

1. 11:00 A.M. Chelsea Distribution

Meeting Date/Time:	Saturday, September 25, 2021 at 11:00 am
Meeting Location:	Harford County Public Library - Edgewood Branch, 629 State Highway 755, Edgewood 21040
Location of Proposed Development:	Along the east side of Chelsea Road and west side of Aberdeen Proving Ground. The site currently contains a field, 3 houses, and outbuildings.
Description of Proposed Development:	Consolidation of Lots and construction of 259,200 s.f. warehouse/office building with parking. The total site is 16.82 Ac. and is zoned G1.
Applicant:	Valek Zarski
Contact:	Valek Zarski, Project Manager at (410) 229-9851 or vzarski@bldginc.com.

Documents:

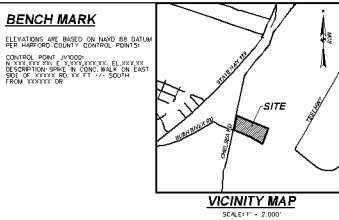
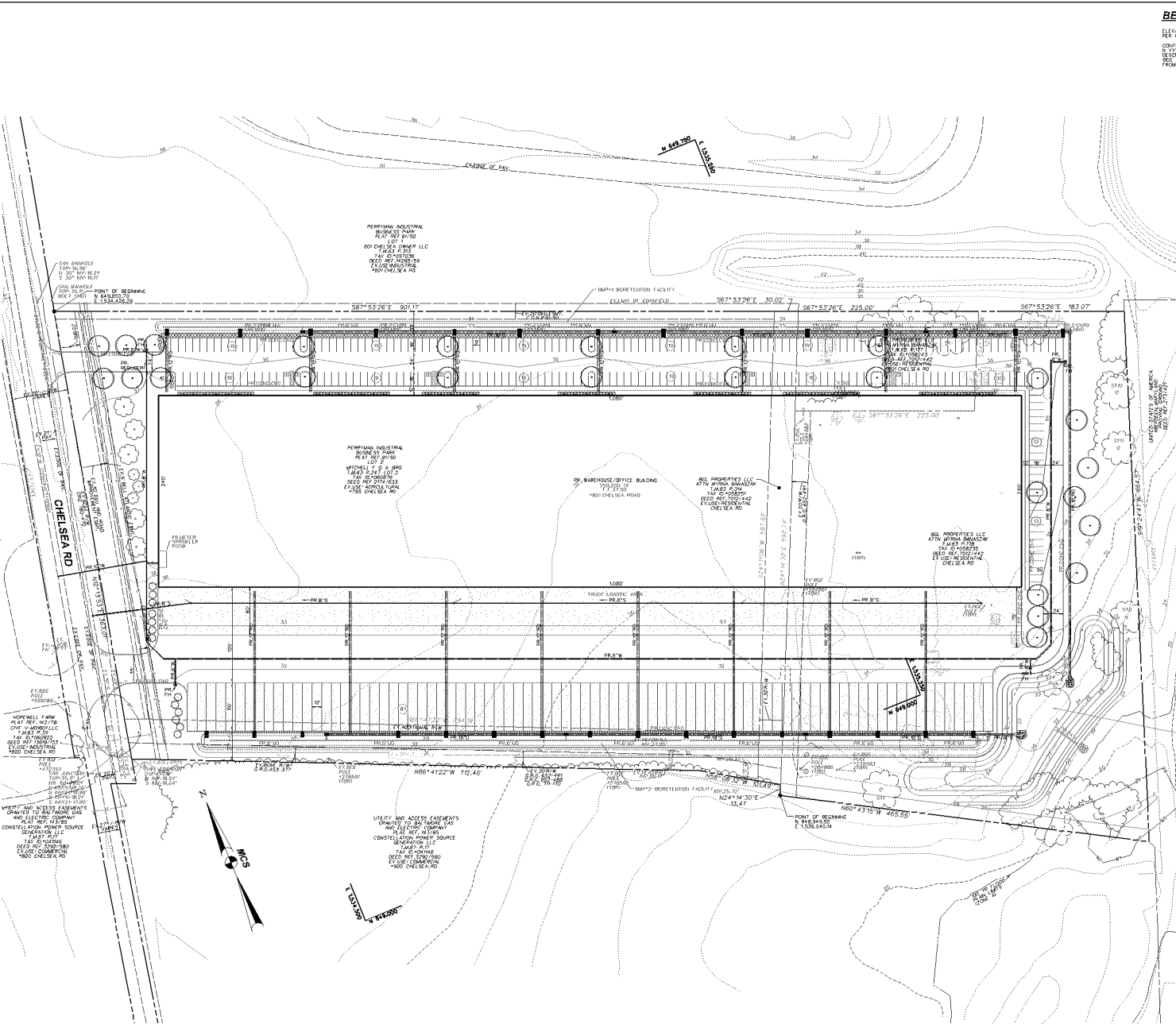
[CHELSEA DISTRIBUTION 9-25-21.PDF](#)

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXIST. EASEMENT
- ZONING LINE
- EXIST. EDGE OF PAVING
- EX. CONCRETE TO BE REMOVED REDESIGNATION
- EX. BUILDING
- EX. STORM DRAIN MANHOLE & SILET
- EX. DRAINAGE
- EX. SANITARY SEWER MANHOLE & CLEANOUT
- EX. WATER MAIN VALVE & FIRE HYDRANT
- EX. ELECTRIC LINE
- EX. TELEPHONE LINE
- EX. SOLE WITH LIGHT
- EX. UTILITY POLE
- EX. 2" WIRE
- EX. OVERHEAD LINE
- EX. INDEX CONTOURS
- EX. INTERMEDIATE CONTOURS
- EX. TREE LINE
- EX. TREE
- EX. SOLE LINE
- EX. METLAND LINE
- EX. METLAND BUFFER LINE
- EXISTING DESIGNATION
- PR. EASEMENT
- PR. CONCRETE CURB & GUTTER
- PR. MAC PAVING
- PR. CONCRETE
- PR. STORM DRAIN MANHOLE & SILET
- PR. SANITARY SEWER & CLEANOUT
- PR. WATER MAIN VALVE & FIRE HYDRANT
- PR. INDEX CONTOURS
- PR. INTERMEDIATE CONTOURS
- PR. PARKING COAT
- PROPOSED DESIGNATION
- SLOPES 0% - 2%

PLANTING LEGEND

- INTERIOR PARKING TREE - SHADE
- BUFFER TREE - EVERGREEN
- BUFFER SHRUB
- BUILDING FOUNDATION TREE - SHADE
- BUILDING FOUNDATION TREE - ORNAMENTAL
- BUILDING FOUNDATION - SHADE



- SITE DATA**
1. TOTAL AREA OF TRACT: 1,730,723 SF OR 16.82 AC
 2. DEVELOPER/APP. CONT. PER. EX. CONCRETE TO BE REMOVED REDESIGNATION
 3. OWNER: BGL PROPERTIES LLC
 4. TAX MAP REFERENCE: TAX MAP 04000433 NEED 0002/0403
 5. PLAT REFERENCE: M-1315, LOT 1
 6. ELECTION DISTRICT: 02
 7. EXISTING ZONING: G-1 GENERAL INDUSTRIAL DISTRICT
 8. EXISTING USE: TWO (2) ONE-STORY BRICK DWELLINGS ONE-TWO STORY BRICK DWELLING
 9. PROPOSED USE: WAREHOUSE/OFFICE

- LANDSCAPE REQUIREMENTS**
- PERMITS LANDSCAPING FOR PARKING LOTS
 - PERMITS LANDSCAPING FOR PARKING LOTS
 - BUILDING FOUNDATION PLANTING
 - BUFFERING OF STORAGE AREAS (TRUCKS)

- GENERAL NOTES**
1. THESE ARE NOT FINISHED DETAILS. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 2. ALL FIELD NOTES AND FIELD DATA SHALL BE CHECKED BY THE ARCHITECT AND THE ENGINEER BEFORE PROCEEDING WITH THE PROJECT.
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- PARKING REQUIREMENTS**
- OFFICE: 45,000 SF @ 1 PS / 300 SF = 150 PS
 - WAREHOUSE: 210,000 SF @ 1 PS / 2000 SF = 105 PS
 - PARKING SPACES REQUIRED: 255 PS
 - ALL REQUIRED TO ACCESS ALL BUILDINGS.
 - ALL ADA ACCESSIBLE ADA SPACES: 10% MIN.

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
1301 HIGHLAND AVENUE, SUITE 100 • BALTIMORE, MARYLAND 21201
PHONE: 410-271-9851 • FAX: 410-271-9867 • BLDG@BLDG.COM

PROFESSIONAL CERTIFICATION
HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20765, EXPIRATION DATE: JUNE 30, 2022.

OWNERS
BGL PROPERTIES LLC
ATTN: MYRNA BANASZAK
3231 MEMPHIS BRIDGE DR.
MOLDSVILLE, VA 23102
F.O. MITCHELL & BRO.
P.O. BOX 36
PERRYMAN, MD 21150

DEVELOPER / APPLICANT
FRP DEVELOPMENT
34 LOVELTON CIRCLE, SUITE 200
GAMERS, MD 21138
PHONE: 443-860-7338
CONTACT: DAVID R. DEVILLERS III

LIMIT OF DISTURBANCE = 60,000 SF OR 0.000 AC

DATE	NO.	DESCRIPTION	REVISIONS	BY

SCHEMATIC LANDSCAPE PLAN
CHELSEA DISTRIBUTION CENTER
760-801 CHELSEA BLVD
ABERDEEN, MARYLAND 21001
HARRISBURG COUNTY, MARYLAND
SCALE: 1" = 50'

L SHEET 1 OF 1
DRAWING NO.
C-3
SHEET 3 OF 3

THE MARYLAND COORDINATE SYSTEM USER IN ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM IS MSL. DIMENSIONS ARE GIVEN IN FEET UNLESS OTHERWISE NOTED. THE SCALE OF THIS DRAWING IS 1" = 50'.