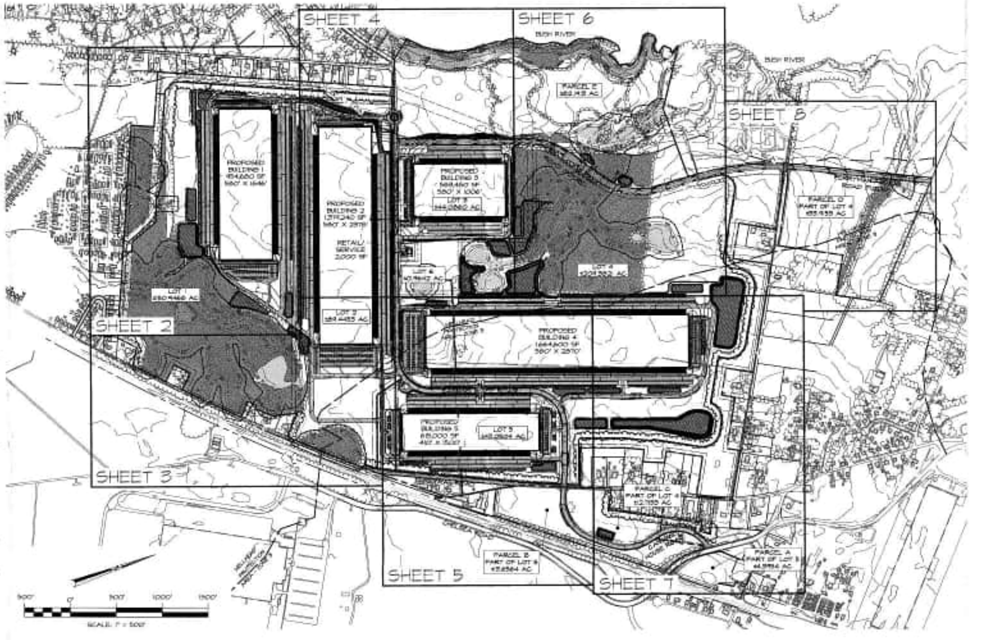
SERIES 3
SITE PLAN
MITCHELL PROPERTY DEVELOPMENT
HARFORD COUNTY, MARYLAND

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 24025C0216E, 24025C0217E, 24025C0218E, AND 24025C0219E (EFF. 4/19/2016).
13. THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 173.1 ACRES ARE WITHIN THE RESOURCE CONSERVATION AREA (RCA) AND 49.88 ACRES ARE WITHIN THE LIMITED DEVELOPMENT AREA (LDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE 1,229.14 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 267-21 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 267-64 OF THE HARFORD COUNTY ZONING CODE.



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	-	-	0.49	C
ChB2	CHILLUM SILT LOAM 2% - 5% SLOPES	-	-	0.32	C
ChC3	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% - 8% SLOPES	-	-	0.37	C
Ex	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% - 10% SLOPES	-	-	0.05	A
FgaA	FALLSINGTON LOAMS 0% - 2% SLOPES	-	X	-	D
HaA	HATBORO-CODORUS COMPLEX 0% - 3% SLOPES	-	X	0.49	D
JgB	JOPPA GRAVELLY SANDY LOAM 2% - 5% SLOPES	-	-	0.17	A
JjD	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
MtaA	MATTAPEX SILT LOAM 0% - 2% SLOPES	-	-	0.49	C
MtaB	MATTAPEX 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	-	-	-	-
SaaB	SASSAFRAS SANDY LOAM 2% - 5% SLOPES	-	-	0.20	B
SkaC	SASSAFRAS SANDY LOAM 5% - 10% SLOPES	-	-	0.20	B
SsB2	SASSAFRAS LOAM 2% - 5% SLOPES	-	-	0.32	B
SsC2	SASSAFRAS LOAM 5% - 10% SLOPES	-	-	0.32	B
SxD	SASSAFRAS AND JOPPA 10% - 15% SLOPES	-	-	0.32	B
SxE	SASSAFRAS AND JOPPA 15% - 30% SLOPES	-	-	0.32	B
Sw	SWAMP	-	X	0.02	D
Tm	TIDAL MARSH	-	X	0.02	D
W	WATER	-	-	-	-
WoB	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 38, PERRYMAN, MARYLAND 21130 (PARCEL 1, 2, 3, 4A, & 4B)

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

PARCEL 1 - PARK FARM NORTH
TAX MAP 65, GRID 2B, PARCEL 39
TAX ACCOUNT NO.: 02-060633
ADDRESS: 1714 PERRYMAN ROAD, ABERDEEN, MARYLAND 21001-4219
DEED REFERENCE: CGH 2114/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 1551.6524 ACRES

PARCEL 2 - PARK FARM SOUTH
TAX MAP 65, GRID 3B, PARCEL 53
TAX ACCOUNT NO.: 02-015649
ADDRESS: PERRYMAN ROAD, PERRYMAN, MARYLAND 21130
DEED REFERENCE: CGH 2114/669
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 1260.5330 ACRES

PARCEL 3 - FORDS LANE COUNTY SHAFT
TAX MAP 65, GRID 1B, PARCEL 109
TAX ACCOUNT NO.: 02-019734
ADDRESS: FORDS LANE, ABERDEEN, MARYLAND 21001
DEED REFERENCE: CGH 2256/404
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 158.0609 ACRES

PARCEL 4A - LEE FIELD SOUTH PART
TAX MAP 65, GRID 2C, PARCEL 62
TAX ACCOUNT NO.: 02-060668
ADDRESS: 1625 PERRYMAN ROAD, ABERDEEN, MARYLAND 21001-4216
DEED REFERENCE: CGH 2114/668
PRESENT ZONING: GI - GENERAL INDUSTRIAL
AREA: 128.4054 ACRES

PARCEL 4B - LEE FIELD NORTH PART
TAX MAP 65, GRID 2D, PARCEL 62
TAX ACCOUNT NO.: 02-060668
ADDRESS: MICHAELSVILLE ROAD, PERRYMAN, MARYLAND 21130
DEED REFERENCE: CGH 2114/668
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 44.8966 ACRES

PARCEL 2B - TO BE ACQUIRED FROM CHARLES HASLIN
TAX MAP 65, GRID 2C, PARCEL 2B
TAX ACCOUNT NO.: 02-015971
ADDRESS: 1607 PERRYMAN ROAD, PERRYMAN, MARYLAND 21130
DEED REFERENCE: 10661/465
PRESENT ZONING: AG & RI
AREA: 15.4510 ACRES

2. TOTAL GROSS AREA (PER BOUNDARY SURVEY): 1708.6689 AC

LOT 1:
LOT 1: 1150.9466 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD: 10.0683 ACRES
TOTAL LOT AREA = 1151.0149 ACRES

LOT 2:
LOT 2: 164.4403 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD: 10.2564 ACRES
TOTAL LOT AREA = 164.7022 ACRES

LOT 3:
TOTAL LOT AREA: 144.0860 ACRES

LOT 4:
LOT 4: 1204.3821 ACRES
PARCEL C (PART OF LOT 4): 52.7155 ACRES
PARCEL D (PART OF LOT 4): 165.1533 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD: 10.6554 ACRES
RIGHT OF WAY FOR FORDS LANE: 4.8347 ACRES
RIGHT OF WAY FOR CANNING HOUSE ROAD: 61.4872 ACRES
TOTAL LOT AREA = 1264.4400 ACRES

LOT 5:
LOT 5: 145.0504 ACRES
PARCEL A (PART 3 OF LOT 5): 14.3454 ACRES
PARCEL B (PART 2 OF LOT 5): 13.6564 ACRES
RIGHT OF WAY FOR PERRYMAN ROAD: 2.8225 ACRES
TOTAL LOT AREA = 162.4297 ACRES

LOT 6:
TOTAL LOT AREA = 10.9842 ACRES

PARCEL E:
TOTAL LOT AREA = 183.1115 ACRES

RIGHT OF WAY TO BE DEDICATED TO HARFORD COUNTY FOR TRANSPORTATION PLAN PERRYMAN ACCESS ROAD (FUTURE): 18.6110 ACRES
TOTAL ACREAGE: 1708.6689 ACRES

3. ZONING:
PARCELS 1, 2 & 3: LI (LIGHT INDUSTRIAL DISTRICT)
PARCELS 4A: GI (GENERAL INDUSTRIAL DISTRICT)
PARCEL 4B: LI (LIGHT INDUSTRIAL DISTRICT)
PARCEL 2B (14.5475 AC): AG (AGRICULTURAL)
PARCEL 2B (0.9035 AC): RI (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: 55 FT*
*PER HARFORD COUNTY ZONING CODE § 267-40 (G)(2) 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 = 35.00%
A. LOT 1
BLDG 1: 954,680 SF (21.9164 AC)
21.9164 AC/ 150.9466 AC = 14.52% BLDG COVERAGE
B. LOT 2
BLDG 2: 1,371,240 SF (31.4650 AC)
31.4650 AC/ 84.4459 AC = 35.40% BLDG COVERAGE
C. LOT 3
BLDG 3: 583,680 SF (13.3944 AC)
13.3944 AC/ 44.0860 AC = 30.38% BLDG COVERAGE
D. LOT 4
BLDG 4: 1,664,600 SF (38.2140 AC)
38.2140 AC/ 256.0121 AC = 14.93% BLDG COVERAGE
E. LOT 5
BLDG 5: 615,000 SF (14.1185 AC)
14.1185 AC/ 61.0022 AC = 23.15% BLDG COVERAGE
F. LOT 6
RETAIL/ SERVICE: 2,000 SF (0.0459 AC)
0.0459 AC/ 0.9842 AC = 4.76% BLDG COVERAGE

7. MAXIMUM IMPERVIOUS COVERAGE = 85.00%
A. LOT 1
TOTAL IMPERVIOUS COVERAGE = 43.6454 AC
43.6454 AC/ 150.9466 AC = 28.91% IMPERVIOUS COVERAGE
B. LOT 2
TOTAL IMPERVIOUS COVERAGE = 60.1398 AC
60.1398 AC/ 84.4459 AC = 61.41% 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 = 64.845 AC
64.845 AC/ 256.0121 AC = 21.28% IMPERVIOUS COVERAGE
E. LOT 5
TOTAL IMPERVIOUS COVERAGE = 28.8120 AC
28.8120 AC/ 61.0022 AC = 47.23% IMPERVIOUS COVERAGE
F. LOT 6
TOTAL IMPERVIOUS COVERAGE = 0.1977 AC
0.1977 AC/ 0.9842 AC = 20.50% IMPERVIOUS COVERAGE

8. CHESAPEAKE BAY CRITICAL AREA:
TOTAL AREA OF PROPERTY WITHIN THE CHESAPEAKE BAY CRITICAL AREA = 477.09 AC
TOTAL AREA OF PROPERTY IN THE RESOURCE CONSERVATION AREA (RCA) = 173.1 AC
ALLOWABLE PERCENTAGE OF IMPERVIOUS SURFACE ALLOWED IN RCA = 0%

PROPOSED ROAD ABOUT ON CANNING HOUSE ROAD (PUBLIC ROAD): 0.84 AC
PROPOSED PERRYMAN WEST ROAD (PUBLIC ROAD): 1.38 AC
TOTAL PROP. IMPERVIOUS SURFACE FOR PUBLIC ROAD WITHIN RCA = 2.22 AC (1.28%)

TOTAL AREA OF PROPERTY IN THE LIMITED DEVELOPMENT AREA (LDA) = 49.88 AC
ALLOWABLE PERCENTAGE OF IMPERVIOUS SURFACE ALLOWED IN LDA: 15%
PROPOSED IMPERVIOUS SURFACE WITHIN LDA (LOT 1 & 2) = 10.73 AC (12.36%)

9. MAX. IMPERVIOUS AREA FOR WELLHEAD PROTECTION ZONE (WPZ)-ZONE 3: 50.00%
TOTAL AREA WITHIN THE WELLHEAD PROTECTION ZONE = 229.1691 AC

CANNING HOUSE ROAD IMPERVIOUS WITHIN WPZ = 6.0915 AC
LOT 2 IMPERVIOUS WITHIN WPZ = 1.225 AC
LOT 4 IMPERVIOUS WITHIN WPZ = 60.4343 AC
LOT 5 IMPERVIOUS WITHIN WPZ = 29.8735 AC
TOTAL IMPERVIOUS COVER = 97.6287 AC/ 229.1691 AC = 43.20 %

LOT 2 (INCLUDING LOT 2 & RIGHT OF WAY FOR PERRYMAN ROAD)
AREA WITHIN WPZ = 11.4401 AC
IMPERVIOUS WITHIN WPZ = 1.225 AC
TOTAL IMPERVIOUS COVER = 1.225 AC/ 11.4401 AC = 10.69%

LOT 4 (INCLUDING LOT 4, PARCEL C, PARCEL D, ROW FOR PERRYMAN ROAD, ROW FOR FORDS LANE & CANNING HOUSE ROAD)
AREA WITHIN WPZ = 139.3501 AC
IMPERVIOUS WITHIN WPZ = 66.5317 AC
TOTAL IMPERVIOUS AREA = 66.5317 AC/ 139.3501 AC = 47.70%

LOT 5 (INCLUDING LOT 5, PARCEL A, PARCEL B & ROW FOR PERRYMAN ROAD)
AREA WITHIN WPZ = 62.4231 AC
IMPERVIOUS WITHIN WPZ = 29.8735 AC
TOTAL IMPERVIOUS AREA = 29.8735 AC/ 62.4231 AC = 47.48%

10. EXISTING TOTAL FOREST AREA ON SITE: 466.06 AC
PROPOSED TOTAL FOREST COVER TO BE CLEARED: 142.74 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 § 267-40 (G)(2) 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: 888 PARKING SPACES (INCLUDING 20 HANDICAP SPACES) - SHOWN ON SHEET 3 & 4
BLDG 3: 293 PARKING SPACES (INCLUDING 11 HANDICAP SPACES) - SHOWN ON SHEET 4
BLDG 4: 364 PARKING SPACES (INCLUDING 14 HANDICAP SPACES) - SHOWN ON SHEET 5 & 7
BLDG 5: 308 PARKING SPACES (INCLUDING 8 HANDICAP SPACES) - SHOWN ON SHEET 5
TOTAL WAREHOUSE PARKING = 2331 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: 2342 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: 171 EMPLOYEES
BLDG 2: 256 EMPLOYEES
BLDG 3: 110 EMPLOYEES
BLDG 4: 287 EMPLOYEES
BLDG 5: 118 EMPLOYEES
RETAIL/ SERVICE: 9 EMPLOYEES

14. TRAILER PARKING (12' X 60'):
BLDG 1: 240 TRAILER SPACES
BLDG 2: 319 TRAILER SPACES
BLDG 3: 134 TRAILER SPACES
BLDG 4: 422 TRAILER SPACES
BLDG 5: 155 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 RI REQUIRE A TYPE 'D' BUFFER YARD (MIN. 30' WIDE).

16. NATURAL RESOURCE AREAS:
100 YEAR FLOODPLAIN: 10.00 AC
CHESAPEAKE BAY CRITICAL AREA: 477.09 AC
EXISTING BGE ROW (OUTSIDE CBCA): 14.04
EXISTING AFFORESTATION EASEMENTS (OUTSIDE CBCA): 15.87 AC
NET TRACT AREA: 1184.87 AC

TOTAL FORESTED AREA (IN NET TRACT): 418.06 AC
TOTAL NATURAL RESOURCE DISTRICT AREA: 108.87 AC

17. WATER SUPPLY: PUBLIC- CONTRACT #6892 & #6877
SEWER SUPPLY: PUBLIC- CONTRACT #6842-A & #5020

RECEIVED
SEP 27 2022
Harford County Planning & Zoning

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1343 ASHTON ROAD
HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAIG
PHONE: 410-625-0953

FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

SERIES 3
SITE PLAN

MITCHELL PROPERTY DEVELOPMENT

2ND ELECTION DISTRICT HARFORD COUNTY, MD

SCALE: NTS
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GPP

SP01