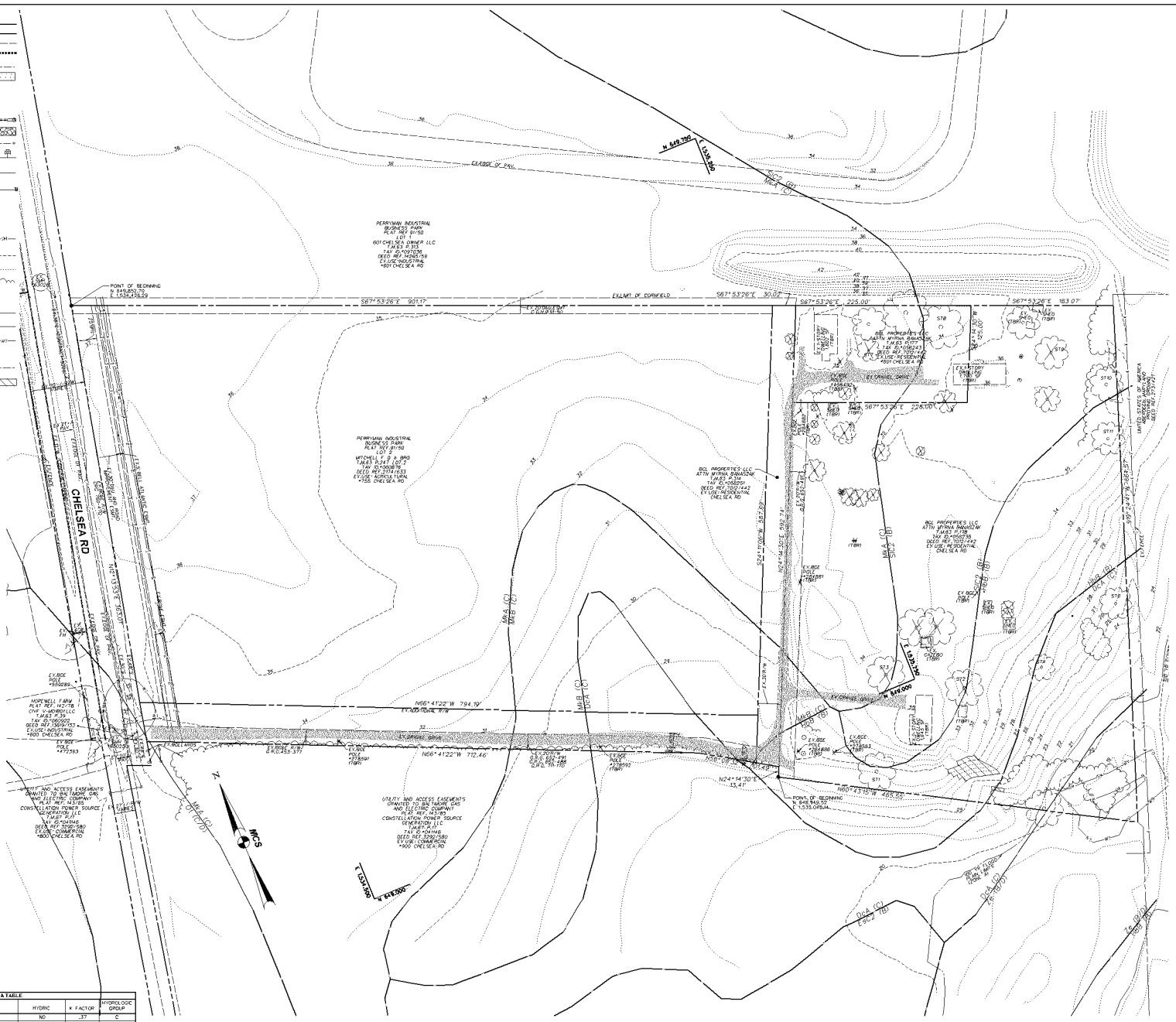
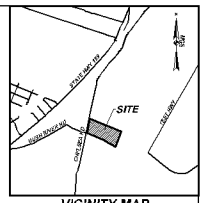
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EX. EASEMENT
- ZONING LINE — GI / AG
- EX. EDGE OF PAVING
- EX. CONCRETE
- TO BE REMOVED DESIGNATION — (TBR)
- EX. BUILDING
- EX. STORM DRAIN, MANHOLE & INLET — EX.12"
- EX. GRAVEL
- EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
- EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
- EX. ELECTRIC LINE
- EX. TELEPHONE LINE, POLE & BOX
- EX. POLE WITH LIGHT
- EX. UTILITY POLE & GUY WIRE — GW
- EX. BOLLARD
- EX. OVERHEAD LINE
- EX. INDEX CONTOURS — 30
- EX. INTERMEDIATE CONTOURS — 37
- EX. TREE LINE
- EX. TREE
- EX. SOIL LINE — MrA (GROUP C) / MrB (GROUP C)
- EX. WETLAND LINE
- EX. WETLAND BUFFER LINE — WB
- "EXISTING" DESIGNATION — EX.
- BUILDING RESTRICTION LINE — BRL
- SLOPES 15% - 25%





VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

1. TOTAL AREA OF TRACT: 732,723 SF OR 16.821 AC
2. DEVELOPER/APPLICANT:
   FRP DEVELOPMENT
   ATTN: DAVID H. DEVILLIERS, III
   34 LOVETON CIRCLE, SUITE 200
   SPARKS, MD 21152
3. OWNER:
   P. 177:
   BGL PROPERTIES LLC
   ATTN: MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112

   P. 178:
   BGL PROPERTIES LLC
   ATTN: MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112

   P. 247 (PL. 7):
   F.O. MITCHELL & BRO.
   P.O. BOX 36
   PERRYMAN, MD 21130

   P. 314:
   BGL PROPERTIES LLC
   ATTN: MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112
4. TAX MAP REFERENCES:
   T.M.83: G.4C: P.177, TAX ID:1058243: DEED:7012/442
   T.M.83: G.4C: P.178, TAX ID:1058235: DEED:7012/442
   T.M.83: G.4C: P.247, TAX ID:1060876: DEED:2174/633
   T.M.83: G.4C: P.314, TAX ID:1058251: DEED:7012/442
5. PLAT REFERENCE: 143/85 , LOT
6. ELECTION DISTRICT: 02
7. EXISTING ZONING: GI - GENERAL INDUSTRIAL DISTRICT
8. EXISTING USE: TWO - ONE-STORY BRICK DWELLINGS
   ONE-TWO STORY BRICK DWELLING
9. THIS SITE IS NOT LOCATED WITHIN A SOURCE WATER PROTECTION AREA AND THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
10. PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
11. THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, UNDERGROUND TANKS OR HAZARDOUS MATERIALS ON SITE.
12. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
13. FLOOD MAP INFORMATION:
    THE SITE IS NOT SUBJECT TO THE 100 YEAR FLOODPLAIN PREMISES IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, HARFORD COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 275 OF 350, COMMUNITY-PANEL NUMBER 24025C0275E, EFFECTIVE DATE APRIL 19, 2010, AND IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
14. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON WERE TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY GWS JN & ASSOCIATES, DATED JUNE 2, 2021.

SOIL DATA TABLE

SYMBOL	NAME	SLOPE	HYDRIC	K FACTOR	HYDROLOGIC GROUP
DcA	Delanco silt loam	0-3%	NO	.37	C
HsB	Hambrook sandy loam	2-5%	NO	.24	B
MrA	Matapeake silt loam	0-2%	NO	.49	C
MrB	Matapeake silt loam	2-5%	NO	.49	C
SkC2	Sassafras loam	5-10% moderately eroded	NO	.32	B
Ot	Othello silt loam	0-2%	predominantly YES	.43	C/D
Za	Zekiah loam	0-2%	YES	.32	B/D

THE MARYLAND COORDINATE SYSTEM USED ON ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/01, VERT: NAVD 88

100 50 0 100

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
250 SCHILLING CIRCLE, SUITE 204 ■ HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9831 ■ FAX: 410.229.9863 ■ BLDG@BLDGINC.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, MONIKA ROSTEK-ZAPSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21045, EXPIRATION DATE: JUNE 9, 2022

OWNERS
BGL PROPERTIES LLC
ATTN: MYRNA BANASZAK
12311 PENNY BRIDGE DR.
MIDLOTHIAN, VA 23112
F.O. MITCHELL & BRO.
P.O. BOX 36
PERRYMAN, MD 21130

DEVELOPER / APPLICANT
FRP DEVELOPMENT
34 LOVETON CIRCLE, SUITE 200
SPARKS, MD 21152
PHONE: 443-682-4316
CONTACT: DAVID H. DEVILLIERS III

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PRELIMINARY CONSOLIDATION PLAN

CHELSEA DISTRIBUTION CENTER

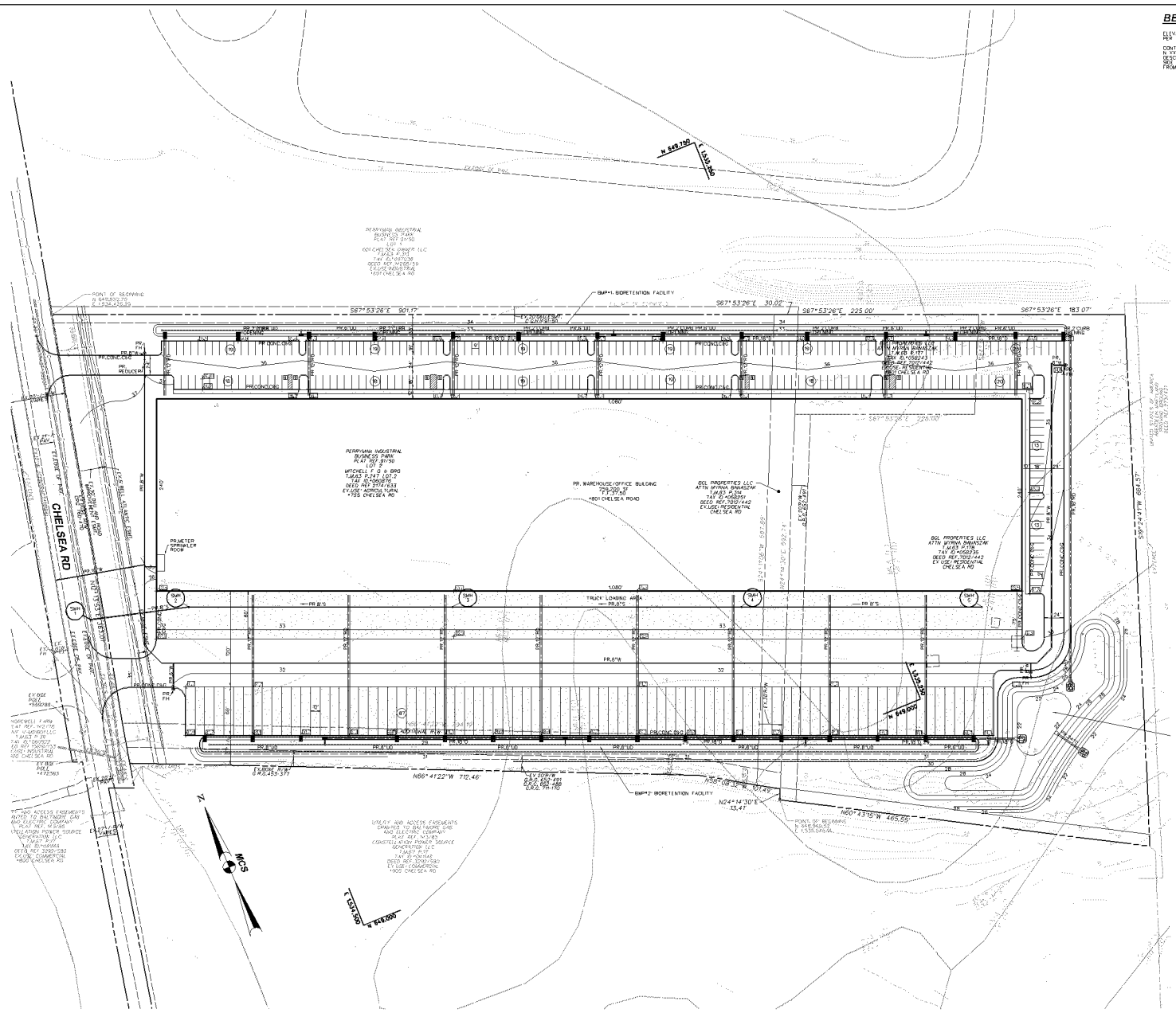
755-801 CHELSEA ROAD
ABERDEEN, MARYLAND 21001

HARFORD COUNTY, MARYLAND
SCALE: 1" = 50'
ELECTION DISTRICT: 02
DATE: SEPTEMBER, 2021

DRAWING NO.
C-4
SHEET 1 OF 1

LEGEND

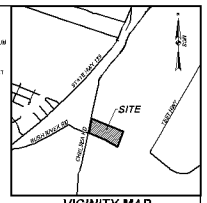
RIGHT-OF-WAY LINE	
PROPERTY LINE	
EX. EASEMENT	
ZONING LINE	GI / AG
EX. EDGE OF PAVING	
EX. CONCRETE	
TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	
EX. STORM DRAIN, MANHOLE & INLET	EX.15"D
EX. GRAVEL	
EX. SANITARY SEWER, MANHOLE & CLEANOUT	EX.8"S
EX. WATER MAIN, VALVE & FIRE HYDRANT	EX.8"W
EX. ELECTRIC LINE	
EX. TELEPHONE LINE, POLE & BOX	
EX. POLE WITH LIGHT	
EX. UTILITY POLE & GUY WIRE	
EX. BOLLARD	
EX. OVERHEAD LINE	
EX. INDEX CONTOURS	32
EX. INTERMEDIATE CONTOURS	32
EX. TREE LINE	
EX. TREE	
EX. SOIL LINE	MKA (GROUP C) / MKB (GROUP C)
EX. WETLAND LINE	
EX. WETLAND BUFFER LINE	
"EXISTING" DESIGNATION	EX.
BUILDING RESTRICTION LINE	BRL
PR. EASEMENT	
PR. CONCRETE, CURB & GUTTER	PR.CG
PR. MAC. PAVING	
PR. CONCRETE	
PR. STORM DRAIN, MANHOLE & INLET	PR.15"D
PR. SANITARY SEWER & CLEANOUT	PR.8"S
PR. WATER MAIN, VALVE & FIRE HYDRANT	PR.8"W
PR. INDEX CONTOURS	30
PR. INTERMEDIATE CONTOURS	32
PR. PARKING COUNT	8
"PROPOSED" DESIGNATION	PR.
SLOPES 15% - 25%	



BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER HARFORD COUNTY CONTROL POINTS

CONTROL POINT XX1000:
N XXX,XXX.XXX | X,XXX,XXX.XX, EL.XXX.XX
DESCRIPTION: SPIKE IN CONC. WALK ON EAST SIDE OF XXXXX RD. XX FT +/- SOUTH FROM XXXXX DR



VICINITY MAP

SCALE:1" = 2,000'

SITE DATA

1. TOTAL AREA OF TRACT : 732,723 SF OR 16.821 AC
2. DEVELOPER/APPLICANT:
   FRP DEVELOPMENT
   ATTN: DAVID H DEVILLERS III
   34 LOVETON CIRCLE, SUITE 200
   SPARKS, MD 21152
3. OWNER:
   P 177:
   BGL PROPERTIES LLC
   ATTN:MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112

   P. 178:
   BGL PROPERTIES LLC
   ATTN:MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112

   P. 247, LOT 2:
   F.O.MITCHELL & BRO.,
   P.O. BOX 16
   PERRYMAN, MD 21130

   P. 314:
   BGL PROPERTIES LLC
   ATTN:MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112
4. TAX MAP REFERENCES:
   T.M.63: C.4C P.177, TAX ID:4058543; DEED:7012/443
   T.M.63: C.4C P.178, TAX ID:4058551; DEED:7012/443
   T.M.63: C.4C P.247, TAX ID:4060876; DEED:974/633
   T.M.63: C.4C P.314, TAX ID:4058579; DEED:7012/443
5. PLAT REFERENCE: 143/85 , LOT
6. ELECTION DISTRICT: 02
7. EXISTING ZONING: GI - GENERAL INDUSTRIAL DISTRICT
8. EXISTING USE: TWO - ONE-STORY BRICK DWELLINGS
   ONE-TWO STORY BRICK DWELLING
9. PROPOSED USE: WAREHOUSE/OFFICE
   OFFICE: 40,000 SF
   WAREHOUSE: 219,200 SF
   TOTAL: 259,200 SF
10. BULK REQUIREMENTS:
    MIN. BUILDING SETBACK:
    FRONT SETBACK: 25'
    SIDE SETBACK: 25'
    REAR SETBACK: 25'

    MAX. IMPERVIOUS PERMITTED: 80%
    MAX. IMPERVIOUS PROPOSED: 70%

    MAX. BUILDING COVERAGE PERMITTED: 60%
    MAX. BUILDING COVERAGE PROPOSED: 35%

    MAX. BUILDING HT. PERMITTED: 40'
    MAX. BUILDING HT. PROVIDED: 38.25'
11. A LANDSCAPE AND LIGHTING PLAN WILL BE PREPARED AND APPROVED PRIOR TO PERMIT APPROVAL
12. ENVIRONMENTAL SITE DESIGN (ESD) AND STORM WATER MANAGEMENT (SWM) SHALL BE ADDRESSED ACCORDING TO NEW DEVELOPMENT REQUIREMENTS FOR THIS SITE.

    BIORETENTION FACILITIES WILL PROVIDE THE MINIMUM REQUIRED TARGET RAINFALL (Pe) OF 1.27" FOR THE PROPOSED IMPERVIOUS SURFACES.

    AN EXTENDED DETENTION POND WILL PROVIDE THE REMAINING REQUIRED ESD VOLUME AND 10-YEAR QUANTITY MANAGEMENT STORAGE FOR THE PROPOSED DEVELOPMENT.
13. THIS SITE IS NOT LOCATED WITHIN A SOURCE WATER PROTECTION AREA AND THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
14. PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
15. FINAL LOCATIONS FOR FIRE HYDRANTS, VALVES, WATER AND SEWER LINES, STORM DRAIN, AND LIGHTING SHALL BE DETERMINED ON THE CONSTRUCTION DRAWINGS.
16. THERE ARE NO KNOWN WETLANDS, REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, UNDERGROUND TANKS OF HAZARDOUS MATERIALS ON SITE.
17. FOREST CONSERVATION FOR "BLOCK" - PARCEL 177, LOT 2, BGL PROPERTIES, ZONED GI, WAS APPROVED FOR FOREST CONSERVATION AS PART OF FOR PERRYMAN INDUSTRIAL LOTS 1 AND 2 FCP 216/86 FOREST CONSERVATION MUST BE PROVIDED FOR PARCELS 177, 178, 247, 314 OR 14.4 ACRES +/-. NO FOREST IS PRESENT ON THESE PARCELS, THEREFORE AFFORESTATION OF 1.01 ACRES IS REQUIRED TO ADDRESS THE FOREST CONSERVATION OBLIGATION FOR THESE PARCELS. THE ACRES OF FOREST CONSERVATION OBLIGATION WILL BE PROVIDED BY PAYMENT OF FEE-IN-LIEU AVAILABLE IN A SUBJECT-APPROVED FOREST MITIGATION BANK OR PAYMENT OF THE FEE-IN-LIEU TO HARFORD COUNTY.

    SITE DEVELOPMENT WILL IMPACT COUNT OR GREENFIELD AREAS. THE PROJECT WILL NOT BE ABLE TO WAIVER TO IMPACT THESE AREAS IN ACCORDANCE WITH THE CRITICAL AREAS IN HARFORD COUNTY, MARYLAND ZONING CODE 267-59.
18. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
19. FLOOD MAP INFORMATION:
    THE SITE IS NOT SUBJECT TO THE 100 YEAR FLOODPLAIN. PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HARFORD COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 175 OF 250, COMMUNITY-PANEL NUMBER 2400130175E, EFFECTIVE DATE JULY 8, 2008, AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)
20. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
21. LIGHTING SHALL BE ARRANGED AND SHIELDED AS NEEDED TO REFLECT AWAY FROM ADJOINING PROPERTIES. LIGHTING SHALL BE DIRECTED TO REFLECT ALL DIRECT RAYS WITHIN THE BOUNDARY LINE OF THE SITE.
22. THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON WERE TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY CWS JR & ASSOCIATES, DATED JUNE 2, 2021.
23. ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS
24. ALL PAVEMENT STRIPING AND TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES AND STATE HIGHWAY ADMINISTRATION SUPPLEMENT.

PARKING REQUIREMENTS

OFFICE 40,000 SF @ 1 PS / 300 SF = 133.3 PS

WAREHOUSE: 219,200 SF @ 1 PS / 2000 SF = 109.6 PS

PARKING SPACES REQUIRED: 243 PS
PARKING SPACES PROVIDED: 258 PS
ADA PARKING REQUIRED: 7
ADA PARKING PROVIDED: 8

ALL REQUIRED SPACES ARE - 9'X18' MIN.
ALL ADA SPACES ARE - 13'X18' MIN.
ALL VAN ACCESSIBLE ADA SPACES ARE - 16'X18' MIN

THE MARYLAND COORDINATE SYSTEM USED ON ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91, VERT: NAVD 88

SOIL DATA TABLE

SYMBOL	NAME	SLOPE	HYDRIC	K FACTOR	HYDROLOGIC GROUP
GaA	Galestown silt loam	0-3%	NO	.37	C
HkB	Hambrook sandy loam	2-5%	NO	.24	B
MKA	Matapeake silt loam	0-2%	NO	.49	C
MKB	Matapeake silt loam	2-5%	NO	.49	C
SkC2	Sassafras loam	5-10% moderately eroded	NO	.32	B
Ot	Othello silt loam	0-2%	predominantly YES	.43	C/D
Za	Zekiah loam	0-2%	YES	.32	B/D

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
270 SCHILLING CIRCLE, SUITE 360 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, MONA ROSTEC-ZAPSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2022

OWNERS

BGL PROPERTIES LLC
ATTN: MYRNA BANASZAK
12311 PENNY BRIDGE DR.
MIDLOTHIAN, VA 23112

F.O. MITCHELL & BRO.
P.O. BOX 16
PERRYMAN, MD 21130

DEVELOPER / APPLICANT

FRP DEVELOPMENT
34 LOVETON CIRCLE, SUITE 200
SPARKS, MD 21152
PHONE: 443-662-4316
CONTACT: DAVID H. DEVILLERS III

REVISIONS			
DATE	NO.	DESCRIPTION	BY

SITE PLAN

CHELSEA DISTRIBUTION CENTER

756-801 CHELSEA ROAD
ABERDEEN, MARYLAND 21001

HARFORD COUNTY, MARYLAND
SCALE: 1" = 50'
ELECTION DISTRICT: 02
DATE: SEPTEMBER, 2021

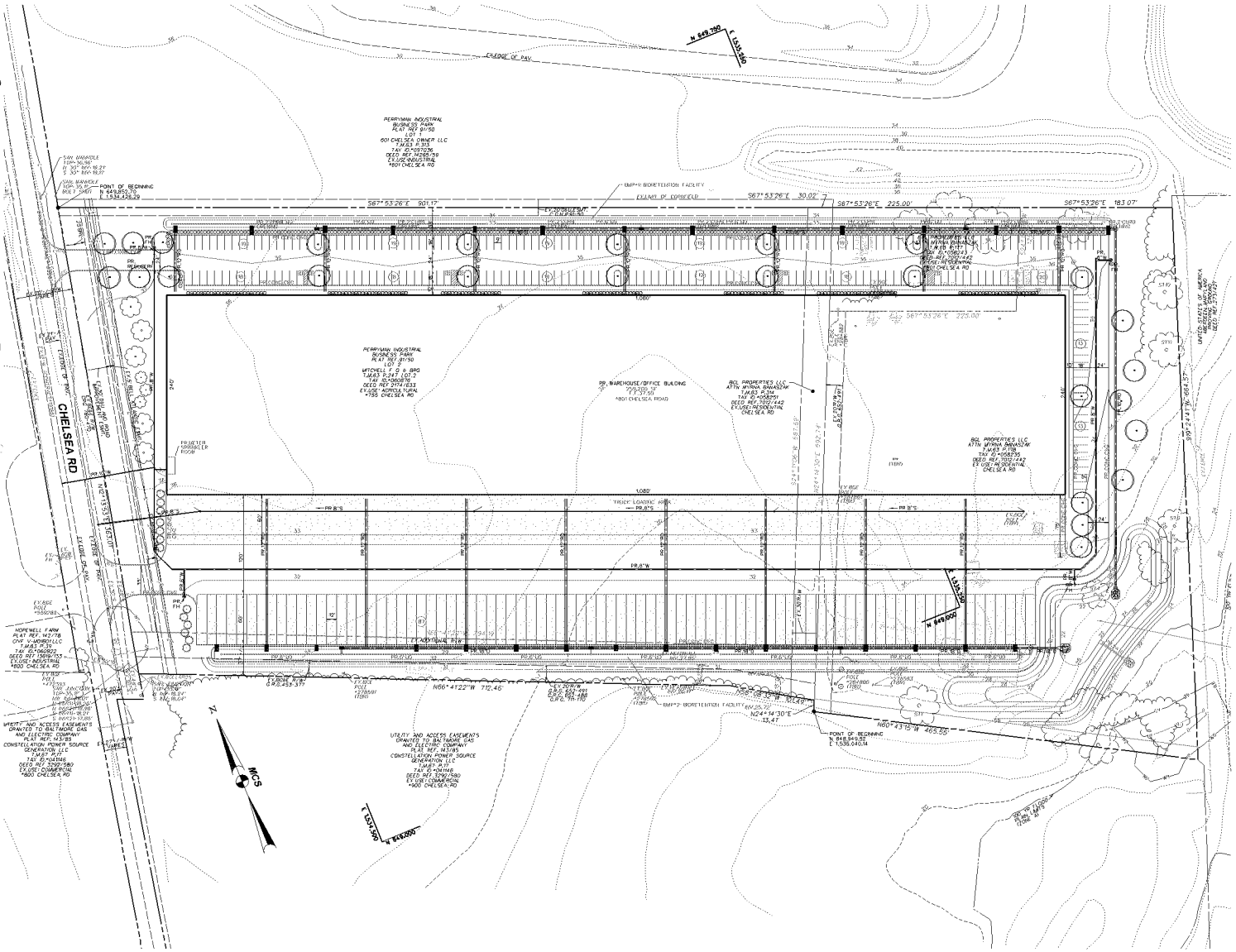
DRAWING NO.
C-1
SHEET 1 OF 3

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
EX. EASEMENT — EGL
ZONING LINE — AC
EX. EDGE OF PAVING
EX. CONCRETE
TO BE REMOVED DESIGNATION — (TBR)
EX. BUILDING
EX. STORM DRAIN, MANHOLE & INLET — EX.STD
EX. GRAVEL
EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
EX. ELECTRIC LINE
EX. TELEPHONE LINE, POLE & BOX
EX. POLE WITH LIGHT
EX. UTILITY POLE & GUY WIRE — GW
EX. BOLLARD
EX. OVERHEAD LINE
EX. INDEX CONTOURS — 30
EX. INTERMEDIATE CONTOURS — 32
EX. TREE LINE
EX. TREE
EX. SOIL LINE — MRA (GROUP C) / MRB (GROUP C)
EX. WETLAND LINE
EX. WETLAND BUFFER LINE
"EXISTING" DESIGNATION — EX.
BUILDING RESTRICTION LINE — BRL
PR. EASEMENT
PR. CONCRETE, CURB & GUTTER — PR.CG
PR MAC PAVING
PR. CONCRETE
PR. STORM DRAIN, MANHOLE & INLET — PR.8"D
PR. SANITARY SEWER & CLEANOUT — PR.8"S
PR. WATER MAIN, VALVE & FIRE HYDRANT — PR.8"W
PR INDEX CONTOURS — 30
PR. INTERMEDIATE CONTOURS — 32
PR PARKING COUNT — 8
"PROPOSED" DESIGNATION — PR.
SLOPES (%) - 25%

PLANTING LEGEND

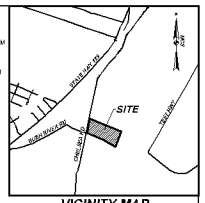
INTERIOR PARKING TREE - SHADE
BUFFER TREE - EVERGREEN
BUFFER SHRUB
BUILDING FOUNDATION TREE - SHADE
BUILDING FOUNDATION TREE - ORNAMENTAL
BUILDING FOUNDATION - SHRUB



BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER HARFORD COUNTY CONTROL POINT "5"

CONTROL POINT JV9000:
N XXX,XXX.XXX, E XXXX,XXX.XX, EL.XXX.XX
DESCRIPTION: SPIKE IN CONC. WALK ON EAST SIDE OF XXXXX RD. XX FT +/- SOUTH FROM XXXXX DR



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

1. TOTAL AREA OF TRACT = 739,723 SF OR 16.821 AC
2. DEVELOPER/APPLICANT:
   FRP DEVELOPMENT
   ATTN: DAVID H. DEVILLERS III
   34 LOVETON CIRCLE, SUITE 200
   SPARKS, MD 21152
3. OWNER:
   P 177:
   BGL PROPERTIES LLC
   ATTN: MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112
   P. 178:
   BGL PROPERTIES LLC
   ATTN: MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112
   P 247, LOT 21:
   F.O. MITCHELL & BRO.
   P.O. BOX 36
   PERRYMAN, MD 21130
   P. 314:
   BGL PROPERTIES LLC
   ATTN: MYRNA BANASZAK
   12311 PENNY BRIDGE DRIVE
   MIDLOTHIAN, VA 23112
4. TAX MAP REFERENCES:
   T.M.63: G.40 P.177, TAX ID:4058543; DEED:7012/443
   T.M.63: G.40 P.178, TAX ID:4058291; DEED:7012/443
   T.M.63: E.40 P.247, TAX ID:4060076; DEED:2174/633
   T.M.63: G.40 P.314, TAX ID:4058295; DEED:7012/443
5. PLAT REFERENCE: 143/85 , LOT
6. ELECTION DISTRICT: 02
7. EXISTING ZONING: GI - GENERAL INDUSTRIAL DISTRICT
8. EXISTING USE: TWO - ONE-STORY BRICK DWELLINGS ONE-TWO STORY BRICK DWELLING
9. PROPOSED USE: WAREHOUSE/OFFICE
   OFFICE: 40,000 SF
   WAREHOUSE: 219,200 SF
   TOTAL: 259,200 SF

LANDSCAPE REQUIREMENTS

PARKING LOT INTERIOR:
REQUIRED: 1 TP U/10 PARKING SPACES @ 258 PARKING SPACES = 26 SHADE TREES
PROVIDED: 28 SHADE TREES

PERIMETER LANDSCAPING FOR PARKING LOTS ADJACENT TO RIGHT OF WAY
PROVIDED: 16 SHRUBS

PERIMETER LANDSCAPING FOR PARKING LOTS ADJACENT TO PROPERTY LINE
PROVIDED: 263 SHRUBS

BUILDING FOUNDATION PLANTING:
PROVIDED: 5 SHADE TREES, 3 ORNAMENTAL TREES, 150 SHRUBS

BUFFERING OF STORAGE AREAS (TRUCKS)
PROVIDED: 13 EVERGREEN TREES

GENERAL NOTES

1. TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
2. ALL REQUIRED LANDSCAPE MATERIAL (INSTALLED OR APPROVED FOR BONDING) WILL BE MAINTAINED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD. AT OWNER'S DISCRETION BY E. PROPERTY OWNER.
3. ALL 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.

PARKING REQUIREMENTS

OFFICE: 40,000 SF @ 1 PS / 300 SF = 133.3 PS
WAREHOUSE: 219,200 SF @ 1 PS / 2000 SF = 109.6 PS

PARKING SPACES REQUIRED: 243 PS
PARKING SPACES PROVIDED: 258 PS
ADA PARKING REQUIRED: 7
ADA PARKING PROVIDED: 8

ALL REQUIRED SPACES ARE - 9'X18' MIN.
ALL ADA SPACES ARE - 13'X18' MIN.
ALL VAN ACCESSIBLE ADA SPACES ARE - 16'X18' MIN

LIMIT OF DISTURBANCE =
=00,000 SF OR 0.000 AC

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Consulting Engineers
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PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

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OWNERS
BGL PROPERTIES LLC
ATTN: MYRNA BANASZAK
12311 PENNY BRIDGE DR.
MIDLOTHIAN, VA 23112
F.O. MITCHELL & BRO.
P.O. BOX 36
PERRYMAN, MD 21130

DEVELOPER / APPLICANT
FRP DEVELOPMENT
34 LOVETON CIRCLE, SUITE 200
SPARKS, MD 21152
PHONE: 443-662-4316
CONTACT: DAVID H. DEVILLERS III

DATE	NO.	DESCRIPTION	BY

REVISIONS

SCHEMATIC LANDSCAPE PLAN

CHELSEA DISTRIBUTION CENTER

756-801 CHELSEA ROAD
ABERDEEN, MARYLAND 21001

HARFORD COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT: 02
DATE: SEPTEMBER, 2021

L | SHEET 1 OF 1

DRAWING NO.
C-3

SHEET 3 OF 3