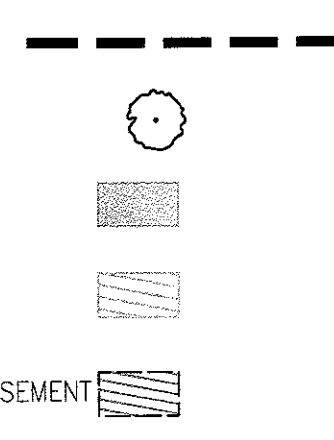
NON-TIDAL WETLAND & 25' WETLAND BUFFER
REGULATED STREAM
75' STREAM BUFFER
NATURAL RESOURCE DIST. (75' SETBACK)
50' FLOOD PROTECTION SETBACK



FOREST INTERIOR DWELLING SPECIES HABITAT
100' CRITICAL AREA BUFFER
CRITICAL AREA EXPANDED BUFFER
MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY)
100 YEAR FEMA FLOODPLAIN



FOREST STAND BOUNDARY
SPECIMEN TREE
STEEP SLOPES(15-24.9%)
STEEP SLOPES(<25%)
EXISTING AFFORESTATION EASEMENT

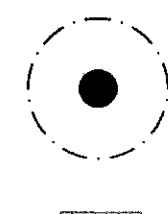
FOREST CONSERVATION PLAN
SCALE: 1"=100'

FOREST STAND DATA POINT

PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)

PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT

PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE)



PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

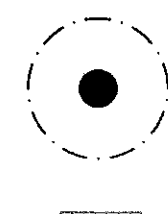
PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE

FOREST RETENTION SIGN

PROPOSED TREE LINE



PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING



PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING



PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

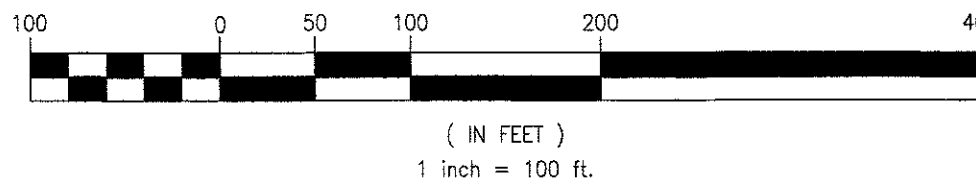
PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

PROPOSED FOREST CLEARING

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PLAN # FCP630-2021

QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED: *[Signature]* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

FOREST CONSERVATION PLAN
MITCHELL PROPERTY DEVELOPMENT

PERRYMAN RD, PERRYMAN, MD
MAP: 06S GRD: 1B PARCEL: 29
MAP: 06S GRD: 2B PARCEL: 53
MAP: 06S GRD: 2C PARCEL: 216
MAP: 06S GRD: 2C, 2D PARCEL: 62
2ND ASSESSMENT DISTRICT
HARFORD COUNTY, MARYLAND

SHEET 10 OF 12

© 2022 Holly Oak Consulting, LLC. These drawings are the property of Holly Oak Consulting, LLC. No reproduction for any purpose is allowed without written consent. Violators will be subject to prosecution to the fullest extent of the law.

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD BRADY
1345 HANOVER, MD 21146
EMAIL: EBRADY@CREGOLD.COM
P: 410-787-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com



SCALE: AS SHOWN

DATE: 5/31/2022

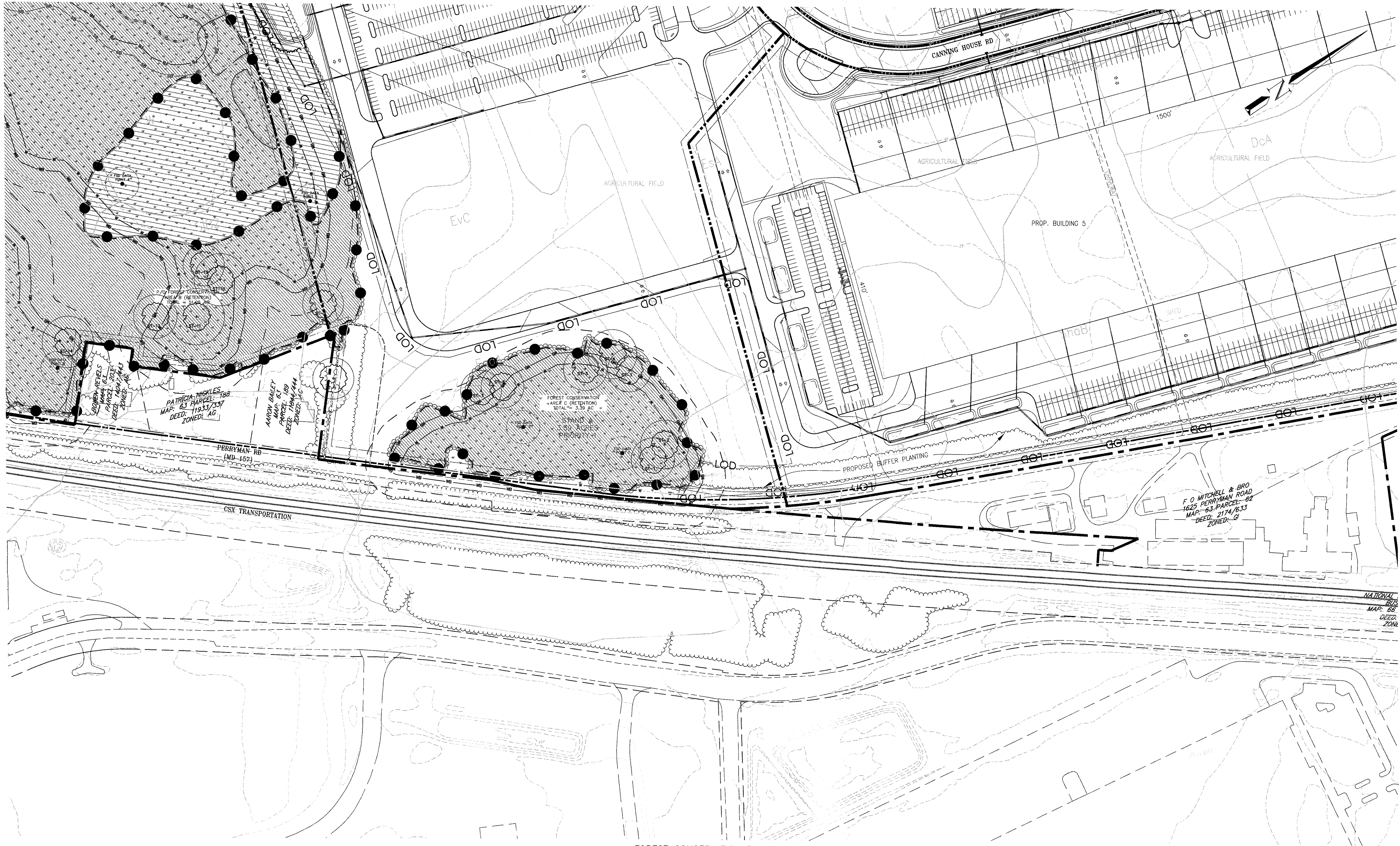
DRAWN BY: KCH

DESIGNED BY: -

CHECKED BY: -

JOB NO. 21-40

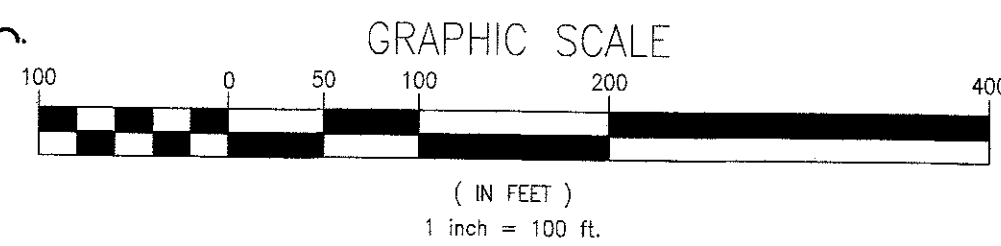
C:\Users\Kevin\OneDrive\Holly Oak, LLC\21-40 Mitchell Property\DWG\FCP-10.dwg



LEGEND

- | | | | | | | | | | | | |
|------------------------|-----|--|-----|--|------|---------------------------------|-----|--|---|---|-----|
| EXISTING MINOR CONTOUR | 2 | NON-TIDAL WETLAND & 25' WETLAND BUFFER | WB | FOREST INTERIOR DWELLING SPECIES HABITAT | FIDS | FOREST STAND BOUNDARY | --- | FOREST STAND DATA POINT | ● | AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE | ■ |
| EXISTING MAJOR CONTOUR | 10 | REGULATED STREAM | --- | 100' CRITICAL AREA BUFFER | CAB | SPECIMEN TREE | ○ | PROPOSED FOREST CONSERVATION EASEMENT (RETENTION) | ▨ | FOREST RETENTION SIGN | ● |
| PROPERTY LINE | --- | 75' STREAM BUFFER | SB | CRITICAL AREA EXPANDED BUFFER | CAEB | STEEP SLOPES(15-24.9%) | ▨ | PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT | ▨ | PROPOSED TREE LINE | --- |
| ZONING BOUNDARY | --- | NATURAL RESOURCE DIST. (75' SETBACK) | --- | MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY) | MHW | STEEP SLOPES(<25%) | ▨ | PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE) | ▨ | | |
| EXISTING TREE LINE | --- | 50' FLOOD PROTECTION SETBACK | FB | 100 YEAR FEMA FLOODPLAIN | FP | EXISTING AFFORESTATION EASEMENT | ▨ | | | | |
| SOILS DIVIDE | --- | | | | | | | | | | |

FOREST CONSERVATION PLAN
SCALE: 1"=100'



PLAN # FCP630-2021
QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:
SIGNED: *[Signature]* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

NO.	REVISION DESCRIPTION	BY	DATE
01	REVISED PER HARFORD CO. DEV. REVIEW COMMENTS: 1/11/2022	KCH	5/31/2022

DEVELOPER:
CHESAPEAKE REAL ESTATE GROUP, LLC
ATTN: MR. EDWARD GRADY
1343 ASHTON RD, SUITE 105
HANOVER, MD 21076
EMAIL: EGRADY@CREGDC.COM
P: 410-787-8799

OWNER:
F.O. MITCHELL & BRO.
P.O. BOX 306
PERRYMAN, MD 21130-0036

HOLLY OAK CONSULTING, LLC
303 SYCAMORE ROAD
SEVERNA PARK, MD 21146
TELEPHONE (443) 906-3419
info@hollyoakconsulting.com

SCALE: AS SHOWN
DATE: 5/31/2022
DRAWN BY: KCH
DESIGNED BY: -
CHECKED BY: -
JOB NO. 21-40

FOREST CONSERVATION PLAN
MITCHELL PROPERTY DEVELOPMENT
PERRYMAN ROAD, PERRYMAN, MD
MAP-0063 GRD-18 PARCEL-306
MAP-0063 GRD-28, SB PARCEL-53
MAP-0063 GRD-20 PARCEL-216
MAP-0063 GRD-20 PARCEL-62
AND ASSASSINATING
HARFORD COUNTY, MARYLAND

SHEET 11 OF 12

C:\Users\Kevin\OneDrive\Holly Oak LLC\21-40 Mitchell Property\DWG\CP-11.dwg



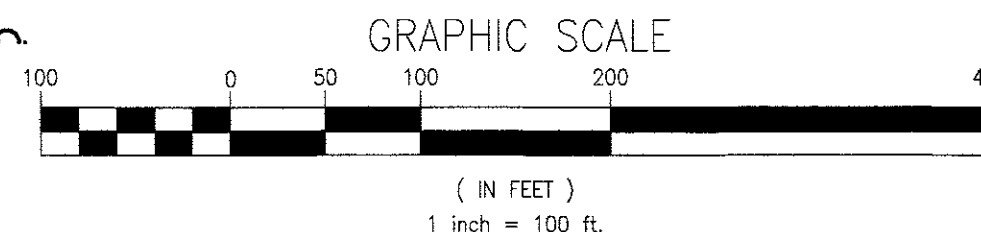
LEGEND

- EXISTING MINOR CONTOUR 2
- EXISTING MAJOR CONTOUR 10
- PROPERTY LINE
- ZONING BOUNDARY
- EXISTING TREE LINE
- SOILS DIVIDE
- NON-TIDAL WETLAND & 25' WETLAND BUFFER
- REGULATED STREAM
- 75' STREAM BUFFER
- NATURAL RESOURCE DIST. (75' SETBACK)
- 50' FLOOD PROTECTION SETBACK
- FOREST INTERIOR DWELLING SPECIES HABITAT
- 100' CRITICAL AREA BUFFER
- CRITICAL AREA EXPANDED BUFFER
- MEAN HIGH WATER (SHOWN OFFSET FOR CLARITY)
- 100 YEAR FEMA FLOODPLAIN
- FOREST STAND BOUNDARY
- FOREST STAND DATA POINT
- PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
- PROPOSED FOREST CLEARING MITCHELL DEVELOPMENT
- PROPOSED FOREST CLEARING PERRYMAN ACCESS ROAD (FUTURE)
- SPECIMEN TREE
- STEEP SLOPES(15-24.9%)
- STEEP SLOPES(<25%)
- EXISTING AFFORESTATION EASEMENT

FOREST CONSERVATION PLAN

SCALE: 1"=100'

- AREA NOT CLEARED BUT COUNTED AS CLEARED DUE TO SIZE
- FOREST RETENTION SIGN
- PROPOSED TREE LINE



PLAN # FCP630-2021

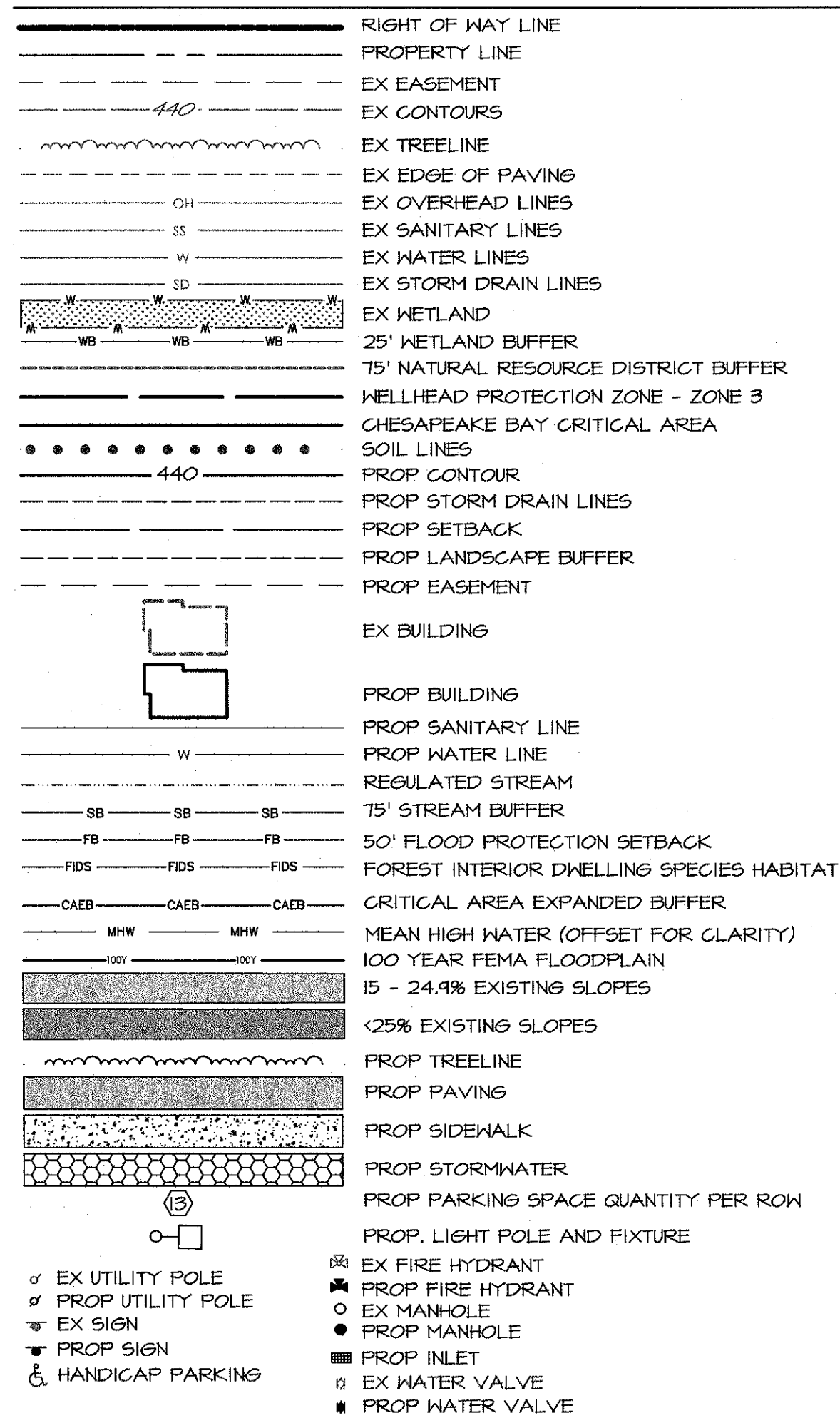
QUALIFIED PROFESSIONAL CERTIFICATION
FOREST CONSERVATION PLAN CERTIFIED BY:

SIGNED: *[Signature]* DATE: 6/13/2022
KEVIN C. HAINES
HOLLY OAK CONSULTING, LLC
303 SYCAMORE RD
SEVERNA PARK, MD 21146
PHONE: (443) 906-3419
KHAINES@HOLLYOAKCONSULTING.COM

REVISION DESCRIPTION		DATE
01	REVISED PER HARFORD CO. DEV. REVIEW COMMENTS: 1/11/2022	5/31/2022
DEVELOPER:		
CHESAPEAKE REAL ESTATE GROUP, LLC ATTN: MR. EDWARD BRADY 1343 ANDOVER RD., SUITE 105 PERRYMAN, MD 21136-0036 EMAIL: EBRADY@CREGILL.COM P: 410-787-8759		
OWNER:		
F.O. MITCHELL & BRO. P.O. BOX 305 PERRYMAN, MD 21136-0036		
HOLLY OAK CONSULTING, LLC		
303 SYCAMORE ROAD SEVERNA PARK, MD 21146 TELEPHONE (443) 906-3419 info@hollyoakconsulting.com		
SCALE: AS SHOWN		
DATE: 5/31/2022		
DRAWN BY: KCH		
DESIGNED BY: -		
CHECKED BY: -		
JOB NO. 21-40		
FOREST CONSERVATION PLAN		
MITCHELL PROPERTY DEVELOPMENT		
PERRYMAN ROAD, PERRYMAN, MD		
MAP 0653 GRD 1B, PARCEL: 305		
MAP 0653 GRD 2B, 3B, PARCEL: 53		
MAP 0653 GRD 2C, PARCEL: 216		
MAP 0653 GRD 2D, 2D, PARCEL: 62		
2ND ASSESSMENT DISTRICT		
HARFORD COUNTY, MARYLAND		
SHEET 12 OF 12		

EXHIBIT B

LEGEND



GENERAL NOTES

1. PARCEL BOUNDARY FIELD SURVEYED BY FVA IN SEPTEMBER 2006.
2. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
3. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
4. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED MDE DESIGN MANUAL.
5. ROAD IMPROVEMENTS TO FERRYMAN ROAD AND GANNING HOUSE ROAD TO BE DESIGNED AND CONSTRUCTED PER HARFORD COUNTY D.P.M. RECOMMENDATIONS.
6. FOREST STAND DELINEATION PERFORMED BY HOLLY OAK CONSULTING, LLC AND SUBMITTED ON DECEMBER 1, 2021 AND APPROVED ON MAY 11, 2022.
7. A LANDSCAPE PLAN, LIGHTING PLAN, FOREST CONSERVATION PLAN WILL BE SUBMITTED AS SEPARATE PLAN SETS. A FINAL LANDSCAPE & LIGHTING PLAN MUST BE APPROVED PRIOR TO THE RELEASE OF THE BUILDING PERMIT.
8. ANY EXISTING UTILITY RELOCATION TO BE COORDINATED THROUGH APPROPRIATE UTILITY OWNER AND HARFORD COUNTY D.P.M.
9. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE HARFORD COUNTY SIGN CODE. SIGN PERMITS SHALL BE OBTAINED FROM THE HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING. ALL SIGNS WILL BE LOCATED WITHIN A SIGN EASEMENT. EXACT LOCATIONS TO BE DETERMINED DURING FINAL ENGINEERING.
10. LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADED, SHIELDED OR DIRECTED SO THAT THE LIGHT INTENSITY OR BRIGHTNESS SHALL NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT ONTO RESIDENTIAL LOTS OR BUILDINGS.
11. HEAVY AND LIGHT DUTY PAVING SECTION DESIGN TO BE DETERMINED DURING ENGINEERING PHASE.
12. THE SITE LAYS PARTIALLY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOODPLAIN, ZONE X (AREAS OF 500 YEAR FLOODPLAIN) AND ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAPS 24025C0216E, 24025C0216E, 24025C0216E, AND 24025C0216E (REF. 4/19/2016).
13. THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 13.11 ACRES ARE WITHIN THE RESOURCE CONSERVATION AREA (RCA) AND 15.88 ACRES ARE WITHIN THE LIMITED DEVELOPMENT AREA (LDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE ± 225.14 ACRES OF THE PROPERTY THAT FALL WITHIN THE WELLSHEAD PROTECTION AREA - ZONE 3. EXISTING WELLSHEAD REFERENCE INFORMATION WAS OBTAINED FROM PERRYMAN, MARYLAND WELLSHEAD WELLS HEAD PROTECTION PLAN. SOURCE WATER ASSESSMENT FOR PERRYMAN WELLS FIELD PREPARED BY MDE OCTOBER, 2000.
15. WATER METERS TO BE PROVIDED INSIDE BUILDINGS IN UTILITY ROOMS.
16. PER HARFORD COUNTY ZONING CODE SECTION 261-27 ACCESSORY USES AND STRUCTURES, "RETAIL SALES IN INDUSTRIAL DISTRICTS" SHALL BE PERMITTED, PROVIDED THAT THE GOODS SOLD ARE MANUFACTURED OR PRODUCED ON SITE.
17. THE SITE IS LOCATED INSIDE THE PRIORITY FUNDING AREA.
18. NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED DURING THE FIELD INVESTIGATIONS. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNAR) RESPONDED TO A REQUEST FOR RECORDS OF RARE, THREATENED, AND ENDANGERED SPECIES ON SEPTEMBER 13, 2021 STATING THAT THERE ARE NO RECORDS OF RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE BOUNDARY OF THE SITE.
19. HANDICAP RAMPS SHALL BE PROVIDED AT THE INTERSECTIONS OF PUBLIC ROADS. TO BE SHOWN AT FINAL DESIGN.

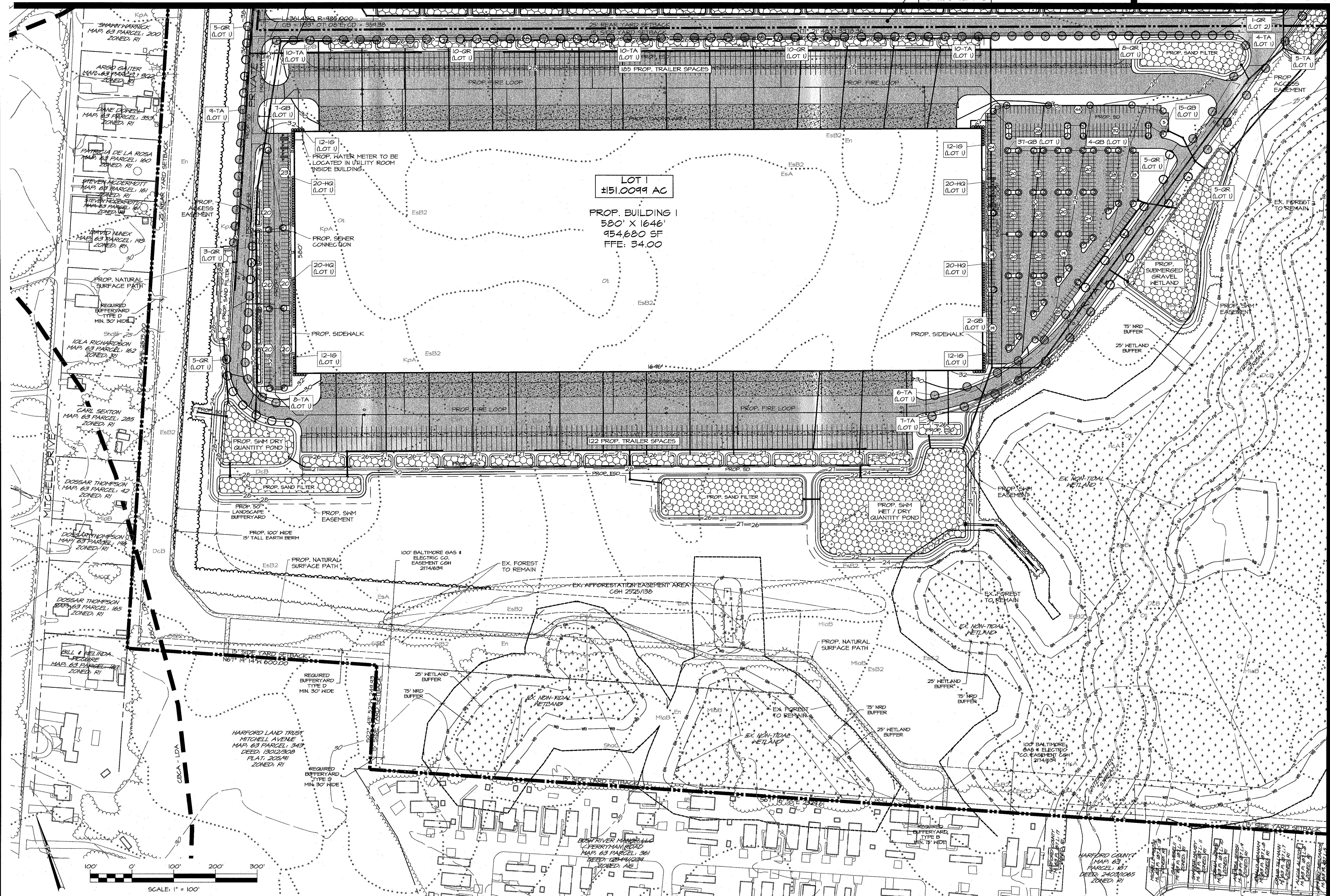
SITE DEVELOPMENT DATA

1. PROPERTY ADDRESS: 1114 PERRYMAN ROAD, PERRYMAN, MD 21130
2. OWNER: F.O. MITCHELL & BRO., P.O. BOX 38, PERRYMAN, MARYLAND 21130 (PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 19

MATCHLINE - SEE SHEET 4

LOT 2
±89.5842 AC

MATCHLINE - SEE SHEET 3



LOT 1 LANDSCAPE REQUIREMENTS

PLANTINGS SHOWN ON LP02, LP03, AND LP04 FOR LOT 1.

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS (1 261-2415(2)) REQUIRED: BUILDING FOUNDATION PLANTINGS	126 SHRUBS
STREET TREES (1 261-2415(1)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	5,645 LINEAR FEET OF INTERIOR ROAD (42 STREET TREES)
PARKING LOT LANDSCAPING (1 261-2415(1)(a)) REQUIRED: 1 TREE FOR EVERY 10 SPACES	641 PARKING SPACES 65 PARKING LOT TREES
BUFFER YARDS (1 261-2415(1)) REQUIRED: 15' BUFFER YARD TYPE 'B' BETWEEN ZONE B3 & ZONE C1; 4 LARGE TREES, 3 SMALL/MEDIUM TREES, 20 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	3121' LINEAR FEET OF BUFFER * EXISTING FOREST TO MEET BUFFER YARD B REQUIREMENTS FOR 3121' OF REQUIRED BUFFER
BUFFER YARDS (1 261-2415(1)) REQUIRED: 30' BUFFER YARD TYPE 'D' BETWEEN ZONE B3 & ZONE C1; 4 LARGE TREES, 6 SMALL/MEDIUM TREES, 30 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	4440' LINEAR FEET OF BUFFER * EXISTING FOREST TO MEET BUFFER YARD D REQUIREMENTS FOR 1560' OF REQUIRED BUFFER 3150' LINEAR FEET OF BUFFER 315 LARGE TREES, 252 MEDIUM/SMALL TREES, 688 EVERGREEN SHRUBS (61%), AND 433 DECIDUOUS SHRUBS (39%) SEE SHEET LP04 FOR PLANTING DETAIL

LOT 1 LANDSCAPE COST ESTIMATE*

LARGE TREES:	522	• \$250/TREE	= \$130,500.00
MEDIUM/SMALL TREES:	252	• \$200/TREE	= \$50,400.00
SHRUBS:	1254	• \$30/SHRUB	= \$37,620.00
		TOTAL	= \$218,520.00

* THIS COST ESTIMATE IS FOR LOT 1 REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP02, LP03, AND LP04.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES.
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY, AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

LOT 1 STREET TREE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GR	64	QUERCUS RUBRA	NORTHERN RED OAK	2'-2 1/2'	B4B	TRUNK FREE OF BRANCHES 6' TO 1'; 80' O.C. SPACING
TA	78	TILIA AMERICANA 'REDMOND'	REDMOND' AMERICAN LINDEN	2'-2 1/2'	B4B	TRUNK FREE OF BRANCHES 6' TO 1'; 80' O.C. SPACING

LOT 1 PARKING LOT PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GB	65	QUERCUS BICOLOR	SWAMP WHITE OAK	2'-2 1/2'	B4B	TRUNK FREE OF BRANCHES 6' TO 1'

LOT 1 FOUNDATION PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
HQ	80	HYDRANGIA QUERCIFOLIA 'ALICE'	OAKLEAF HYDRANGEA	2'-3'	#3	6' O.C. SPACING
IS	48	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	18-24"	#3	6' O.C. SPACING

LOT 1 50' WIDE BUFFER PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	63	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B4B	SPACING PER PLAN
LT	63	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2'-2 1/2' CAL	B4B	SPACING PER PLAN
PS	63	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B4B	SPACING PER PLAN
TS	63	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B4B	SPACING PER PLAN
QU	63	QUERCUS PHellos	WILLOW OAK	2'-2 1/2' CAL	B4B	SPACING PER PLAN
MEDIUM/SMALL TREES						
AC	63	AMELANCHIER CANADENSIS	SERVICEBERRY	1'-1 1/2' CAL	B4B	SPACING PER PLAN
CF	63	CORNUS FLORIDA	FLOWERING DOGWOOD	1'-1 1/2' CAL	B4B	SPACING PER PLAN
IO	63	ILEX OPACA	AMERICAN HOLLY	5'-6' HT	B4B	SPACING PER PLAN
JS	63	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B4B	SPACING PER PLAN
SHRUBS						
CS	214	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3	SPACING AS SHOWN (DECIDUOUS)
IG	108	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3' HT	#3	SPACING AS SHOWN (EVERGREEN)
IV	250	ILEX VERTICILLATA	WINTERBERRY	2'-3' HT	#3	SPACING AS SHOWN (EVERGREEN)
JH	250	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6'-1' HT	#3	SPACING AS SHOWN (EVERGREEN)
VR	214	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3	SPACING AS SHOWN (DECIDUOUS)

MATCHLINE - SEE SHEET 3

SERIES 2

LANDSCAPE PLAN

MITCHELL

PROPERTY

DEVELOPMENT

2ND ELECTION DISTRICT

HARFORD COUNTY, MD

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP

1343 ASHTON ROAD

HANOVER, MARYLAND 21076

ATTN: MR. WHIT MACCUJANG

PHONE: 410-925-0953

ARCHITECTS

PLANNERS

SURVEYORS

FREDERICK WARD ASSOCIATES

410-925-0953

FrederickWard.com

REVISIONS

DESCRIPTION

DATE

REV

DATE:

DRAWING NO:

06/03/22

1" = 100'

DESIGNED BY:

KFP

DRAWN BY:

KFP

CHECKED BY:

GPP

SHEET 2 OF 9

PWA JOB NUMBER:

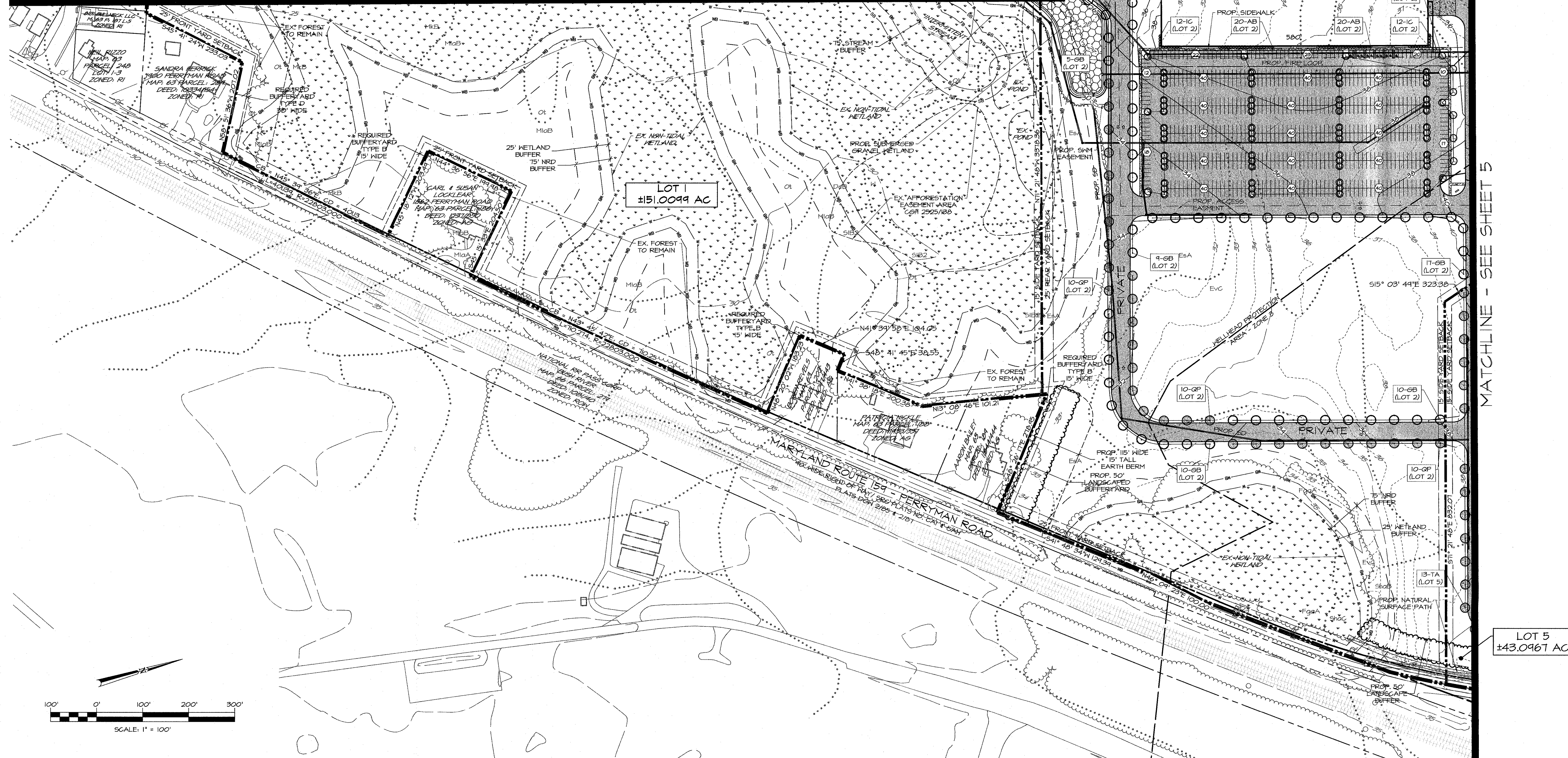
2081196.10

LP02

M:\PROJECTS\20081106_10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\LANDSCAPE PLAN\DWG LP03_022022 11:48 AM.dwg

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 5

LOT 2 LANDSCAPE REQUIREMENTS

PLANTINGS SHOWN ON LP02, LP03, LP04, AND LP05 FOR LOT 2.

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS (1 26T-24E(2)) REQUIRED: BUILDING FOUNDATION PLANTINGS	148 SHRUBS
STREET TREES (1 26T-24E(1)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	4150' LINEAR FEET OF INTERIOR ROAD 104 STREET TREES
PARKING INTERIOR LANDSCAPING (1 26T-24E(1)(a)) REQUIRED: 1 TREE FOR EVERY 10 SPACES	86T PARKING SPACES 8T PARKING LOT TREES
PARKING PERIMETER LANDSCAPING (1 26T-24E(2)(a)) REQUIRED: A MINIMUM 5 FOOT BUFFER STRIP ADJUTING A PUBLIC RIGHT-OF-WAY	PROVIDED BY PROPOSED SHM PLANTINGS
BUFFER YARDS (1 26T-24E(1)) REQUIRED: 15' BUFFER YARD TYPE 15' BETWEEN ZONE B3 & ZONE C1, 4 LARGE TREES, 3 SMALL/MEDIUM TREES, 20 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	240' LINEAR FEET OF BUFFER 50' WIDE LANDSCAPE BUFFER WITH A 15' WIDE 15' TALL EARTH BERM 30 LARGE TREES, 24 MEDIUM SMALL TREES, 64 EVERGREEN SHRUBS (61%), AND 40 DECIDUOUS SHRUBS (39%) SEE SHEET LP04 FOR PLANTING DETAIL
ADDITIONAL 50' WIDE LANDSCAPE BUFFER WITH A 15' WIDE 15' TALL EARTH BERM	220' LINEAR FEET OF BUFFER 20 LARGE TREES, 16 MEDIUM/ SMALL TREES, 44 EVERGREEN SHRUBS (61%), AND 30 DECIDUOUS SHRUBS (39%) SEE SHEET LP04 FOR PLANTING DETAIL

LOT 2 LANDSCAPE COST ESTIMATE*

LARGE TREES:	241	#	\$250/TREE	=	\$60,250
MEDIUM/ SMALL TREES:	40	#	\$200/TREE	=	\$8,000
SHRUBS:	330	#	\$30/SHRUB	=	\$9,900
				TOTAL	= \$78,150

- THIS COST ESTIMATE IS FOR LOT 2 REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP02, LP03, LP04, AND LP05.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES.
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

LOT 2 STREET TREE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GB	52	GINKGO BILوبا	AUTUMN GOLD GINKGO (MALE ONLY)	2"-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 1', 50' O.C. SPACING
GP	52	QUERCUS PALUSTRIS	PIN OAK	2"-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 1', 50' O.C. SPACING

LOT 2 PARKING LOT PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TC	8T	TILIA CORDATA	LITTLE LEAF LINDEN	2"-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 1'

LOT 2 FOUNDATION PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AB	100	ABELIA X GRANDIFLORA	GLOSSY ABELIA	2'-3" HT	#3 CONT.	6' O.C. SPACING
IC	48	ILEX CORNUTA	CHINESE HOLLY	2'-3" HT	#3 CONT.	6' O.C. SPACING

LOT 2 50' WIDE BUFFER PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B 4 B	SPACING PER PLAN
LT	10	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2 1/2" CAL	B 4 B	SPACING PER PLAN
PS	10	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B 4 B	SPACING PER PLAN
TS	10	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B 4 B	SPACING PER PLAN
QU	10	QUERCUS PHELLOS	WILLOW OAK	2"-2 1/2" CAL	B 4 B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	10	AMELANCHIER CANADENSIS	SERVICEBERRY	1"-1 1/2" CAL	B4B	SPACING PER PLAN
CF	10	CORNUS FLORIDA	FLOWERING DOGWOOD	1"-1 1/2" CAL	B4B	SPACING PER PLAN
IO	10	ILEX OPACA	AMERICAN HOLLY	5'-6" HT	B4B	SPACING PER PLAN
JS	10	JUNIPERUS SCOPULORUM 'NICHITA BLUE'	NICHITA BLUE JUNIPER	5'-6" HT	B4B	SPACING PER PLAN
SHRUBS						
CS	35	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3" HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IG	30	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
IV	41	ILEX VERTICILLATA	WINTERBERRY	2'-3" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
JH	41	JUNIPERUS HORIZONTALIS 'FLUMOSA'	ANDORRA JUNIPER	6'-1" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	35	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3" HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

SERIES 2

LANDSCAPE PLAN

MITCHELL
PROPERTY
DEVELOPMENT

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJUNG
PHONE: 410-925-0953

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FW
FREDERICK WARD ASSOCIATES
PG Box 727, 5 South Main Street 3rd fl. Annapolis, MD 21404

REVISIONS

DESCRIPTION

DATE

REVIEW

DATE:

08/03/22

SCALE:

1" = 100'

DESIGNED BY:

KFP

DRAWN BY:

KFP

CHECKED BY:

GPP

DRAWING NO:

LP03

SHEET

3

OF

9

PROJ. JOB NUMBER:

2081196.10



PLANTINGS SHOWN ON LPO4 FOR LOT 6.

LOT 6 LANDSCAPE COST ESTIMATE*

LARGE TREES:	3	0	\$250/TREE	=	\$750
SHRUBS:	27	0	\$30/SHRUB	=	\$810
			TOTAL	=	\$1,560

- THIS COST ESTIMATE IS FOR LOT 6 REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP04.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES.
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

SYM	QTY	BOTANICAL	COMMON	SIZE	ROOT	REMARKS
-----	-----	-----------	--------	------	------	---------

[illegible]

SYM	TRY	BOTANICAL	COMMON	SIZE	FOOT	REMARKS
-----	-----	-----------	--------	------	------	---------

MATCHLINE - SEE SHEET 3

PLANTINGS SHOWN ON LPO4 AND LPO6 FOR LOT 3

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

LARGE TREES:	113	@	\$250/TREE	=	\$28,250
SHRUBS:	128	@	\$30/SHRUB	=	\$3,840
			TOTAL	=	\$32,090

- THIS COST ESTIMATE IS FOR LOT 3 REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP04 AND LP06.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES.
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

Q3470	Q3471	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
-------	-------	----------------	-------------	------	------	---------

LOT 3 PARKING LOT PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

LOT 3 FOUNDATION PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

12	12	3	WHEELS & TIRES	HT	CONT.	5 CIG. 5 FISHING
----	----	---	----------------	----	-------	------------------

PLANTINGS SHOWN ON LPO4 AND LPO6 FOR PARCEL F

[illegible]

ARGE TREES:	63	8	\$250/TREE	-	\$15,750
-------------	----	---	------------	---	----------

MEDIUM/ SMALL TREES:	52	0	\$200/TREE	=	\$10,400
SHRUBS:	227	0	\$30/SHRUB	=	\$6,810
			TOTAL	=	\$32,960

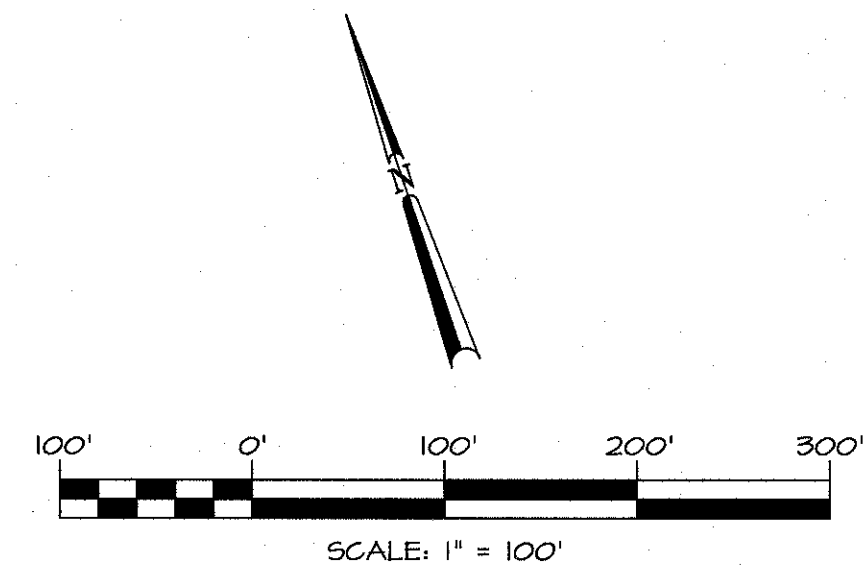
- THIS COST ESTIMATE IS FOR PLANTING OF REQUIRED PLANTINGS. PLANTINGS SHOWN ON LR04 AND LP06.

- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.

- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL TREE RESTORATION TREES.

- ESTIMATE IS FOR HANFORD COUNTY BONDING PURPOSES ONLY, AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

[illegible]

F
W

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES
Frederickward.com
410-879-2080

PO Box 727, 5 South Main Street, 2nd Fl., Maryland 21014

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAIG
PHONE: 410-925-0953

LANDSCAPE PLAN

**MITCHELL
PROPERTY
DEVELOPMENT**

2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 06/03/22	DRAWING NO: LP05
SCALE: 1" = 100'	
DESIGNED BY: KFP	SHEET 5 OF 9
DRAWN BY: KFP	
CHECKED BY: GPP	PWA JOB NUMBER: 2061196.10

PLANTINGS SHOWN ON LPO5 AND LPO6 FOR LOT 5.

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS: 261-24(E)(2) REQUIRED: BUILDING FOUNDATION PLANTINGS	88 SHRUBS
STREET TREES: 261-24(G)(1) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	1520' LINEAR FEET OF INTERIOR ROAD 30 STREET TREES
PARKING INTERIOR LANDSCAPING: (1) 261-24(H)(1)(a) REQUIRED: 1 TREE FOR EVERY 10 SPACES	318 PARKING SPACES 36 PARKING LOT TREES
PARKING PERIMETER LANDSCAPING: (2) 261-24(H)(2)(a) REQUIRED: A MINIMUM 5 FOOT BUFFER STRIP ADJACENT A PUBLIC RIGHT-OF-WAY	PROVIDED BY PROPOSED SKM PLANTINGS
ADDITIONAL: 50' WIDE LANDSCAPE BUFFER WITH A 15' WIDE 15' TALL EARTH BERM	1800' LINEAR FEET OF BUFFER 50' WIDE LANDSCAPE BUFFER WITH A 15' NIDE 15' TALL EARTH BERM 18 LARGE TREES, 186 MEDIUM SMALL TREES 432 EVERGREEN SHRUBS (61%), AND 214 DECIDUOUS SHRUBS (34%) SEE SHEET LP041 FOR PLANTING DETAIL

LARGE TREES:	271	@	\$250/TREE	=	\$67,750
MEDIUM/ SMALL TREES:	156	@	\$200/TREE	=	\$31,200
SHRUBS:	794	@	\$30/SHRUB	=	\$23,820
			TOTAL	=	\$122,770

- THIS COST ESTIMATE IS FOR LOT 2 REQUIRED PLANTINGS. PLANTINGS SHOWN ON LPO2 AND LPO3.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

EXAMER	OR	BOTANICAL NAME	COMMON NAME
--------	----	----------------	-------------

ST. PEBOD	GIT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GR	12	QUERCUS RUBRA	NORTHERN RED OAK	2'-2½'	B4B	TRUNK FREE OF BRANCHES 'TO 1'; 80' O.C. SPACING
TA	26	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2'-2½'	B4B	TRUNK FREE OF BRANCHES 'TO 1'; 80' O.C. SPACING

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

QB	38	QUERCUS BIGOLOR	SWAMP WHITE OAK	2"-2 1/2" CAL	B&B	TRUNK FREE OF BRANCHES 6' TO T ₁
----	----	-----------------	-----------------	------------------	-----	--

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

HQ	40	HYDRANGIA QUERCIFOLIA 'ALICE'	OAKLEAF HYDRANGEA	2-3' HT	#3 CONT.	6' O.C. SPACING
IS	48	Ilex glabra 'SHAMROCK'	INKBERRY HOLLY	18-24" HT.	#3 CONT.	6' O.C. SPACING

PLANTINGS SHOWN ON LP04, LP05, AND LP07 FOR CANNING HOUSE ROAD

REQUIREMENT	PROVIDED
STREET TREES: 267'-240'(0/10) REQUIRED: ONE LARGE TREE PER TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	7585' LINEAR FEET OF INTERIOR ROAD 140 STREET TREES
BUFFER YARDS(S) 267'-302'(0/1) REQUIRED: IS BUFFER YARD TYPE 1? BETWEEN ZONE B3 & ZONE C1, 4 LARGE TREES, 3 2" MEDIUM TREES, 20 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	394' LINEAR FEET OF REQUIRED BUFFERYARD 1640' LINEAR FEET OF A 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM PLANTING CALCULATIONS PROVIDED BELOW
BUFFER YARDS(S) 267'-302'(0/1) REQUIRED: 30' BUFFER YARD TYPE 1? BETWEEN ZONE B3 & ZONE C1, 8 LARGE TREES, 6 SMALL/ MEDIUM TREES, 30 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	1587' LINEAR FEET OF REQUIRED BUFFERYARD 208' EXISTING FORTIFY TO REMAIN 1640' LINEAR FEET OF A 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM 10 LARGE TREES, 136 MEDIUM/ SMALL TREES, 371 EVERGREEN SHRUBS AND 232 26" DODGEY SHRUBS (39%) SEE SHEET LPO4 FOR PLANTING DETAIL

LARGE TREES:	360	③	\$250/TR
--------------	-----	---	----------

MEDIUM/ SMALL TREES:	136	0	\$200/TREE	=	\$27,200
SHRUBS:	607	0	\$30/SHRUBS	=	\$18,210
			TOTAL	=	\$135,410

- THIS COST ESTIMATE IS FOR CANNING HOUSE ROAD REQUIRED PLANTINGS. PLANTINGS SHOWN ON LPO4, LPO5 AND LPO7.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES.
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

QR	102	QUERCUS RUBRA	NORTHERN RED OAK	2'-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 7', 75' O.C. SPACING
TA	88	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2'-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 7', 75' O.C. SPACING

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
--------	-----	----------------	-------------	------	------	---------

LARGE TREES		SPECIES		SIZE		PLACEMENT	
JV	34	JUNIFERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B ± B		SPACING PER PLAN
LT	34	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2'-2.5' * CAL	B ± B		SPACING PER PLAN
PS	34	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B ± B		SPACING PER PLAN
TS	34	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B ± B		SPACING PER PLAN
QU	34	QUERCUS PHELLOS	WILLOW OAK	2'-2.5' * CAL	B ± B		SPACING PER PLAN
MEDIUM / SMALL TREES							
AC	34	AMELANCHIER CANADENSIS	SERVICEBERRY	1'-1.5' CAL	B ± B		SPACING PER PLAN
CF	34	CORNUS FLORIDA	FLOWERING DOGWOOD	1'-1.5' CAL	B ± B		SPACING PER PLAN
IO	34	ILEX OPACA	AMERICAN HOLLY	5'-6' HT	B ± B		SPACING PER PLAN
J5	34	JUNIFERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIFER	5'-6' HT	B ± B		SPACING PER PLAN
SHRUBS							
CS	11B	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3 CONT.		SPACING AS SHOWN (DECIDUOUS)
IG	10I	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3' HT	#3 CONT.		SPACING AS SHOWN (EVERGREEN)
IV	135	ILEX VERTICILLATA	WINTERBERRY	2'-3' HT	#3 CONT.		SPACING AS SHOWN (EVERGREEN)
JH	135	JUNIFERUS HORIZONTALIS 'FLAMEA'	ANDORRA JUNIFER	6'-1' HT	#3 CONT.		SPACING AS SHOWN (EVERGREEN)
VR	11B	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3 CONT.		SPACING AS SHOWN (DECIDUOUS)

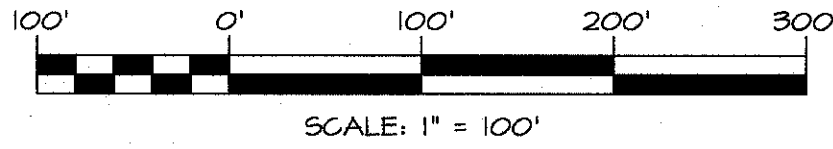
--	--	--	--	--

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	34	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B 4 B	SPACING PER PLAN
LT	34	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" CAL	B 4 B	SPACING PER PLAN
PS	34	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B 4 B	SPACING PER PLAN
TS	34	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B 4 B	SPACING PER PLAN
QU	34	QUERCUS PHellos	WILLOW OAK	2"-2.5" CAL	B 4 B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	34	AMELANCHIER CANADENSIS	SERVICEBERRY	1'-1.5" CAL	B4B	SPACING PER PLAN
CF	34	CORNUS FLORIDA	FLOWERING DOGWOOD	1'-1.5" CAL	B4B	SPACING PER PLAN
IO	34	ILEX OPACA	AMERICAN HOLLY	5'-6" HT	B4B	SPACING PER PLAN
JS	34	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B4B	SPACING PER PLAN
SHRUBS						
CS	131	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IG	118	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
IV	151	ILEX VERTICILLATA	WINTERBERRY	2'-3" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
JH	151	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6'-1" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	131	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3" HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

M:\PROJECTS\2011\16.1 MITCHELL, PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\LANDSCAPE\LANDSCAPE PLAN\DWG LP07 022022 120 PML.dwg

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8



LOT 4 LANDSCAPE REQUIREMENTS

PLANTINGS SHOWN ON LP05, LP06, LP07 AND LP08 FOR LOT 4.

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS (1 261-21E(2))	128 SHRUBS
REQUIRED: BUILDING FOUNDATION PLANTINGS	
STREET TREES (1 261-21E(1))	3520' LINEAR FEET OF INTERIOR ROAD
REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	88 STREET TREES
PARKING INTERIOR LANDSCAPING (1 261-21H(1)(a))	764 PARKING SPACES
REQUIRED: 1 TREE FOR EVERY 10 SPACES	77 PARKING LOT TREES
PARKING PERIMETER LANDSCAPING (1 261-21H(2)(a))	PROVIDED BY PROPOSED SKM PLANTINGS
REQUIRED: A MINIMUM 5 FOOT BUFFER STRIP ADJUTING A PUBLIC RIGHT-OF-WAY	
BUFFER YARDS (1 261-30E(1))	3405' LINEAR FEET OF REQUIRED BUFFERYARD
REQUIRED: 15' BUFFER YARD TYPE B BETWEEN ZONE B3 & ZONE C1, 4 LARGE TREES, 5 SMALL/ MEDIUM TREES, 20 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	5840' LINEAR FEET OF A 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM
BUFFER YARDS (1 261-30E(2))	1480' LINEAR FEET OF REQUIRED BUFFERYARD
REQUIRED: 30' BUFFER YARD TYPE D BETWEEN ZONE B3 & ZONE C1, 6 LARGE TREES, 6 SMALL/ MEDIUM TREES, 30 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	5840' LINEAR FEET OF A 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM

MATCHLINE - SEE SHEET 5

LOT 4 LANDSCAPE COST ESTIMATE*

LARGE TREES	755	@ \$250/TREE	= \$188,750
MEDIUM/ SMALL TREES	412	@ \$200/TREE	= \$82,400
SHRUBS	2247	@ \$30/SHRUB	= \$67,410
			TOTAL = \$338,560

- THIS COST ESTIMATE IS FOR LOT 4 REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP05, LP06, LP07, AND LP08.
- ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION, AND MAINTENANCE.
- THIS ESTIMATE DOES NOT INCLUDE INDIVIDUAL REFORESTATION TREES.
- ESTIMATE IS FOR HARFORD COUNTY BONDING PURPOSES ONLY, AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

LOT 4 STREET TREE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GR	42	QUERCUS RUBRA	NORTHERN RED OAK	2"-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING
TA	46	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2"-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING

LOT 4 PARKING LOT PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GB	77	QUERCUS BICOLOR	SWAMP WHITE OAK	2"-2 1/2"	B4B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING

LOT 4 FOUNDATION PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
HQ	80	HYDRANGIA QUERCIFOLIA	OAKLEAF HYDRANGEA	2-3" HT	#3 CONT.	6' O.C. SPACING
IG	48	Ilex glabra 'SHAMROCK'	INKBERRY HOLLY	10-24" HT.	#3 CONT.	6' O.C. SPACING

LOT 4 50' WIDE BUFFER PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	118	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-8' HT	B + B	SPACING PER PLAN
LT	118	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2'-2 1/2" CAL	B + B	SPACING PER PLAN
PS	118	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B + B	SPACING PER PLAN
TS	118	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B + B	SPACING PER PLAN
QU	118	QUERCUS PHELLO	WILLOW OAK	2'-2 1/2" CAL	B + B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	118	AMELANCHIER CANADENSIS	SERVICEBERRY	1'-1 1/2" CAL	B4B	SPACING PER PLAN
CF	118	CORNUS FLORIDA	FLOWERING DOGWOOD	1'-1 1/2" CAL	B4B	SPACING PER PLAN
IO	118	ILEX OPACA	AMERICAN HOLLY	5'-6" HT	B4B	SPACING PER PLAN
JS	118	JUNIPERUS SCOPULORUM 'NICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6" HT	B4B	SPACING PER PLAN
SHRUBS						
CS	412	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3" HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IS	353	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
IV	471	ILEX VERTICILLATA	WINTERBERRY	2'-3" HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
JH	471	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6'-1' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	412	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3" HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

SERIES 2

LANDSCAPE PLAN

MITCHELL

PROPERTY

DEVELOPMENT

2ND ELECTION DISTRICT

HARFORD COUNTY, MD

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP

1343 ASHTON ROAD

HANOVER, MARYLAND 21076

ATTN: MR. WIT MACCUAG

PHONE: 410-925-0953

ARCHITECTS

ENGINEERS

PLANNERS

SURVEYORS

410-925-0953

Frederick Ward Associates



FREDERICK WARD ASSOCIATES

PO Box 722, 5 South Main Street, Baltimore, Maryland 21014

REVISIONS

DESCRIPTION

DATE

REVIEW

DATE:

06/03/22

SCALE:

1" = 100'

DESIGNED BY:

KFP

DRAWN BY:

KFP

CHECKED BY:

GPP

DRAWING NO:

LP07

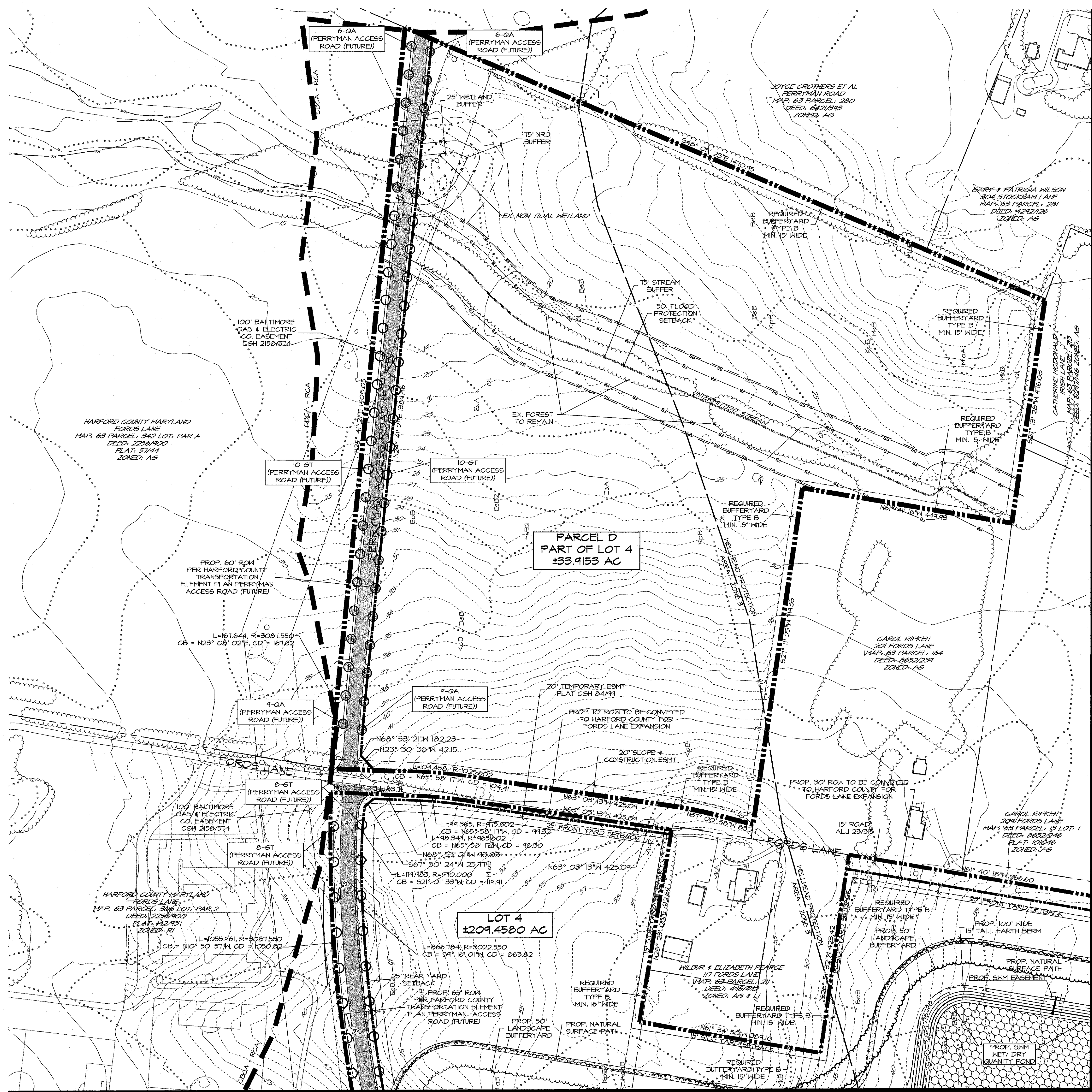
SHEET:

7 OF 8

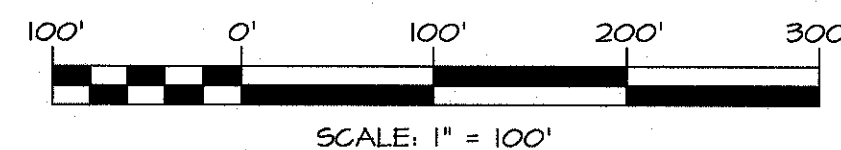
FILE NO:

2061196.10

M:\PROJECTS\2061198-10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\LANDSCAPE\LANDSCAPE PLAN.DWG, SDR, 6/20/2022 10:14 AM, JMW



MATCHLINE - SEE SHEET 6 & 7



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE 'USA STANDARD FOR NURSERY STOCK', LATEST EDITION.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
3. CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
4. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED PER SEDIMENT EROSION CONTROL PLANS.
6. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
7. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY.
8. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF HARFORD COUNTY, MD.
9. GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION, AND TRANSPORTATION.
10. SOIL ADDITIVES TO BE GRANULAR FERTILIZER OF A 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 pH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
11. THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
12. PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF TWO YEARS INCLUDING TWO CONTINUOUS GROWING SEASONS WITH 75% SURVIVABILITY. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY TO INCLUDE COVERAGE OF PLANTS FROM DEATH OR UNHEALTHY CONDITIONS. REPLACEMENT PLANTS SHALL BE THE SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF THE REPLACEMENT.
13. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.
14. PLANTING SOIL MIX:
 - a. CONTRACTOR SHALL PROVIDE PLANTING MIX ACCORDING TO THE FOLLOWING MIX RATIOS:
 - i. 75% SANDY LOAM TOPSOIL, pH SHALL BE BETWEEN 5.5 - 7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUBLE SALTS SHALL NOT EXCEED 3mmhos/CM, CALCIUM SHALL NOT EXCEED 2000 PARTS PER MILLION. TOPSOIL SHALL BE FREE OF NOXIOUS WEED SEEDS AND ROCKS OVER 1".
 - ii. 25% LEAFMOLD AS MANUFACTURED BY Maryland Environmental Service, 294 Najoles Road, Millersville, Maryland 21108, Attn: Procurement Division, Phone (410) 724-8510 Fax (410) 724-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
 - b. THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK THEN BACKFILLED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
 - c. SOIL AMENDMENTS: PROVIDE OSMOCOTE FERTILIZER N14-P14-K14, 3-4 MONTH TIME RELEASE. APPLY TO PLANTER MIX AT A RATE OF 20LBS/1000 SQ FT OF PLANTING AREA. THOROUGHLY INCORPORATE INTO TOP 12 INCHES OF PLANTING SOIL DEPTH INCLUDING TREE PIT.

NOTES

1. TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
2. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.
3. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING.

SERIES 2

LANDSCAPE PLAN

MITCHELL
PROPERTY
DEVELOPMENT

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAG
PHONE: 410-925-0953

ARCHITECTS

ENGINEERS

PLANNERS

SURVEYORS

410.925.0953

frederickward.com



FREDERICK WARD ASSOCIATES

PO Box 777, 5 South Main Street, Baltimore, Maryland 21114

DATE:

06/03/22

SCALE:

1" = 100'

DESIGNED BY:

KFP

DRAWN BY:

KFP

CHECKED BY:

GPP

DRAWING NO:

LP08

SHEET

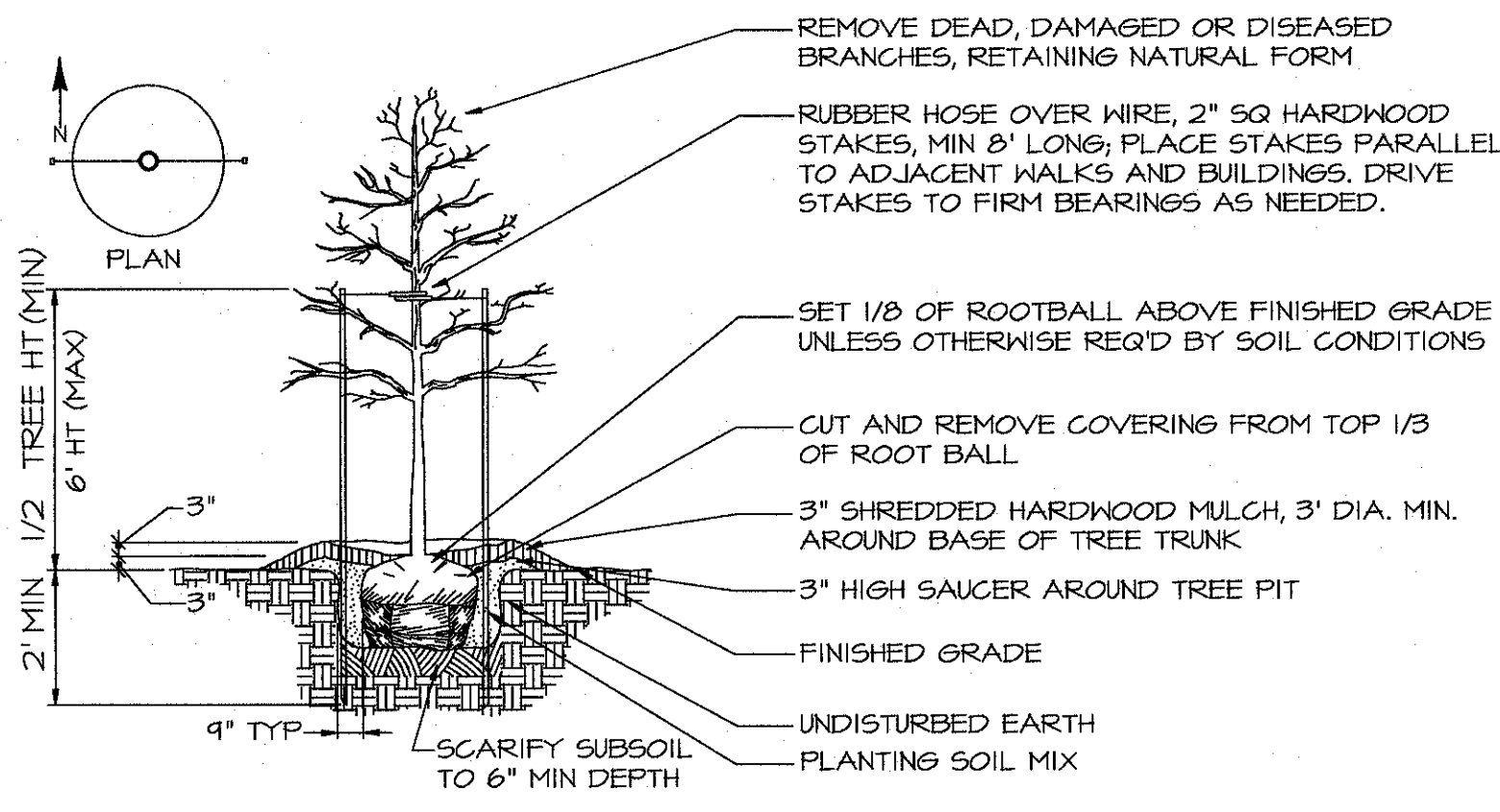
8

OF

9

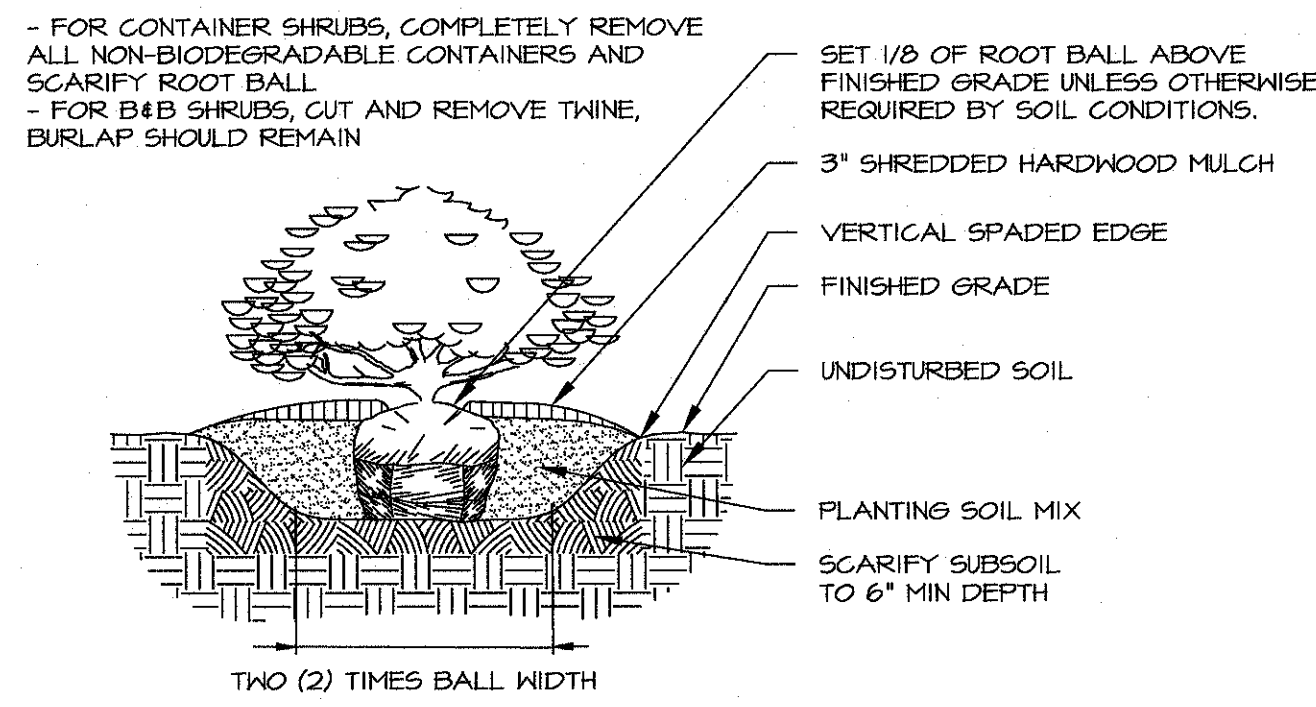
PWA JOB NUMBER:

2061198.10



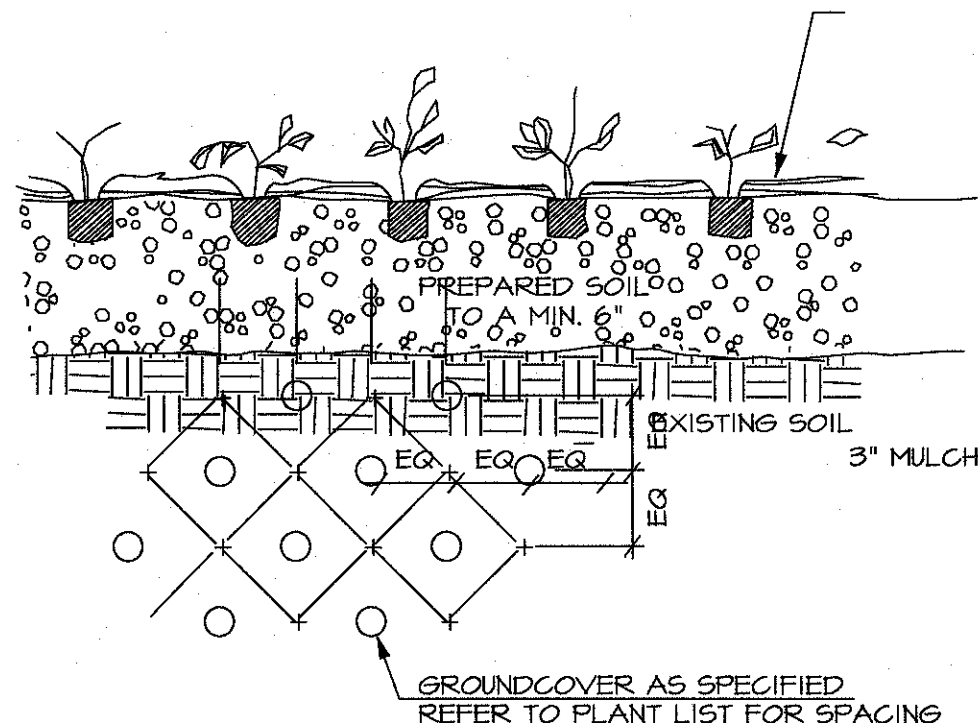
DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



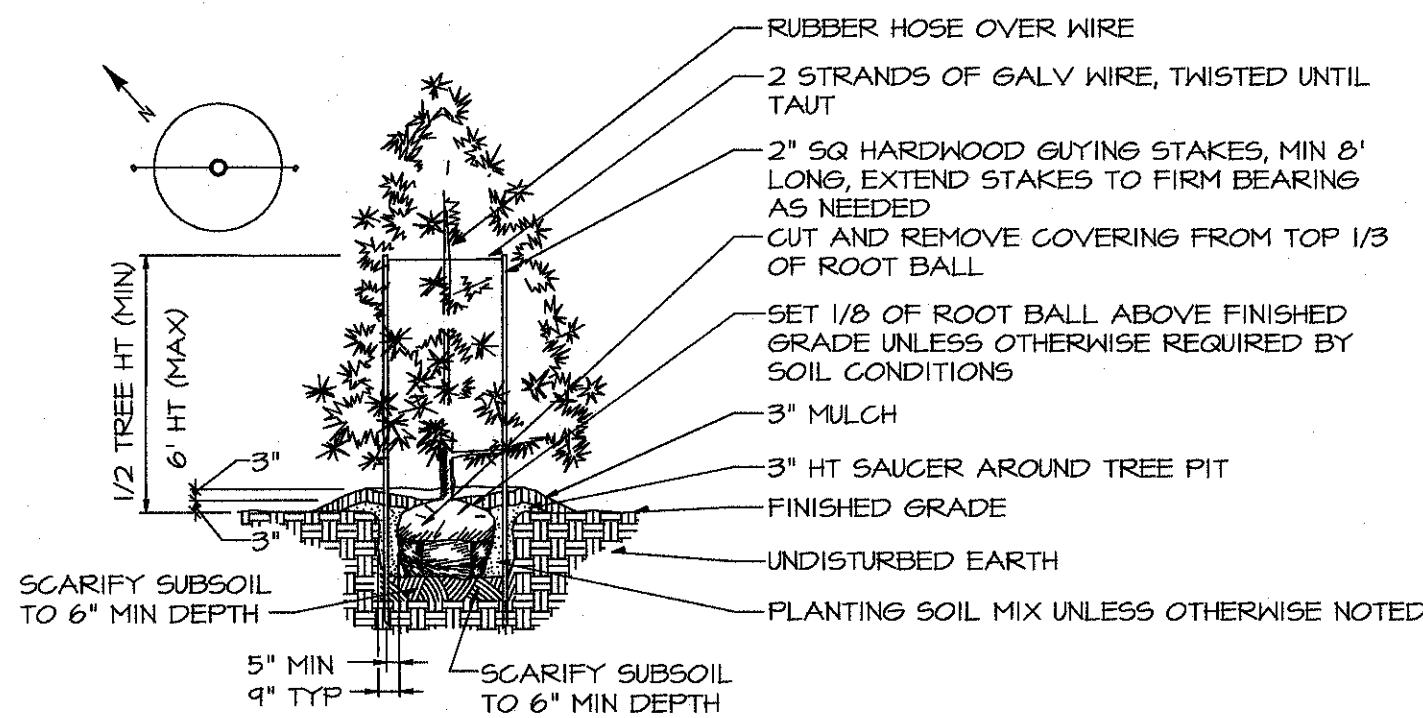
SHRUB PLANTING DETAIL

SCALE: NTS



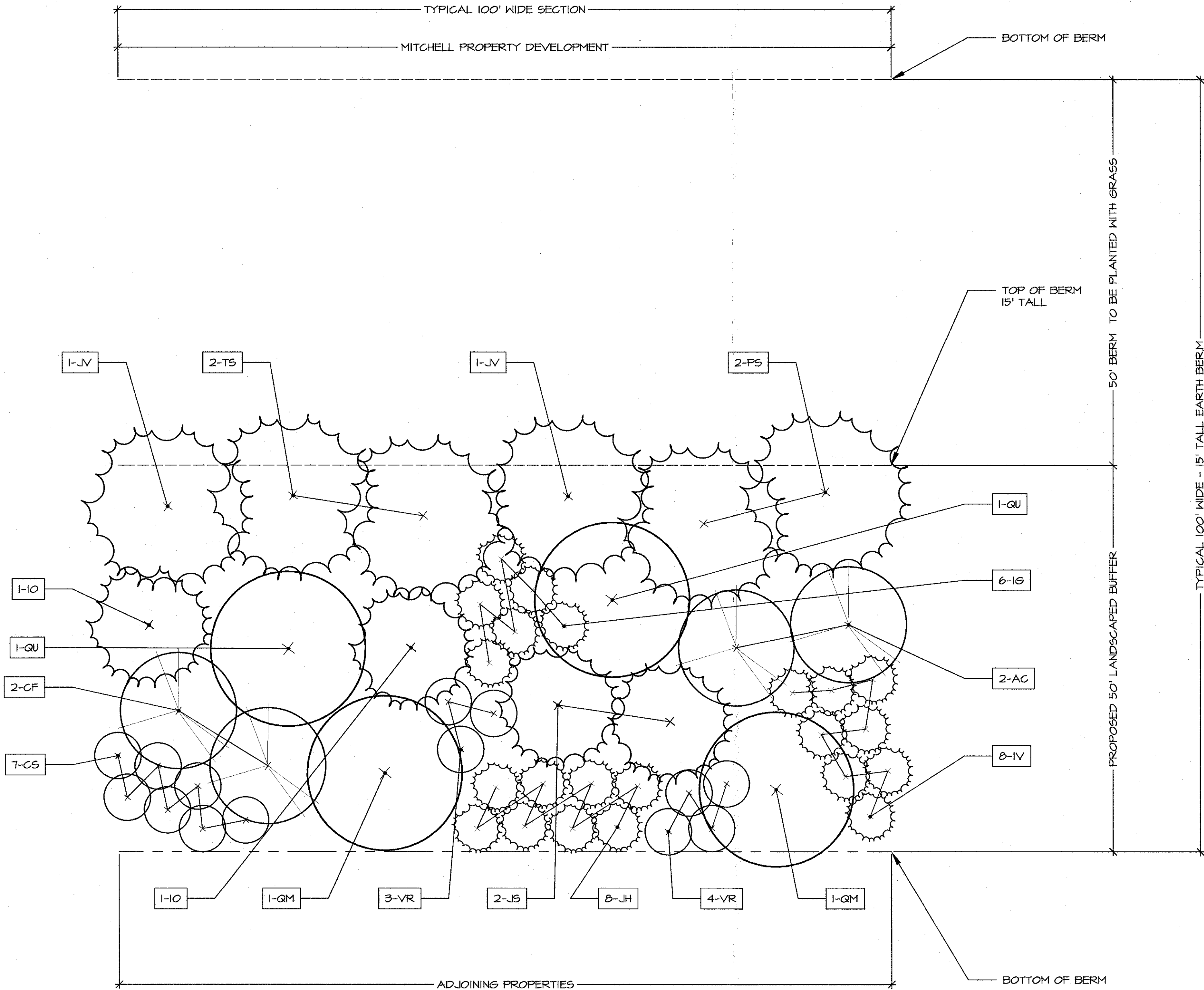
GROUNDCOVER PLANTING DETAIL

SCALE: NTS



EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



TYPICAL 50' WIDE LANDSCAPED BUFFER PLANTING SCHEDULE PER 100 LINEAR FEET

TYPICAL 50' WIDE LANDSCAPED BUFFER PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B & B	SPACING PER PLAN
PS	2	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B & B	SPACING PER PLAN
TS	2	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B & B	SPACING PER PLAN
GM	2	QUERCUS MONTANA	CHESTNUT OAK	2"-2.5" CAL	B & B	SPACING PER PLAN
GU	2	QUERCUS PHellos	WILLOW OAK	2"-2.5" CAL	B & B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	2	AMELANCHIER CANADENSIS	SERVICEBERRY	1"-1.5" CAL	B&B	SPACING PER PLAN
CF	2	CORNUS FLORIDA	FLOWERING DOGWOOD	1"-1.5" CAL	B&B	SPACING PER PLAN
IO	2	ILEX OPAGA	AMERICAN HOLLY	5'-6' HT	B&B	SPACING PER PLAN
JS	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B&B	SPACING PER PLAN
SHRUBS						
CS	7	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IS	6	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
IV	8	ILEX VERTICILLATA	WINTERBERRY	2'-3' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
JH	8	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6'-1' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	7	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

SERIES 2

LANDSCAPE PLAN

MITCHELL
PROPERTY
DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJAG
PHONE: 410-925-0853

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWM
FREDERICK WARD ASSOCIATES
410-925-0850
Frederickward.com
PO Box 722, 5 South Main Street, 2nd Fl., Maryland 21014

REVISIONS

DESCRIPTION

DATE

REVIEW

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

DRAWING NO:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

EXHIBIT C

MAP DOCUMENTS001196: 10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK DEVELOPMENT ENGINEERING PLAN SETS (PRELIMINARY PLANS) SERIES 2, P01, PRELIMINARY PLAN (DWG. SPT, 02/02/22, 2:55 PM) g:\p...

LEGEND

	RIGHT OF WAY LINE
	PROPERTY LINE
	EX EASEMENT
	EX CONTOURS
	EX TREELINE
	EX EDGE OF PAVING
	EX OVERHEAD LINES
	EX SANITARY LINES
	EX WATER LINES
	EX STORM DRAIN LINES
	EX WETLAND
	25' WETLAND BUFFER
	75' NATURAL RESOURCE DISTRICT BUFFER
	WELLHEAD PROTECTION ZONE - ZONE 3
	CHESAPEAKE BAY CRITICAL AREA
	SOIL LINES
	PROP CONTOUR
	PROP STORM DRAIN LINES
	PROP SETBACK
	PROP LANDSCAPE BUFFER
	PROP EASEMENT
	EX BUILDING
	PROP BUILDING
	PROP SANITARY LINE
	PROP WATER LINE
	REGULATED STREAM
	75' STREAM BUFFER
	50' FLOOD PROTECTION SETBACK
	FOREST INTERIOR DVELLING SPECIES HABITAT
	CRITICAL AREA EXPANDED BUFFER
	MEAN HIGH WATER (OFFSET FOR CLARITY)
	100 YEAR FEMA FLOODPLAIN
	15 - 24.4% EXISTING SLOPES
	Q25% EXISTING SLOPES
	PROP TREELINE
	PROP PAVING
	PROP STORMWATER
	PROP PARKING SPACE QUANTITY PER ROW
	PROP. LIGHT POLE AND FIXTURE
	EX FIRE HYDRANT
	PROP FIRE HYDRANT
	EX MANHOLE
	PROP MANHOLE
	PROP INLET
	EX WATER VALVE
	PROP WATER VALVE
	EX UTILITY POLE
	PROP UTILITY POLE
	EX SIGN
	PROP SIGN
	HANDICAP PARKING

GENERAL NOTES

- PARCEL BOUNDARY FIELD SURVEYED BY FMA IN SEPTEMBER 2006.
- THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SINKER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- GRADING PERMIT WILL BE REQUIRED; SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
- STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED MDE DESIGN MANUAL.
- ROAD IMPROVEMENTS TO PERRYMAN ROAD AND GANNING HOUSE ROAD TO BE DESIGNED AND CONSTRUCTED PER HARFORD COUNTY D.P.W. RECOMMENDATIONS.
- FOREST STAND DELINEATION PERFORMED BY HOLLY OAK CONSULTING, LLC AND SUBMITTED ON DECEMBER 1, 2021 AND APPROVED ON MAY 11, 2022.
- A LANDSCAPE PLAN, LIGHTING PLAN, FOREST CONSERVATION PLAN WILL BE SUBMITTED AS SEPARATE PLAN SETS. A FINAL LANDSCAPE & LIGHTING PLAN MUST BE APPROVED PRIOR TO THE RELEASE OF THE BUILDING PERMIT.
- ANY EXISTING UTILITY RELOCATION TO BE COORDINATED THROUGH APPROPRIATE UTILITY OWNER AND HARFORD COUNTY D.P.W.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO THE HARFORD COUNTY SIGN CODE. SIGN PERMITS SHALL BE OBTAINED FROM THE HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING. ALL SIGNS WILL BE LOCATED WITHIN A SIGN EASEMENT. EXACT LOCATIONS TO BE DETERMINED DURING FINAL ENGINEERING.
- LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADOWED, SHIELDED OR DIRECTED SO THAT THE LIGHT INTENSITY OR BRIGHTNESS SHALL NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT ONTO RESIDENTIAL LOTS OR BUILDINGS.
- HEAVY AND LIGHT DUTY PAVING SECTION DESIGN TO BE DETERMINED DURING ENGINEERING PHASE.
- THE SITE LAYS PARTIALLY WITHIN ZONE AE (SEPARATE FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOODPLAIN, ZONE X (AREAS OF 500 YEAR FLOODPLAIN) AND ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAPS 24025C0218E, 24025C0218E, 24025C0218E, AND 24025C0218E (REF. 4/14/2016).
- THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 17.11 ACRES ARE WITHIN THE RESOURCE CONSERVATION AREA (RCA) AND 15.88 ACRES ARE WITHIN THE LIMITED DEVELOPMENT AREA (LDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE ± 225.14 ACRES OF THE PROPERTY THAT FALL WITHIN THE WELLHEAD PROTECTION AREA - ZONE 3. EXISTING WELLHEAD REFERENCE INFORMATION WAS OBTAINED FROM PERRYMAN, MARYLAND WELLFIELD WELL HEAD PROTECTION PLAN, SOURCE WATER ASSESSMENT FOR PERRYMAN WELL FIELD PREPARED BY MDE OCTOBER, 2000.
- WATER METERS TO BE PROVIDED INSIDE BUILDINGS IN UTILITY ROOMS.
- PER HARFORD COUNTY ZONING CODE SECTION 261-21 ACCESSORY USES AND STRUCTURES, "RETAIL SALES IN INDUSTRIAL DISTRICTS SHALL BE PERMITTED, PROVIDED THAT THE GOODS SOLD ARE MANUFACTURED OR PRODUCED ON SITE.
- THE SITE IS LOCATED INSIDE THE PRIORITY FUNDING AREA.
- NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED DURING THE FIELD INVESTIGATIONS. THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR) RESPONDED TO A REQUEST FOR RECORDS OF RARE, THREATENED, AND ENDANGERED SPECIES ON SEPTEMBER 13, 2021 STATING THAT THERE ARE NO RECORDS OF RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE BOUNDARY OF THE SITE.
- HANDICAP RAMPS SHALL BE PROVIDED AT THE INTERSECTIONS OF PUBLIC ROADS. TO BE SHOWN AT FINAL DESIGN.

SITE DEVELOPMENT DATA

- PROPERTY ADDRESS: 1114 PERRYMAN ROAD PERRYMAN, MD 21130
- OWNER: F.O. MITCHELL, JR. BRO. P.O. BOX 36 PERRYMAN, MARYLAND 21130 (PARCEL 1, 2, 3, 4A, & 4B) CHARLES A MASLIN III 100 SOUTH WASHINGTON STREET HAVRE DE GRACE, MARYLAND 21078
- PARCEL 1 - PARK FARM NORTH TAX MAP 65, GRID 20, PARCEL 53 TAX ACCOUNT NO. 02-060933 ADDRESS: 1114 PERRYMAN ROAD ABERDEEN, MARYLAND 21001-4219 COH 214/633 LI - LIGHT INDUSTRIAL 1351.8324 ACRES
- PARCEL 2 - PARK FARM SOUTH TAX MAP 65, GRID 20, PARCEL 53 TAX ACCOUNT NO. 02-048343 ADDRESS: PERRYMAN ROAD PERRYMAN, MARYLAND 21130 COH 214/633 LI - LIGHT INDUSTRIAL 1280.5250 ACRES
- PARCEL 3 - FORDS LANE COUNTY SHAP TAX MAP 65, GRID 19, PARCEL 306 TAX ACCOUNT NO. 02-045134 ADDRESS: FORDS LANE ABERDEEN, MARYLAND 21001 COH 2256/104 LI - LIGHT INDUSTRIAL 136.0809 ACRES
- PARCEL 4A - LEE FIELD, SOUTH PART TAX MAP 65, GRID 20, PARCEL 62 TAX ACCOUNT NO. 02-060960 ADDRESS: 1625 PERRYMAN ROAD ABERDEEN, MARYLAND 21001-4216 COH 214/633 LI - GENERAL INDUSTRIAL 123.9294 ACRES
- PARCEL 4B - LEE FIELD, NORTH PART TAX MAP 65, GRID 20, PARCEL 62 TAX ACCOUNT NO. 02-060960 ADDRESS: MICHAELSVILLE ROAD PERRYMAN, MARYLAND 21130 COH 214/633 LI - LIGHT INDUSTRIAL 15.4436 ACRES

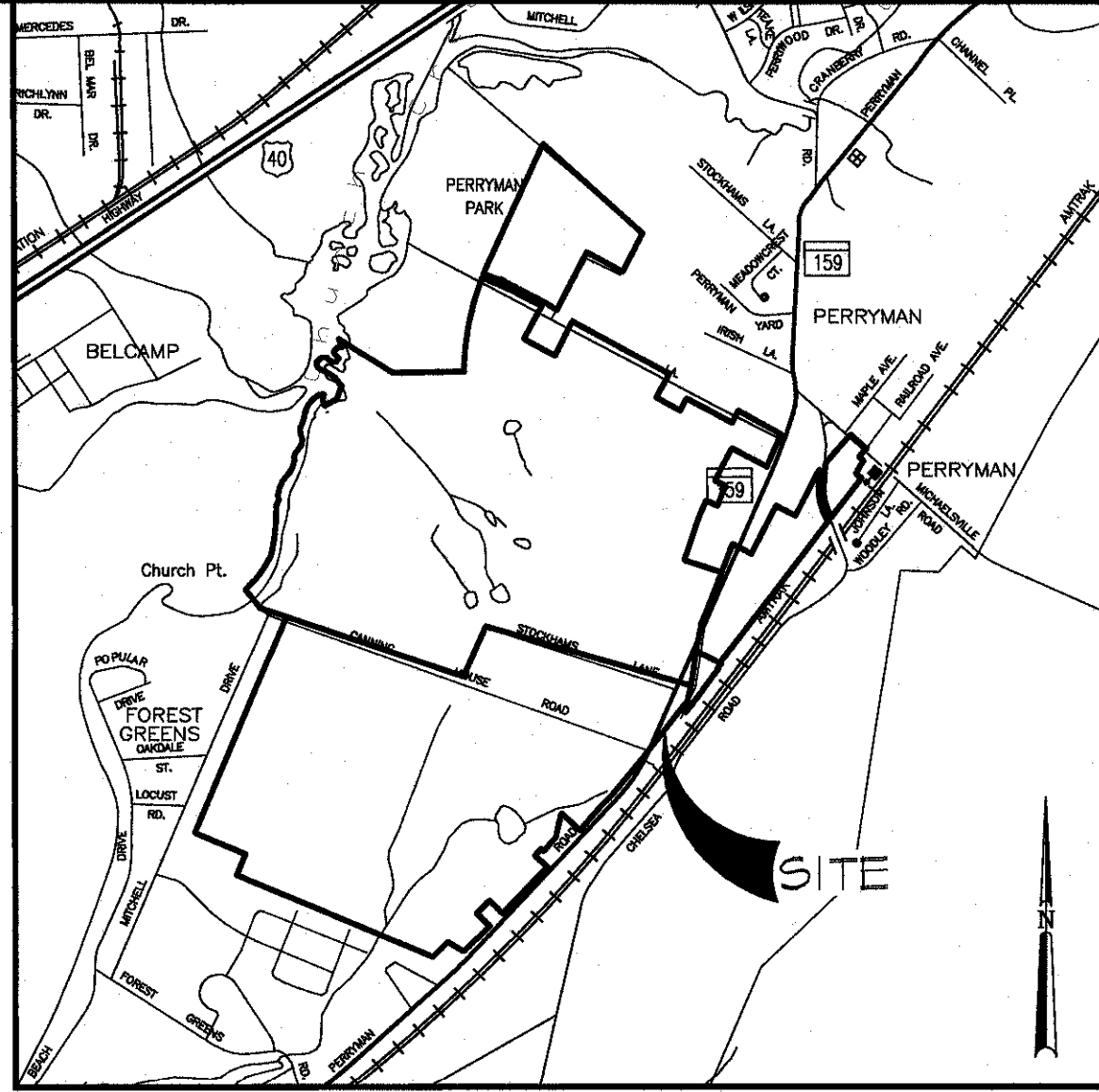
- PARCEL 216 - TO BE ACQUIRED FROM CHARLES MASLIN TAX MAP 65, GRID 20, PARCEL 216 TAX ACCOUNT NO. 02-091101 ADDRESS: 1601 PERRYMAN ROAD PERRYMAN, MARYLAND 21130 1066/1443 AG ± RI 14.6510 ACRES
- TOTAL GROSS AREA (PER BOUNDARY SURVEY): ±108.4223 AC LOT 1: TOTAL LOT AREA: ±151.0091 ACRES LOT 2: NET LOT AREA: ±104.5842 ACRES RIGHT OF WAY FOR PERRYMAN ROAD: ±14.8211 ACRES TOTAL LOT AREA: ±116.4053 ACRES LOT 3: TOTAL LOT AREA: ±48.4683 ACRES LOT 4: NET LOT AREA: ±120.4580 ACRES RIGHT OF WAY FOR FORDS LANE: ±1.3416 ACRES RIGHT OF WAY FOR GANNING HOUSE ROAD: ±11.5311 ACRES PAREL C PART OF LOT 4: ±12.7181 ACRES PAREL D PART OF LOT 4: ±13.4183 ACRES TOTAL LOT AREA: ±126.0109 ACRES LOT 5: NET LOT AREA: ±43.0461 ACRES PARCEL A PART OF LOT 5: ±14.7500 ACRES PARCEL B PART OF LOT 5: ±13.6655 ACRES TOTAL LOT AREA: ±57.1122 ACRES LOT 6: NET LOT AREA: ±10.9642 ACRES TOTAL LOT AREA: ±13.9168 ACRES PARCEL E: TOTAL LOT AREA: ±13.9168 ACRES PARCEL F: TOTAL LOT AREA: ±13.9500 ACRES
- RIGHT OF WAY TO BE DEDICATED TO HARFORD COUNTY FOR TRANSPORTATION PLAN PERRYMAN ACCESS ROAD (FUTURE). TOTAL ACRES: ±108.4223 ACRES

- ZONING: PARCELS 1, 2 & 3 PARCELS: 4A PARCEL: 4B PARCEL: 216 (14.3475 AC) PARCEL: 216 (14.3375 AC) LI (LIGHT INDUSTRIAL DISTRICT) G (GENERAL INDUSTRIAL DISTRICT) LI (LIGHT INDUSTRIAL DISTRICT) AG (AGRICULTURAL) RI (RURAL RESIDENTIAL)

- USE: EXISTING: AGRICULTURAL. PROPOSED: WAREHOUSE WITH AN ACCESSORY USE OF RETAIL/ SERVICE USE NOT TO EXCEED 2,000 SF AND TO BE INTEGRATED INTO THE OVERALL PROJECT
- PRINCIPAL USE MINIMUM: LOT SIZE = 20,000 SF MAX ALLOWABLE BUILDING HEIGHT: 40 FT PROPOSED BUILDING HEIGHT FOR BUILDINGS 1, 2, 3, 4, & 5: 40 FT ACCESSORY USE MINIMUM: LOT SIZE = 10,000 SF MAX ALLOWABLE BUILDING HEIGHT: 36 FT PROPOSED BUILDING HEIGHT FOR ACCESSORY RETAIL/ SERVICE BUILDING: 36 FT
- MAXIMUM BUILDING COVERAGE = 55.00% A. LOT 1: BLDG 1: 454,680 SF (21,916 AC) 21,916 AC / 151,009 AC = 14.51% BLDG COVERAGE B. LOT 2: BLDG 2: 137,240 SF (61,807 AC) 31,601 AC / 91,073 AC = 34.71% BLDG COVERAGE C. LOT 3: BLDG 3: 593,480 SF (13,344 AC) 13,344 AC / 48,468 AC = 27.64% BLDG COVERAGE D. LOT 4: BLDG 4: 1,664,600 SF (38,214 AC) 38,214 AC / 268,910 AC = 14.21% BLDG COVERAGE E. LOT 5: BLDG 5: 615,000 SF (14,103 AC) 14,103 AC / 61,122 AC = 23.08% BLDG COVERAGE F. LOT 6: RETAIL/ SERVICE: 2,000 SF (0.0459 AC) 0.0459 AC / 0.9642 AC = 4.76% BLDG COVERAGE
- MAXIMUM IMPERVIOUS COVERAGE = 85.00% A. LOT 1: TOTAL IMPERVIOUS COVERAGE = 44.4534 AC 44.401 AC / 151,009 AC = 29.40% IMPERVIOUS COVERAGE B. LOT 2: TOTAL IMPERVIOUS COVERAGE = 61.6394 AC 61.642 AC / 91,073 AC = 67.68% IMPERVIOUS COVERAGE C. LOT 3: TOTAL IMPERVIOUS COVERAGE = 28.7671 AC 28.761 AC / 48,468 AC = 59.35% IMPERVIOUS COVERAGE D. LOT 4: TOTAL IMPERVIOUS COVERAGE = 74.6830 AC 74.680 AC / 268,910 AC = 27.78% IMPERVIOUS COVERAGE

- LOT 5 TOTAL IMPERVIOUS COVERAGE = 29,3082 AC 29,3082 AC / 61,122 AC = 47.94% IMPERVIOUS COVERAGE F. LOT 6 TOTAL IMPERVIOUS COVERAGE = 0.1911 AC 0.1911 AC / 0.9642 AC = 20.02% IMPERVIOUS COVERAGE
- CHESAPEAKE BAY CRITICAL AREA: TOTAL AREA OF PROPERTY WITHIN THE CHESAPEAKE BAY CRITICAL AREA = ±18.91 AC TOTAL AREA OF PROPERTY IN THE RESOURCE CONSERVATION AREA (RCA) = ±13.11 AC ALLOWABLE PERCENTAGE OF IMPERVIOUS SURFACE ALLOWED IN RCA = 0% PROPOSED ROUND ABOUT ON GANNING HOUSE ROAD (PUBLIC ROAD) 0.64 AC PROPOSED PERRYMAN WEST ROAD (PUBLIC ROAD) 1.56 AC TOTAL PROP. IMPERVIOUS SURFACE FOR PUBLIC ROAD WITHIN RCA = 2.22 AC (3.04%) TOTAL AREA OF PROPERTY IN THE LIMITED DEVELOPMENT AREA (LDA) = ±5.88 AC ALLOWABLE PERCENTAGE OF IMPERVIOUS SURFACE ALLOWED IN LDA = 15% PROPOSED IMPERVIOUS SURFACE WITHIN LDA (LOT 1 & 2) = 0.76 (12.43%)
- MAX. IMPERVIOUS AREA FOR WELLHEAD PROTECTION ZONE (WHPZ)-ZONE 3: TOTAL AREA WITHIN THE WELLHEAD PROTECTION ZONE = 50.00% 225,1443 AC LOT 2 IMPERVIOUS WITHIN WHPZ = 1,9225 AC LOT 4 IMPERVIOUS WITHIN WHPZ = 68,4523 AC LOT 2 IMPERVIOUS WITHIN WHPZ = 29,3082 AC TOTAL IMPERVIOUS COVER = 100.1830 AC / 225,1443 AC = 44.50 %
- LOT 2 (INCLUDING RIGHT OF WAY FOR PERRYMAN ROAD) AREA WITHIN WHPZ = 12,4619 AC IMPERVIOUS WITHIN WHPZ = 1,9225 AC TOTAL IMPERVIOUS COVER = 1,9225 AC / 13,3944 AC = 14.35% LOT 4 (INCLUDING PARCEL C & D PART OF LOT 4) AREA WITHIN WHPZ = 150,4102 AC IMPERVIOUS WITHIN WHPZ = 68,4523 AC TOTAL IMPERVIOUS AREA = 68,4523 AC / 134,4051 AC = 45.26% LOT 5 (INCLUDING PARCEL A & B PART OF LOT 5) AREA WITHIN WHPZ = 61,1222 AC IMPERVIOUS WITHIN WHPZ = 29,3082 AC TOTAL IMPERVIOUS AREA = 32,4821 AC / 65,5666 AC = 49.49%
- MINIMUM REQUIRED AREA ON SITE: PROPOSED FOREST COVER TO BE REMOVED: ±16.06 AC 12.05 AC
- MINIMUM REQUIRED BUILDING SETBACKS FOR LI ZONE BASED ON PROPOSED WAREHOUSE USE: MINIMUM SETBACK FROM ADJACENT RESIDENTIAL ZONING: 50' MINIMUM FRONT YARD: 25' MINIMUM SIDE YARD: 15' MINIMUM REAR YARD: 50' MINIMUM LOT WIDTH AT BUILDING LINE:

- BASED ON PROPOSED SERVICE USE: 480 EMPLOYEES MINIMUM SETBACK FROM ADJACENT RESIDENTIAL ZONING: 25' MINIMUM FRONT YARD: 10' MINIMUM SIDE YARD: 35' MINIMUM REAR YARD: 50' MINIMUM LOT WIDTH AT BUILDING LINE:
- PARKING REQUIRED: ON-SITE PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AND THE LARGEST EMPLOYEE SHIFT. BLDG 1: 647 PARKING SPACES (INCLUDING 13 HANDICAP SPACES) BLDG 2: 861 PARKING SPACES (INCLUDING 20 HANDICAP SPACES) BLDG 3: 444 PARKING SPACES (INCLUDING 10 HANDICAP SPACES) BLDG 4: 164 PARKING SPACES (INCLUDING 16 HANDICAP SPACES) BLDG 5: 318 PARKING SPACES (INCLUDING 8 HANDICAP SPACES) TOTAL WAREHOUSE PARKING = 3,100 PARKING SPACES (INCLUDING 66 HANDICAP SPACES)
- ON-SITE PARKING FOR RETAIL SERVICES: 1 PARKING SPACE PER 200 SF. REQUIRED: 2,000 SF / 200 SF = 10 PARKING SPACES PROPOSED: 11 PARKING SPACES (INCLUDING 1 HANDICAP SPACE) TOTAL ON-SITE PARKING: 3,111 PARKING SPACES (INCLUDING 67 HANDICAP SPACES)
- PROPOSED EMPLOYEES AT LARGEST SHIFT: BLDG 1: 480 EMPLOYEES BLDG 2: 661 EMPLOYEES BLDG 3: 342 EMPLOYEES BLDG 4: 249 EMPLOYEES BLDG 5: 241 EMPLOYEES RETAIL SERVICE: 3 EMPLOYEES
- TRAILER PARKING (12' x 60'): BLDG 1: 340 TRAILER SPACES BLDG 2: 313 TRAILER SPACES BLDG 3: 224 TRAILER SPACES BLDG 4: 178 TRAILER SPACES BLDG 5: 153 TRAILER SPACES TOTAL TRAILER PARKING SPACES: 1,260 TRAILER PARKING SPACES
- REQUIRED BUFFER YARDS: ADJACENT PROPERTIES ZONED EITHER LI OR G1 DO NOT REQUIRE A BUFFER YARD. ADJACENT PROPERTIES ZONED AG REQUIRE A TYPE 'B' BUFFER YARD (MIN. 15' WIDE). ADJACENT PROPERTIES ZONED RI REQUIRE A TYPE 'D' BUFFER YARD (MIN. 30' WIDE).
- NATURAL RESOURCE AREAS: EXISTING FOREST COVER: 116.06 AC EXISTING AFFORESTATION EASEMENTS: 45.87 AC EXISTING NATURAL RESOURCE DISTRICT AREA: 113.26 AC
- WATER SUPPLY: PUBLIC- CONTRACT #6352 & #6371 SEWER SUPPLY: PUBLIC- CONTRACT #6642-A & #5020



SOILS CHART

SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
B6A	BELTSVILLE SILT LOAM 0% - 2% SLOPES	-	-	0.37	C
B6B	BELTSVILLE SILT LOAM 2% - 5% SLOPES	-	-	0.37	C
B6C	BELTSVILLE SILT LOAM 5% - 10% SLOPES	-	-	0.43	C
CHB2	CHILLUM SILT LOAM 2% - 5% SLOPES	-	-	0.32	C
CKC2	CHILLUM-NEHAMM SILT LOAM 5% - 10% SLOPES	-	-	0.41	B
CX	CUT AND FILL LAND	-	-	-	-
D6A	DELANGO SILT LOAM 0% - 3% SLOPES	-	-	0.37	C
D6B	DELANGO SILT LOAM 3% - 5% SLOPES	-	-	0.37	C
E6	ELKTON SILT LOAM	-	X	0.43	D
E6A	ELSNBORO LOAM 0% - 2% SLOPES	-	-	0.41	B
E6B2	ELSNBORO LOAM 2% - 5% SLOPES	-	-	0.41	B
E6C2	ELSNBORO LOAM 5% - 10% SLOPES	-	-	0.41	B
EVC	EVESBORO LOAMY SAND 5% - 10% SLOPES	-	-	0.05	A
F6A	FALLSMEAD LOAMS 0% - 2% SLOPES	-	X	-	D
H6A	HATBORO-GODDARD COMPLEX 0% - 5% SLOPES	-	X	0.41	D
J6B	JOPPA GRAVELLY SANDY LOAM 2% - 5% SLOPES	-	-	0.11	A
J6C	JOPPA GRAVELLY SANDY LOAM 5% - 10% SLOPES	-	-	0.11	A
K6A	KEYPORT SILT LOAM 0% - 2% SLOPES	-	-	0.41	D
K6B	KEYPORT SILT LOAM 2% - 5% SLOPES	-	-	0.41	D
L6	LEONARDTOWN SILT LOAM	-	X	0.37	D
M6A	MATAPEAKE SILT LOAM 0% - 2% SLOPES	-	-	0.41	C
M6B	MATAPEAKE SILT LOAM 2% - 5% SLOPES	-	-	0.41	C
M6C	MATAPEAKE SILT LOAM 5% - 10% SLOPES	-	-	0.41	C
Od	OTHELLO SILT LOAM 0% - 2% SLOPES	-	X	0.43	D
R6D	RUSSETT FINE SANDY LOAM 5% - 10% SLOPES	-	-	0.32	C
R6E	RUSSETT FINE SANDY LOAM 10% - 20% SLOPES	-	-	0.32	C
S6	SAND AND GRAVEL PITS	-	-	-	-
Sh6B	SASAGARRAS SAND LOAM 2% - 5% SLOPES	-	-	0.20	B
Sh6C	SASAGARRAS SAND LOAM 5% - 10% SLOPES	-	-	0.20	B
S6B2	SASAGARRAS LOAM 2% - 5% SLOPES	-	-	0.32	B
S6C2	SASAGARRAS LOAM 5% - 10% SLOPES	-	-	0.32	B
S6D	SASAGARRAS AND JOPPA 10% - 15% SLOPES	-	-	0.32	B
S6E	SASAGARRAS AND JOPPA 15% - 30% SLOPES	-	-	0.32	B
Sw	TIDAL MARSH	-	X	0.02	D
Tm	WATER	-	X	0.02	D
H6B	WOODSTOWN LOAM 2% - 5% SLOPES	-	-	0.37	C

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES
410/692-9090
FREDERICK WARD ASSOCIATES
PO Box 772, 2 South Main Street, Baltimore, Maryland 21204

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJAG
PHONE: 410-925-0953

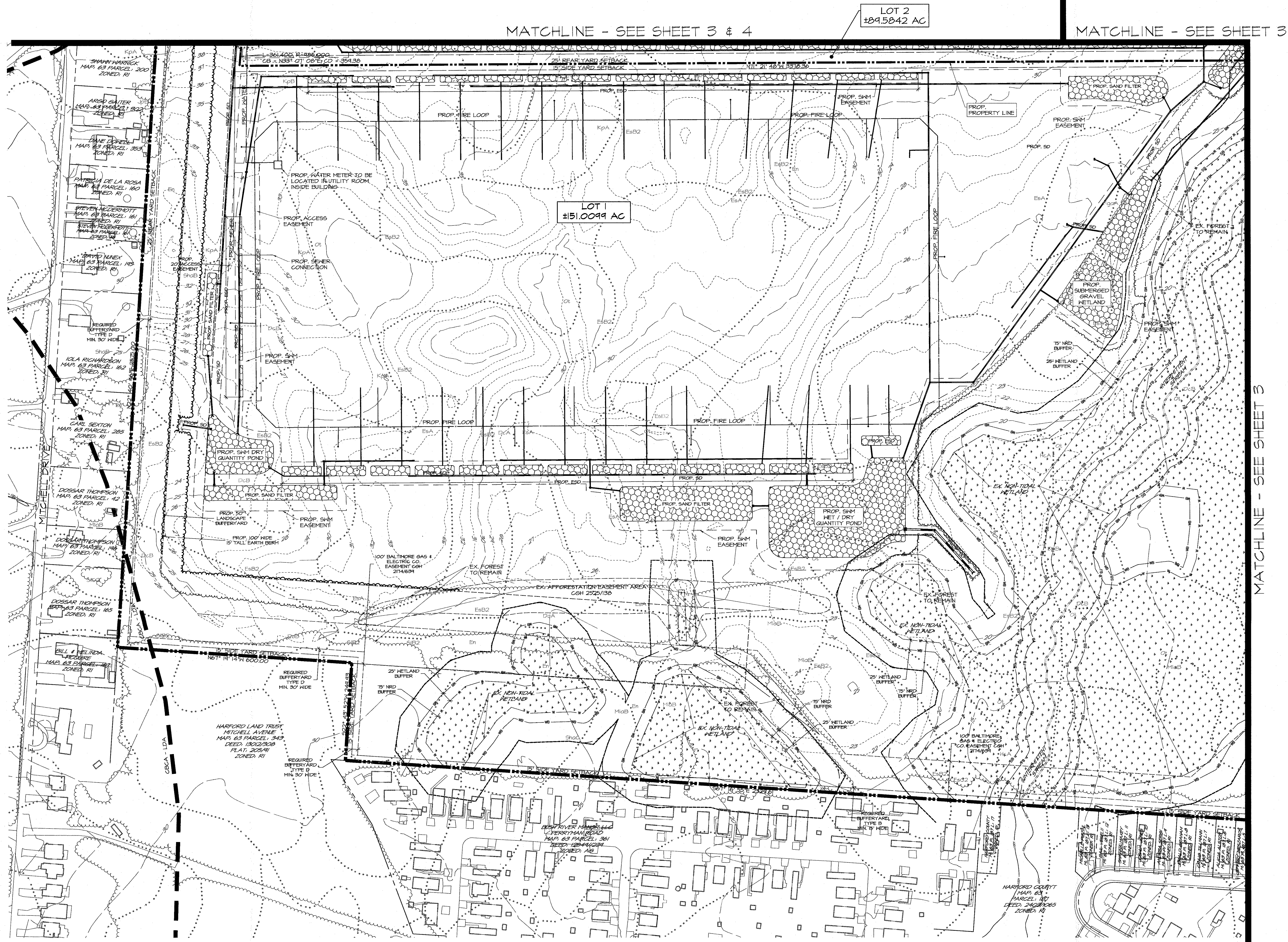
PRELIMINARY PLAN
MITCHELL
PROPERTY
DEVELOPMENT

RECEIVED
MAY 24 2022
Harford County Planning & Zoning

DATE: 05/24/22
SCALE: NTS
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GPP
SHEET: 1 OF 8
PWA JOB NUMBER: 2201196.10

PP01

M:\PROJECTS\2018\10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SET\DWG\PP02 PRELIMINARY PLANS\PP02 PRELIMINARY PLANS.DWG, 07/24/2022 1:08 PM, Kellee



SERIES 2

PRELIMINARY PLAN

OWNER/DEVELOPER

ARCHITECTS

ENGINEERS

PLANNERS

SURVEYORS

FREDERICK WARD ASSOCIATES

Frederickward.com

PG Hwy 727, 5 South Main Street, Suite 100, Maryland 21014

410-978-2020

ATTN: MR. WHIT MACCUJAG

PHONE: 410-925-0953

1343 ASHTON ROAD

HANOVER, MARYLAND 21076

CHESAPEAKE REAL ESTATE GROUP

2ND ELECTION DISTRICT

HARFORD COUNTY, MD

PROPERTY DEVELOPMENT

MITCHELL

PP02

DATE: 05/24/22

SCALE: 1" = 100'

DESIGNED BY: KFP

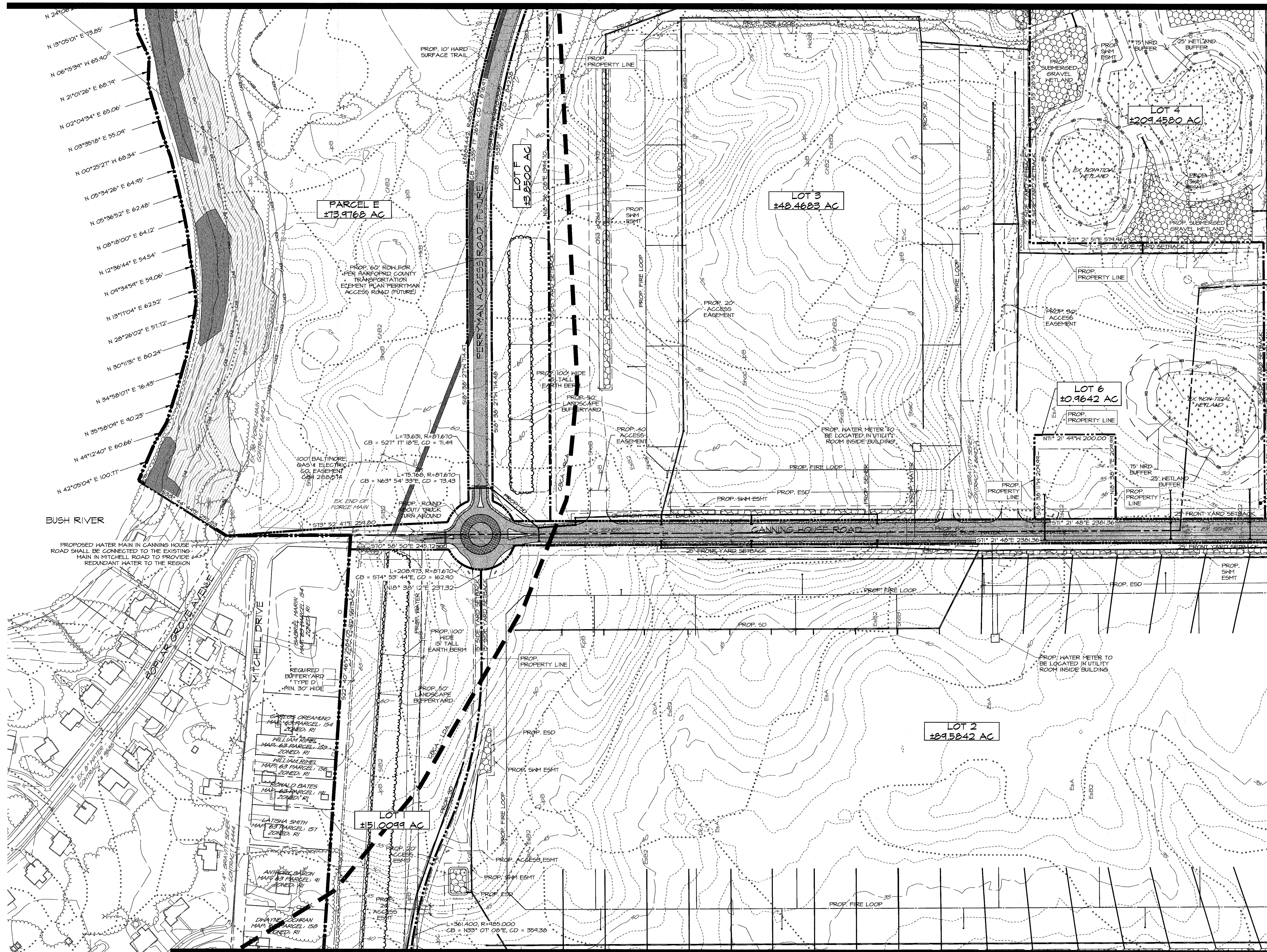
DRAWN BY: KFP

CHECKED BY: GPP

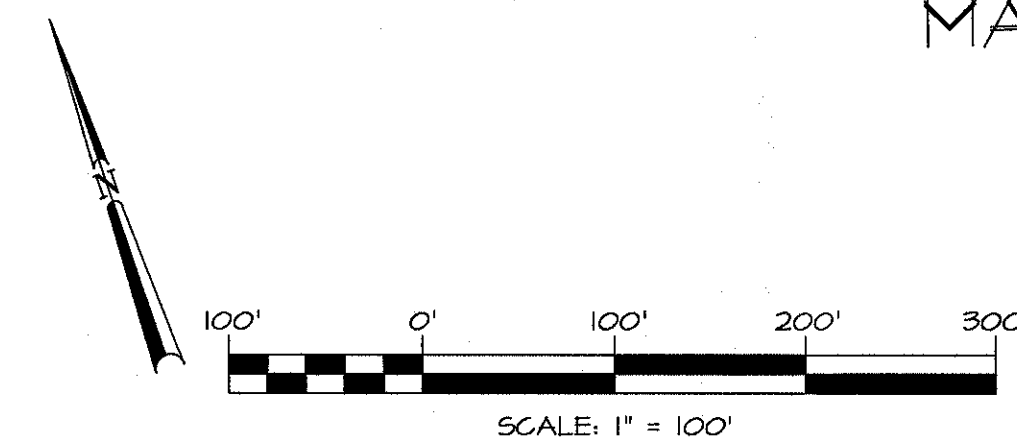
SHEET 2 OF 3

PPA JOB NUMBER: 2051196.10

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 2



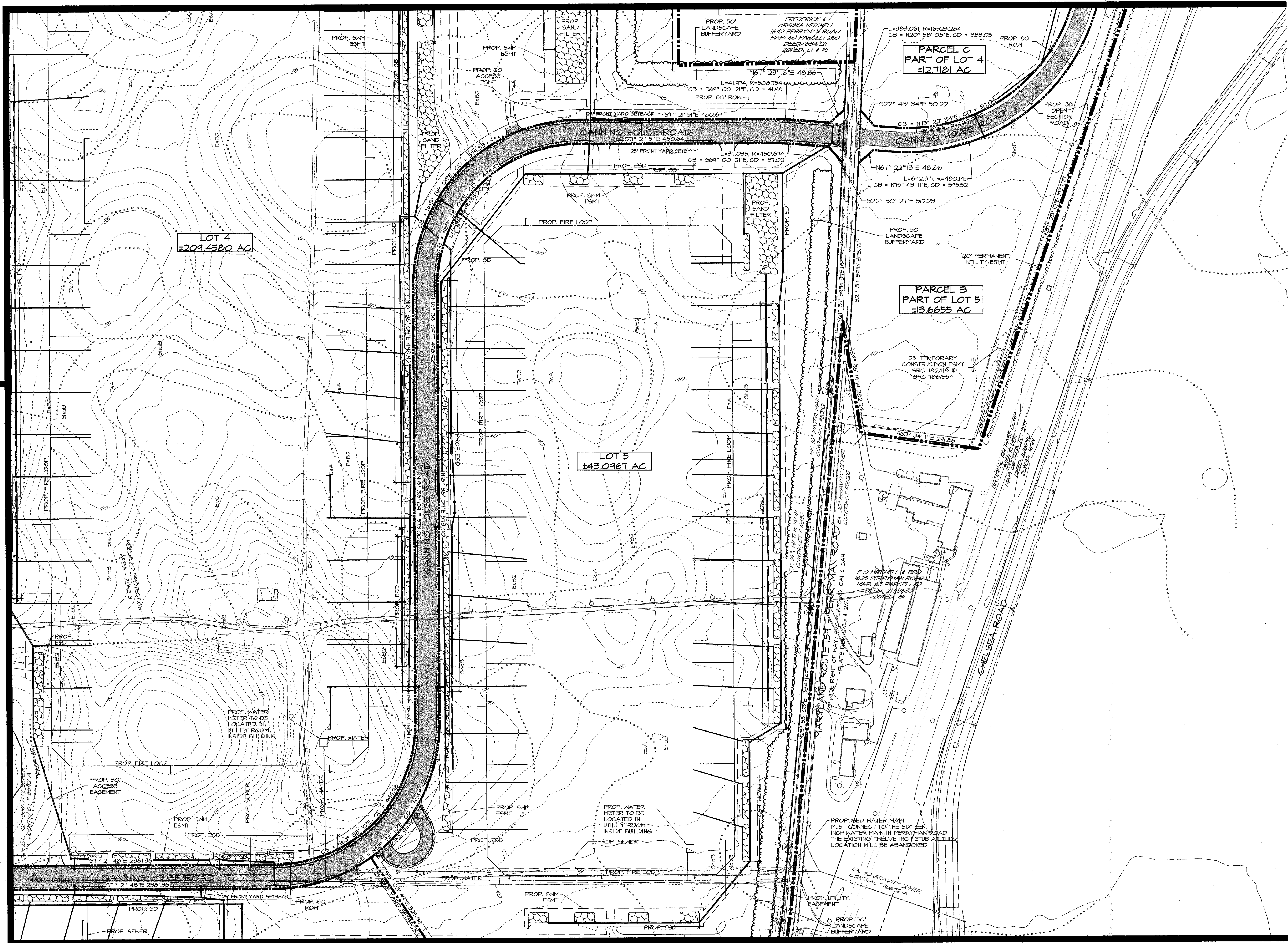
MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

[illegible]

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 3

SERIES 2

PRELIMINARY PLAN

MITCHELL
PROPERTY
DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJAG
PHONE: 410-925-0953

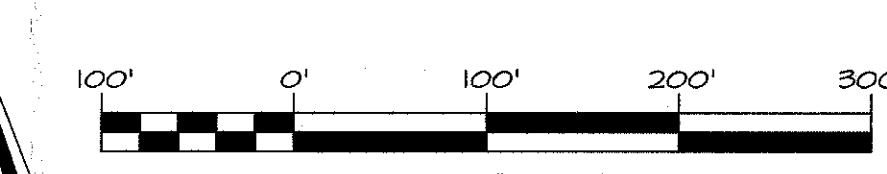
FWM
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410-929-2990
Frederickward.com
PO Box 727, 5 South Main Street Ste. Aa, Maryland 21014

REVISIONS
DATE
DESCRIPTION

DATE:
05/24/22
SCALE:
1" = 100'
DESIGNED BY:
KFP
DRAWN BY:
KFP
CHECKED BY:
GPP

DRAWING NO:
PP05
SHEET: 5 OF 8
PWA JOB NUMBER:
2081196.10

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 5

[illegible]

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

F.W.

FREDERICK WARD ASSOCIATES
410-879-2680
frederickward.com

Box 727, 5 South Main Street Sall, Ar Maryland 21014

DATE: 05/24/22	DRAWING NO:
SCALE: 1" = 100'	PP06
DESIGNED BY: KFP	
DRAWN BY: KFP	
CHECKED BY: GND	
SHEET 6 OF 8	
PWA JOB NUMBER: 20R1196 10	

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 5

SERIES 2

PRELIMINARY PLAN

MITCHELL
PROPERTY
DEVELOPMENT

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJAG
PHONE: 410-925-0953

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
Frederickward.com
PO Box 272, 5 South Main Street, Suite 400, Maryland 21014

REVISIONS

DATE	DESCRIPTION

DATE: 05/23/22

SCALE: 1" = 100'

DESIGNED BY: KFP

DRAWN BY: KFP

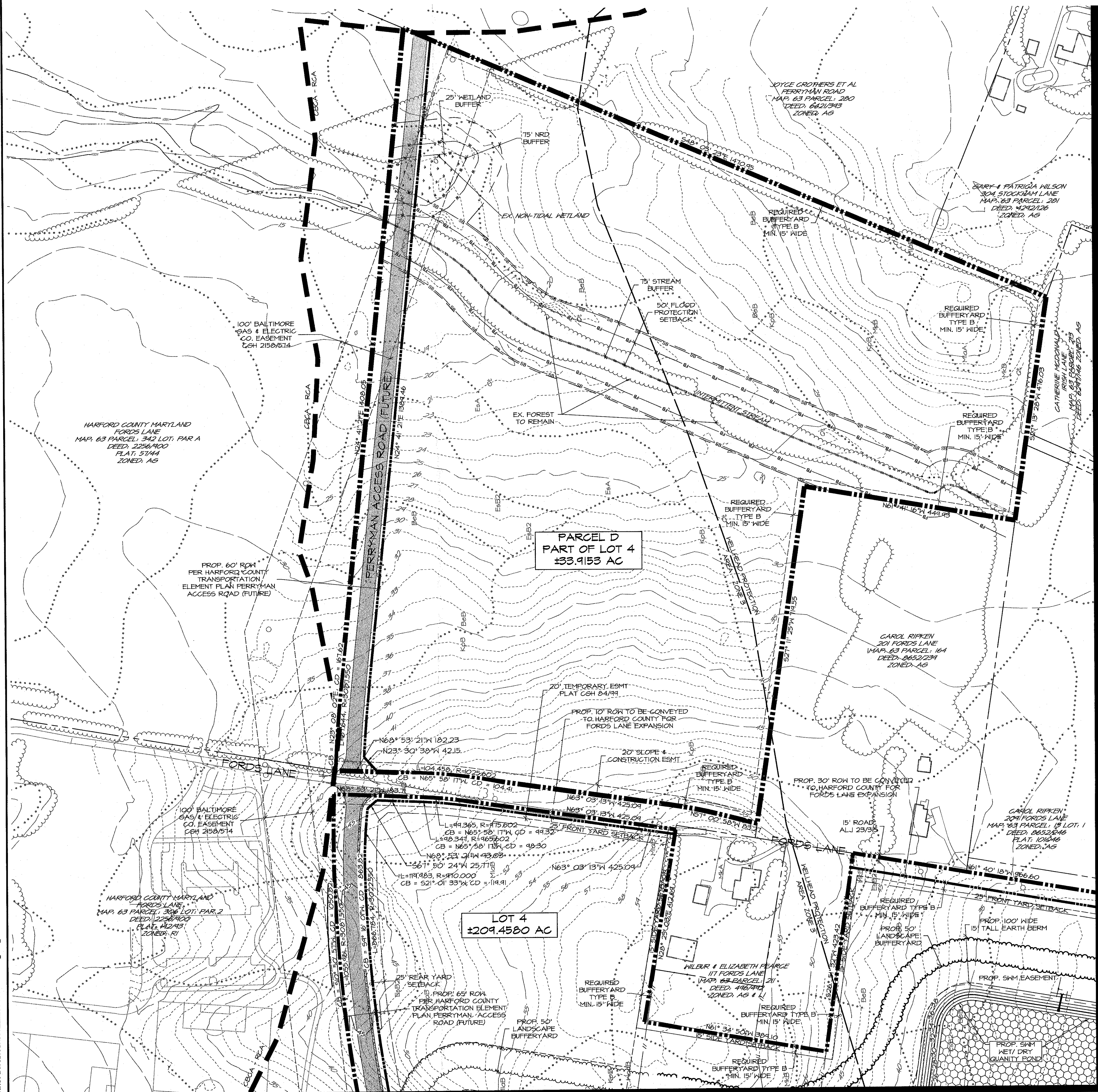
CHECKED BY: GPP

PROJECT NO: 2061198.10

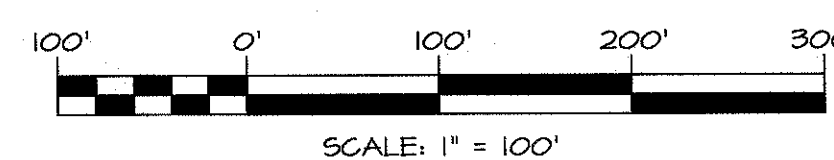
PP07

SHEET 7 OF 8

K:\PROJECT\2081186-10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\CAD\PRELIMINARY\PLAN SETS\CAD\PRELIMINARY PLAN.DWG, \$PLOT\$, 05/24/22 12:35 PM, \$USER\$



MATCHLINE - SEE SHEET 6 & 7



MATCHLINE - SEE SHEET 7

SERIES 2
PRELIMINARY PLAN

MITCHELL
PROPERTY
DEVELOPMENT

2ND ELECTION DISTRICT HANOVER, MD

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUBAIG
PHONE: 410-925-0953

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410.979.2080
FrederickWard.com
PO Box 777, 5 South Main Street, Suite 100, Maryland 21014

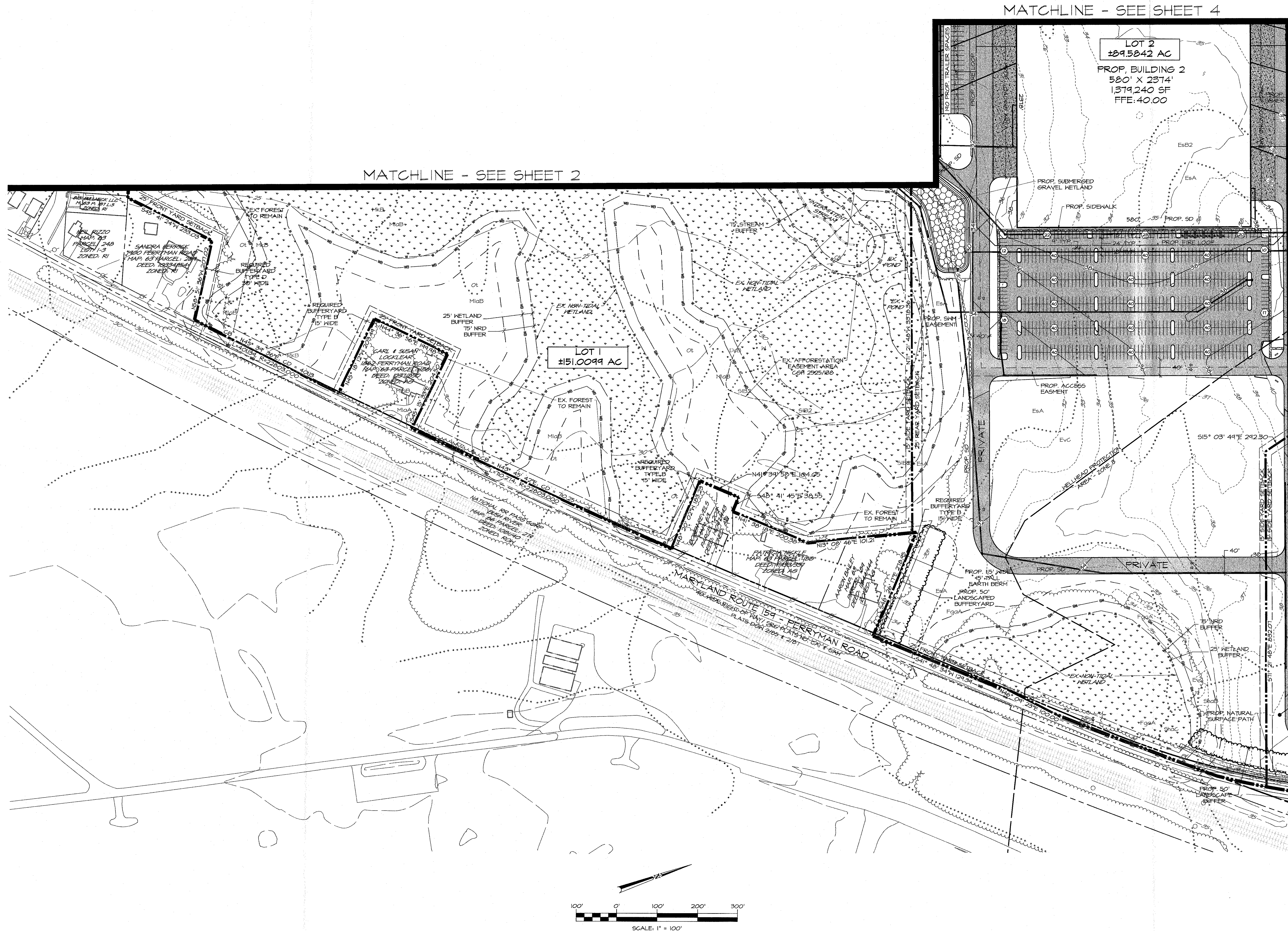
REV	DATE	DESCRIPTION

DATE:	05/24/22
SCALE:	1" = 100'
DESIGNED BY:	KFP
DRAWN BY:	KFP
CHECKED BY:	GPP

DRAWING NO:	SP08
SHEET	8 OF 8
PROJECT NO:	2081186.10

EXHIBIT D

MAPROJECTS20201195-10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK DESIGN/ENGINEERING/PLANNING SITE PLAN/PLANNING, SP03, 5/24/2022 11:03 AM/updates



SERIES 2

SITE PLAN

MITCHELL
PROPERTY
DEVELOPMENT

2ND ELECTION DISTRICT HANOVER COUNTY, MD

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJAG
PHONE: 410-925-0953

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FWM
FREDERICK WARD ASSOCIATES
100 Box 127, 1 South Main Street, Suite 200, Maryland 21114

REVISIONS

DESCRIPTION

REVIEW

DATE

DATE:

5/23/2022

SCALE:

1" = 100'

DESIGNED BY:

KFP

DRAWN BY:

KFP

CHECKED BY:

GPP

DRAWING NO:

SP03

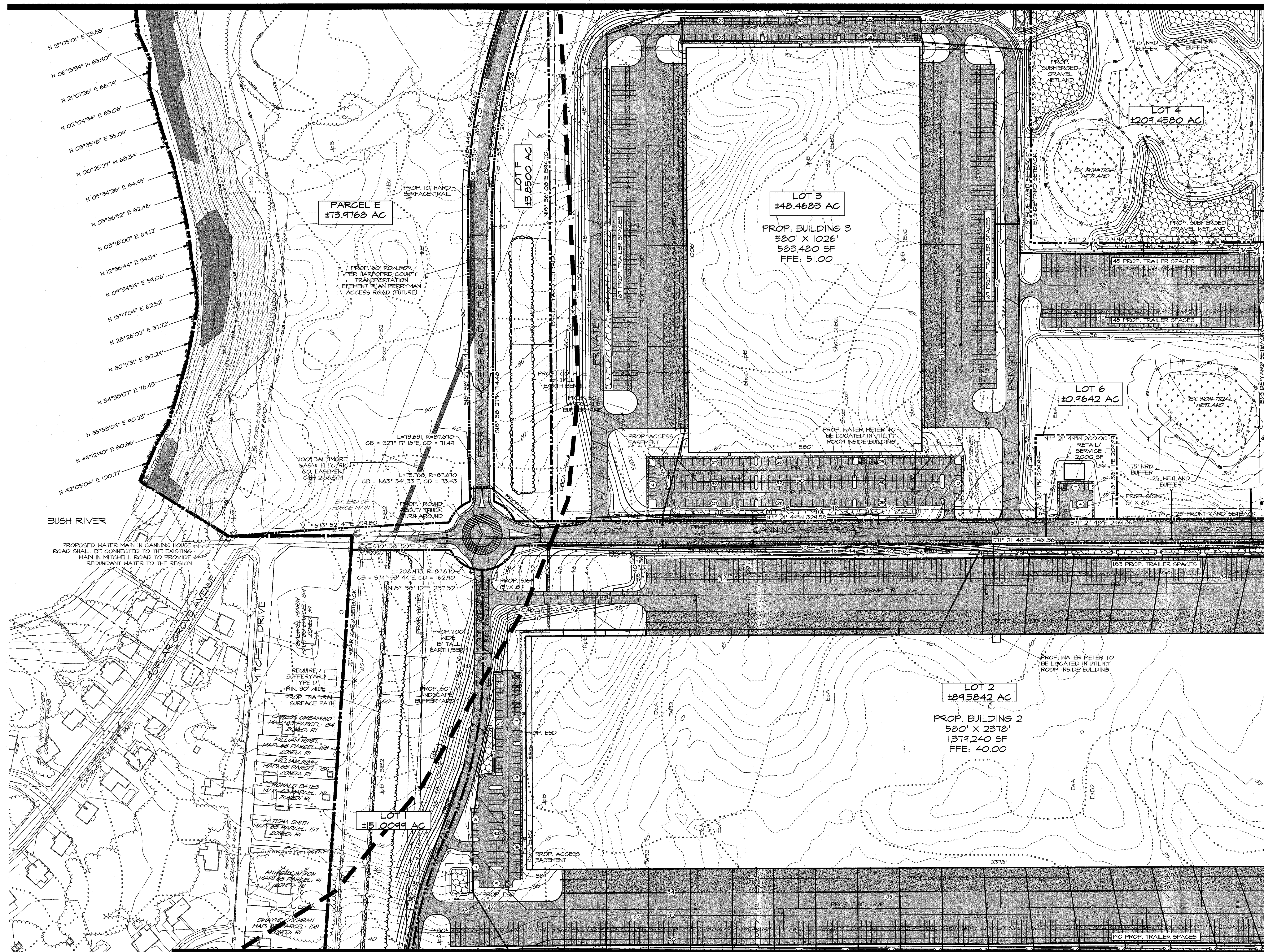
SHEET

3 OF 8

FILE NO

2061196.10

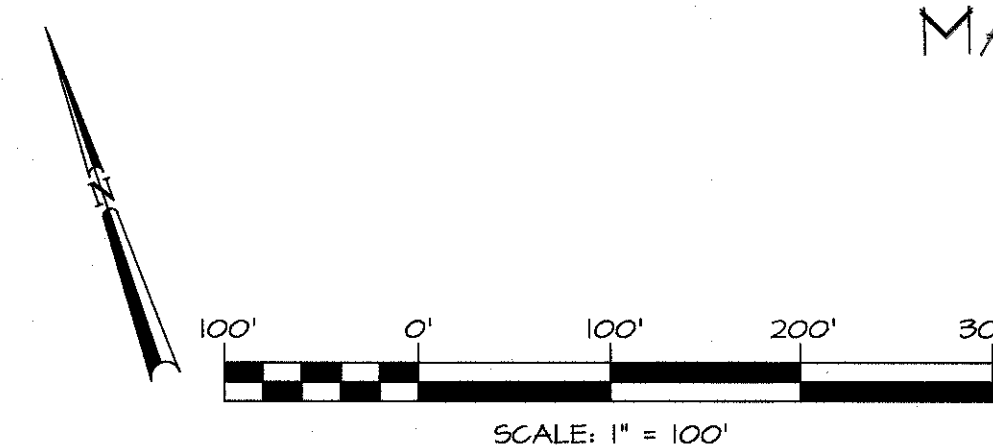
MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 2

[illegible]

P.W.A.
FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-879-2080

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAIG

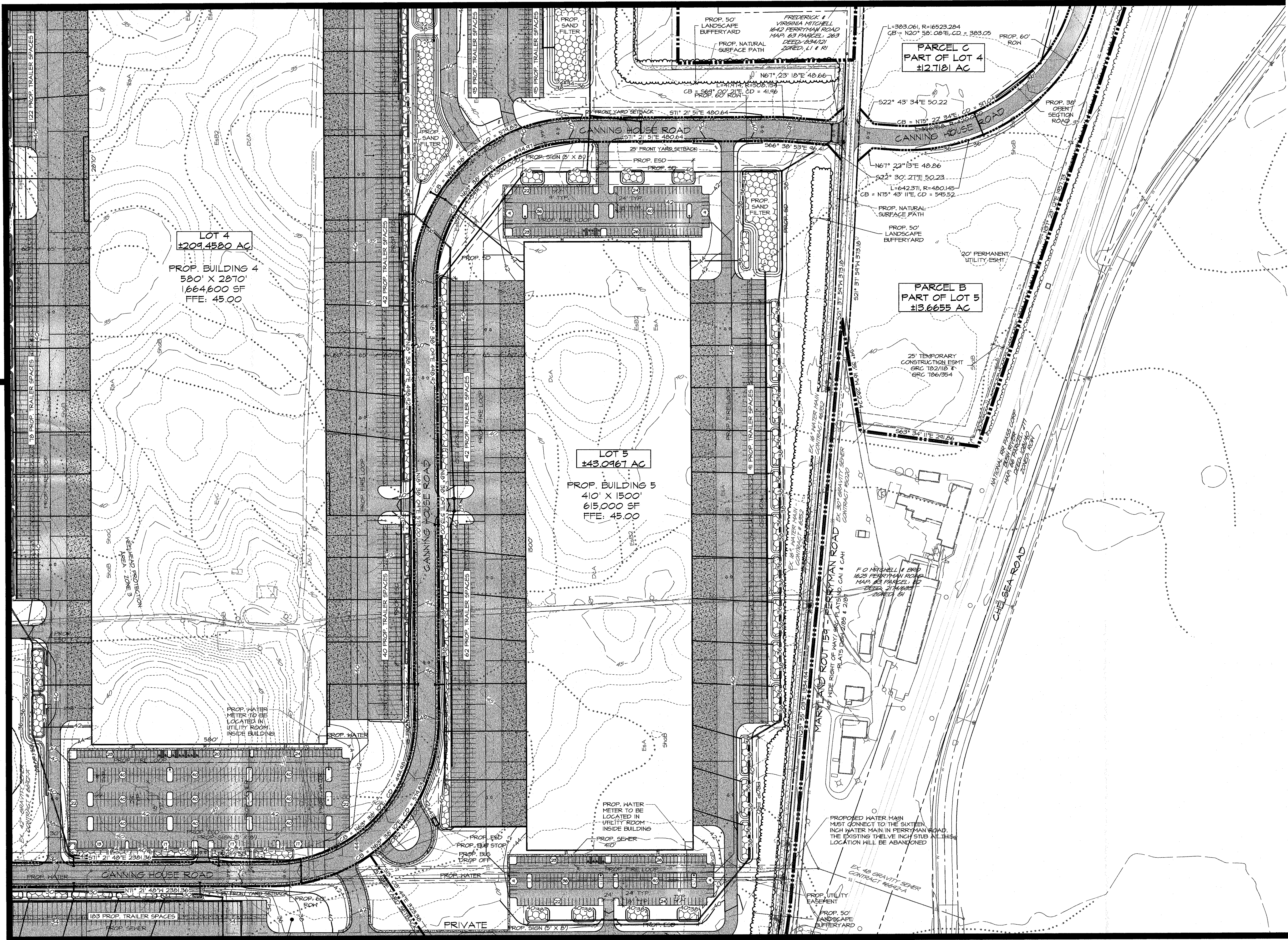
SERIES 2
SITE PLAN
MITCHELL
PROPERTY
DEVELOPMENT

DATE: 05/23/22	DRAWING NO:
SCALE: 1" = 100'	SP04
DESIGNED BY: KFP	
DRAWN BY: KFP	
CHECKED BY: GDP	SHEET 4 OF 8 FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2006\106-10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SET\SUBSITE PLANS\SP05_SITE PLAN\DWG. SP05_20060222.DWG

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 7

SERIES 2

SITE PLAN

MITCHELL
PROPERTY
DEVELOPMENT

OWNER/DEVELOPER

CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUJAG
PHONE: 410-925-0953

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410-879-2080
frederickward.com

REVISIONS

DESCRIPTION

REV#

DATE

DATE:

05/23/22

SCALE:

1" = 100'

DESIGNED BY:

KFP

DRAWN BY:

KFP

CHECKED BY:

GPP

DRAWING NO.:

SP05

SHEET:

5 OF 8

PIA JOB NUMBER:

2051196.10

2ND ELECTION DISTRICT HANOVER COUNTY, MD

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

[illegible]

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 5

[illegible]

FW

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES
410-679-2080
frederickward.com

PO Box 727, 5 South Main Street, Baltimore, Maryland 21014

OWNER/DEVELOPER

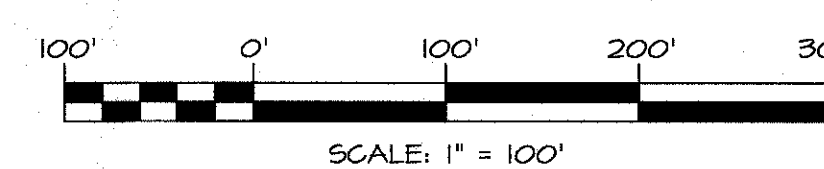
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAIG
PHONE: 410-925-0953

SERIES 2
SITE PLAN

**MITCHELL
PROPERTY
DEVELOPMENT**
SECTION DISTRICT HARFORD COUNTY

2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 05/23/22	DRAWING NO:
SCALE: 1" = 100'	SP07
DESIGNED BY: KFP	
DRAWN BY: KFP	
CHECKED BY: GPP	SHEET 7 OF 8 PWA JOB NUMBER: 2061196.10

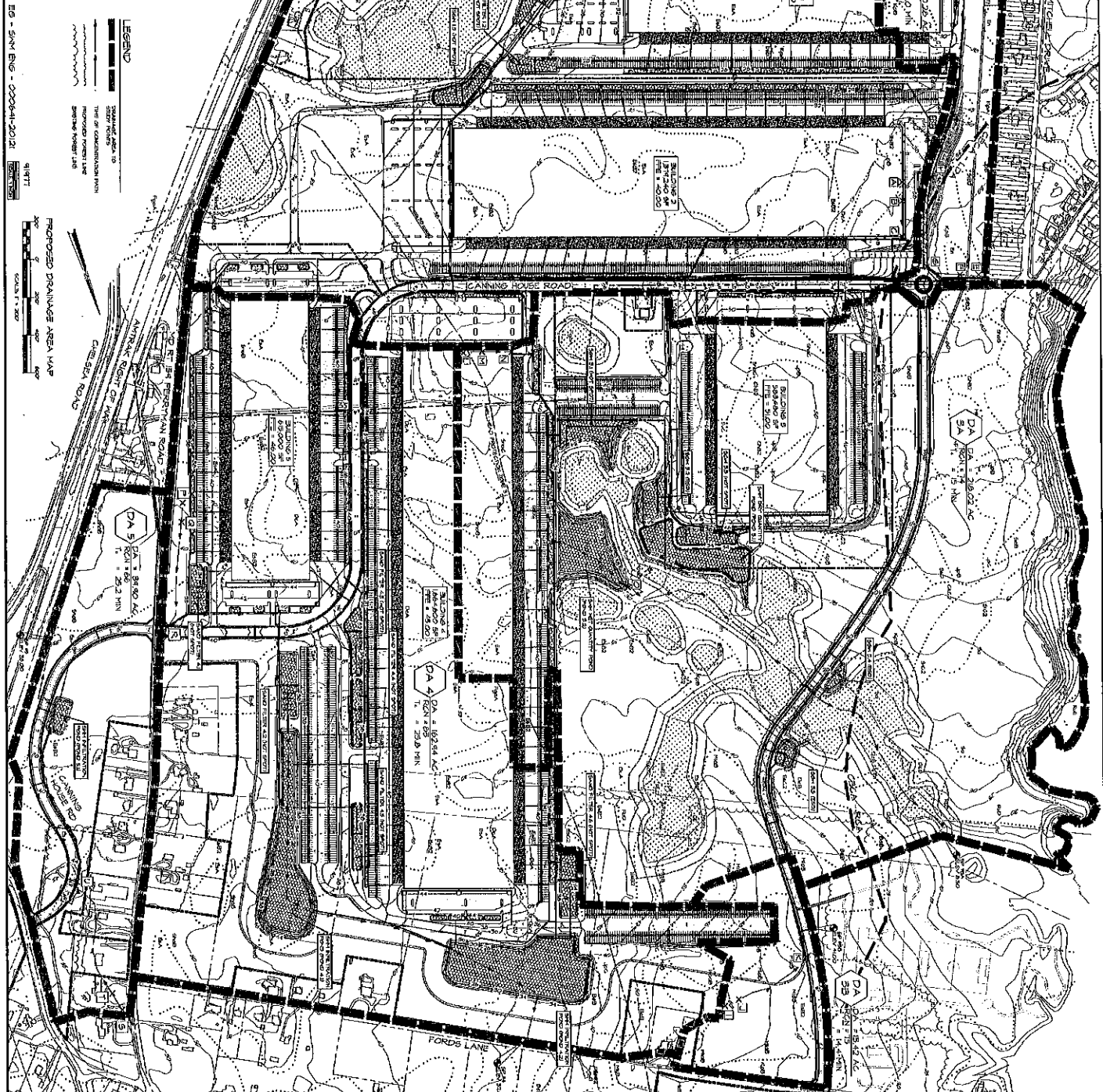


NOT TO SCALE

DATE: 05/23/22	DRAWING NO:
SCALE: 1" = 100'	SP08
DESIGNED BY: KFP	
DRAWN BY: KFP	
CHECKED BY: GPP	SHEET 8 OF 8 FWA JOB NUMBER: 2061196.10

EXHIBIT E

NO.	AREA (AC)	TIME OF CONCENTRATION (MIN)	PEAK FLOW (MGD)	PEAK FLOW (MGD)	PEAK FLOW (MGD)
1	1.00	10	0.01	0.01	0.01
2	1.00	10	0.01	0.01	0.01
3	1.00	10	0.01	0.01	0.01
4	1.00	10	0.01	0.01	0.01
5	1.00	10	0.01	0.01	0.01
6	1.00	10	0.01	0.01	0.01
7	1.00	10	0.01	0.01	0.01
8	1.00	10	0.01	0.01	0.01
9	1.00	10	0.01	0.01	0.01
10	1.00	10	0.01	0.01	0.01
11	1.00	10	0.01	0.01	0.01
12	1.00	10	0.01	0.01	0.01
13	1.00	10	0.01	0.01	0.01
14	1.00	10	0.01	0.01	0.01
15	1.00	10	0.01	0.01	0.01
16	1.00	10	0.01	0.01	0.01
17	1.00	10	0.01	0.01	0.01
18	1.00	10	0.01	0.01	0.01
19	1.00	10	0.01	0.01	0.01
20	1.00	10	0.01	0.01	0.01
21	1.00	10	0.01	0.01	0.01
22	1.00	10	0.01	0.01	0.01
23	1.00	10	0.01	0.01	0.01
24	1.00	10	0.01	0.01	0.01
25	1.00	10	0.01	0.01	0.01
26	1.00	10	0.01	0.01	0.01
27	1.00	10	0.01	0.01	0.01
28	1.00	10	0.01	0.01	0.01
29	1.00	10	0.01	0.01	0.01
30	1.00	10	0.01	0.01	0.01
31	1.00	10	0.01	0.01	0.01
32	1.00	10	0.01	0.01	0.01
33	1.00	10	0.01	0.01	0.01
34	1.00	10	0.01	0.01	0.01
35	1.00	10	0.01	0.01	0.01
36	1.00	10	0.01	0.01	0.01
37	1.00	10	0.01	0.01	0.01
38	1.00	10	0.01	0.01	0.01
39	1.00	10	0.01	0.01	0.01
40	1.00	10	0.01	0.01	0.01
41	1.00	10	0.01	0.01	0.01
42	1.00	10	0.01	0.01	0.01
43	1.00	10	0.01	0.01	0.01
44	1.00	10	0.01	0.01	0.01
45	1.00	10	0.01	0.01	0.01
46	1.00	10	0.01	0.01	0.01
47	1.00	10	0.01	0.01	0.01
48	1.00	10	0.01	0.01	0.01
49	1.00	10	0.01	0.01	0.01
50	1.00	10	0.01	0.01	0.01
51	1.00	10	0.01	0.01	0.01
52	1.00	10	0.01	0.01	0.01
53	1.00	10	0.01	0.01	0.01
54	1.00	10	0.01	0.01	0.01
55	1.00	10	0.01	0.01	0.01
56	1.00	10	0.01	0.01	0.01
57	1.00	10	0.01	0.01	0.01
58	1.00	10	0.01	0.01	0.01
59	1.00	10	0.01	0.01	0.01
60	1.00	10	0.01	0.01	0.01
61	1.00	10	0.01	0.01	0.01
62	1.00	10	0.01	0.01	0.01
63	1.00	10	0.01	0.01	0.01
64	1.00	10	0.01	0.01	0.01
65	1.00	10	0.01	0.01	0.01
66	1.00	10	0.01	0.01	0.01
67	1.00	10	0.01	0.01	0.01
68	1.00	10	0.01	0.01	0.01
69	1.00	10	0.01	0.01	0.01
70	1.00	10	0.01	0.01	0.01
71	1.00	10	0.01	0.01	0.01
72	1.00	10	0.01	0.01	0.01
73	1.00	10	0.01	0.01	0.01
74	1.00	10	0.01	0.01	0.01
75	1.00	10	0.01	0.01	0.01
76	1.00	10	0.01	0.01	0.01
77	1.00	10	0.01	0.01	0.01
78	1.00	10	0.01	0.01	0.01
79	1.00	10	0.01	0.01	0.01
80	1.00	10	0.01	0.01	0.01
81	1.00	10	0.01	0.01	0.01
82	1.00	10	0.01	0.01	0.01
83	1.00	10	0.01	0.01	0.01
84	1.00	10	0.01	0.01	0.01
85	1.00	10	0.01	0.01	0.01
86	1.00	10	0.01	0.01	0.01
87	1.00	10	0.01	0.01	0.01
88	1.00	10	0.01	0.01	0.01
89	1.00	10	0.01	0.01	0.01
90	1.00	10	0.01	0.01	0.01
91	1.00	10	0.01	0.01	0.01
92	1.00	10	0.01	0.01	0.01
93	1.00	10	0.01	0.01	0.01
94	1.00	10	0.01	0.01	0.01
95	1.00	10	0.01	0.01	0.01
96	1.00	10	0.01	0.01	0.01
97	1.00	10	0.01	0.01	0.01
98	1.00	10	0.01	0.01	0.01
99	1.00	10	0.01	0.01	0.01
100	1.00	10	0.01	0.01	0.01



	STUDY PT & POND DA MAPS	OWNER/DEVELOPER	REVISIONS NO. DATE DESCRIPTION
	MITCHELL PROPERTY DEVELOPMENT	CHESAPEAKE REAL ESTATE GROUP 1343 ASHTON RD, SUITE B HANOVER, MD 21076 ATTN: WHIT MACCUAG PHONE: (410) 925-0953	
2ND ELECTION DISTRICT HANOVER COUNTY, MD	SMM10		

EXHIBIT F

SITE DEVELOPMENT DATA

1. PROPERTY ADDRESS: 1114 PERRYMAN ROAD
PERRYMAN, MD 21180

2. OWNER: F.O. MITCHELL & BRO.
P.O. BOX 86
PERRYMAN, MARYLAND 21180
(PARCEL 1, 2, 3, 4A, & 4B)

CHARLES A MASLIN III
100 SOUTH WASHINGTON STREET
HAVRE DE GRACE, MARYLAND 21078

PARCEL 1 - PARK FARM NORTH
TAX MAP 63, GRID 2B, PARCEL 53
TAX ACCOUNT NO.: 02-060833
ADDRESS: 1114 PERRYMAN ROAD
ABERDEEN, MARYLAND 21001-4214

DEED REFERENCE: CGH 2714/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 1357.8524 ACRES

PARCEL 2 - PARK FARM SOUTH
TAX MAP 63, GRID 2B, PARCEL 53
TAX ACCOUNT NO.: 02-048343
ADDRESS: PERRYMAN ROAD
PERRYMAN, MARYLAND 21180

DEED REFERENCE: CGH 2714/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 1280.5230 ACRES

PARCEL 3 - FORDS LANE COUNTY SHAP
TAX MAP 63, GRID 1B, PARCEL 306
TAX ACCOUNT NO.: 02-095734
ADDRESS: FORDS LANE
ABERDEEN, MARYLAND 21001

DEED REFERENCE: CGH 2086/404
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 136.0804 ACRES

PARCEL 4A - LEE FIELD, SOUTH PART
TAX MAP 63, GRID 2C, PARCEL 62
TAX ACCOUNT NO.: 02-060868
ADDRESS: 1025 PERRYMAN ROAD
ABERDEEN, MARYLAND 21001-4216

DEED REFERENCE: CGH 2714/633
PRESENT ZONING: GI - GENERAL INDUSTRIAL
AREA: 128.4054 ACRES

PARCEL 4B - LEE FIELD, NORTH PART
TAX MAP 63, GRID 2D, PARCEL 62
TAX ACCOUNT NO.: 02-060868
ADDRESS: MICHAELVILLE ROAD
PERRYMAN, MARYLAND 21180

DEED REFERENCE: CGH 2714/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 15.4436 ACRES

PARCEL 216 - TO BE ACQUIRED FROM CHARLES MASLIN
TAX MAP 63, GRID 2C, PARCEL 216
TAX ACCOUNT NO.: 02-054711
ADDRESS: 1601 PERRYMAN ROAD
PERRYMAN, MARYLAND 21180

DEED REFERENCE: 10661/443
PRESENT ZONING: AG & RI
AREA: 14.6370 ACRES

2. TOTAL GROSS AREA (PER BOUNDARY SURVEY): 1708.4223 AC

LOT 1:	TOTAL LOT AREA:	151.0099 ACRES
LOT 2:	NET LOT AREA *	129.5842 ACRES
	RIGHT OF WAY FOR PERRYMAN ROAD:	11.4291 ACRES
	TOTAL LOT AREA *	141.0735 ACRES
LOT 3:	TOTAL LOT AREA:	118.4685 ACRES
LOT 4:	NET LOT AREA:	1209.4580 ACRES
	RIGHT OF WAY FOR FORDS LANE:	11.3478 ACRES
	RIGHT OF WAY FOR CANNING HOUSE ROAD:	11.5317 ACRES
	PARCEL C PART OF LOT 4:	112.7181 ACRES
	PARCEL D PART OF LOT 4:	133.9133 ACRES
	TOTAL LOT AREA *	1268.9709 ACRES
LOT 5:	NET LOT AREA:	145.0467 ACRES
	PARCEL A PART OF LOT 5:	14.4500 ACRES
	PARCEL B PART OF LOT 5:	13.6655 ACRES
	TOTAL LOT AREA *	161.7122 ACRES
LOT 6:	TOTAL LOT AREA *	10.9642 ACRES
PARCEL E:	TOTAL LOT AREA *	113.4768 ACRES
PARCEL F:	TOTAL LOT AREA *	13.8300 ACRES
	RIGHT OF WAY TO BE DEDICATED TO HANFORD COUNTY FOR TRANSPORTATION PLAN PERRYMAN ACCESS ROAD (FUTURE):	10.3361 ACRES
	TOTAL ACREAGE:	1708.4223 ACRES

3. ZONING:

PARCELS: 1, 2, & 3	LI (LIGHT INDUSTRIAL DISTRICT)
PARCELS: 4A	GI (GENERAL INDUSTRIAL DISTRICT)
PARCEL: 4B	LI (LIGHT INDUSTRIAL DISTRICT)
PARCEL: 216 (14.3475 AC)	AG (AGRICULTURAL)
PARCEL: 216 (11.3375 AC)	RI (URBAN RESIDENTIAL)

EXHIBIT G

THE FOLLOWING NOTICE IS PLACED TO PROVIDE AN OPPORTUNITY FOR THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED SITE PLAN AND TO ALLOW CITIZENS TO ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS:

NOTICE OF COMMUNITY INPUT MEETING

Mitchell Property Development

A proposed preliminary and site plan for the development of five warehouse buildings totaling 5,200,000 ±sf with associated parking spaces and an accessory retail/service use of ±2,000 sf, to be subdivided into separate lots, along with associated infrastructure located off of Perryman Road in Perryman, Maryland.

THE MITCHELL PROPERTY DEVELOPMENT
WILL BE THE SUBJECT OF A COMMUNITY
INPUT MEETING AT:

Richlin Catering & Event Center

1700 Van Bibber Road
Edgewood, MD 21040

ON: **December 1, 2021 from
6:30 PM to 8:00 PM**

For more information contact Gerry Powell, PE at Frederick Ward Associates, Inc. at (410) 838-7900 or gpowell@fredward.com or visit the Harford County Department of Planning & Zoning on the 2nd floor of 220 South Main Street, Bel Air, Maryland 21014.
<http://www.harfordcountymd.gov/>

If you require disability related accommodations, please contact Frederick Ward Associates, Inc. at (410) 838-7900 at least five (5) business days before the date of the meeting.



PROPOSED USE CHART		
BUILDING	BUILDING AREA	USE
BUILDING 1	969,210 SF	E-COMMERCE/WAREHOUSE
BUILDING 2	1,322,400 SF	E-COMMERCE/WAREHOUSE
BUILDING 3	595,000 SF	E-COMMERCE/WAREHOUSE
BUILDING 4	1,722,600 SF	E-COMMERCE/WAREHOUSE
BUILDING 5	648,000 SF	E-COMMERCE/WAREHOUSE
TOTAL SF	5,196,360 SF	E-COMMERCE/WAREHOUSE

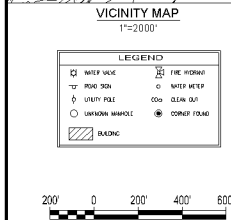


EXHIBIT H

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on January 19, 2022, at 9:00 a.m. in the County Council Chambers, 212 South Bond Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Glen Hebel	DPW Engineering
Robert Anderson	DPW Engineering
Bill Snyder	Volunteer Fire & EMS
Paul Magness	Parks and Recreation
Daryl Ivins	Water and Sewer
Sr. Deputy Niles	Harford County Sheriff's Office
Eric Vacek	Planner, Development Review
Crysta Draayer	Planner, Development Review
Jenni Daniels	Planner, Development Review
Kaliel Barmer	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

Donna Baker	Sandy Leonard
Ralph Geisel	Robin Ishak
Deb Bowers	Shawn Warnick
Justin Pickering	Ruth Maciejewski
Casey Dawes	Genene La Cour
Lori Maslin	Greg La Cour
Harry Webster	Kevin Dolan
Ken Shannon	Rich Greene
Anthony Saxon	Glenn Dudderar
Sarahia Benn	Harry Pappas
Tracey Kelley	Tracey Besante
Justus Eapen	Bill McGuire
Robert Lockman	Katrina McDonald
Greg Pessagno	Theresa Anderson
E Messner	Chuck Mezan
Matthew Laraway	Jacqueline Walker
Janet McCormack	Elaina Heslin
Paul Russell	Melinda McGuire
Britney Russell	Lauren Anderson
Mary Martin	Lisa Thomas
Ron Stuchinski	Delaney Mezan
Shelley Mezan	Sandy Jacob
Lisa Massa	Ron Walker
Chip Riley	Eva Shannon
Erika Phelps	Mitch Ensor
Leigh Maddox	Jo Lucas

Development Advisory Committee Minutes
January 19, 2022
Page 2 of 64

Kathleen Fallace
Sherry Riley
Dawn Haag
Rebecca Slentz
Jo Anne Gunther
Richard Tracey
Christina Eldreth
Dominique Gillis
Glenn Gillis
Ruth Kohl
Kaareen Harrison
Susan Byers
Eliz Pearce
WB Pearce
Eleanora Dudderar
Roland Asp
Alicia Taylor
Kristin Kirkwood
Loretta Cook
Hunter Haag
Stacy Stone
Jeff Haag

Tom Slentz
Holly McComas
Nathan Osborne
Ellen Cianelli
Ann Asem
Robert Lynch
Whit MacCuaig
John Freudenthal
Sheryl Davis
Shawn Krout
Gerry Powell
Coningsby Burdon
Tracey Geisel
Dagmar Sachs
Daniel Salter
Paul Fallace
Brendan Patton
Jerry and Judy Clark
Marsh Bassick
Brian Miller

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for each project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

Mitchell Property Development- Preliminary

Located on the north and south sides of Canning House Road and Fords Lane, east and west sides of Perryman Road. Tax Map 63; Parcels 53, 62, 216, 306. Second Election District. Council District F. Planner Crysta.

Plan No. P628-2021 Create six lots /708.4223 acres / LI

Received 12/22/2021 F.O. Mitchell & Bro/Charles Maslin/Chesapeake Real Estate Group/FWA

Mitchell Property Development - Site

Located on the north and south sides of Canning House Road and Fords Lane, east and west sides of Perryman Road. Tax Map 63; Parcels 53, 62, 216, 306. Second Election District. Council District F. Planner Crysta.

Plan No. S629-2021 Develop one 908,280 sf warehouse building, one 1,322,400 sf warehouse building, one 595,080 sf warehouse building, one 1,722,600 sf warehouse building, one 648,000 sf warehouse building, and one 2,000 sf retail service building / 708.4223 acres / LI

Received 12/22/2021 F.O. Mitchell & Bro/Charles Maslin/Chesapeake Real Estate Group/FWA

Verbatim Transcript

Gerry Powell – Fredrick Ward Associates

The subject property is over 700 acres and mostly zoned Light Industrial. A small portion is zoned General Industrial fronting Chelsea Road. And there are some AG parcels, some residential parcels also, and a business parcel. A portion of the property, about 10%, is in the Chesapeake Bay Critical Area, Designations Limited Development Area, and Resource Conservation Area. And about 31% in the Water Source Protection District of the Perryman Well Field. We are proposing 5 warehouses totaling 5.2 million square feet. And another 2,000 square feet of commercial retail use integrated into the overall project. Presently the primary access to the property is from Perryman and Canning House Road. We are proposing a new primary access via connection road from Chelsea Road to Perryman. The development will be served by public Water and Sewer.

Bill Snyder – Volunteer Fire & EMS

- All five (5) warehouses and the one (1) Retail/Service building will require Knox Key Boxes. Please contact Bill Snyder at wrsnyder@HarfordCountyPublicSafety.org to order box and identify box installation locations.
- Building #1 & Building #2 shall have their addresses and business names clearly marked to identify their locations from both entrance points from Canning House Rd.
- Any trail system on the property shall-be constructed to allow a pick-up truck sized vehicle to access.

The above bulleted statements are the only comments on this project directly related to the plans presented

EXHIBIT I

PAUL JOHN CISAR, et al.,

Plaintiffs,

v.

F.O. MITCHELL & BRO., et al.,

Defendants.

*

IN THE

*

CIRCUIT COURT

*

FOR

*

ANNE ARUNDEL COUNTY

*

Case No. C-02-CV-22-000988

AFFIDAVIT OF LOUIS F. FRIEDMAN

1. I, Louis F. Friedman, am over the age of 18 and am competent to testify.

2. I am the Trustee of Trusts under the Last Will and Testament of Parker Mitchell, Jr. dated April 14, 1985, that collectively own a fifty percent partnership interest in F. O. Mitchell & Bro., and I have personal knowledge of its activities.

3. F. O. Mitchell & Bro. does not carry on a regular business in Anne Arundel County, Maryland, and has never done so.

4. F. O. Mitchell & Bro. carries on a regular business in Harford County, Maryland, and owns property there. Its principal office is in Harford County.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

July 12, 2022

Louis F. Friedman

Louis F. Friedman

EXHIBIT J

2 : 7/14/22
4 : 20311.doc
309346

PAUL JOHN CISAR, et al.,	*	IN THE
Plaintiffs,	*	CIRCUIT COURT
v.	*	FOR
F.O. MITCHELL & BRO., et al.,	*	ANNE ARUNDEL
COUNTY		
Defendants.	*	Case No. C-02-CV-22-
000988		

AFFIDAVIT OF JAMES LIGHTHIZER

1. I, James Lighthizer, am over the age of 18 and am competent to testify.
2. I am a member of Chesapeake Real Estate Group, LLC and have personal knowledge of its activities.
3. Chesapeake Real Estate Group, LLC carries on a regular business in Harford County, Maryland, and owns property there.
4. Chesapeake Real Estate Group, LLC has developed more than nine hundred thousand square feet (900,000 sq. ft.) of property in Harford County since 2016.
5. Chesapeake Real Estate Group, LLC is currently developing approximately one hundred thousand square feet (100,000 sq. ft.) of property in Harford County.
6. Chesapeake Real Estate Group, LLC is currently engaged in the development planning process of approximately five million one hundred ninety-seven thousand square feet (5,197,000 sq. ft.) of property in Harford County.
7. Chesapeake Real Estate Group, LLC has managed over two million three hundred seventy-three thousand eight hundred square feet (2,373,800 sq. ft.) of property in Harford County since 2016.
8. Chesapeake Real Estate Group, LLC and its executives have sold and/or leased approximately four million five hundred thousand square feet (4,500,000 sq. ft.) of property in Harford County.

2 : 7/14/22
4 : 20311.doc
309346

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

7-15-22
Date

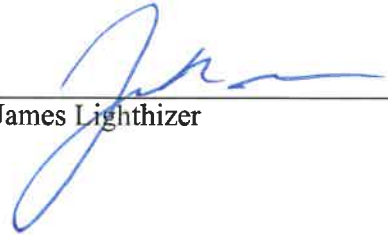

James Lighthizer

EXHIBIT K

PAUL JOHN CISAR, et al.,

Plaintiffs,

v.

F.O. MITCHELL & BRO., et al.,

Defendants.

* IN THE
* CIRCUIT COURT
* FOR
* ANNE ARUNDEL COUNTY
* Case No. C-02-CV-22-000988

AFFIDAVIT OF TORRENCE PIERCE

1. I, Torrence Pierce, am over the age of 18 and am competent to testify.
2. I am an officer in Frederick Ward Associates, Inc. and have personal knowledge of its activities.
3. Frederick Ward Associates, Inc. carries on a regular business in Harford County, Maryland. Its principal office is in Harford County.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

7/6/22

Torrence Pierce

EXHIBIT L

PAUL JOHN CISAR, et al.,

Plaintiffs,

v.

F.O. MITCHELL & BRO., et al.,

Defendants.

*

IN THE

*

CIRCUIT COURT

*

FOR

*

ANNE ARUNDEL COUNTY

*

Case No. C-02-CV-22-000988

AFFIDAVIT OF BARRY GLASSMAN

1. I, Barry Glassman, am over the age of 18 and am competent to testify.

2. I am the County Executive of Harford County and have personal knowledge of Harford County's activities.

3. Harford County is a political subdivision of the State of Maryland and, by definition, does not carry on a regular business in Anne Arundel County, Maryland.

4. Harford County conducts regular business only in Harford County, Maryland. Its principal office is in Harford County.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

6/30/2022
Date

[Signature]
Barry Glassman