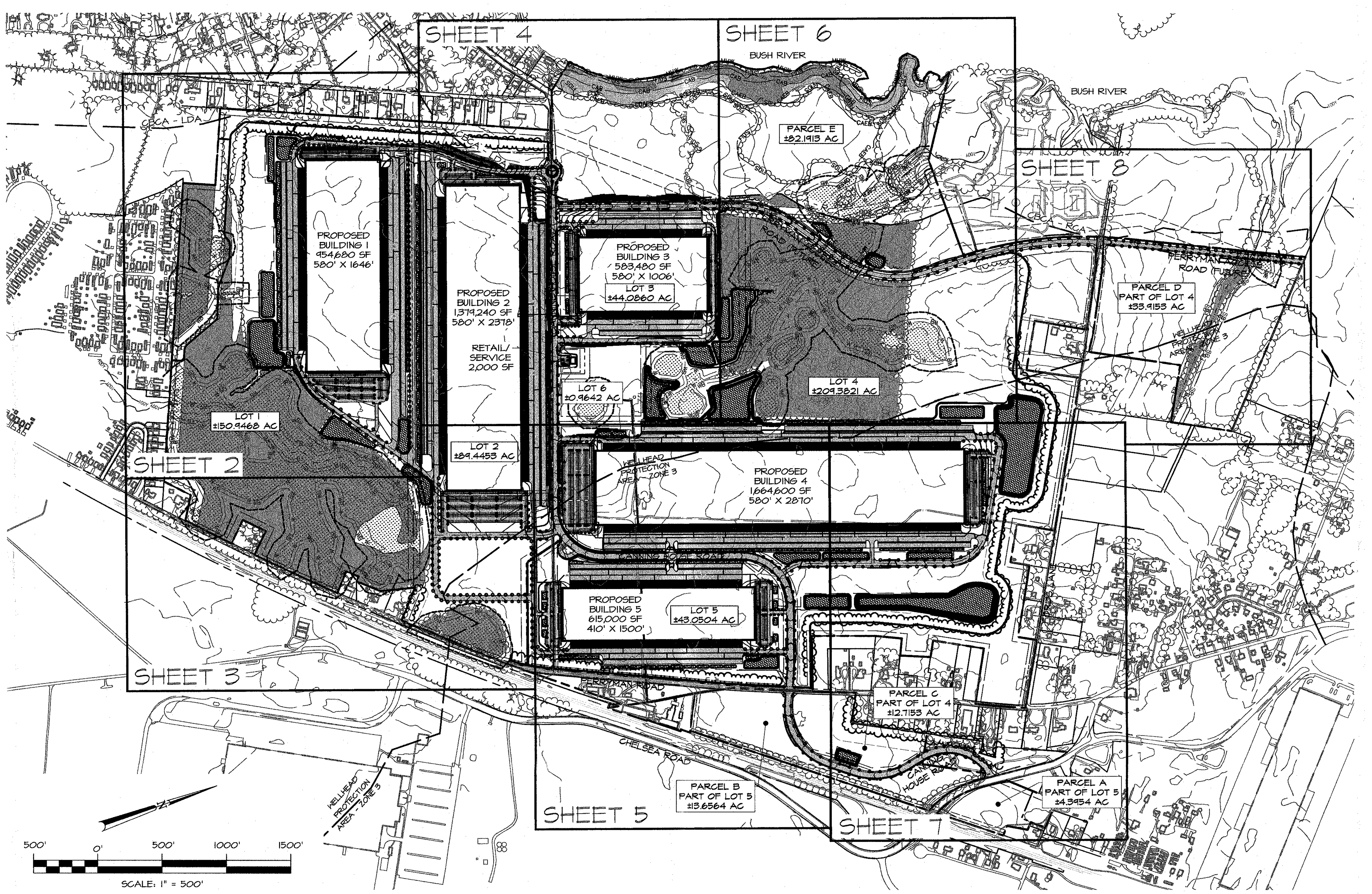
SERIES 3
LANDSCAPE PLAN
MITCHELL PROPERTY DEVELOPMENT
HARFORD COUNTY, MARYLAND

LEGEND

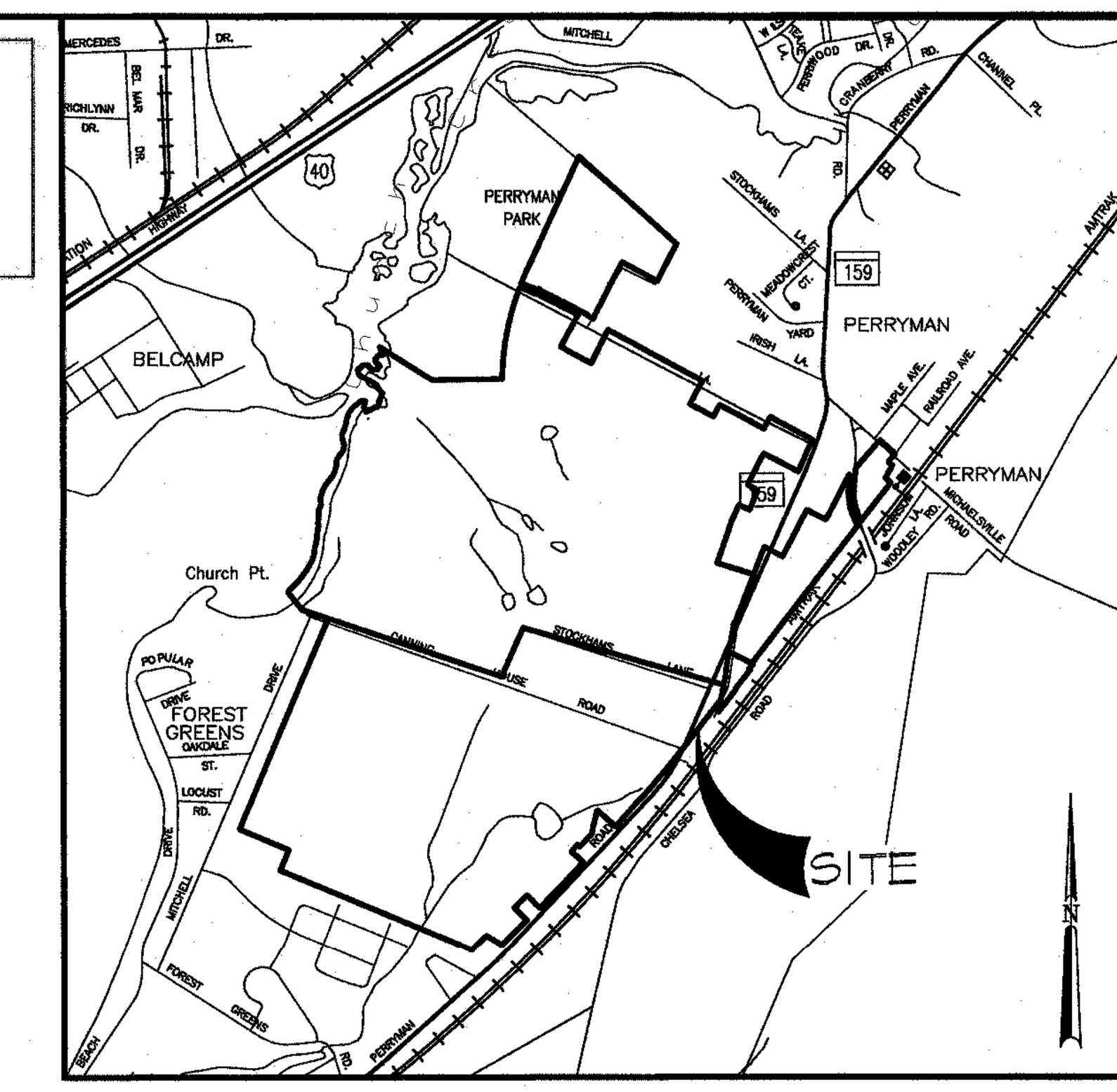
- RIGHT OF WAY LINE
- PROPERTY LINE
- EX EASEMENT
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- EX WETLAND
- 25' WETLAND BUFFER
- 75' NATURAL RESOURCE DISTRICT BUFFER
- WELLHEAD PROTECTION ZONE - ZONE 3
- CHESAPEAKE BAY 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 DWELLING SPECIES HABITAT
- CRITICAL AREA EXPANDED BUFFER
- MEAN HIGH WATER (OFFSET FOR CLARITY)
- 100 YEAR FEMA FLOODPLAIN
- 15 - 24.9% EXISTING SLOPES
- <25% EXISTING SLOPES
- PROP TREELINE
- PROP FOREST RETENTION AREA
- PROP PAVING
- PROP SIDEWALK
- PROP STORMWATER
- PROP NATURAL SURFACE PATH
- PROP HARD SURFACE TRAIL
- PROP PARKING SPACE QUANTITY PER ROW
- PROP. LIGHT POLE AND FIXTURE
- EX UTILITY POLE
- PROP UTILITY POLE
- EX SIGN
- PROP SIGN
- HANDICAP PARKING
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- EX MANHOLE
- PROP MANHOLE
- PROP INLET
- EX WATER VALVE
- PROP WATER VALVE

GENERAL NOTES

1. PARCEL BOUNDARY FIELD SURVEYED BY FWA 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 PERRYMAN ROAD AND CANNING HOUSE ROAD TO BE DESIGNED AND CONSTRUCTED PER HARFORD COUNTY D.P.W. 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.W.
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 24025C0276E, 24025C0277E, 24025C0278E, AND 24025C0279E 9EFF. 4/19/2016).
13. THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. ±73.11 ACRES ARE WITHIN THE RESOURCE CONSERVATION AREA (RCA) AND ±5.88 ACRES ARE WITHIN THE LIMITED DEVELOPMENT AREA (LCA) OF THE CHESAPEAKE BAY CRITICAL AREA.
14. 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.
15. WATER METERS TO BE PROVIDED INSIDE BUILDINGS IN UTILITY ROOMS.
16. PER HARFORD COUNTY ZONING CODE SECTION 267-27 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 (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.
19. HANDICAP RAMPS SHALL BE PROVIDED AT THE INTERSECTIONS OF PUBLIC ROADS. TO BE SHOWN AT FINAL DESIGN.
20. ANY DEVELOPMENT ON THE SITE WITHIN THE PERRYMAN WELLHEAD PROTECTION AREA IS SUBJECT TO SECTION 267-66 OF THE HARFORD COUNTY ZONING CODE.



DEVELOPER:	
I HEREBY AGREE TO TAKE PROTECTIVE MEASURES IN ACCORDANCE WITH SECTION 267-29 OF THE HARFORD COUNTY CODE AND ALSO AGREE TO REPLACE TREES AND VEGETATION SHOULD ANY REMOVAL OR DEATH OCCUR BEFORE, DURING OR AFTER CONSTRUCTION.	
NAME	DATE 06/03/2022



VICINITY MAP
1"=2000'

SOILS CHART

SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
BeA	BELTSVILLE SILT LOAM 0% - 2% SLOPES	-	-	0.37	C
BeB	BELTSVILLE SILT LOAM 2% - 5% SLOPES	-	-	0.37	C
BeC	BELTSVILLE SILT LOAM 5% - 10% SLOPES	-	-	0.43	C
ChB2	CHILLUM SILT LOAM 2% - 5% SLOPES	-	-	0.32	C
CkC2	CHILLUM-NESHAMINY SILT LOAM 5% - 10% SLOPES	-	-	0.49	B
Cx	CUT AND FILL LAND	-	-	-	-
DcA	DELANCO SILT LOAM 0% - 3% SLOPES	-	-	0.37	C
DcB	DELANCO SILT LOAM 3% - 5% SLOPES	-	-	0.37	C
En	ELKTON SILT LOAM	-	X	0.43	D
EsA	ELSINBORO LOAM 0% - 2% SLOPES	-	-	0.49	B
EsB2	ELSINBORO LOAM 2% - 5% SLOPES	-	-	0.49	B
EsC2	ELSINBORO LOAM 5% - 10% SLOPES	-	-	0.49	B
EvC	EVESBORO LOAMY SAND 5% - 15% SLOPES	-	-	0.05	A
FgaA	FALLSINGTON LOAMS 0% - 2% SLOPES	-	X	-	D
HcA	HATBORO-CODORUS COMPLEX 0% - 3% SLOPES	-	X	0.49	D
JpB	JOPPA GRAVELLY SANDY LOAM 2% - 5% SLOPES	-	-	0.17	A
JpC	JOPPA GRAVELLY SANDY LOAM 5% - 10% SLOPES	-	-	0.17	A
KpA	KEYPORT SILT LOAM 0% - 2% SLOPES	-	-	0.49	D
KpB	KEYPORT SILT LOAM 2% - 5% SLOPES	-	-	0.49	D
Lr	LEONARDTOWN SILT LOAM	-	X	0.37	D
MkA	MATAPEAKE SILT LOAM 0% - 2% SLOPES	-	-	0.49	C
MkB	MATAPEAKE SILT LOAM 2% - 5% SLOPES	-	-	0.49	C
MlaA	MATAPEX SILT LOAM 0% - 2% SLOPES	-	-	0.49	C
MlaB	MATAPEX SILT LOAM 2% - 5% SLOPES	-	-	0.49	C
Ot	OTHELLO SILT LOAM 0% - 2% SLOPES	-	X	0.43	D
RuD	RUSSETT FINE SANDY LOAM 5% - 15% SLOPES	-	-	0.32	C
RuE	RUSSETT FINE SANDY LOAM 15% - 30% SLOPES	-	-	0.32	C
Sa	SAND AND GRAVEL PITS	-	-	-	-
ShaB	SASSAFRAS SAND LOAM 2% - 5% SLOPES	-	-	0.20	B
ShaC	SASSAFRAS SAND LOAM 5% - 10% SLOPES	-	-	0.20	B
SlB2	SASSAFRAS LOAM 2% - 5% SLOPES	-	-	0.32	B
SlC2	SASSAFRAS LOAM 5% - 10% SLOPES	-	-	0.32	B
SsD	SASSAFRAS AND JOPPA 10% - 15% SLOPES	-	-	0.32	B
SsE	SASSAFRAS AND JOPPA 15% - 30% SLOPES	-	-	0.32	B
Sw	SWAMP	-	X	0.02	D
Tm	TIDAL MARSH	-	X	0.02	D
W	WATER	-	-	-	-
WoaB	WOODSTOWN LOAM 2% - 5% SLOPES	-	-	0.37	C

SITE DEVELOPMENT DATA

1. PROPERTY ADDRESS: 1714 PERRYMAN ROAD, PERRYMAN, MD 21130

2. OWNER: F.O. MITCHELL & 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 63, GRID 2B, PARCEL 53
- TAX ACCOUNT NO.: 02-060833
- ADDRESS: 1714 PERRYMAN ROAD, ABERDEEN, MARYLAND 21001-4219
- DEED REFERENCE: CGH 2174/633
- PRESENT ZONING: LI - LIGHT INDUSTRIAL
- AREA: ±357.8324 ACRES

PARCEL 2 - PARK FARM SOUTH
- TAX MAP 63, GRID 3B, PARCEL 53
- TAX ACCOUNT NO. : 02-098393
- ADDRESS: PERRYMAN ROAD, PERRYMAN, MARYLAND 21130
- DEED REFERENCE: CGH 2174/633
- PRESENT ZONING: LI - LIGHT INDUSTRIAL
- AREA: ±280.5230 ACRES

PARCEL 3 - FORDS LANE COUNTY SWAP
- TAX MAP 63, GRID 1B, PARCEL 306
- TAX ACCOUNT NO.: 02-095734
- ADDRESS: FORDS LANE, ABERDEEN, MARYLAND 21001
- DEED REFERENCE: CGH 2256/904
- PRESENT ZONING: LI - LIGHT INDUSTRIAL
- AREA: ±36.0809 ACRES

PARCEL 4A - LEE FIELD, SOUTH PART
- TAX MAP 63, GRID 2C, PARCEL 62
- TAX ACCOUNT NO.: 02-060868
- ADDRESS: 1625 PERRYMAN ROAD, ABERDEEN, MARYLAND 21001-4216
- DEED REFERENCE: CGH 2174/633
- PRESENT ZONING: GI - GENERAL INDUSTRIAL
- AREA: ±23.9054 ACRES

PARCEL 4B - LEE FIELD, NORTH PART
- TAX MAP 63, GRID 2D, PARCEL 62
- TAX ACCOUNT NO.: 02-060868
- ADDRESS: MICHAELSVILLE ROAD, PERRYMAN, MARYLAND 21130
- DEED REFERENCE: CGH 2174/633
- PRESENT ZONING: LI - LIGHT INDUSTRIAL
- AREA: ±4.3956 ACRES

PARCEL 216 - TO BE ACQUIRED FROM CHARLES MASLIN
- TAX MAP 63, GRID 2C, PARCEL 216
- TAX ACCOUNT NO.: 02-059711
- ADDRESS: 1607 PERRYMAN ROAD, PERRYMAN, MARYLAND 21130
- DEED REFERENCE: 10661/443
- PRESENT ZONING: AG & R1
- AREA: ±5.9510 ACRES

2. TOTAL GROSS AREA (PER BOUNDARY SURVEY): ±708.6883 AC

LOT 1:	
LOT 1:	±150.9468 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD:	±0.0631 ACRES
TOTAL LOT AREA =	±151.0099 ACRES
LOT 2:	
LOT 2:	±89.4453 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD:	±0.2569 ACRES
TOTAL LOT AREA =	±89.7022 ACRES
LOT 3:	
TOTAL LOT AREA:	±44.0860 ACRES
LOT 4:	
LOT 4:	±209.3821 ACRES
PARCEL C (PART OF LOT 4):	±12.7153 ACRES
PARCEL D (PART OF LOT 4):	±33.9153 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD:	±0.6554 ACRES
RIGHT OF WAY FOR FORDS LANE:	±1.3347 ACRES
RIGHT OF WAY FOR CANNING HOUSE ROAD:	±11.4372 ACRES
TOTAL LOT AREA =	±269.4400 ACRES
LOT 5:	
LOT 5:	±43.0504 ACRES
PARCEL A (PART 3 OF LOT 5):	±4.3954 ACRES
PARCEL B (PART 2 OF LOT 5):	±13.6564 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD:	±1.8215 ACRES
TOTAL LOT AREA =	±62.9237 ACRES
LOT 6:	
TOTAL LOT AREA =	±0.9642 ACRES
PARCEL E:	
TOTAL LOT AREA =	±82.1913 ACRES
RIGHT OF WAY TO BE DEDICATED TO HARFORD COUNTY FOR TRANSPORTATION PLAN PERRYMAN ACCESS ROAD (FUTURE):	±8.3710 ACRES
TOTAL ACREAGE:	±708.6883 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 (±4.3475 AC) — AG (AGRICULTURAL)
- PARCEL: 216 (±1.3375 AC) — R1 (URBAN RESIDENTIAL)

4. USE:
- EXISTING: AGRICULTURAL
- PROPOSED: HIGH CUBE FULFILLMENT CENTER WAREHOUSE, NON-SORT WITH AN ACCESSORY USE OF RETAIL/ SERVICE USE NOT TO EXCEED 2,000 SF AND TO BE INTEGRATED INTO THE OVERALL PROJECT

5. PRINCIPAL USE MINIMUM: LOT SIZE = 20,000 SF
MAX ALLOWABLE BUILDING HEIGHT: 40 FT
PROPOSED BUILDING HEIGHT FOR BUILDING 1, 2, 3, 4, & 5: 65 FT*
*PER HARFORD COUNTY ZONING CODE § 267-60 (C(5)) MODIFICATION OF HEIGHT REQUIREMENTS. MAXIMUM BUILDING HEIGHT MAY BE EXCEEDED IF SIDE AND REAR YARDS ARE INCREASED IN WIDTH AND DEPTH BY 1 ADDITIONAL FOOT FOR EVERY 1 FOOT OF EXCESS HEIGHT.

ACCESSORY USE MINIMUM: LOT SIZE = 10,000 SF
MAX ALLOWABLE BUILDING HEIGHT: 36 FT
PROPOSED BUILDING HEIGHT FOR ACCESSORY RETAIL/ SERVICE BUILDING: 36 FT

6. MAXIMUM BUILDING COVERAGE = 55.00%
- A. LOT 1
  BLDG 1: 954,680 SF (21.9164 AC±)
  21.9164 AC/ 150.9468 AC = 14.52% BLDG COVERAGE
- B. LOT 2
  BLDG 2: 1,379,240 SF (31.6630 AC±)
  31.6630 AC/ 89.4453 AC = 35.40% BLDG COVERAGE
- C. LOT 3
  BLDG 3: 583,480 SF (13.3949 AC±)
  13.3949 AC/ 44.0860 AC = 30.38% BLDG COVERAGE
- D. LOT 4
  BLDG 4: 1,664,600 SF (38.2140 AC±)
  38.2140 AC/ 256.0127 AC = 14.93% BLDG COVERAGE
- E. LOT 5
  BLDG 5: 615,000 SF (14.1185 AC±)
  14.1185 AC/ 61.1022 AC = 23.11% BLDG COVERAGE
- F. LOT 6
  RETAIL/ SERVICE: 2,000 SF (0.0459 AC±)
  0.0459 AC/ 0.9642 AC = 4.76% BLDG COVERAGE

7. MAXIMUM IMPERVIOUS COVERAGE = 85.00%
- A. LOT 1
  TOTAL IMPERVIOUS COVERAGE = 43.6454 AC
  43.6454 AC/ 150.9468 AC = 28.91% IMPERVIOUS COVERAGE
- B. LOT 2
  TOTAL IMPERVIOUS COVERAGE = 60.7396 AC
  60.7396 AC/ 89.4453 AC = 67.91% IMPERVIOUS COVERAGE
- C. LOT 3
  TOTAL IMPERVIOUS COVERAGE = 24.4684 AC
  24.4684 AC/ 44.0860 AC = 55.50% IMPERVIOUS COVERAGE
- D. LOT 4
  TOTAL IMPERVIOUS COVERAGE = 69.8415 AC
  69.8415 AC/ 256.0127 AC = 27.28% IMPERVIOUS COVERAGE
- E. LOT 5
  TOTAL IMPERVIOUS COVERAGE = 28.8720 AC
  28.8720 AC/ 61.1022 AC = 47.25% IMPERVIOUS COVERAGE
- F. LOT 6
  TOTAL IMPERVIOUS COVERAGE = 0.1977 AC
  0.1977 AC/ 0.9642 AC = 20.50% IMPERVIOUS COVERAGE

8. CHESAPEAKE BAY CRITICAL AREA:

TOTAL AREA OF PROPERTY WITHIN THE CHESAPEAKE BAY CRITICAL AREA=	±77.09 AC
TOTAL AREA OF PROPERTY IN THE RESOURCE CONSERVATION AREA (RCA)=	±73.11 AC
ALLOWABLE PERCENTAGE OF IMPERVIOUS SURFACE ALLOWED IN RCA=	0%
PROPOSED ROUND ABOUT ON CANNING 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= (3.04%)	2.22 AC
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)=	±0.75 AC (12.76%)

9. MAX. IMPERVIOUS AREA FOR WELLHEAD PROTECTION ZONE (WPZ)-ZONE 3: 50.00%

TOTAL AREA WITHIN THE WELLHEAD PROTECTION ZONE =	225.9639 AC
CANNING HOUSE ROAD IMPERVIOUS WITHIN WPZ =	6.0975 AC
LOT 2 IMPERVIOUS WITHIN WPZ =	1.2215 AC
LOT 4 IMPERVIOUS WITHIN WPZ =	60.4342 AC
LOT 5 IMPERVIOUS WITHIN WPZ =	29.8735 AC
TOTAL IMPERVIOUS COVER = 97.6267 AC/ 225.6997 AC =	43.20 %
LOT 2 (INCLUDING LOT 2 & RIGHT OF WAY FOR PERRYMAN ROAD)	
AREA WITHIN WPZ =	11.4901 AC
IMPERVIOUS WITHIN WPZ =	1.2215 AC
TOTAL IMPERVIOUS COVER = 1.2215 AC /11.4901 AC =	10.63%
LOT 4 (INCLUDING LOT 4, PARCEL C, PARCEL D, ROW FOR PERRYMAN ROAD, ROW FOR FORDS LANE & CANNING HOUSE ROAD)	
AREA WITHIN WPZ =	151.5501 AC
IMPERVIOUS WITHIN WPZ =	66.5317 AC
TOTAL IMPERVIOUS AREA = 66.5317 AC/ 151.5501 AC =	43.90%
LOT 5 (INCLUDING LOT 5, PARCEL A, PARCEL B & ROW FOR PERRYMAN ROAD)	
AREA WITHIN WPZ =	62.9237 AC
IMPERVIOUS WITHIN WPZ =	29.8735 AC
TOTAL IMPERVIOUS AREA = 29.8735 AC/ 62.9237 AC =	47.48%

10. EXISTING TOTAL FOREST AREA ON SITE: ±116.06 AC
PROPOSED TOTAL FOREST COVER TO BE CLEARED: ±12.74 AC

11. MINIMUM REQUIRED BUILDING SETBACKS FOR LI ZONE
BASED ON PROPOSED HIGH CUBE FULFILLMENT CENTER WAREHOUSE, NON-SORT USE:
- MINIMUM SETBACK FROM ADJACENT RESIDENTIAL ZONING : 50'
- MINIMUM FRONT YARD: 25'
- MINIMUM SIDE YARD: 15' + 25' HT. INCREASE= 40'*
- MINIMUM REAR YARD: 25' + 25' HT. INCREASE= 50'*
- MINIMUM LOT WIDTH AT BUILDING LINE: 50'

*PER HARFORD COUNTY ZONING CODE § 267-60 (C(5)) MODIFICATION OF HEIGHT REQUIREMENTS. MAXIMUM BUILDING HEIGHT MAY BE EXCEEDED IF SIDE AND REAR YARDS ARE INCREASED IN WIDTH AND DEPTH BY 1 ADDITIONAL FOOT FOR EVERY 1 FOOT OF EXCESS HEIGHT.

BASED ON PROPOSED SERVICE USE:
- MINIMUM SETBACK FROM ADJACENT RESIDENTIAL ZONING : 25'
- MINIMUM FRONT YARD: 25'
- MINIMUM SIDE YARD: 10'
- MINIMUM REAR YARD: 35'
- MINIMUM LOT WIDTH AT BUILDING LINE: 50'

12. PARKING REQUIRED:
ON-SITE PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AND THE LARGEST EMPLOYEE SHIFT.

BLDG 1: 478 PARKING SPACES (INCLUDING 13 HANDICAP SPACES) - SHOWN ON SHEET 2
BLDG 2: 688 PARKING SPACES (INCLUDING 20 HANDICAP SPACES) - SHOWN ON SHEET 3 & 4
BLDG 3: 293 PARKING SPACES (INCLUDING 9 HANDICAP SPACES) - SHOWN ON SHEET 4
BLDG 4: 764 PARKING SPACES (INCLUDING 16 HANDICAP SPACES) - SHOWN ON SHEET 5 & 7
BLDG 5: 308 PARKING SPACES (INCLUDING 8 HANDICAP SPACES)- SHOWN ON SHEET 5
TOTAL WAREHOUSE PARKING= 2,531 PARKING SPACES (INCLUDING 66 HANDICAP SPACES)

ON-SITE PARKING FOR RETAIL SERVICES 1 PARKING SPACE PER 200 SF.
REQUIRED: 2000 SF / 200 SF = 10 PARKING SPACES
PROPOSED: 11 PARKING SPACES (INCLUDING 1 HANDICAP SPACE) - SHOWN ON SHEET 4

TOTAL ON-SITE PARKING: 2,542 PARKING SPACES (INCLUDING 67 HANDICAP SPACES)

13. PROPOSED EMPLOYEES AT LARGEST SHIFT:
THE NUMBER OF EMPLOYEES AT THE LARGEST SHIFT IS UNKNOWN AT THIS TIME.
THE ESTIMATED NUMBER OF EMPLOYEES AT THE LARGEST SHIFT:
- BLDG 1: 179 EMPLOYEES
- BLDG 2: 258 EMPLOYEES
- BLDG 3: 110 EMPLOYEES
- BLDG 4: 287 EMPLOYEES
- BLDG 5: 116 EMPLOYEES
- RETAIL/ SERVICE: 3 EMPLOYEES

14. TRAILER PARKING (12' X 60'):
- BLDG 1: 290 TRAILER SPACES
- BLDG 2: 373 TRAILER SPACES
- BLDG 3: 134 TRAILER SPACES
- BLDG 4: 422 TRAILER SPACES
- BLDG 5: 195 TRAILER SPACES
- TOTAL TRAILER SPACES: 1,414 TRAILER PARKING SPACES

15. REQUIRED BUFFER YARDS:
ADJACENT PROPERTIES ZONED EITHER LI OR GI DO NOT REQUIRE A BUFFER YARD.
ADJACENT PROPERTIES ZONED AG REQUIRE A TYPE 'B' BUFFER YARD (MIN. 15' WIDE).
ADJACENT PROPERTIES ZONED R1 REQUIRE A TYPE 'D' BUFFER YARD (MIN. 30' WIDE).

16. NATURAL RESOURCE AREAS:

100 YEAR FLOODPLAIN:	±0.00 AC
CHESAPEAKE BAY CRITICAL AREA:	±77.09 AC
EXISTING BGE ROW (OUTSIDE CBCA):	±14.09
EXISTING AFFORESTATION EASEMENTS (OUTSIDE CBCA):	±5.87 AC
NET TRACT AREA:	±614.67 AC
TOTAL FORESTED AREA (IN NET TRACT):	±116.06 AC
TOTAL NATURAL RESOURCE DISTRICT AREA:	±118.67 AC

17. WATER SUPPLY: PUBLIC- CONTRACT #6352 & #6377
SEWER SUPPLY: PUBLIC- CONTRACT #6692-A & #5020

RECEIVED
SEP 27 2022
Harford County Planning & Zoning

REVISIONS

REV#	DATE	DESCRIPTION

PLAN TYPE: L
PLAN NO.: 633-2021
VERSION: 3
DATE: 9-27-22
DAC/DUE:

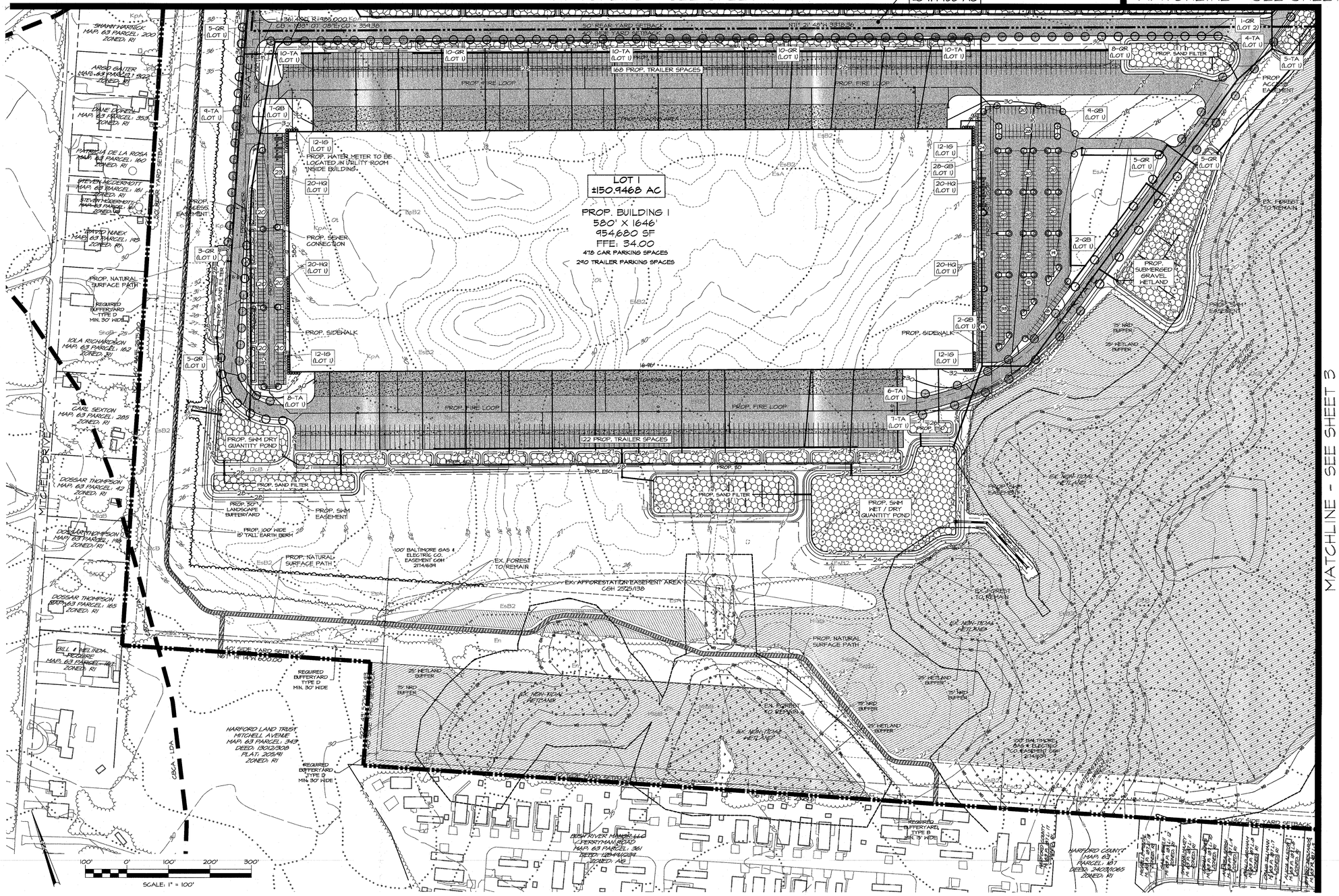
FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

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

SERIES 3
LANDSCAPE PLAN
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE:	DRAWING NO:
09/09/2022	LP01
SCALE: NTS	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 1 OF 9
CHECKED BY: GPP	FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\LANDSCAPE PLAN\SERIES 3_LP01_LANDSCAPE PLAN.DWG, LP01, 9/27/2022 1:16 PM,kpierce



LOT 1 LANDSCAPE REQUIREMENTS

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

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS(§ 267-29(E)(2)) REQUIRED: BUILDING FOUNDATION PLANTINGS	128 SHRUBS
STREET TREES(§ 267-29(G)(1)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	5645 LINEAR FEET OF INTERIOR ROAD 142 STREET TREES
PARKING INTERIOR LANDSCAPING(§ 267-29(H)(1)(a)) REQUIRED: 1 TREE FOR EVERY 10 SPACES	418 PARKING SPACES 48 PARKING LOT TREES
BUFFER YARDS(§ 267-30(E)) 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 BUFFERYARD B REQUIREMENTS FOR 3121' OF REQUIRED BUFFER
BUFFER YARDS(§ 267-30(E)) REQUIRED: 30' BUFFER YARD TYPE 'D' BETWEEN ZONE L1 & ZONE R1: 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.	4490' LINEAR FEET OF BUFFER *EXISTING FOREST TO MEET BUFFERYARD D REQUIREMENTS FOR 1360' OF REQUIRED BUFFER 3130' LINEAR FEET OF BUFFER 315 LARGE TREES, 252 MEDIUM/ SMALL TREES, 688 EVERGREEN SHRUBS (61%), AND 438 DECIDUOUS SHRUBS (39%) SEE SHEET LP04 FOR PLANTING DETAIL

LOT 1 LANDSCAPE COST ESTIMATE*

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

LARGE TREES:	505	@ $250/TREE	=	$126,250
MEDIUM/SMALL TREES:	252	@ $200/TREE	=	$50,400
SHRUBS:	1254	@ $30/SHRUB	=	$37,620
		TOTAL	=	$214,270

- 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

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QR	64	QUERCUS RUBRA	NORTHERN RED OAK	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING
TA	78	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING

LOT 1 PARKING LOT PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QB	48	QUERCUS BICOLOR	SWAMP WHITE OAK	2"-2½" CAL.	B&B	TRUNK FREE OF BRANCHES 6' TO 7',

LOT 1 FOUNDATION PLANTING SCHEDULE

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

LOT 1 50' WIDE BUFFER PLANTING SCHEDULE

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	63	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B & B	SPACING PER PLAN
LT	63	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" CAL	B & B	SPACING PER PLAN
PS	63	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B & B	SPACING PER PLAN
TS	63	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B & B	SPACING PER PLAN
QU	63	QUERCUS PHELLOS	WILLOW OAK	2"-2.5" CAL	B & B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	63	AMELANCHIER CANADENSIS	SERVICEBERRY	1"-1.5" CAL	B&B	SPACING PER PLAN
CF	63	CORNUS FLORIDA	FLOWERING DOGWOOD	1"-1.5" CAL	B&B	SPACING PER PLAN
IO	63	ILEX OPACA	AMERICAN HOLLY	5'-6' HT	B&B	SPACING PER PLAN
JS	63	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B&B	SPACING PER PLAN
SHRUBS						
CS	219	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IG	188	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' IKBERRY	2'-3' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
IV	250	ILEX VERTICILLATA	WINTERBERRY	2'-3' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
JH	250	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6"-1' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	219	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

REVISIONS

REV#	DATE	DESCRIPTION

FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-729-2220
info@fredward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAIG
PHONE: 410-825-0953

SERIES 3
LANDSCAPE PLAN
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE:	09/09/2022
SCALE:	1" = 100'
DESIGNED BY:	KFP
DRAWN BY:	KFP
CHECKED BY:	GPP
DRAWING NO:	LP02
SHEET	2 OF 9
FWA JOB NUMBER:	2061196.10

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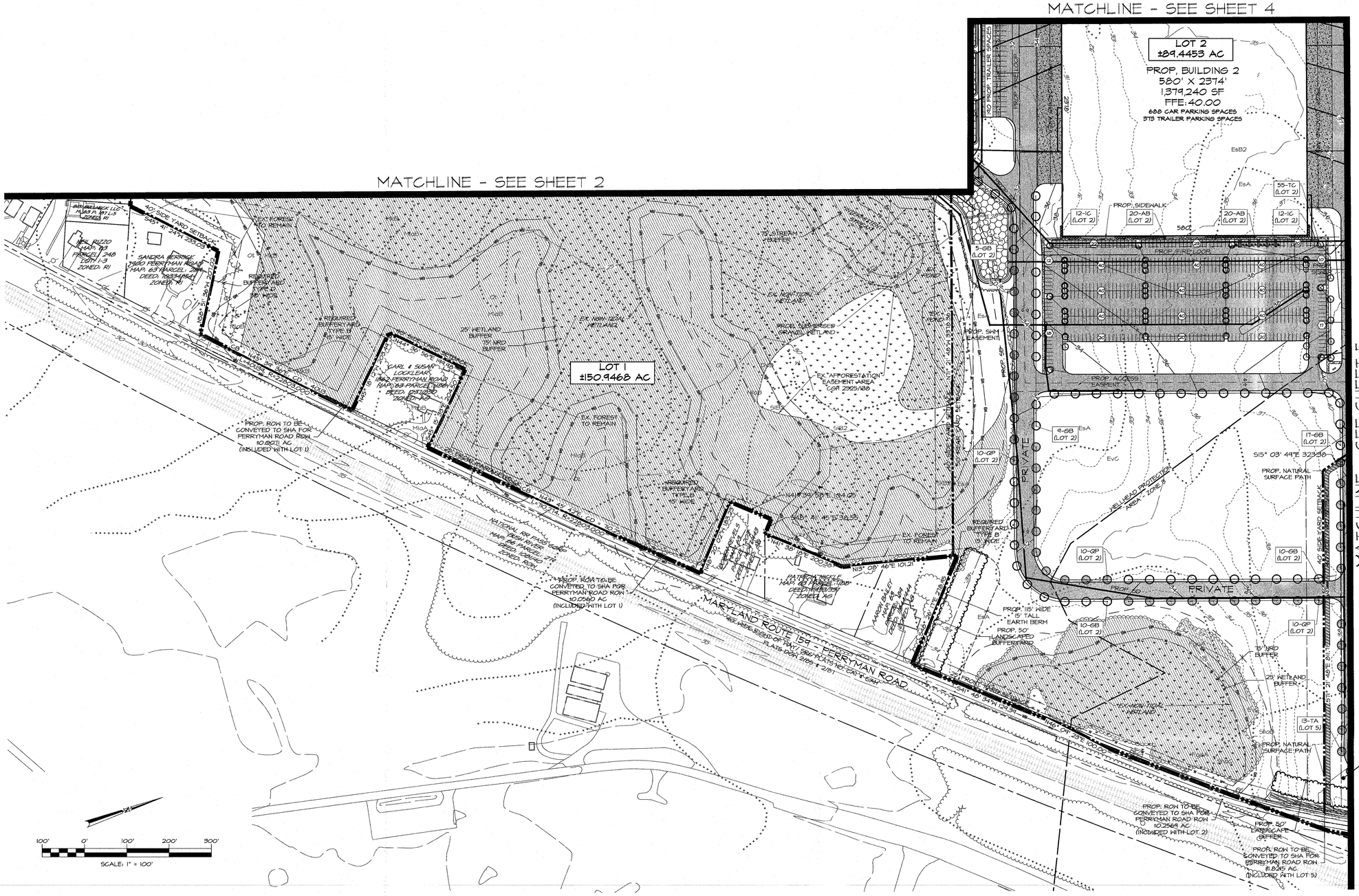
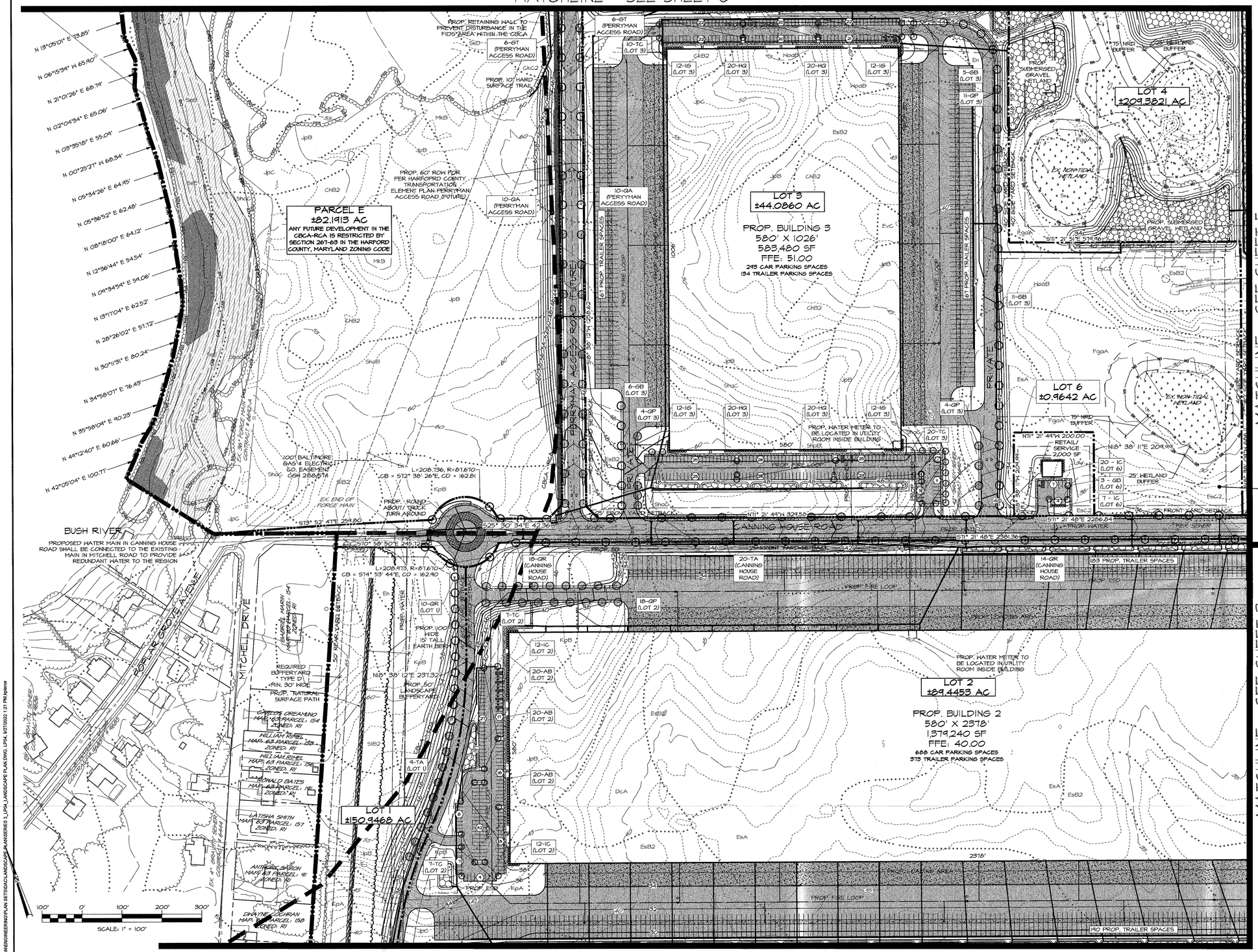
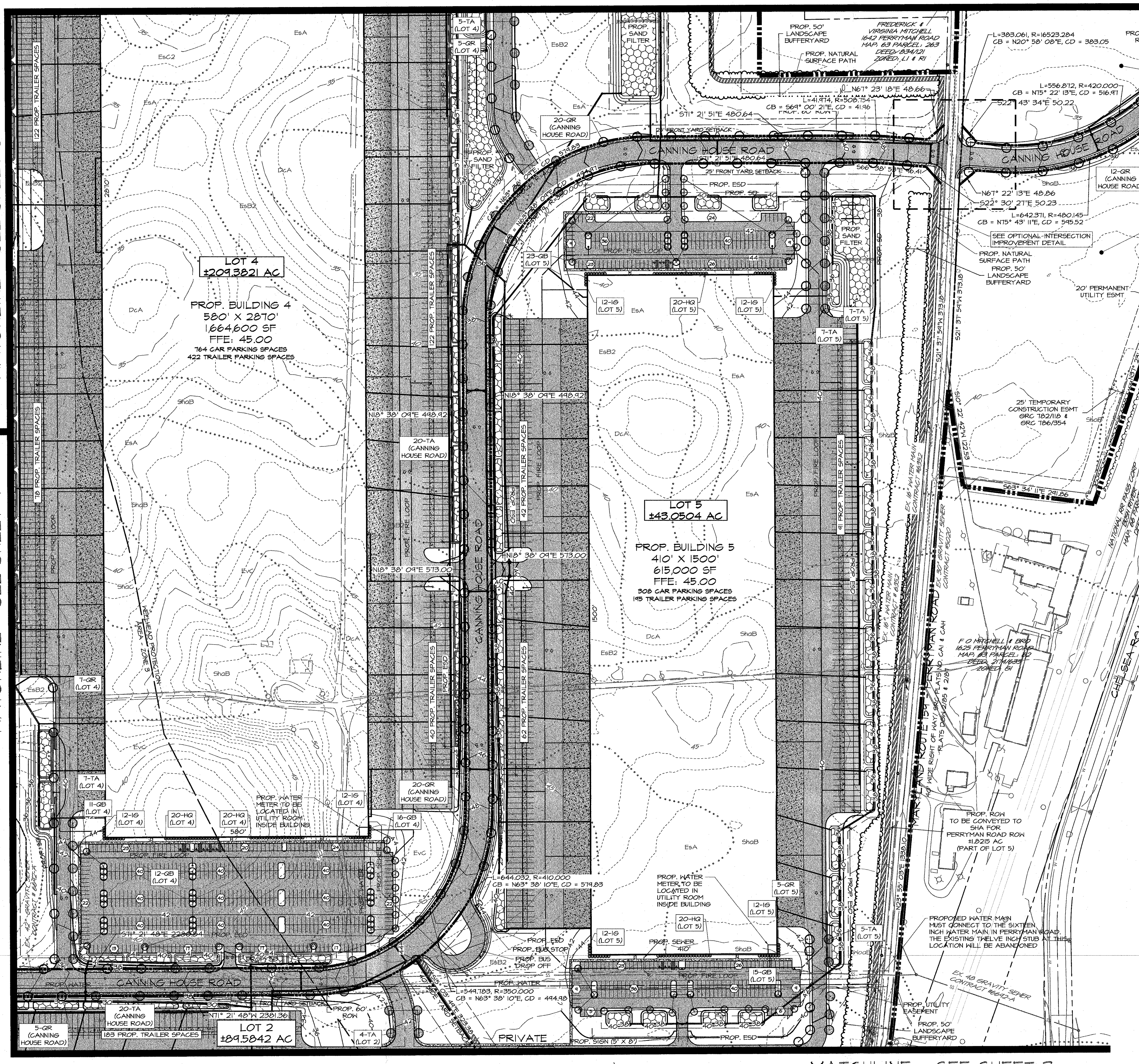

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 5
LOT 1
±150.9468 AC
LOT 2
±89.4453 AC
PROP. BUILDING 2
580' X 237.4'
1,379,240 SF
FFE:40.00
688 CAR PARKING SPACES
375 TRAILER PARKING SPACES
LOT 5
±43.0504 AC
MARYLAND ROUTE 54 - FERRYMAN ROAD
PROP. ROW TO BE CONVEYED TO SHA FOR FERRYMAN ROAD ROW 10.0801 AC (INCLUDED WITH LOT 1)
PROP. ROW TO BE CONVEYED TO SHA FOR FERRYMAN ROAD ROW 10.0580 AC (INCLUDED WITH LOT 1)
PROP. ROW TO BE CONVEYED TO SHA FOR FERRYMAN ROAD ROW 10.2569 AC (INCLUDED WITH LOT 2)
PROP. ROW TO BE CONVEYED TO SHA FOR FERRYMAN ROAD ROW 11.845 AC (INCLUDED WITH LOT 5)
PROP. 115' WIDE 15' TALL EARTH BERM
PROP. 50' LANDSCAPED BUFFER YARD
PROP. 50' LANDSCAPE BUFFER
PROP. SWM EASEMENT
PROP. ACCESS EASEMENT
PROP. FIRE LOOP
PROP. SIDEWALK
PROP. NATURAL SURFACE PATH
PRIVATE
WELLHEAD PROTECTION AREA - ZONE B
REQUIRED BUFFER YARD TYPE B 15' WIDE
2 REQUIRED BUFFERED YARD TYPE B 15' WIDE
REFORESTATION BUFFER YARD TYPE B 15' WIDE
25' WETLAND BUFFER
75' NRD BUFFER
15' NRD BUFFER
EX. FOREST TO REMAIN
EX. AFFORESTATION EASEMENT AREA - L.68 2925/108
PROP. REFORESTED PRIVATE WETLAND
EX. NON-TIDAL WETLANDS
EX. STREAM
EX. 100 YR FLOODPLAIN
EX. 25' WETLAND BUFFER
EX. 50' STREAM BUFFER
EX. 100' STREAM BUFFER
EX. 50' WETLAND BUFFER
EX. 100' WETLAND BUFFER
PROP. 100' STREAM BUFFER
PROP. 50' WETLAND BUFFER
PROP. 100' WETLAND BUFFER
PROP. 50' STREAM BUFFER
NEIL RIZZO MAP: 93 PARCEL: 348 LOT: 13 ZONED: RI
SANDRA BERRIGE 7480 FERRYMAN ROAD MAP: 63 PARCEL: 288 DEED: 7633/182 ZONED: RI
CARL & SUSAN LOCKLEAR 7462 FERRYMAN ROAD (MAP: 63 PARCEL: 1038) DEED: 2813/00 ZONED: RC
PATRICIA WEILE MAP: 93 PARCEL: 1009 DEED: 1749/0034 ZONED: RC
JASON BAILEY MAP: 93 PARCEL: 1011 DEED: 6814/0344 ZONED: RC
40' SIDE YARD SETBACK
50' SIDE YARD SETBACK
100' SHORE EROSION CONTROL
N15° 34' 54"E 2,285.00'
N74° 25' 06"W 200.00'
N15° 34' 54"E 323.58'
N15° 03' 44"E 323.58'
N74° 25' 06"W 200.00'
S15° 34' 54"W 2,285.00'
S74° 25' 06"E 200.00'
N15° 08' 46"E 101.21'
S74° 48' 54"W 124.39'
S74° 25' 06"E 200.00'
S15° 03' 44"W 323.58'
N74° 25' 06"W 200.00'
S15° 34' 54"W 2,285.00'
S74° 25' 06"E 200.00

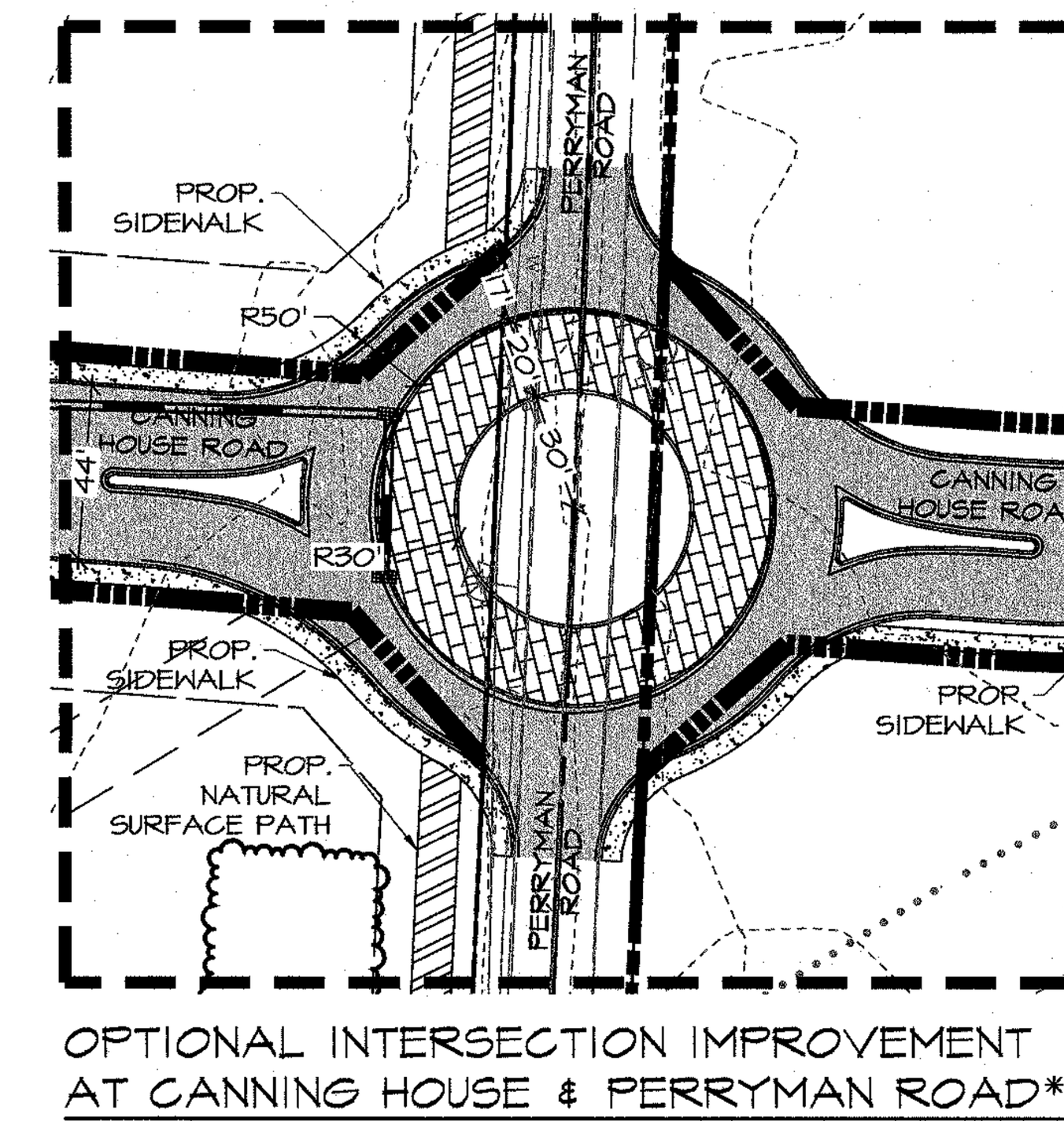
MATCHLINE - SEE SHEET 6


PROP. RETAINING WALL TO PREVENT DISTURBANCE IN THE FIDS AREA WITHIN THE CBCA
6-GT (PERRYMAN ACCESS ROAD)
10-TC (LOT 3)
PROP. 10' HARD SURFACE TRAIL
PROP. 60' ROW FOR PER HARFORD COUNTY TRANSPORTATION ELEMENT PLAN-PERRYMAN ACCESS ROAD (FUTURE)
10-GA (PERRYMAN ACCESS ROAD)
PARCEL E
±82.1913 AC
ANY FUTURE DEVELOPMENT IN THE CBCA-RCA IS RESTRICTED BY SECTION 267-63 IN THE HARFORD COUNTY, MARYLAND ZONING CODE
LOT 3
±44.0860 AC
PROP. BUILDING 3
580' X 1026'
583,480 SF
FFE: 51.00
293 CAR PARKING SPACES
154 TRAILER PARKING SPACES
LOT 4
±209.3821 AC
PROP. SUBMERGED GRAVEL WETLAND
EX. NON-TIDAL WETLAND
75' NRD BUFFER
25' WETLAND BUFFER
40' SIDE YARD SETBACK
LOT 6
±0.9642 AC
PERRYMAN ACCESS ROAD (FUTURE)
PRIVATE
61 PROP. TRAILER SPACES
PROP. FIRE LOOP
PROP. WATER METER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING
RETAIL/ SERVICE 2,000 SF
20' FRONT YARD SETBACK
CANNING HOUSE ROAD
PROP. WATER
PROP. SEWER
PROP. 100' WIDE 15' TALL EARTH BERM
PROP. 50' LANDSCAPE BUFFERYARD
REQUIRED BUFFERYARD TYPE D 1 PIN. 30' WIDE
PROP. NATURAL SURFACE PATH
PROP. ROUND-ABOUT TRUCK TURN AROUND
EX. END OF FORCE MAIN
EX. 8" FORCE MAIN AND EX. MANHOLE #6A
100' BALTIMORE GAS & ELECTRIC CO. EASEMENT CBH 2158/574
BUSH RIVER
PROPOSED WATER MAIN IN CANNING HOUSE ROAD SHALL BE CONNECTED TO THE EXISTING MAIN IN MITCHELL ROAD TO PROVIDE REDUNDANT WATER TO THE REGION
POPLAR GROVE AVENUE
MITCHELL DRIVE
LOT 1
±150.9468 AC
LOT 2
±89.4453 AC
PROP. BUILDING 2
580' X 2378'
1,379,240 SF
FFE: 40.00
688 CAR PARKING SPACES
373 TRAILER PARKING SPACES
183 PROP. TRAILER SPACES
190 PROP. TRAILER SPACES
PROP. LOADING AREA
PROP. ESD
PROP. 8' WIDE SHARED USE PATH
PROP. 6' WIDE SHARED USE PATH
PROP. 5' WIDE SIDEWALK
PROP. 4' WIDE SIDEWALK
PROP. 10' WIDE SHARED USE PATH
PROP. 5' WIDE SHARED USE PATH
PROP. 6' WIDE SIDEWALK
PROP. 8' WIDE SIDEWALK
PROP. 10' WIDE SIDEWALK
PROP. 12' WIDE SHARED USE PATH
PROP. 14' WIDE SHARED USE PATH
PROP. 16' WIDE SHARED USE PATH
PROP. 18' WIDE SHARED USE PATH
PROP. 20' WIDE SHARED USE PATH
PROP. 22' WIDE SHARED USE PATH
PROP.

MATCHLINE - SEE SHEET 7



MATCHLINE - SEE SHEET 3



OPTIONAL INTERSECTION IMPROVEMENT AT CANNING HOUSE & PERRYMAN ROAD*

SCALE: 1" = 50'

*SUBJECT TO SHA DISTRICT 4 APPROVAL

SCALE: 1" = 50'

CANNING HOUSE ROAD LANDSCAPE REQUIREMENTS

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

REQUIREMENT	PROVIDED
STREET TREES(§ 267-29(G)(1)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	7585' LINEAR FEET OF INTERIOR ROAD 190 STREET TREES
BUFFER YARDS(§ 267-30(E)) REQUIRED: 15' BUFFER YARD TYPE 'B' BETWEEN ZONE LI & ZONE AG: 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.	391' LINEAR FEET OF REQUIRED BUFFERYARD 1690' LINEAR FEET OF A 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM PLANTING CALCULATIONS PROVIDED BELOW
BUFFER YARDS(§ 267-30(E)) REQUIRED: 30' BUFFER YARD TYPE 'D' BETWEEN ZONE LI & ZONE RI: 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 288' EXISTING FOREST TO REMAIN 1690' LINEAR FEET 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM 170 LARGE TREES, 136 MEDIUM/ SMALL TREES, 371 EVERGREEN SHRUBS (61%), AND 236 DECIDUOUS SHRUBS (39%) SEE SHEET LP09 FOR PLANTING DETAIL

CANNING HOUSE ROAD LANDSCAPE COST ESTIMATE*

LARGE TREES:	360	@	$250/TREE	=	$90,000
MEDIUM/ SMALL TREES:	136	@	$200/TREE	=	$27,200
SHRUBS:	607	@	$30/SHRUBS	=	$18,210
			TOTAL	=	$135,410

- THIS COST ESTIMATE IS FOR CANNING HOUSE ROAD REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP04, LP05 AND LP07.
- 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.

CANNING HOUSE ROAD STREET TREE PLANTING SCHEDULE

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QR	102	QUERCUS RUBRA	NORTHERN RED OAK	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 75' O.C. SPACING
TA	88	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 75' O.C. SPACING

CANNING HOUSE ROAD 50' WIDE BUFFER PLANTING SCHEDULE

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	34	JUNIPERUS 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
JS	34	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B&B	SPACING PER PLAN
SHRUBS						
CS	118	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IG	101	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	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6"-1' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	118	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

LOT 5 LANDSCAPE REQUIREMENTS

PLANTINGS SHOWN ON LP05 AND LP06 FOR LOT 5.

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS(§ 267-29(E)(2)) REQUIRED: BUILDING FOUNDATION PLANTINGS	88 SHRUBS
STREET TREES(§ 267-29(G)(1)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	1520' LINEAR FEET OF INTERIOR ROAD 38 STREET TREES
PARKING INTERIOR LANDSCAPING:(§ 267-29(H)(1)(a)) REQUIRED: 1 TREE FOR EVERY 10 SPACES	308 PARKING SPACES 38 PARKING LOT TREES
PARKING PERIMETER LANDSCAPING:(§ 267-29(H)(2)(a)) REQUIRED: A MINIMUM 5 FOOT BUFFER STRIP ABUTTING A PUBLIC RIGHT-OF-WAY	PROVIDED BY PROPOSED SWM PLANTINGS
ADDITIONAL 50' WIDE LANDSCAPE BUFFER WITH A 115' WIDE 15' TALL EARTH BERM	1960' LINEAR FEET OF BUFFER 50' WIDE LANDSCAPE BUFFER WITH A 115' WIDE 15' TALL EARTH BERM 195 LARGE TREES, 156 MEDIUM/ SMALL TREES, 432 EVERGREEN SHRUBS (61%), AND 274 DECIDUOUS SHRUBS (39%) SEE SHEET LP09 FOR PLANTING DETAIL

SCALE: 1" = 100'

LOT 5 LANDSCAPE COST ESTIMATE*

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 LP02 AND LP03.
- 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 5 STREET TREE PLANTING SCHEDULE

PLANTINGS SHOWN ON LP05 AND LP06 FOR LOT 5.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QR	12	QUERCUS RUBRA	NORTHERN RED OAK	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING
TA	26	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING

LOT 5 PARKING LOT PLANTING SCHEDULE

PLANTINGS SHOWN ON LP05 AND LP06 FOR LOT 5.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QB	38	QUERCUS BICOLOR	SWAMP WHITE OAK	2"-2½" CAL	B&B	TRUNK FREE OF BRANCHES 6' TO 7',

LOT 5 FOUNDATION PLANTING SCHEDULE

PLANTINGS SHOWN ON LP05 AND LP06 FOR LOT 5.

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
IG	48	Ilex glabra 'SHAMROCK'	INKBERRY HOLLY	18-24" HT.	#3 CONT.	6' O.C. SPACING

LOT 5 50' WIDE BUFFER PLANTING SCHEDULE

PLANTINGS SHOWN ON LP05 AND LP06 FOR LOT 5.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	39	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B & B	SPACING PER PLAN
LT	39	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" CAL	B & B	SPACING PER PLAN
PS	39	PINUS STROBUS	EASTERN WHITE PINE	6'-8' HT	B & B	SPACING PER PLAN
TS	39	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-8' HT	B & B	SPACING PER PLAN
QU	39	QUERCUS PHELLOS	WILLOW OAK	2"-2.5" CAL	B & B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	39	AMELANCHIER CANADENSIS	SERVICEBERRY	1"-1.5" CAL	B&B	SPACING PER PLAN
CF	39	CORNUS FLORIDA	FLOWERING DOGWOOD	1"-1.5" CAL	B&B	SPACING PER PLAN
IO	39	ILEX OPACA	AMERICAN HOLLY	5'-6' HT	B&B	SPACING PER PLAN
JS	39	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B&B	SPACING PER PLAN
SHRUBS						
CS	137	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	157	ILEX VERTICILLATA	WINTERBERRY	2'-3' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
JH	157	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	6"-1' HT	#3 CONT.	SPACING AS SHOWN (EVERGREEN)
VR	137	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

REV#	DATE	DESCRIPTION

REVISIONS

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frederickward.com

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SERIES 3
LANDSCAPE PLAN
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 09/09/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GPP
DRAWING NO: LP05
SHEET 5 OF 9
FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\LANDSCAPE PLAN\SERIES 3_LP05_LANDSCAPE PLAN.DWG, LP05, 9/27/2022 1:24 PM, kpierce



PERRYMAN ACCESS ROAD (FUTURE) LANDSCAPE REQUIREMENTS

PLANTINGS SHOWN ON LP04, LP06, AND LP08 FOR PERRYMAN ACCESS ROAD (FUTURE).

REQUIREMENT	PROVIDED
STREET TREES/§ 267-29(G)(1)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	5970' LINEAR FEET OF INTERIOR ROAD 150 STREET TREES

PERRYMAN ACCESS ROAD (FUTURE) STREET TREE PLANTING SCHEDULE

PLANTINGS SHOWN ON LP04, LP06, AND LP08 FOR PERRYMAN ACCESS ROAD (FUTURE).

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GT	82	GLEDITSIA TRIACANTHOS INERMIS	SHADEMASTER HONEY LOCUST	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 75' O.C. SPACING
QA	68	QUERCUS ALBA	WHITE OAK	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 75' O.C. SPACING

PERRYMAN ACCESS ROAD (FUTURE) LANDSCAPE COST ESTIMATE*

SHADE TREES:	150	@	$250/TREE	= $37,500
			TOTAL	= $37,500

- THIS COST ESTIMATE IS FOR THE PERRYMAN ACCESS ROAD (FUTURE) REQUIRED PLANTINGS. PLANTINGS SHOWN ON LP04, LP06, 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.

REVISIONS		
NO.#	DATE	DESCRIPTION

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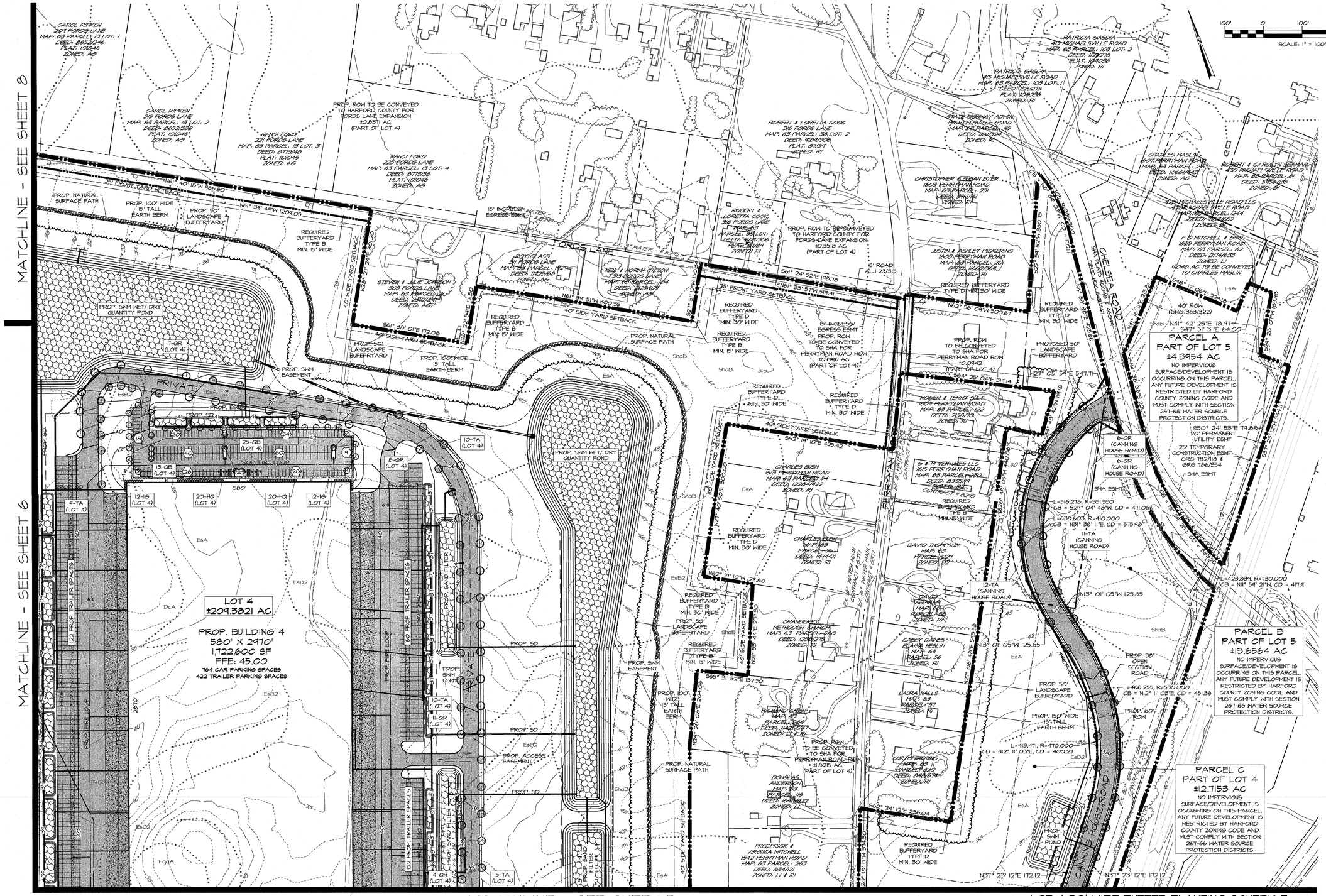
SERIES 3
LANDSCAPE PLAN
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 09/09/2022	DRAWING NO: LP06
SCALE: 1" = 100'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 6 OF 9
CHECKED BY: GPP	FWA JOB NUMBER: 2081196.10

M:\PROJECTS\2081196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\LANDSCAPE PLANS\SERIES 3_LP06_LANDSCAPE PLAN.DWG, LP06, 9/27/2022 1:28 PM,tpierce



LOT 4 LANDSCAPE REQUIREMENTS

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

REQUIREMENT	PROVIDED
BUILDING FOUNDATION PLANTINGS/(§ 267-24(E)(2)) REQUIRED: BUILDING FOUNDATION PLANTINGS	128 SHRUBS
STREET TREES/(§ 267-24(6)(I)) REQUIRED: ONE LARGE STREET TREE FOR EVERY 40 LINEAR FEET OF INTERIOR ROAD	3520' LINEAR FEET OF INTERIOR ROAD 88 STREET TREES
PARKING INTERIOR LANDSCAPING/(§ 267-24(H)(I)(a)) REQUIRED: 1 TREE FOR EVERY 10 SPACES	764 PARKING SPACES 77 PARKING LOT TREES
PARKING PERIMETER LANDSCAPING/(§ 267-24(H)(2)(a)) REQUIRED:A MINIMUM 5 FOOT BUFFER STRIP ABUTTING A PUBLIC RIGHT-OF-WAY	PROVIDED BY PROPOSED SHM PLANTINGS
BUFFER YARDS/(§ 267-30(E)) REQUIRED: 15' BUFFER YARD TYPE 'B' BETWEEN ZONE LI & ZONE AG: 4 LARGE TREES, 8 SMALL/ MEDIUM TREES, 20 SHRUBS PER 100 LINEAR FEET. 40% OF THE SHRUBS ARE DECIDUOUS, NO LESS THAN 60% OF THE SHRUBS ARE EVERGREENS.	3905' LINEAR FEET OF REQUIRED BUFFERYARD 5840' LINEAR FEET OF A 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM PLANTING CALCULATIONS PROVIDED BELOW
BUFFER YARDS/(§ 267-30(E)) REQUIRED: 30' BUFFER YARD TYPE 'D' BETWEEN ZONE LI & ZONE RI: 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.	1680' LINEAR FEET OF REQUIRED BUFFERYARD 5840' LINEAR FEET 50' WIDE LANDSCAPE BUFFER WITH A 100' WIDE 15' TALL EARTH BERM 590 LARGE TREES, 472 MEDIUM/ SMALL TREES, 1245 EVERGREEN SHRUBS (618), AND 824 DECIDUOUS SHRUBS (34%) SEE SHEET LP04 FOR PLANTING DETAIL

LOT 4 LANDSCAPE COST ESTIMATE*

LARGE TREES:	755	@	$250/TREE	= $188,750
MEDIUM/ SMALL TREES:	472	@	$200/TREE	= $94,400
SHRUBS:	2247	@	$30/SHRUB	= $67,410
			TOTAL	= $350,560

- 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

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QR	42	QUERCUS RUBRA	NORTHERN RED OAK	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING
TA	46	TILIA AMERICANA 'REDMOND'	'REDMOND' AMERICAN LINDEN	2"-2½"	B&B	TRUNK FREE OF BRANCHES 6' TO 7', 80' O.C. SPACING

LOT 4 PARKING LOT PLANTING SCHEDULE

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
QB	71	QUERCUS BICOLOR	SWAMP WHITE OAK	2"-2½" CAL	B&B	TRUNK FREE OF BRANCHES 6' TO 7',

LOT 4 FOUNDATION PLANTING SCHEDULE

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
HQ	80	HYDRANGIA QUERCIFOLIA 'ALICE'	OAKLEAF HYDRANGEA	2-3' HT	#3 CONT.	6' O.C. SPACING
IG	48	Ilex glabra 'SHAMROCK'	INKBERRY HOLLY	15-24" HT.	#3 CONT.	6' O.C. SPACING

LOT 4 50' WIDE BUFFER PLANTING SCHEDULE

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

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE TREES						
JV	118	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT	B & B	SPACING PER PLAN
LT	118	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" 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 PHELLOS	WILLOW OAK	2"-2.5" CAL	B & B	SPACING PER PLAN
MEDIUM/ SMALL TREES						
AC	118	AMELANCHIER CANADENSIS	SERVICEBERRY	1"-1.5" CAL	B&B	SPACING PER PLAN
CF	118	CORNUS FLORIDA	FLOWERING DOGWOOD	1"-1.5" CAL	B&B	SPACING PER PLAN
IO	118	ILEX OPACA	AMERICAN HOLLY	5'-6' HT	B&B	SPACING PER PLAN
JS	118	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5'-6' HT	B&B	SPACING PER PLAN
SHRUBS						
CS	412	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)
IG	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 RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	2'-3' HT	#3 CONT.	SPACING AS SHOWN (DECIDUOUS)

REVISIONS

NUM	DATE	DESCRIPTION

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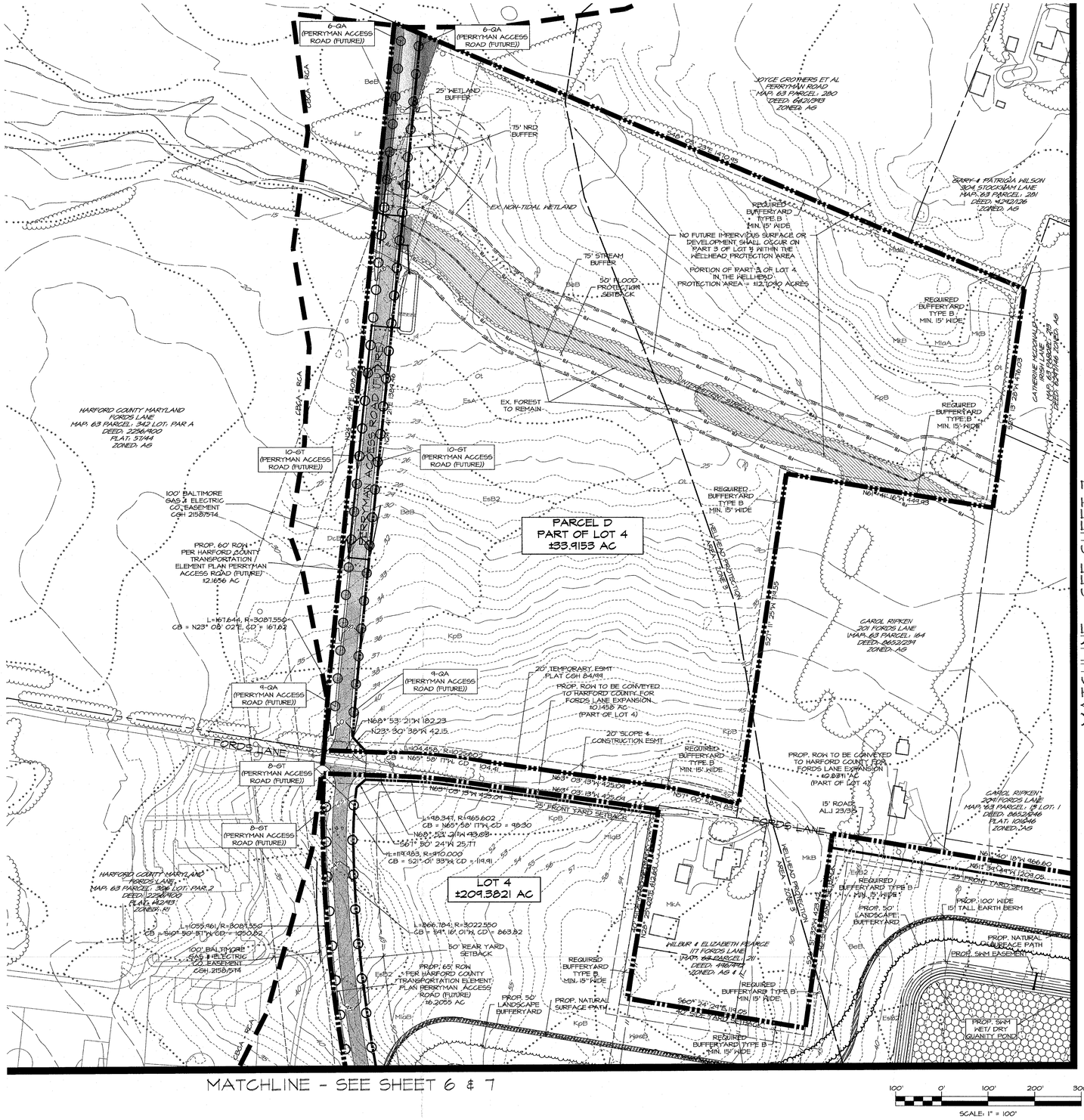
SERIES 3
LANDSCAPE PLAN
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 09/09/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GPP
DRAWING NO: LP07
SHEET 7 OF 9
FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\LANDSCAPE PLANS\SERIES 3_LP07_LANDSCAPE PLAN.DWG, LP07, 9/27/2022 1:39 PM, kpierce



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 SEASON 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, MATERING, 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:
    b. 75% SANDY LOAM TOPSOIL, ph SHALL BE BETWEEN 5.5 -7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUABLE SALTS SHAL NOT EXCEED 3mmhos/CM, CALCIUM SHALL NOT EXCEED 2000 PARTS PER MILLION. TOPSOIL SHALL BE FREE OF NOXIOUS WEED SEEDS AND ROCKS OVER ½".
    c. 25% LEAFGRO AS MANUFACTURED BY Maryland Environmental Service, 254 Najoles Road, Millersville, Maryland 21108, Attn: Procurement Division, Phone (410) 724-8510 Fax (410) 724-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
    d. THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK THEN BACKFILLED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
    e. 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 10 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.

REVISIONS		
REV#	DATE	DESCRIPTION

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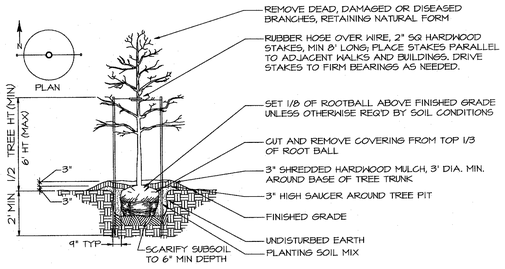
SERIES 3
LANDSCAPE PLAN

MITCHELL PROPERTY DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

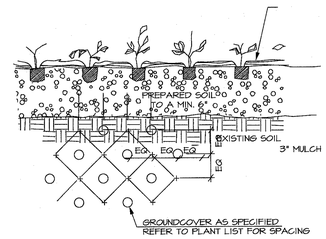
DATE:	09/09/2022
SCALE:	1" = 100'
DESIGNED BY:	KFP
DRAWN BY:	KFP
CHECKED BY:	GPP
DRAWING NO:	LP08
SHEET	8 OF 9
FWA JOB NUMBER:	2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\LANDSCAPE PLANS\SERIES 3_LP08_LANDSCAPE PLAN.DWG, LP08, 9/27/2022 1:39 PM jolence



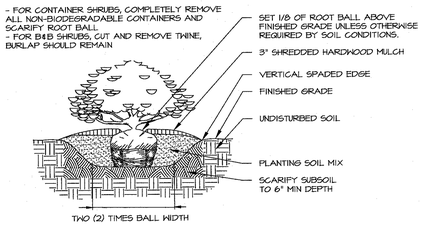
DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



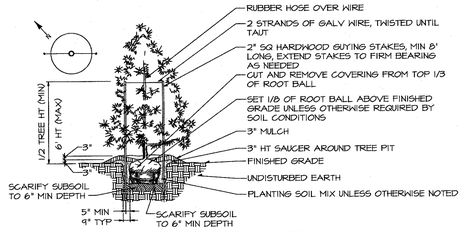
GROUNDCOVER PLANTING DETAIL

SCALE: NTS



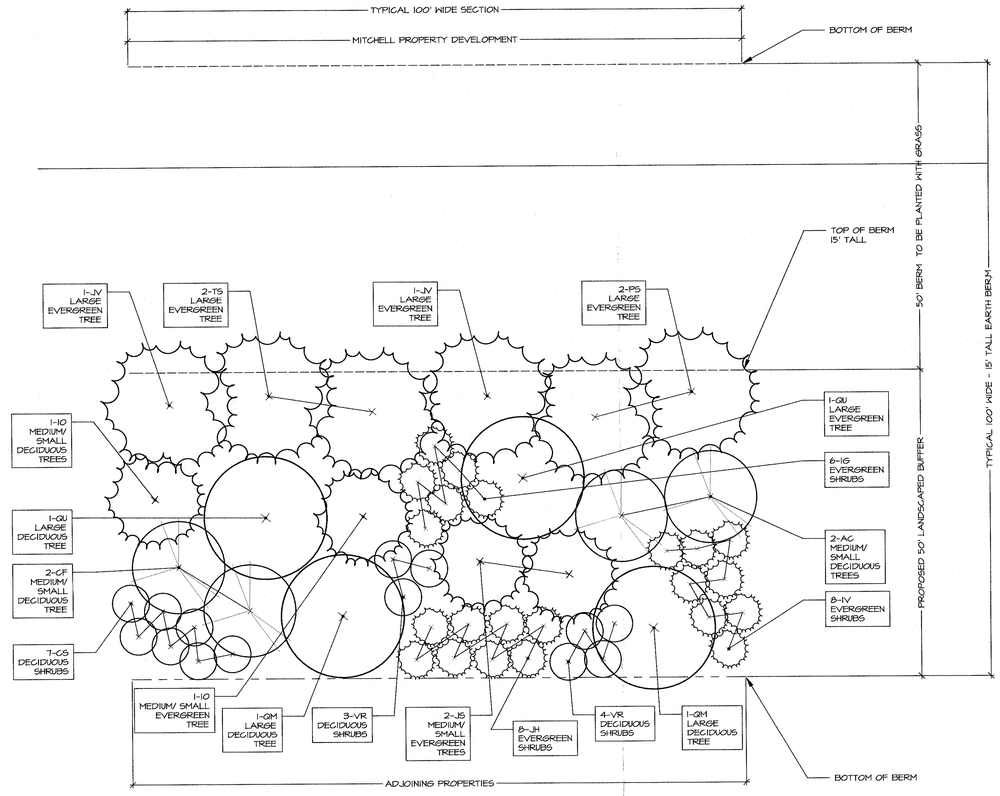
SHRUB PLANTING DETAIL

SCALE: NTS



EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



10 LARGE TREES (EVERGREEN & DECIDUOUS) PER 100 LINEAR FEET OF LANDSCAPED BUFFER
8 MEDIUM/ SMALL TREES (EVERGREEN & DECIDUOUS) PER 100 LINEAR FEET OF LANDSCAPED BUFFER
36 SHRUBS (EVERGREEN & DECIDUOUS) PER 100 LINEAR FEET OF LANDSCAPED BUFFER

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
QM	2	QUERCUS MONTANA	CHESTNUT OAK	2"-2.5" CAL	B & B	SPACING PER PLAN
QU	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 OPACA	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)
IG	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)

REVISIONS

REV#	DATE	DESCRIPTION

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PHONE: 410-925-0953

SERIES 3
LANDSCAPE PLAN

MITCHELL PROPERTY DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 09/09/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GPP

DRAWING NO: LP09
SHEET 9 OF 9
FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY (PROPOSED INDUSTRIAL PARK)\DESIGN\ENGINEERING\PLAN SET\DAC\LANDSCAPE PLAN\SERIES 3_LP09_LANDSCAPE PLAN.DWG, LP09, 9/27/2022 1:39 PM, kpierce

PHOTOMETRIC PLAN
MITCHELL PROPERTY DEVELOPMENT
HARFORD COUNTY, MARYLAND

LEGEND

- PROPERTY LINE
- EX EASEMENT
- EX CONTOURS (440)
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES (OH)
- EX SANITARY LINES (SS)
- EX WATER LINES (W)
- EX STORM DRAIN LINES (SD)
- CHESAPEAKE BAY CRITICAL AREA
- SOIL LINES
- EX BUILDING
- PROP BUILDING
- PROP SANITARY LINE
- PROP WATER LINE
- PROP TREELINE
- PROP PAVING
- PROP SIDEWALK
- PROP STORMWATER
- (13) PROP PARKING SPACE QUANTITY PER ROW
- PROP. LIGHT POLE AND FIXTURE
- EX UTILITY POLE
- PROP UTILITY POLE
- EX SIGN
- PROP SIGN
- HANDICAP PARKING
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- EX MANHOLE
- PROP MANHOLE
- PROP INLET
- EX WATER VALVE
- PROP WATER VALVE
- (0.9, 1.4, .08, 1.5, 1.3, 1.5, 0.9, .08) PROPOSED FOOTCANDLE (fc) LEVELS AND fc CONTOURS
- P26-2 PROP. LIGHT POLE

SITE DEVELOPMENT DATA

1. PROPERTY ADDRESS: 1714 PERRYMAN ROAD
PERRYMAN, MD 21130

2. OWNER: F.O. MITCHELL & 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 63, GRID 2B, PARCEL 53
TAX ACCOUNT NO.: 02-060833
ADDRESS: 1714 PERRYMAN ROAD
ABERDEEN, MARYLAND 21001-4219
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: ±357.8324 ACRES

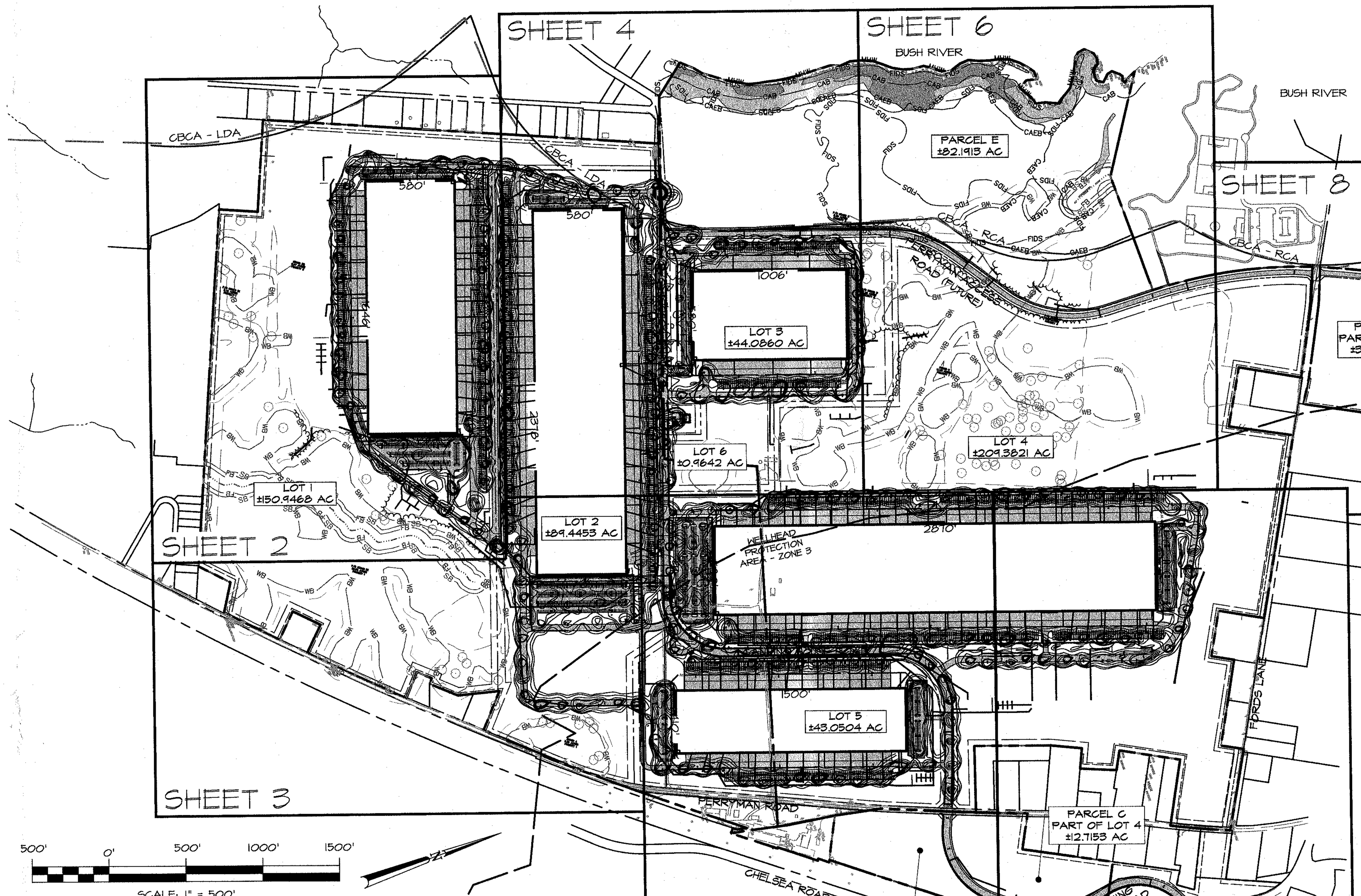
PARCEL 2 - PARK FARM SOUTH
TAX MAP 63, GRID 3B, PARCEL 53
TAX ACCOUNT NO. : 02-098393
ADDRESS: PERRYMAN ROAD
PERRYMAN, MARYLAND 21130
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: ±280.5230 ACRES

PARCEL 3 - FORDS LANE COUNTY SWAP
TAX MAP 63, GRID 1B, PARCEL 306
TAX ACCOUNT NO.: 02-095734
ADDRESS: FORDS LANE
ABERDEEN, MARYLAND 21001
DEED REFERENCE: CGH 2256/904
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: ±36.0809 ACRES

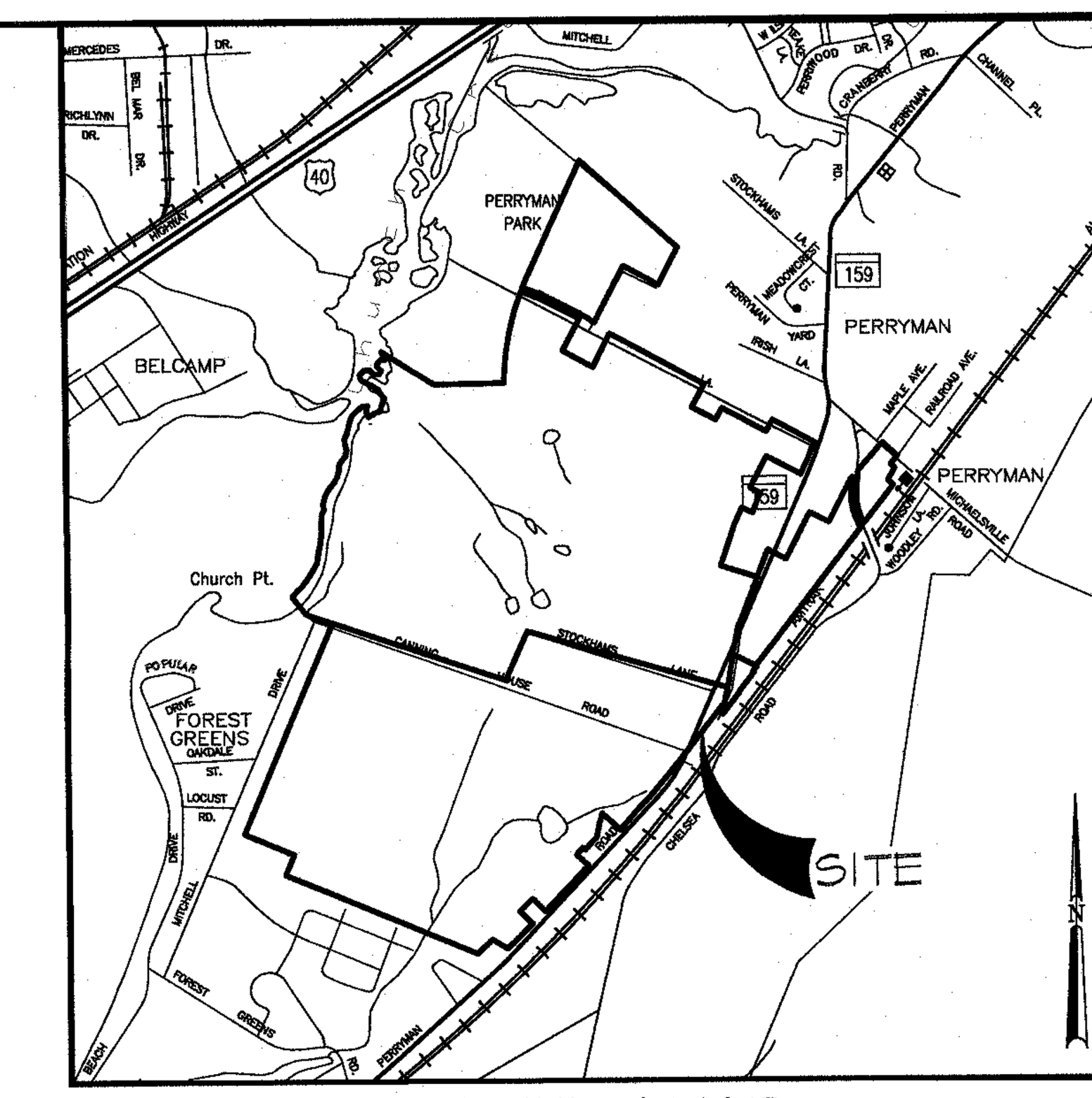
PARCEL 4A - LEE FIELD, SOUTH PART
TAX MAP 63, GRID 2C, PARCEL 62
TAX ACCOUNT NO.: 02-060868
ADDRESS: 1625 PERRYMAN ROAD
ABERDEEN, MARYLAND 21001-4216
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: GI - GENERAL INDUSTRIAL
AREA: ±23.9054 ACRES

PARCEL 4B - LEE FIELD, NORTH PART
TAX MAP 63, GRID 2D, PARCEL 62
TAX ACCOUNT NO.: 02-060868
ADDRESS: MICHAELSVILLE ROAD
PERRYMAN, MARYLAND 21130
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: ±4.3956 ACRES

PARCEL 216 - TO BE ACQUIRED FROM CHARLES MASLIN
TAX MAP 63, GRID 2C, PARCEL 216
TAX ACCOUNT NO.: 02-059711
ADDRESS: 1607 PERRYMAN ROAD
PERRYMAN, MARYLAND 21130
DEED REFERENCE: 10661/443
PRESENT ZONING: AG & RI
AREA: ±5.9510 ACRES



LIGHTING SCHEDULE					
SYMBOL	QUANTITIY	ARRANGEMENT	LAMP	MANUFACTURER	MODEL DESCRIPTION
P34-4	315	SINGLE	LED	PHILIPS GARDCO	P34-128L-1050-NW-G2-AR-TYPE 4-VOLTAGE TBD 18' POLE HEIGHT + 3' HIGH CONC. BASE, BLACK COLOR FOR BOTH POLE AND FIXTURE
P34-5	56	DOUBLE	LED	PHILIPS GARDCO	P34-96L-800-NW-G2-AR-TYPE 5-VOLTAGE TBD 18' POLE HEIGHT + 3' HIGH CONC. BASE, BLACK COLOR FOR BOTH POLE AND FIXTURE



VICINITY MAP
1"=2000'

GENERAL NOTES

1. PARCEL BOUNDARY FIELD SURVEYED BY FWA 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 PERRYMAN ROAD AND CANNING HOUSE ROAD TO BE DESIGNED AND CONSTRUCTED PER HARFORD COUNTY D.P.W. 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.W.
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 24025C0276E, 24025C0277E, 24025C0278E, AND 24025C0279E EFF. 4/19/2016).
13. THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. ±73.11 ACRES ARE WITHIN THE RESOURCE CONSERVATION AREA (RCA) AND ±5.88 ACRES ARE WITHIN THE LIMITED DEVELOPMENT AREA (LCA) OF THE CHESAPEAKE BAY CRITICAL AREA.
14. 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.
15. WATER METERS TO BE PROVIDED INSIDE BUILDINGS IN UTILITY ROOMS.
16. PER HARFORD COUNTY ZONING CODE SECTION 267-27 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 (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.
19. HANDICAP RAMPS SHALL BE PROVIDED AT THE INTERSECTIONS OF PUBLIC ROADS. TO BE SHOWN AT FINAL DESIGN.
20. ANY DEVELOPMENT ON THE SITE WITHIN THE PERRYMAN WELLHEAD PROTECTION AREA IS SUBJECT TO SECTION 267-66 OF THE HARFORD COUNTY ZONING CODE.

GENERAL LIGHTING NOTES

1. THIS PHOTOMETRIC PLAN IS FOR ENTITLEMENT PURPOSES ONLY.
2. ILLUMINATION RESULTS SHOWN ON THIS LIGHTING DESIGN ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE DESIGN PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

Job:
Type:
Notes:

Poles

Page 1 of 4 — 4" Straight Square Aluminum - Cast Base

The Philips Gardco SSA4 straight aluminum pole consists of a one-piece 4" square extruded aluminum lighting standard mounted to a cast aluminum base. The poles are finished with either Architectural Class I anodizing or electrostatically applied TGIC polyester powdercoat. All poles include anchor bolts, nut cover disks, hand hole, ground lug and top cap.

PREFIX – BASE – HEIGHT – DRILLING – FINISH – OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX
SSA4

BASE
CB Cast Base

Hinged Bases are available for this pole. Please refer to Hinged Base Pole sheet 79415-23 for specifications and dimensions.

HEIGHT
8', 10', 12', 15', 18' L,H[1], 20' L,H[1]

1. Refers to steel base tenon size (length and thickness) based on wind load factors. L = Light; H = Heavy.

DRILLING
- D1 1 Way
- D2 2 Way
- D2@90 2 Way at 90°
- D3 3 Way
- D4 4 Way
- T2 2 3/8" OD Tenon
- T4 4" OD Tenon

FINISH
- BRP Bronze Paint
- BLP Black Paint
- WP White Paint
- NP Natural Aluminum Paint
- BRA Bronze Anodized
- BLA Black Anodized
- NA Natural Anodized
- OC Optional Color Paint — *Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.*
- SC Special Color Paint — *Specify. Must supply color chip.*

OPTIONS
- SR Single Receptacle
- VDA Vibration Dampener

Nipples and Couplings
Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2".) Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.
- NL Nipple - External thread
- CL Coupling - Internal thread

Single Mount Bullhorn Brackets
Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.
- A1SBH-19 Single - 1.9" OD
- A1SBH-24 Single - 2.4" OD
- A2SBH-19 2-Tenon - 1.9" OD
- A2SBH-24 2-Tenon - 2.4" OD

Motion Response Provisions
- GMR Provision for Gardco HID Motion Response System — *Minimum Pole Height is 18'. Includes a 1/2" coupling placed 180° to the hand hole, 12' above the pole base.*
- MSM Motion Sensor Mounting Provision for LED Luminaires available with Motion Response — *Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base.*

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com
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79415-31/1011

PHILIPS GARDCO

Poles

Page 2 of 4 — 4" Straight Square Aluminum - Cast Base

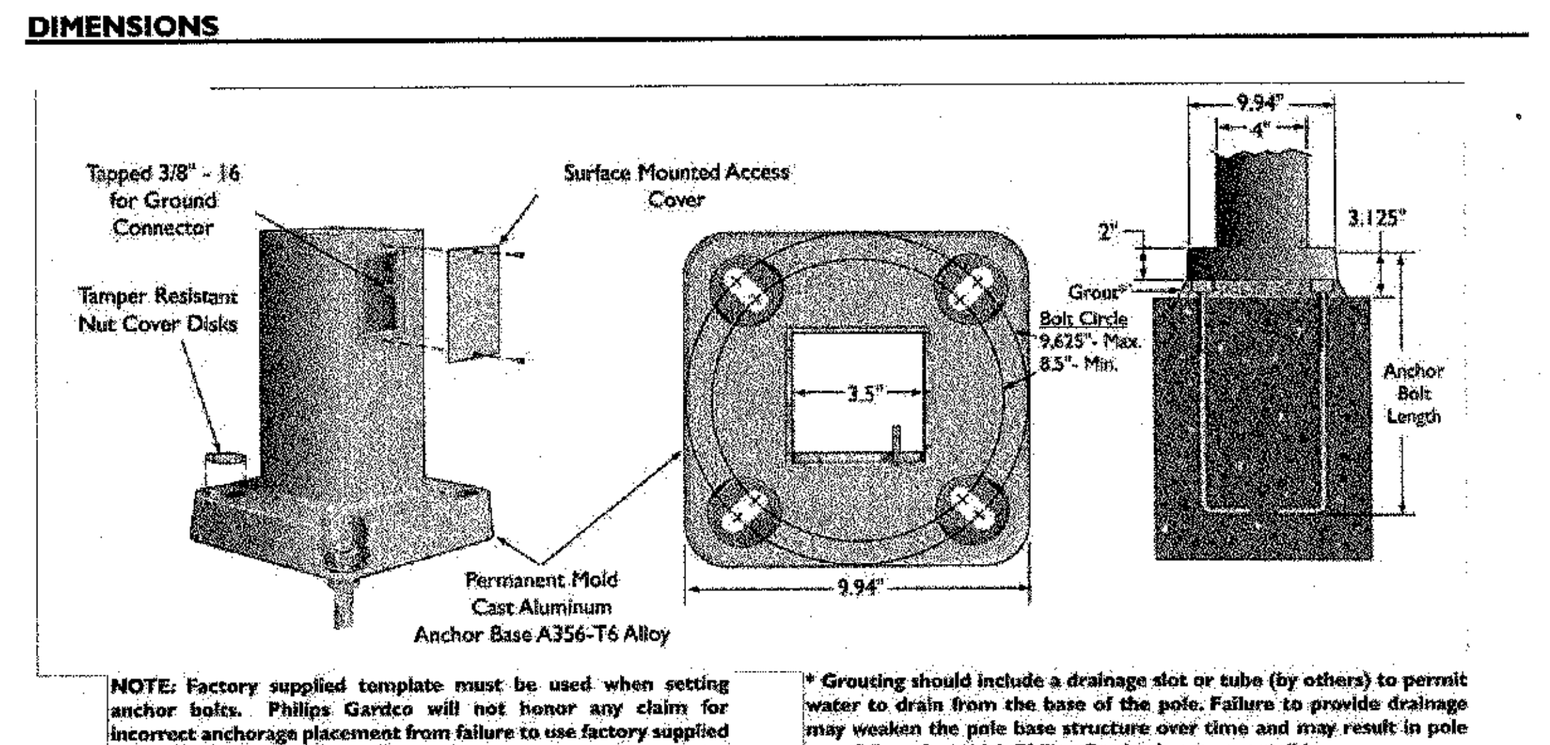
POLE DATA

CATALOG NUMBER PREFIX - BASE - HEIGHT	POLE SIZE ACTUAL HEIGHT	WALL THICKNESS (inches)	MAXIMUM LUMINAIRE LOADING[2] 100 MPH EPA-FT[2]	90 MPH EPA-FT[2]	80 MPH EPA-FT[2]	ANCHOR BOLT DATA[3] BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)
SSA4-CB-8	8' 0"	.125	11.9	15.2	19.9	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-10	10' 0"	.125	8.8	11.4	15.2	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-12	12' 0"	.125	6.3	8.5	11.5	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-15	15' 0"	.125	2.8	4.2	6.2	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-18L	18' 0"	.125	1.1	2.3	4.0	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-18H	18' 0"	.188	3.3	5.0	7.4	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-20L	20' 0"	.125	-	-	2.3	8.5" - 9.625"	3/4 x 17 x 3	3.125"
SSA4-CB-20H	20' 0"	.188	1.9	3.5	5.6	8.5" - 9.625"	3/4 x 17 x 3	3.125"

2. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.

3. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

* Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Philips Gardco is not responsible.

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(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com
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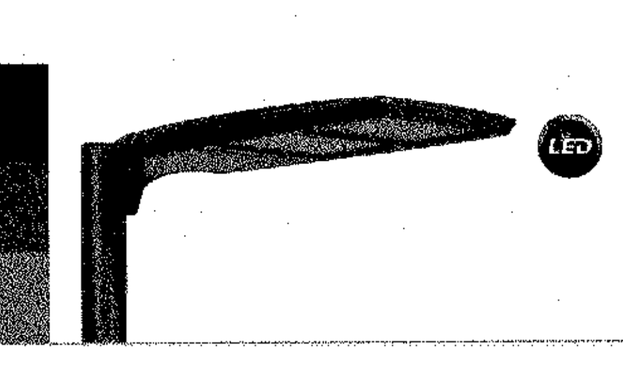
79415-31/1011

PHILIPS GARDCO

GARDCO by Signify — Site & Area — PureForm — P34 large area LED



Gardco PureForm LED area large P34 features a sleek, low profile design and optimal performance. PureForm area large is designed to achieve maximum pole spacing, with lumen output up to 50,000 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

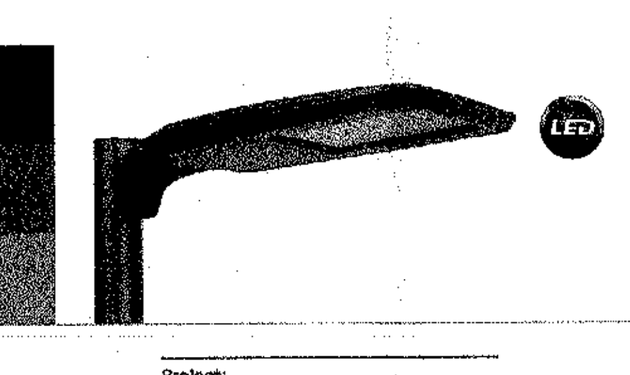
Ordering guide — example: P34-96L-800-NW-G2-AR-5-120-F1-MGY

P34 PureForm site and area, 34" — 96L 96 LEDs (6 modules): 800 600mA, 800 800mA, 900 900mA, 1050 1050mA — 128L 128 LEDs (8 modules): 600 600mA, 900 900mA, 1050 1050mA — WW-G2 Warm White 3000K, 70 CRI Generation 2; NW-G2 Neutral White 4000K, 70 CRI Generation 2; CW-G2 Cool White 5000K, 70 CRI Generation 2; WY-G2 Warm Yellow 2700K, 80 CRI Generation 2; BW-G2 Balanced White 3500K (80 CRI) Generation 2; AM-G2 Direct Amber (590nm) Generation 2 — AR Arm Mount (standard); SF Slip Fitter Mount (fits to 2 3/8" O.D. tenon); WS Wall mount with surface conduit rear entry permitted; RAM Retrofit arm mount kit — Type 2, 3, 4, 5, 5W, rotated options, AFR Auto Front Row, BLC Back Light Control — 120 120V, 208 208V, 240 240V, 277 277V, 347 347V, 480 480V, UNV 120-277V (50/60Hz), HVU 347-480V (50/60Hz).

Options: DD 0-10V External dimming (by others); DCC Dual Circuit Control; FAWS Field Adjustable Wattage Selector; SW Interface module for SiteWise; LLC Integral wireless module; BL Bi-level functionality; DynaDimmer: Automatic Profile Dimming CS50, CM50, CE50, DA50, CS30, CM30, CE30, DA30; IMRI3 Integral with #3 lens; IMRI7 Integral with #7 lens; IMRO Pole mounted motion sensor; PCB Photocontrol Button; TLRD5 Twist Lock Receptacle 5 Pin; TLRD7 Twist Lock Receptacle 7 Pin; TLRPC Twist Lock Receptacle w/Photocell; Fusing F1 Single, F2 Double, F3 Canadian Double Pull; Pole Mount Fusing FP1, FP2, FP3; Surge Protection (10kA standard) SP2 Increased 20kA; Square Pole Adapter included as standard; TB Terminal Block; RPA Round Pole Adapter; HIS Internal Housing Side Shield; Textured BK Black, WH White, BZ Bronze, DGY Dark Gray, MGY Medium Gray; RAL Specify optional color or RAL; CC Custom color.

P34_PureForm_area_large 03/19 page 1 of 7

GARDCO by Signify — Site & Area — PureForm — P26 medium area LED



Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

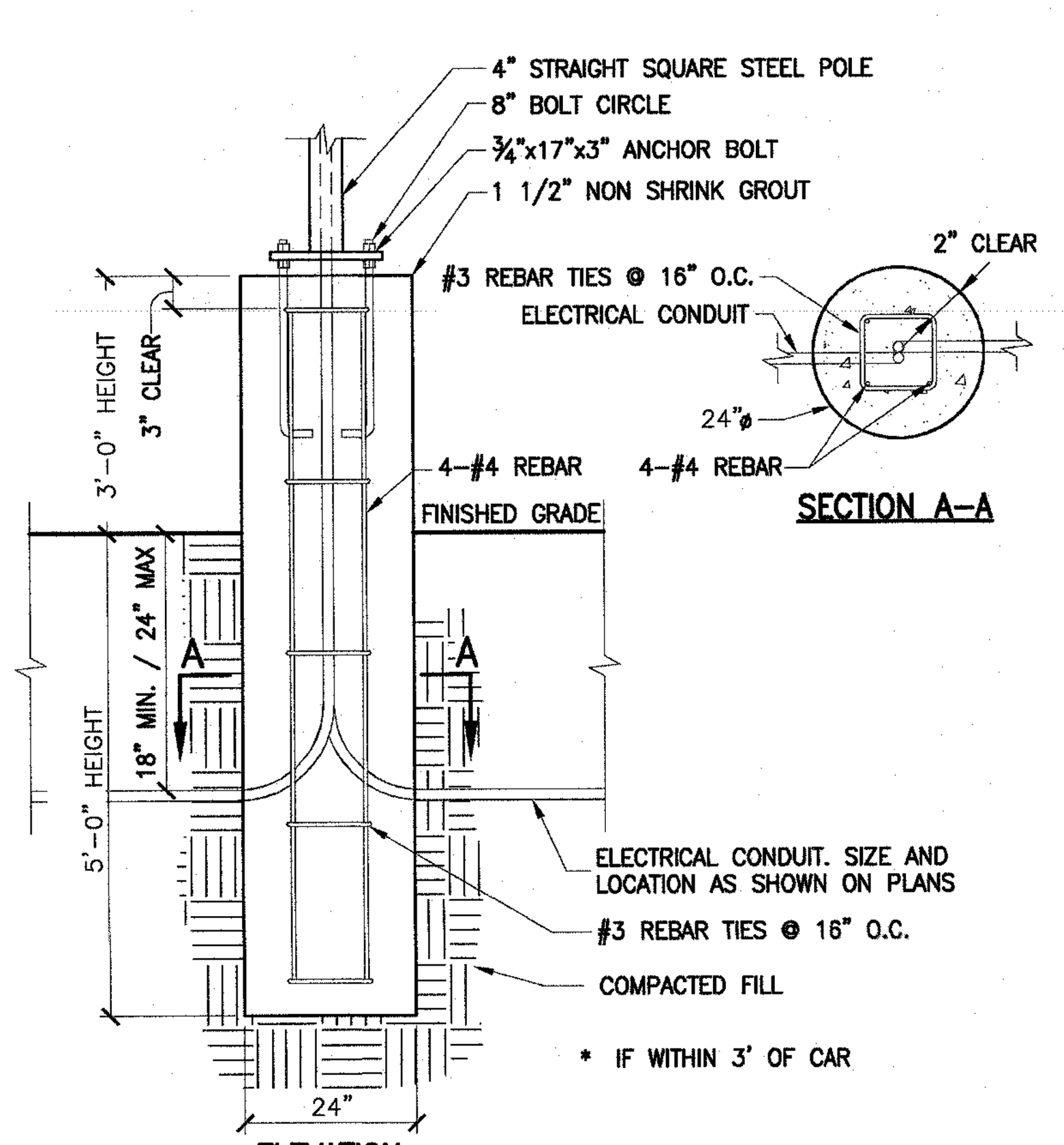
Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

Ordering guide — example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

P26 PureForm area medium, 26" — 48L 48 LEDs (3 modules), 64L 64 LEDs (4 modules), 80L 80 LEDs (5 modules) — 400 400mA, 500 500mA, 600 600mA, 700 700mA, 800 800mA, 900 900mA.

P26_PureForm_area_medium 03/19 page 1 of 9

LIGHT POLE BASE DETAIL



NOTES
1. ALL CONCRETE f'c = 3,000 PSI MIN. (OR SIMILAR)
2. ALL REBAR Fy = 60 KSI
3. PROVIDE AND INSTALL EQUIPMENT GROUNDING CONDUCTOR ALONG WITH BRANCH CIRCUIT, SIZED PER TABLE 250.122 AND ARTICLE 250.122 OF THE NEC. PROVIDE AND INSTALL 1 NO. 6 THWN COPPER BONDING JUMPER FROM INTEGRAL GROUNDING LUG WITHIN STEEL POLE HAND HOLE AND BOND TO EQUIPMENT GROUNDING CONDUCTOR.
4. NON-SHRINK GROUT SHALL COMPLY WITH ASTM C 1107, NON-SHRINK AND NONMETALLIC, DRY HYDRAULIC-CEMENT GROUT AND SHALL COMPLY WITH THE FOLLOWING: DESIGN MIX: 5,000-PSI (34.5-MPa), 28-DAY COMPRESSIVE STRENGTH; PREMIXED AND FACTORY PACKAGED; POST HARDENING, VOLUME ADJUSTING, NONSTAINING, NONCORROSIVE, NONGASEOUS, AND RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.

(3) LIGHT POLE BASE DETAIL — NOT TO SCALE

REV#	DATE	DESCRIPTION

REVISIONS

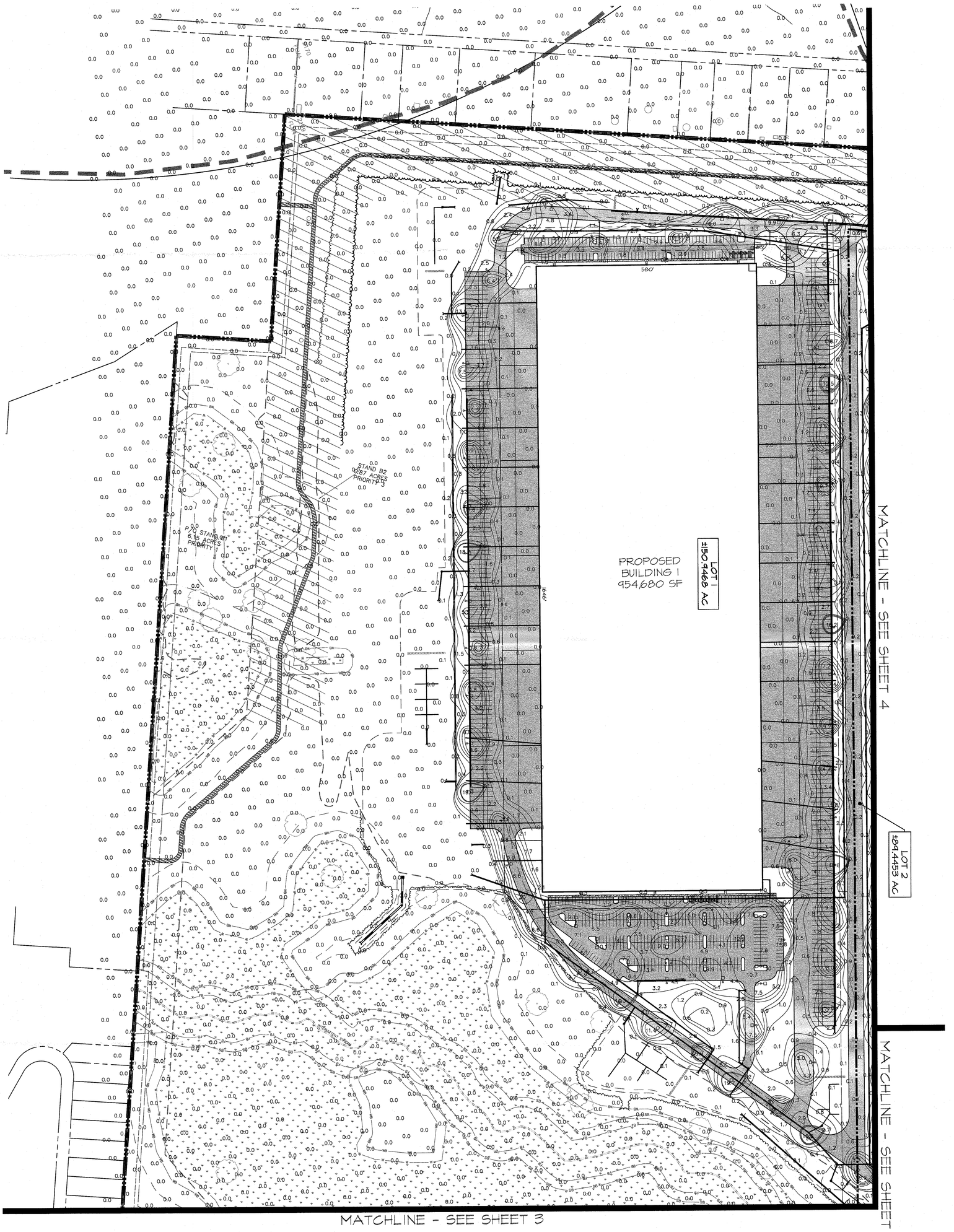
FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
410-879-2090 frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

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

PHOTOMETRIC PLAN
SERIES 3
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 9/9/2022
SCALE: NTS
DESIGNED BY: KFP
DRAWN BY: RJB
CHECKED BY: GPP
DRAWING NO: P01
SHEET 1 OF 8
FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\PHOTOMETRIC PLAN\PHOTOMETRIC PLAN.DWG, P1, 9/27/2022 11:55 AM,rjb



PHOTOMETRIC PLAN
SERIES 3

MITCHELL PROPERTY DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

OWNER/DEVELOPER

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

FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

REVISIONS

REV#	DATE	DESCRIPTION

DATE: 09/30/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: RJB
CHECKED BY: GPP
DRAWING NO: P02
SHEET 2 OF 8
PROJECT No./Number: 2061196.10

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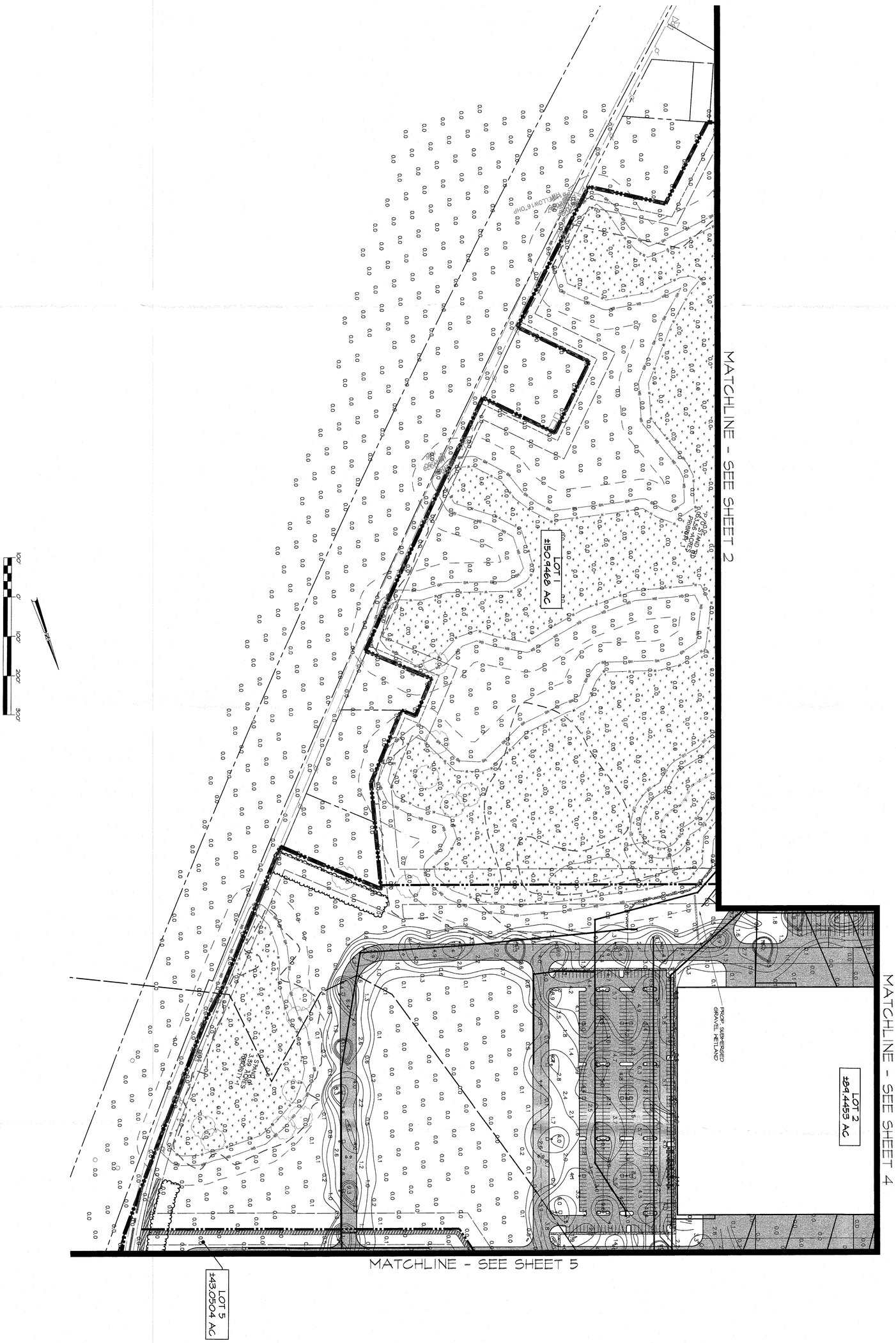
MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 5
LOT 1
±150.9468 AC.
LOT 2
±89.4453 AC.
LOT 5
±43.0504 AC.
PROP. SUBMERGED GRAVEL WETLAND
PROP. 5' ASPHALT SIDEWALK
PROP. 8" WATER
PROP. 8" SEWER
PROP. 12" WATER
PROP. 12" SEWER
PROP. 6" WATER
PROP. 6" SEWER
PROP. 4" SEWER
PROP. 4" WATER
PROP. 1" WATER
PROP. 2" WATER
PROP. 3" WATER
PROP. 3" SEWER
PROP. 2" SEWER
PROP. 1" SEWER
PROP. 1" GAS
PROP. 2" GAS
PROP. 3" GAS
PROP. 4" GAS
PROP. 6" GAS
PROP. 8" GAS
PROP. 12" GAS
PROP. 1" ELECTRIC
PROP. 2" ELECTRIC
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PROP. 4" ELECTRIC
PROP. 6" ELECTRIC
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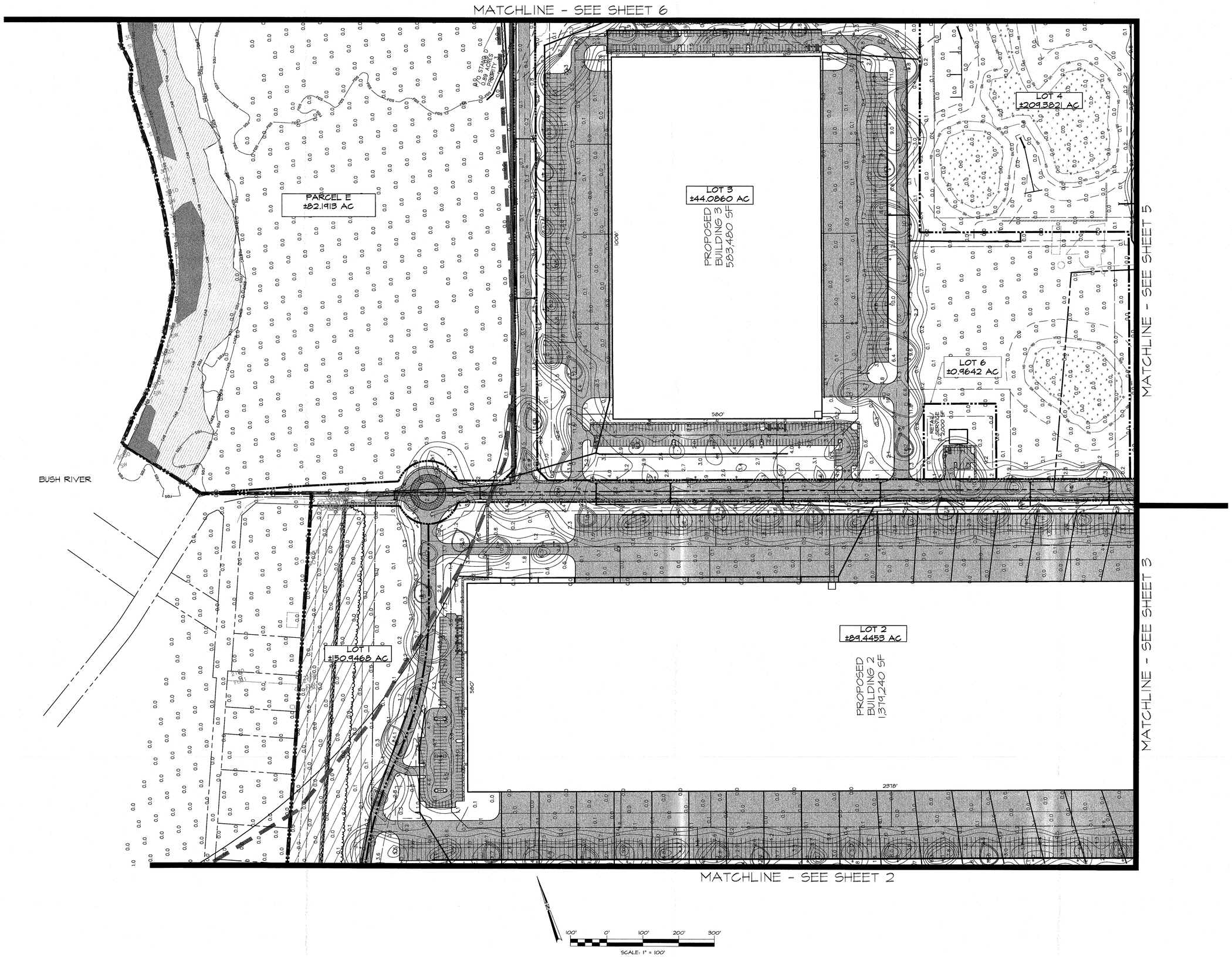
PROP. 12" ELECTRIC
PROP. 1" TELEPHONE
PROP. 2" TELEPHONE
PROP. 3" TELEPHONE
PROP. 4" TELEPHONE
PROP. 6" TELEPHONE
PROP. 8" TELEPHONE
PROP. 12" TELEPHONE
PROP. 1" CABLE
PROP. 2" CABLE
PROP. 3" CABLE
PROP. 4" CABLE
PROP. 6" CABLE
PROP. 8" CABLE
PROP. 12" CABLE
PROP. 1" FIBER OPTIC
PROP. 2" FIBER OPTIC
PROP. 3" FIBER OPTIC
PROP. 4" FIBER OPTIC
PROP. 6" FIBER OPTIC
PROP. 8" FIBER OPTIC
PROP. 12" FIBER OPTIC
PROP. 1" HELLCAT 6" CHIP
PROP. 2" HELLCAT 6" CHIP
PROP. 3" HELLCAT 6" CHIP
PROP. 4" HELLCAT 6" CHIP
PROP. 6" HELLCAT 6" CHIP
PROP. 8" HELLCAT 6" CHIP
PROP. 12" HELLCAT 6" CHIP



REVISIONS

REV#	DATE	DESCRIPTION

FWA
FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bel Air Maryland 21014
ARCHITECTS
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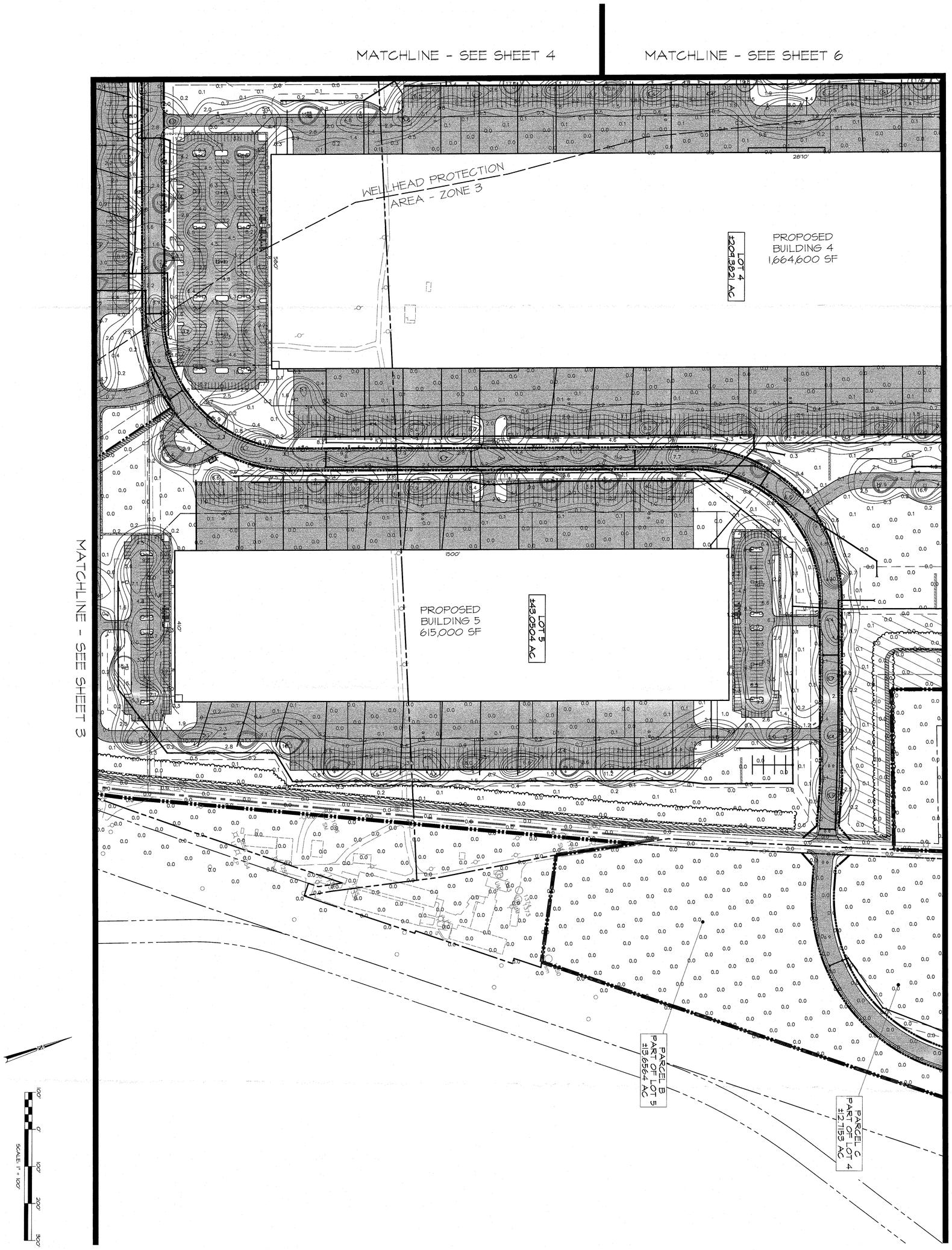
PHONE: 410-925-0953

PHOTOMETRIC PLAN
SERIES 3
MITCHELL PROPERTY DEVELOPMENT
2ND ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 9/9/2022	DRAWING NO: P04
SCALE: 1" = 100'	
DESIGNED BY: KFP	
DRAWN BY: RJB	SHEET 4 OF 8
CHECKED BY: GPP	FWA JOB NUMBER: 2061196.10

M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\PHOTOMETRIC PLAN\PHOTOMETRIC PLAN.DWG, P4, 9/27/2022 11:55 AM rjb



PHOTOMETRIC PLAN
SERIES 3

MITCHELL PROPERTY DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

OWNER/DEVELOPER

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

FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

REVISIONS

REV#	DATE	DESCRIPTION

DATE: 9/27/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: RJB
CHECKED BY: GPP
DRAWING NO: P05
SHEET 5 OF 8
2061196.10

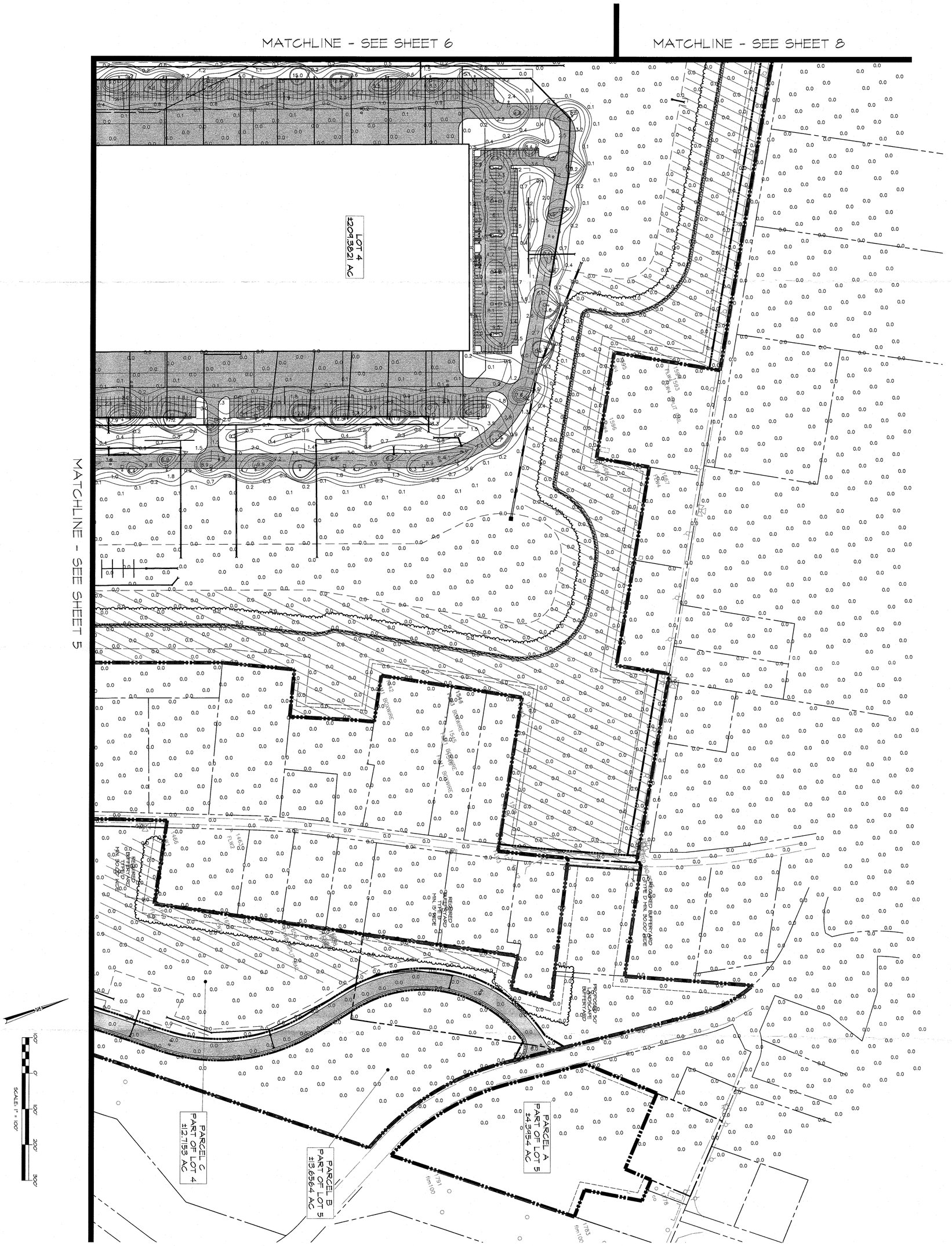
M:\PROJECTS\2061196.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\PHOTOMETRIC PLAN\PHOTOMETRIC PLAN.DWG, P6, 9/27/2022 11:55 AM,rjb



DATE: 9/9/2022 SCALE: 1" = 100' DESIGNED BY: KFP DRAWN BY: RJB CHECKED BY: GPP	DRAWING NO: P06 SHEET 6 OF 8 FWA JOB NUMBER: 2061196.10	PHOTOMETRIC PLAN SERIES 3 MITCHELL PROPERTY DEVELOPMENT 2ND ELECTION DISTRICT HARFORD COUNTY, MD	OWNER/DEVELOPER CHESAPEAKE REAL ESTATE GROUP 1343 ASHTON ROAD HANOVER, MARYLAND 21076 ATTN: MR. WHIT MACCUAIG PHONE: 410-925-0953	FREDERICK WARD ASSOCIATES ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410-879-2090 frederickward.com PO Box 727, 5 South Main Street Bel Air Maryland 21014

REVISIONS

REV#	DATE	DESCRIPTION



PHOTOMETRIC PLAN
SERIES 3

MITCHELL PROPERTY DEVELOPMENT

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REVISIONS		
REV#	DATE	DESCRIPTION

DATE: 9/27/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: RJB
CHECKED BY: GPP
DRAWING NO.: P07
SHEET 7 OF 8
PROJECT NUMBER: 2051196.10



PHOTOMETRIC PLAN
SERIES 3

MITCHELL PROPERTY DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

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REVISIONS

REV#	DATE	DESCRIPTION

DRAWN BY: RJB
CHECKED BY: GPP
DESIGNED BY: KFP
SCALE: 1" = 100'
DATE: 09/26/2022
SHEET 8 OF 8
FWA JOB NUMBER: 2061196.10
DRAWING NO: P08