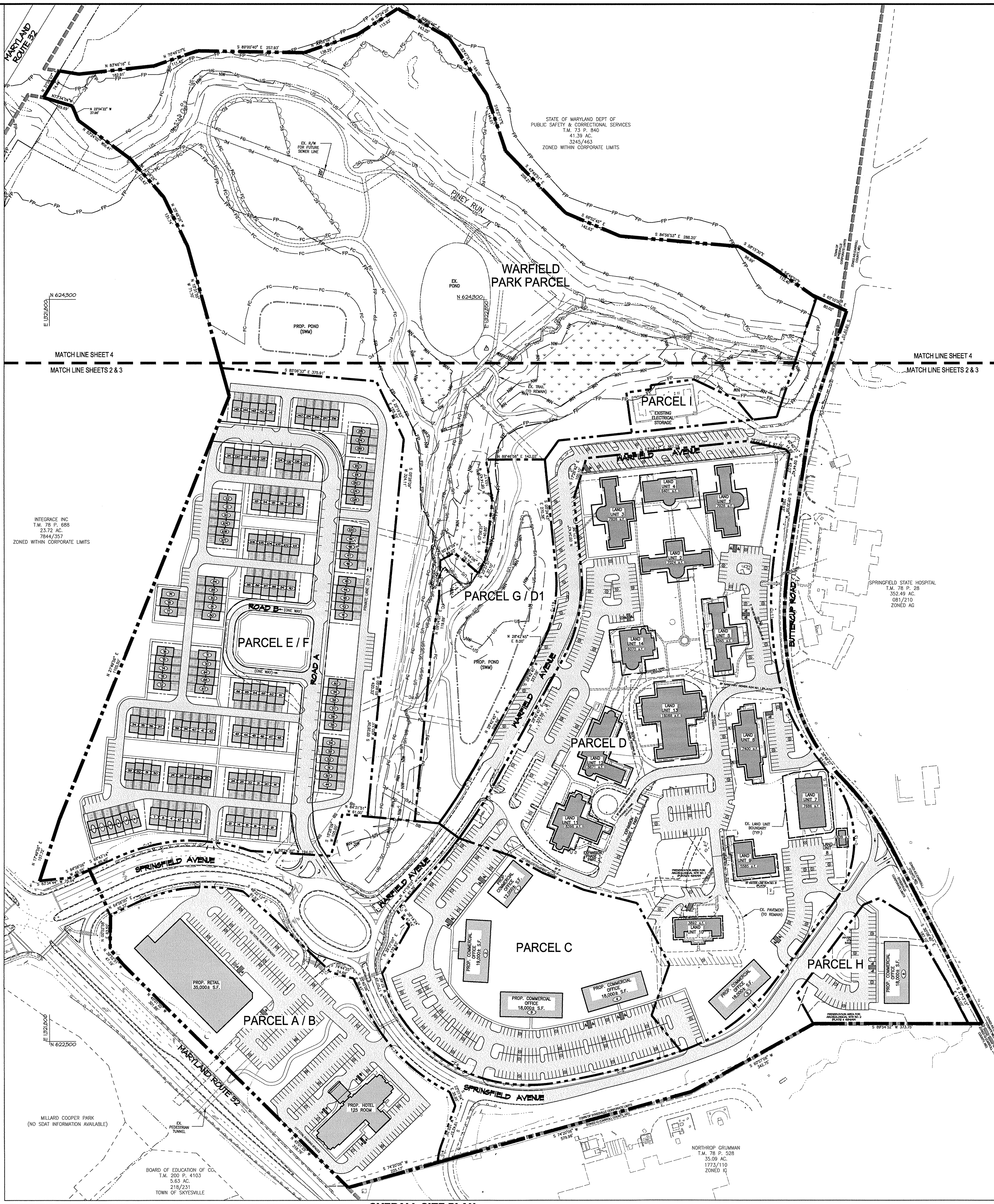
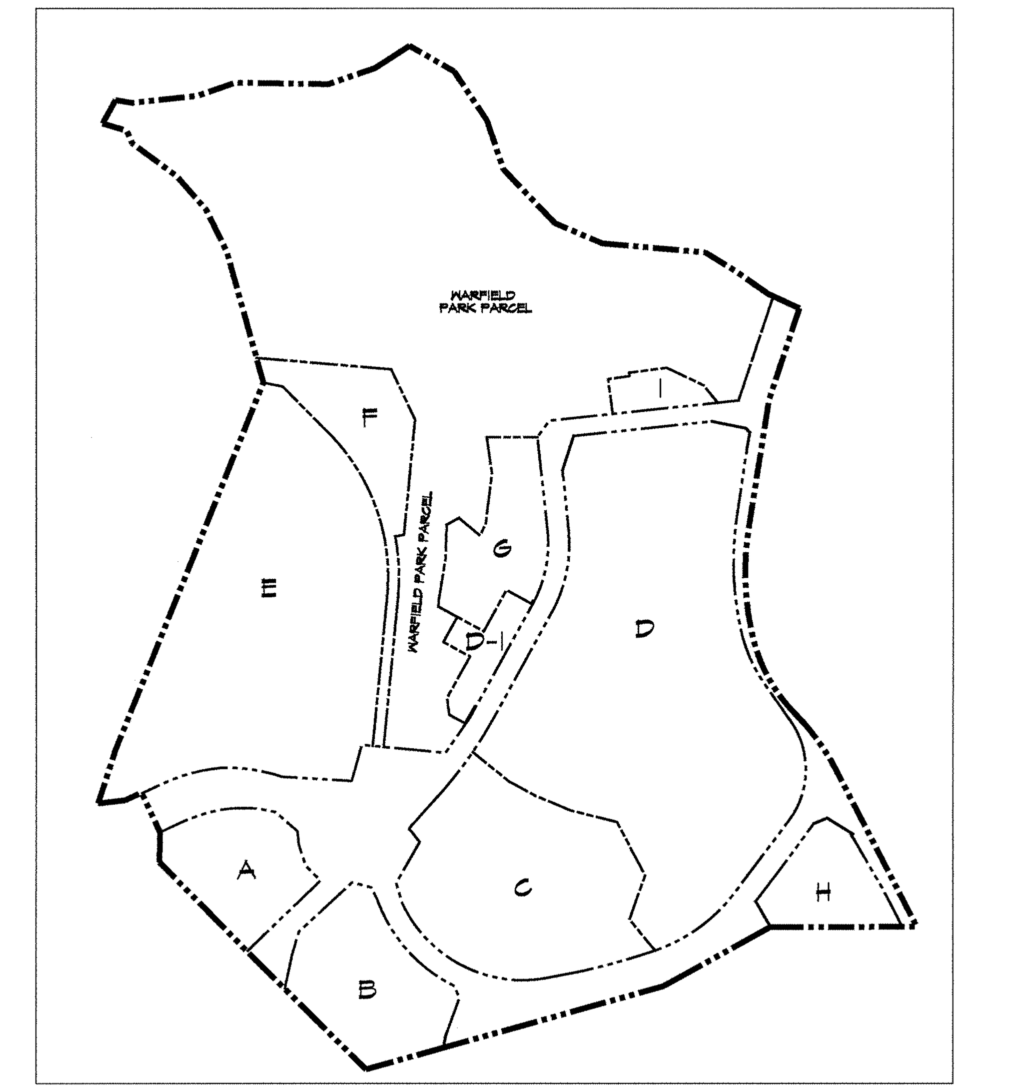


OVERALL SITE PLAN

SCALE: 1"=100'

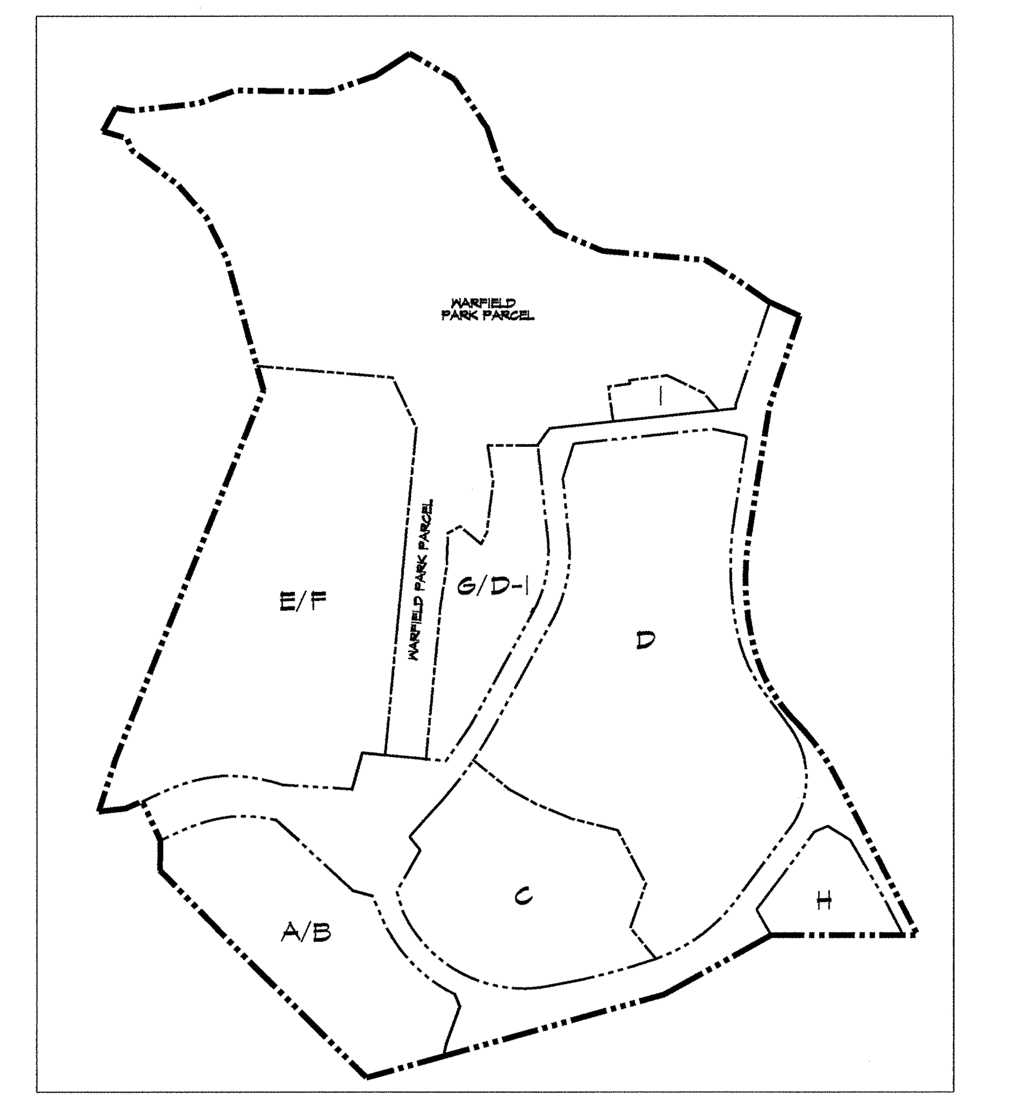
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	6°48'30"	365.00'	43.37'	N68°22'21"E	43.35'	21.71'
C-2	34°54'56"	371.00'	226.08'	N86°42'00"E	222.60'	116.67'
C-3	43°54'52"	430.50'	329.96'	S41°48'00"E	321.94'	173.56'
C-4	16°34'47"	150.00'	43.41'	N11°25'34"E	43.25'	21.86'
C-5	9°44'50"	1879.36'	319.72'	S75°53'14"W	319.33'	160.25'
C-6	74°38'17"	369.50'	481.34'	N61°55'12"W	448.02'	281.68'
C-7	12°08'06"	112.00'	23.72'	N39°50'02"E	23.68'	11.91'
C-8	9°24'17"	1176.42'	193.10'	N38°55'40"E	192.89'	96.77'
C-9	5°30'47"	1176.42'	113.20'	N31°28'08"E	113.15'	56.64'
C-10	34°17'28"	390.00'	233.41'	N11°34'01"E	229.94'	120.32'
C-11	20°46'41"	890.00'	322.75'	S01°52'22"E	320.99'	163.17'
C-12	24°33'45"	425.00'	182.20'	S24°32'35"E	180.80'	92.52'
C-13	72°34'00"	250.00'	316.63'	S00°32'27"E	295.89'	183.53'
C-14	33°19'04"	464.50'	270.11'	S54°21'17"W	266.32'	138.99'
C-15	16°12'54"	603.46'	170.78'	S02°38'18"E	170.21'	85.97'
C-16	20°08'39"	479.00'	168.41'	N81°21'23"W	167.54'	85.08'
C-17	20°17'23"	485.00'	171.75'	S75°06'47"W	170.85'	86.78'
C-18	50°08'22"	572.96'	501.40'	S19°36'03"E	485.55'	268.03'
C-19	34°17'28"	329.00'	196.90'	S11°34'01"W	193.98'	101.50'
C-20	2°43'14"	1115.42'	52.96'	N30°04'22"E	52.96'	26.49'
C-21	1°57'12"	7608.94'	259.42'	S36°43'09"W	259.40'	129.72'
C-22	1°45'57"	7669.94'	236.39'	N36°37'32"E	236.38'	118.20'



EXISTING PARCEL CONFIGURATION

SCALE: 1"=300'



PROPOSED PARCEL CONFIGURATION

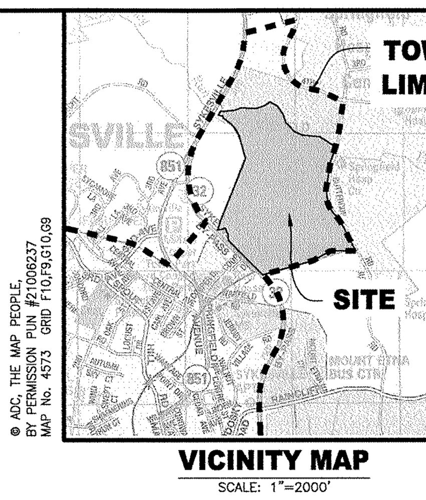
SCALE: 1"=300'

LEGEND:

- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY (R/W) LINE
- EXISTING BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- KeB2 / EmB — SOILS LINE AND DESIGNATION
- US — EXISTING WATERS OF THE U.S.
- NW — EXISTING NONTIDAL WETLANDS
- WB — EXISTING 25' STATE NONTIDAL WETLAND BUFFER
- ZONING LINE
- (75) PROPOSED LOT NUMBER
- PROPOSED RIGHT-OF-WAY (R/W) LINE
- PROPOSED PAVING
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- LAND UNIT OUTLINE
- PROPOSED PARCEL BOUNDARY
- SD — EXISTING STORM DRAIN, MANHOLE & INLET
- W — EXISTING WATER LINE & FIRE HYDRANT
- SAN — EXISTING SANITARY SEWER & MANHOLE

SHEET LIST

SHEET 1 – OVERALL PLAN
SHEET 2 – EXISTING CONDITIONS PLAN
SHEET 3 – PROPOSED CONDITIONS PLAN
SHEET 4 – EXISTING AND PROPOSED WARFIELD PARK PARCEL
SHEET 5 – PROPOSED LANDSCAPE PLAN
SHEET 6 – CONCEPT SWM PLAN



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VICINITY MAP

SCALE: 1"=2000'

SITE DATA AND NOTES:

1. OWNER: TOWN OF SYKESVILLE, 7547 MAIN STREET, SYKESVILLE, MD 21784
2. CONTRACT PURCHASER/DEVELOPER: WARFIELD COLLABORATIVE, LLC, 7546 NORWOOD AVENUE, SYKESVILLE, MD 21784
3. PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21009
4. LEASEHOLDER FOR PARCELS A–H: WARFIELD DEVELOPMENT CORPORATION, 7547 MAIN STREET, SYKESVILLE, MD 21784
5. TAX MAP/PARCEL: TAX MAP 78, PARCEL 689, GRID 4
6. DEED REFERENCE: 3562/465
6. SITE AREA: 90.57± AC. (PER BOUNDARY SURVEY)
   EX. PARCELS A–H 51.14± AC.
   WARFIELD PARK 27.48± AC.
   EX. PUBLIC ROAD RIGHTS-OF-WAYS 11.95± AC.
7. EXISTING ZONING: PLANNED EMPLOYMENT CENTER DISRICT (PEC)
8. PROPOSED DEVELOPMENT:
   PARCEL A/B: 35,000 S.F. OF RETAIL, AND 125 ROOM HOTEL
   PARCEL C: 67,000 S.F. COMMERCIAL OFFICE BUILDINGS
   PARCEL D: 18,000 S.F. NEW COMMERCIAL OFFICE, 183,000 S.F. HISTORIC COMMERCIAL OFFICE
   PARCEL E/F: 145 RESIDENTIAL TOWNHOUSE UNITS (22' AND 20' WIDE)
   WARFIELD PARK PARCEL: PARK AND SWM
   PARCEL I: EX. ELECTRICAL SUBSTATION
   PARCEL H: 18,000 S.F. COMMERCIAL OFFICE

   TOTAL RETAIL: 35,000 S.F
   TOTAL COMMERCIAL OFFICE: 286,000 S.F.
   TOTAL RESIDENTIAL: 145 TOWNHOUSE UNITS
   TOTAL HOTEL: 125 ROOM

   PARCEL A/B: 6.71 AC.
   PARCEL C: 6.85 AC.
   PARCEL D: 17.83 AC.
   PARCEL E/F: 13.80 AC.
   PARCEL H: 1.79 AC.
   WARFIELD PARK PARCEL: 26.87 AC.
   PARCEL I: 0.61 AC. (PARCEL NOT INCLUDED IN TOTAL)
   PARCEL G/D-1: 3.80 AC.
   PUBLIC ROAD R/W: 14.66 AC.
9. REQUIRED LAND USE PERCENTAGES: (BASED ON THE GROSS PROPERTY AREA OF 90.57± ACRES):
   A. OFFICE/RESEARCH/INSTITUTIONAL/HOTEL/LIGHT INDUSTRIAL: 20–55%, A MINIMUM OF 18.12 ACRES TO A MAXIMUM OF 49.81 ACRES.
   B. RETAIL/SERVICE: 10–20%, A MINIMUM OF 9.06 ACRES TO A MAXIMUM OF 18.12 ACRES.
   C. RESIDENTIAL: 10–35%, A MINIMUM OF 9.06 ACRES TO A MAXIMUM OF 31.70 ACRES.
   D. OPEN SPACE: NO LESS THAN 25%, OR A MINIMUM OF 22.64 ACRES OF THE TOTAL OPEN SPACE, NO LESS THAN 20% SHALL BE RECREATIONAL SPACE (I.E., GOOD BUILDABLE LAND), OR A TOTAL OF 4.52 ACRES. PHYSICAL IMPROVEMENTS WITHIN THE RECREATION SPACE CAN REDUCE OPEN SPACE REQUIREMENT.
10. DENSITY: COMMERCIAL PERMITTED: 591,784 S.F. [FLOOR AREA RATIO OF 0.15 (§180–140.A.)
    90.57 ACRES X 43,560 S.F. X 0.15 =591,784 S.F. FOR PARCELS A,B,C,D]
    RESIDENTIAL PERMITTED: 181 DWELLING UNITS (2 DWELLING UNITS/GROSS ACREAGE FOR PARCELS E/F)
11. IMPERVIOUS AREA: PERMITTED: 85% MAX @ 90.57 AC. = 76.98 AC.
    PROPOSED: SITE A/B: 4.70 AC.
    SITE C & D: 14.14 AC. (EXISTING BUILDINGS 2.29 AC.)
    SITE E/F: 6.31 AC.
    SITE H: 0.64 AC.
    TOTAL: 25.79 AC.
12. OPEN SPACE: REQUIRED: 22.64± AC. (>25% OF PARCEL AREA)
    4.53± AC. (ACTIVE OPEN SPACE 20% OF REQUIRED)
    PROPOSED: >22.64± AC. MIN.
    >4.53± AC. MIN.
13. SEE PATTERN BOOK FOR PROPOSED BUILDING MATERIALS AND COLORS.
14. ALL SIGNS TO BE DESIGNED PER PATTERN BOOK.
15. BOUNDARY AND TOPOGRAPHIC INFORMATION IS A COMBINATION OF FIELD SURVEY DATA PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC AND THE WILSON T. BALLARD COMPANY. EXISTING WATER AND SEWER LINES, AND EASEMENTS SHOWN ARE BASED ON PLAT 51–187 THROUGH PLAT 51–201.
16. THE EXISTING BUILDINGS IN PARCEL D ARE SUBJECT TO THE WARFIELD LAND CONDOMINIUM, INC., CONDOMINIUM PLAT, RECORDED 10/23/2015.
17. THE MARYLAND HISTORIC TRUST HOLDS A PERPETUAL HISTORIC PRESERVATION EASEMENT ON THE SUBJECT PROPERTY AND THE PROPERTY IS SUBJECT TO THE SYKESVILLE HISTORIC DISTRICT COMMISSION'S REVIEW AND APPROVAL.
18. THE 100–YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE IS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24013C0314D, EFFECTIVE DATE OCTOBER 2, 2015.
19. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
20. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON–SITE.
21. BUILDING/LOT REGULATIONS (SEE PEC STANDARDS):

	TOWNHOUSES	COMMERCIAL TO R/W OR PARKING LOT
MIN. LOT AREA:	1,400 S.F.	N/A
MIN. LOT WIDTH:	20'	N/A
MIN. FRONT YARD:	10'	10'
MIN. SIDE YARD:	0' OR 10' FOR END UNITS	30' OR 50' REAR
MIN. REAR YARD:	20'	50' OR 30' SIDE
MAX. BLDG. HEIGHT:	6 STORIES	6 STORIES
MAX. D.U./BLDG. BLOCK:	7	N/A
MIN DISTANCE BETWEEN BUILDINGS:	FRONT TO FRONT = 50 FEET	30 FEET
	FRONT TO SIDE = 35 FEET	30 FEET
	SIDE TO SIDE = 20 FEET	20 FEET
	SIDE TO REAR = 50 FEET	50 FEET (FRONT TO REAR)
	REAR TO REAR = 60 FEET	50 FEET

22. AREA OF RESIDENTIAL LOTS: 9.45± AC. WITHIN PARCEL E/F
23. AREA OF PUBLIC RIGHT–OF–WAY: 14.66± AC.
24. THE WARFIELD PARK PARCEL IS UNDER, AND SHALL REMAIN UNDER, OWNERSHIP OF THE TOWN OF SYKESVILLE FOR PERPETUAL RECREATIONAL USE.
25. THE EXISTING PEDESTRIAN PATHWAY SYSTEM BETWEEN THE TUNNEL UNDER MD–32 AND THE WARFIELD PARK TRAIL SHALL BE RETAINED; HOWEVER THE LOCATION CAN BE MODIFIED BY MUTUAL AGREEMENT BETWEEN THE TOWN AND THE DEVELOPER.
26. SIDEWALKS OR PATHWAYS SHALL BE PROVIDED ALONG AT LEAST ONE SIDE OF ALL PUBLIC ROADWAYS AND WITHIN PARCEL D FOR PEDESTRIANS IN ACCORDANCE WITH THE PATTERN BOOK.
27. A PUBLIC RIGHT–OF–WAY SHALL BE PROVIDED THROUGH PARCEL E TO CONNECT THE ADJACENT INTEGRACE, INC. PROPERTY TO THE WARFIELD AVENUE ROUNDABOUT AND MD ROUTE 32. EASEMENTS FOR UTILITY CONNECTIONS SHALL BE GRANTED TO INTEGRACE, INC., AS NEEDED.
28. STREET AND PATHWAY LIGHTING SHALL BE PROVIDED ALONG ALL ROADWAYS AND PATHWAYS IN ACCORDANCE WITH THE PATTERN BOOK.
29. PUBLIC RIGHTS–OF–WAY WITHIN THE DEVELOPMENT SHALL BE DEDICATED TO THE TOWN OF SYKESVILLE, SUBJECT TO FINAL DETERMINATION.
30. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT–OF–WAY SHALL BE CONTAINED IN A DRAINAGE & UTILITY EASEMENT, EXCLUDING ON–LOT HOUSE CONNECTIONS.
31. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
32. THE STORMWATER MANAGEMENT, AS INDICATED ON THIS PLAN, IS SUBJECT TO FINAL DESIGN.
33. THE PROPOSED AMENITIES SHOWN ON THIS PLAN ARE SUBJECT TO FINAL DESIGN.
34. WETLANDS, ON–SITE, ARE BASED ON A WETLAND SURVEY PERFORMED BY GEO–TECHNOLOGY ASSOCIATES, INC., ON 8/2/2016.
35. PARKING RATIOS PER USE:

AS PER §180–88 OF THE SYKESVILLE ZONING CODE, THE FOLLOWING PARKING REQUIREMENTS ARE APPLICABLE TO WARFIELD. AS SOME OF THESE REQUIREMENTS DO NOT MEET CURRENT INDUSTRY STANDARDS, WE HAVE PROVIDED THE FOLLOWING TABLE TO IDENTIFY WHAT IS REQUIRED, PROVIDED, AND WHAT MODIFICATIONS TO THE REQUIREMENTS ARE BE REQUESTED:

USE	PARKING REQUIRED PER CODE (§180–88)	PARKING REQUIRED PER PLAN	REQUESTED MODIFICATION
COMMERCIAL OFFICE (ET.AL)	50% OF TOTAL FLOOR AREA (286,000) / 180 SQUARE FEET = 795 PARKING SPACES	955 SPACES PROVIDED. 412 SPACES ARE FOR NEW CONSTRUCTION (4 SPACES/1,000 SQUARE FEET) AND 543 SPACES ARE FOR EXISTING HISTORIC BUILDINGS (3 SPACES/ 1,000 SQUARE FEET)	NO MODIFICATION IS BEING REQUESTED
RETAIL	200% OF TOTAL FLOOR AREA (35,000) / 180 SQUARE FEET = 388 PARKING SPACES (11 SPACES / 1,000 SQUARE FEET)	183 SPACES OR 5.2 PARKING SPACES / 1,000 SQUARE FEET	MODIFICATION REQUESTED. INDUSTRY STANDARD FOR RETAIL IS 5 PARKING SPACES / 1,000 SQUARE FEET. MOST LARGE FORMAT RETAILERS REQUIRE LESS THAN 5 SPACES / 1000 SQUARE FEET.
HOTEL	1.5 SPACES / ROOM (125 TOTAL ROOMS) = 187 SPACES	117 SPACES OR 0.94 SPACES PER ROOM.	MODIFICATION REQUESTED. MOST HOTELS RUN AT 75 % OCCUPANCY THIS EQUATES TO 94 OF 125 ROOMS. INDUSTRY STANDARD IS FOR 1 SPACE PER OCCUPIED ROOM PLUS ONE SPACE PER EMPLOYEE ON THE MAXIMUM SHIFT. THIS EQUATES TO 94 PLUS 15 OR 109 SPACES.
RESIDENTIAL	2 SPACES / HOME	4 SPACES PER HOME PLUS 99 VISITOR PARKING SPACES	NO MODIFICATION IS BEING REQUESTED

* PARKING FOR WARFIELD PARK THAT WAS PREVIOUSLY SHOWN IN PARCEL D-1, IS NOW BEING PROVIDED IN PARCEL D, ALONG WARFIELD AVENUE. TWC BELIEVES THIS PARKING WILL READILY SERVE BOTH THE OFFICE USES DURING THE WEEKDAY HOURS, AND THE PARK PATRONS DURING THE WEEKNIGHT AND WEEKEND HOURS. TWC THEREFORE REQUESTS THAT ANY PRIOR COMMITMENT FOR PARCEL D-1 TO BE USED EXCLUSIVELY FOR PARKING BE WAIVED.

PRELIMINARY COUNTY FILE # P-16-0058

MORRIS & RITCHIE ASSOCIATES, INC.
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FAX: (410) 515-9002
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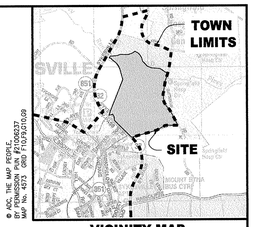
PEC PRELIMINARY PLAN
(OVERALL PLAN)
FOR
WARFIELD

FIFTH ELECTION DISTRICT — TOWN OF SYKESVILLE, CARROLL COUNTY, MD

DATE	REVISIONS		
		JOB NO.:	19148
		SCALE:	1" = 100'
		DATE:	09/29/2016
		DRAWN BY:	DCR
		DESIGN BY:	JMK/SD/JEM
		REVIEW BY:	JMK/SD/JEM
		SHEET:	1 OF 6



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BY PERMISSION PON #21006037
MAP No. 4213 DGD 7/03/2009

VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING WATERS OF THE U.S.
- EXISTING NONTIDAL WETLANDS
- EXISTING 25' STATE NONTIDAL WETLAND BUFFER
- ZONING LINE/MUNICIPAL BOUNDARY
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING OVERHEAD POWER LINE AND POLE
- DENOTES AREA OF SLOPES 15%-25%
- DENOTES AREA OF SLOPES 25% OR GREATER

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
BaB	BALE	3-8%	YES	YES	NO	YES	C/D
GdA	GODDARUS	0-3%	YES	NO	YES	YES	C
DeB	DELANGO	3-8%	NO	YES	YES	YES	C
EsB	ELSINBORO	3-8%	NO	YES	YES	YES	B
BsC	BALE	8-15%	NO	YES	YES	YES	B
GbC	GLENELG	8-15%	NO	NO	NO	YES	B
GdB	GLENELG	3-8%	NO	NO	YES	YES	C
GdC	GLENELG	8-15%	NO	NO	YES	YES	B
GfC	GLENELG	8-15%	NO	NO	NO	YES	B
GkB	GLENVILLE	3-8%	YES	YES	YES	YES	C
HsA	HATBORO	0-3%	YES	NO	NO	YES	B/D
MzD	MANOR	15-25%	NO	YES	NO	YES	B
MzE	MANOR-BRINKLOW	25-45%	NO	YES	NO	YES	B
NhB	WHEATON-GLENELG	0-8%	NO	YES	YES	YES	B

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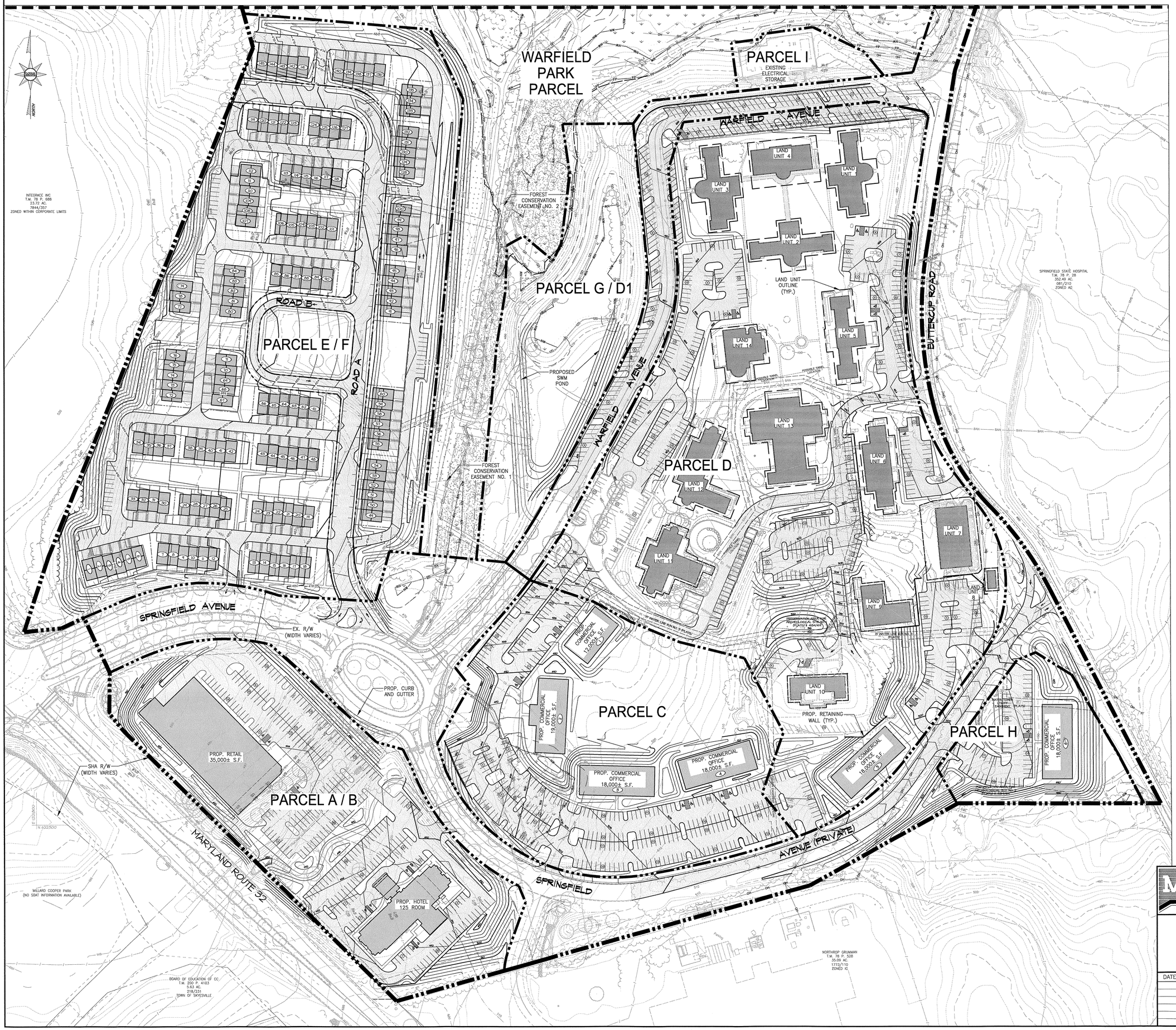
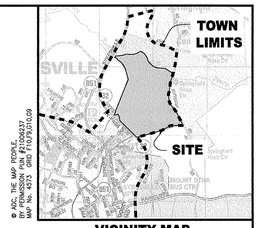
PEC PRELIMINARY PLAN
(EXISTING CONDITIONS PLAN)
FOR
WARFIELD

FIFTH ELECTION DISTRICT — TOWN OF SYKESVILLE, CARROLL COUNTY, MD

DATE	REVISIONS

JOB NO.:	19148
SCALE:	1" = 60'
DATE:	09/29/2016
DRAWN BY:	DCR
DESIGN BY:	JMK/SO/JEM
REVIEW BY:	JMK/SO/JEM
SHEET:	2 OF 6





VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
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- EXISTING SANITARY SEWER & MANHOLE
- EXISTING OVERHEAD POWER LINE AND POLE
- PROPOSED LOT NUMBER
- PROPOSED RIGHT-OF-WAY (R/W) LINE
- LAND UNIT OUTLINE
- PROPOSED PARCEL BOUNDARY
- PROPOSED PAVING
- PROPOSED BUILDINGS
- EXISTING BUILDINGS

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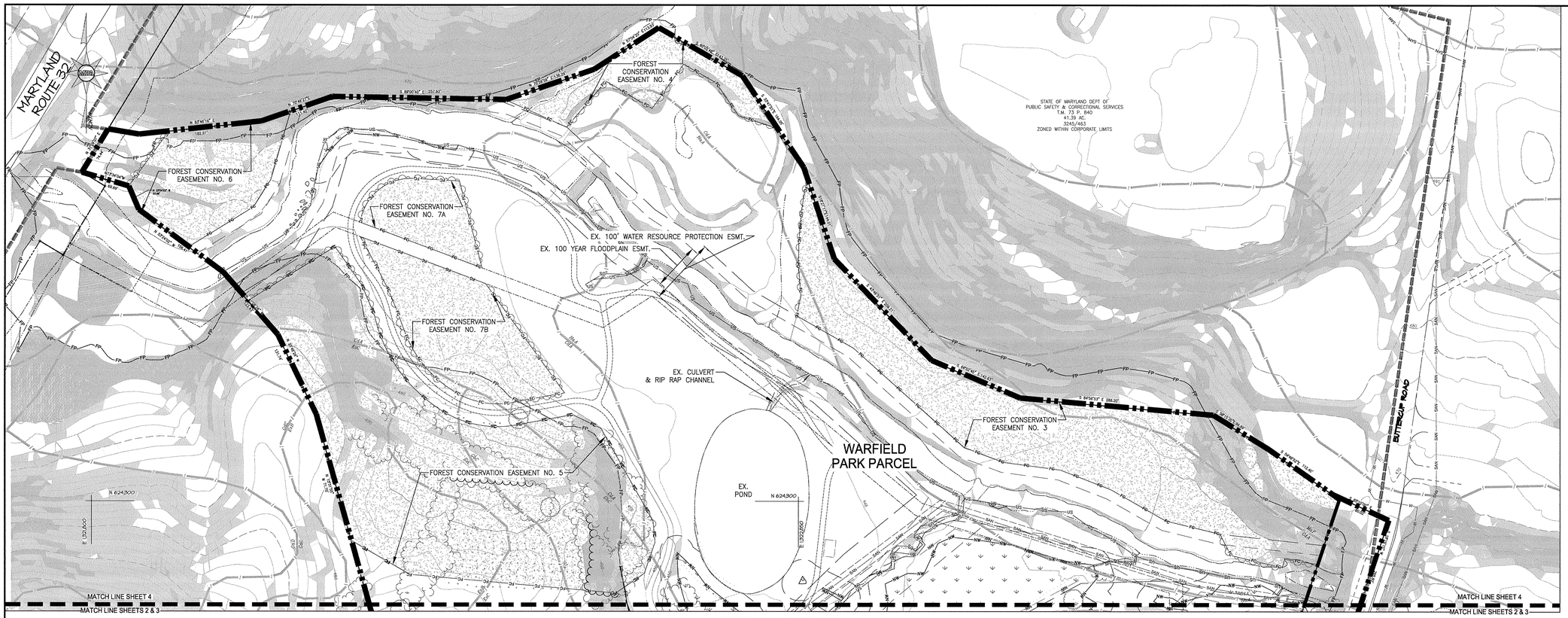
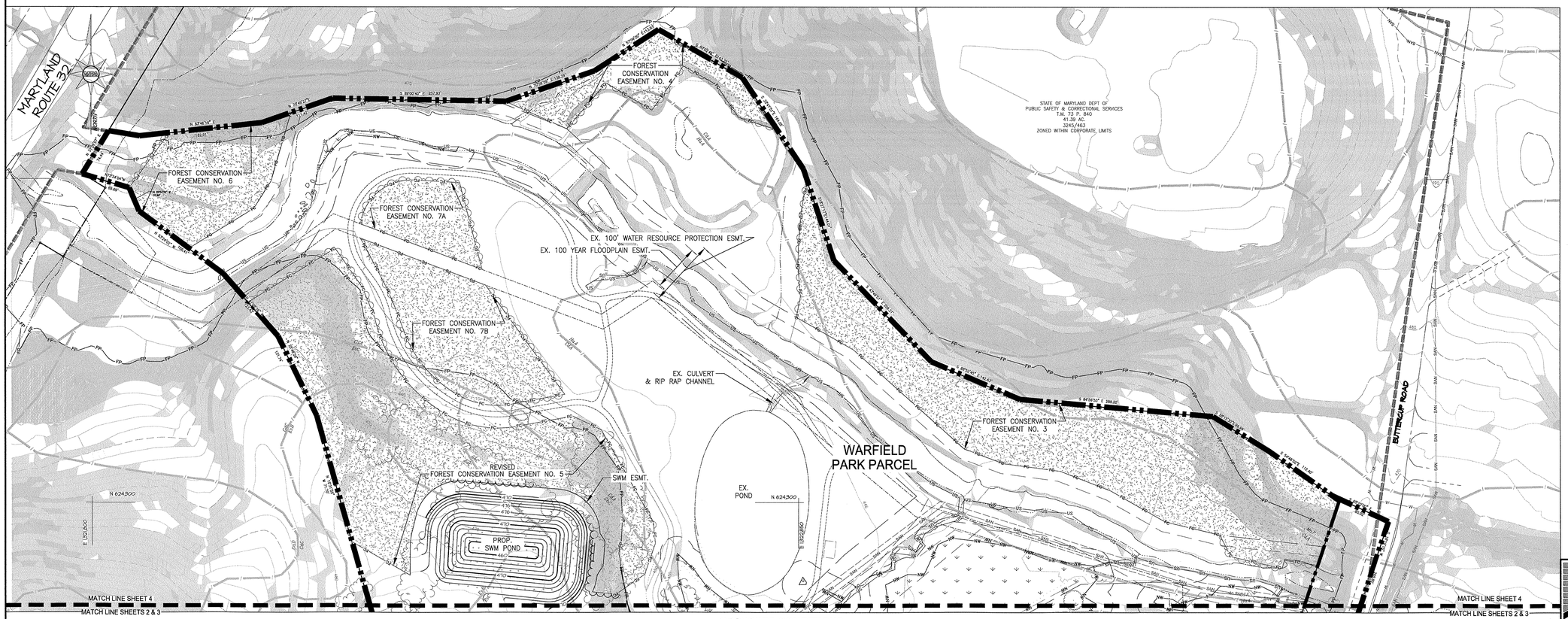
PEC PRELIMINARY PLAN
(PROPOSED CONDITIONS PLAN)
FOR
WARFIELD

FIFTH ELECTION DISTRICT — TOWN OF SYKESVILLE, CARROLL COUNTY, MD

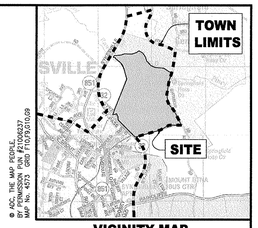
DATE	REVISIONS		
		JOB NO.:	19148
		SCALE:	1" = 60'
		DATE:	09/29/2016
		DRAWN BY:	DCR
		DESIGN BY:	JMK/SD/JEM
		REVIEW BY:	JMK/SD/JEM
		SHEET:	3 OF 6



EXISTING CONDITIONS
SCALE: 1"=60'



PROPOSED CONDITIONS
SCALE: 1"=60'



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MAP No. 4373 ORD. F1607301/09

VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING WATERS OF THE U.S.
- EXISTING NONTIDAL WETLANDS
- EXISTING 25' STATE NONTIDAL WETLAND BUFFER
- ZONING LINE
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING OVERHEAD POWER LINE AND POLE
- DENOTES AREA OF SLOPES 15%-25%
- DENOTES AREA OF SLOPES 25% OR GREATER
- PROPOSED RIGHT-OF-WAY (R/W) LINE
- PROPOSED PARCEL BOUNDARY

PRELIMINARY COUNTY FILE # P-16-0058

MORRIS & RITCHIE ASSOCIATES, INC.
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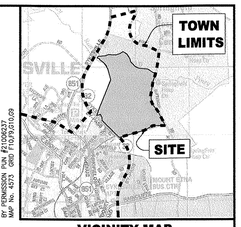
PEC PRELIMINARY PLAN
(EXISTING AND PROPOSED WARFIELD PARK PARCEL)
FOR
WARFIELD

FIFTH ELECTION DISTRICT — TOWN OF SYKESVILLE, CARROLL COUNTY, MD

DATE	REVISIONS		
		JOB NO.:	19148
		SCALE:	1" = 60'
		DATE:	09/29/2016
		DRAWN BY:	DCR
		DESIGN BY:	JMK/SD/JEM
		REVIEW BY:	JMK/SD/JEM
		SHEET:	4 OF 6



VICINITY MAP

SCALE: 1"=2000'

PLANT LIST

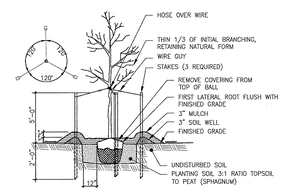
KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
MEDIUM / LARGE CANOPY TREES				
T-1	94	Acer rubrum Red maple	2 1/2" – 3" CAL.	B & B
T-2	79	Platanus x acerifolia London Plane Tree	2 1/2" – 3" CAL.	B & B
T-3	60	Acer saccharum Sugar Maple	2 1/2" – 3" CAL.	B & B
T-4	84	Fagus grandifolia American Beech	2 1/2" – 3" CAL.	B & B
T-5	74	Quercus rubra Red Oak	2 1/2" – 3" CAL.	B & B
T-6	68	Quercus alba White Oak	2 1/2" – 3" CAL.	B & B
T-7	93	Quercus phellos Red Oak	2 1/2" – 3" CAL.	B & B
T-8	70	Quercus palustris Pin Oak *	2 1/2" – 3" CAL.	B & B
FLOWERING TREES		* PIN OAKS ARE NOT TO BE PLANTED AS STREET TREES, ALONG SIDEWALKS, OR IN PARKING LOTS WHERE THEIR LOWER DESCENDING BRANCHES MAY CAUSE A HAZARD.		
F-1	34	Amelanchier canadensis Serviceberry	6' MIN HT.	B & B
F-2	27	Cercis canadensis Eastern Redbud	6' MIN HT.	B & B
F-3	22	Cornus kousa chinensis 'Milky Way' Milky Way Kousa Dogwood	6' MIN HT.	B & B

PLANT STANDARDS AND GUARANTEE

1. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN. ALL MATERIAL SHALL BE NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS. VARIETIES SHALL BE INDIGINOUS TO THIS AREA, ZONE 7a.
2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE LATEST ADDITION OF LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER COMPLETION OF SITE WORK.
4. ALL MATERIAL SHALL BE MAINTAINED DURING CONSTRUCTION AND GUARANTEED BY THE PROPERTY OWNER OR INSTALLER FOR THE DURATION OF ONE FULL YEAR FROM THE DATE OF LANDSCAPE CERTIFICATION. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE PROPOSED PLANT MATERIAL.

LANDSCAPE PLAN GENERAL NOTES

1. QUANTITIES OF TREES, EVERGREENS AND SHRUBS, WHEN NOTED ON THE PLANT LIST, ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWINGS.
2. GROUND COVER, BULBS, PERENNIALS, ANNUALS AND VINE QUANTITIES SHALL BE AS NOTED IN THE PLANT LIST REGARDLESS OF THE NUMBER OF GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS.
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 DEPT. OF PLANNING & ZONING.



DECIDUOUS TREE DETAIL
NOT TO SCALE

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING WATERS OF THE U.S.
- EXISTING NONTIDAL WETLANDS
- EXISTING 25' STATE NONTIDAL WETLAND BUFFER
- ZONING LINE
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING OVERHEAD POWER LINE AND POLE
- PROPOSED LOT NUMBER
- EXISTING TREE TO REMAIN
- PROPOSED RIGHT-OF-WAY (R/W) LINE
- LAND UNIT OUTLINE
- PROPOSED PARCEL BOUNDARY
- PROPOSED PAVING
- PROPOSED BUILDINGS
- EXISTING BUILDINGS

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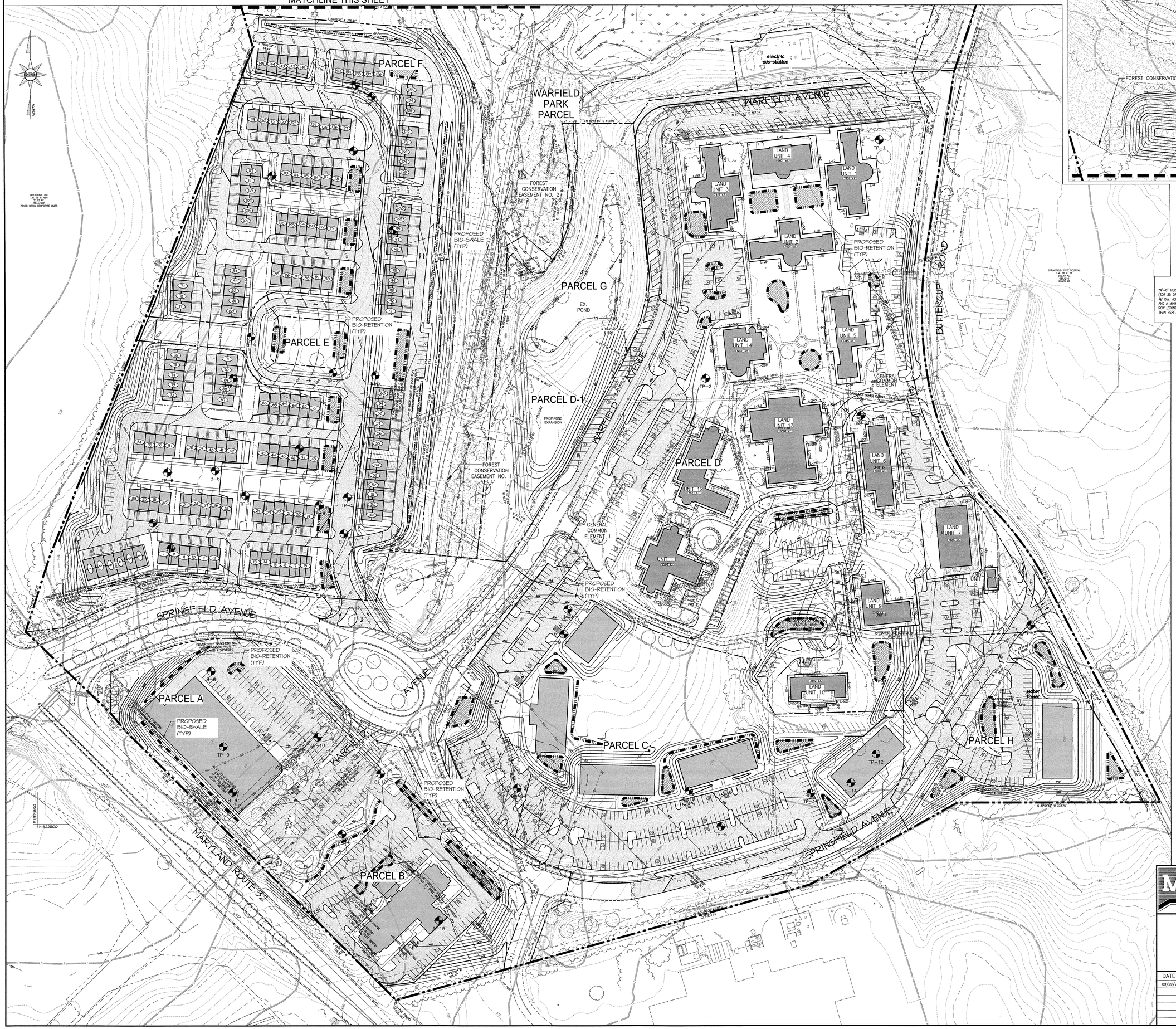
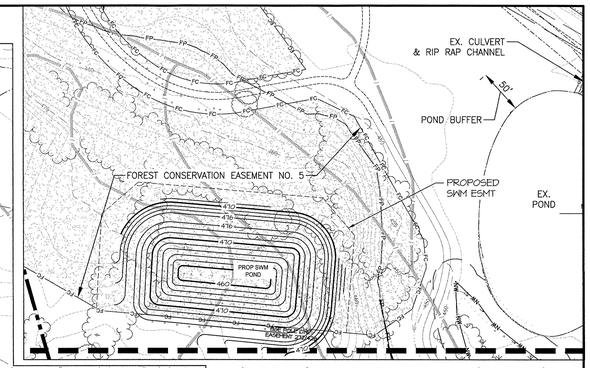
PEC PRELIMINARY PLAN
(CONCEPTUAL LANDSCAPE PLAN)
FOR
WARFIELD

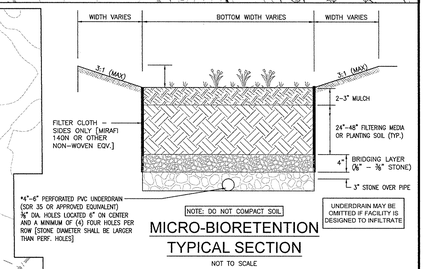
FIFTH ELECTION DISTRICT — TOWN OF SYKESVILLE, CARROLL COUNTY, MD

DATE	REVISIONS		
		JOB NO.:	19148
		SCALE:	1" = 60'
		DATE:	09/29/2016
		DRAWN BY:	DCR
		DESIGN BY:	JMK/SD/JEM
		REVIEW BY:	JMK/SD/JEM
		SHEET:	5 OF 6

MATCHLINE THIS SHEET



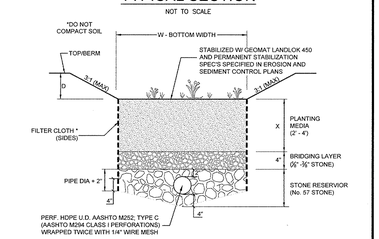




NOTE: DO NOT COMPACT SOIL

MICRO-BIORETENTION TYPICAL SECTION

NOT TO SCALE



NOTE: UNDERDRAIN TO CONNECT TO PROP. INLET OR PIPE SHALL DAYLIGHT

BIOSWALE TYPICAL SECTION

NOT TO SCALE

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- KeB2 / BmB — SOILS LINE AND DESIGNATION
- US — EXISTING WATERS OF THE U.S.
- NW — EXISTING NONTIDAL WETLANDS
- WB — EXISTING 25' STATE NONTIDAL WETLAND BUFFER
- EXISTING NATURAL RESOURCE DISTRICT (NRD)
- LIMIT OF CRITICAL AREA
- ZONING LINE
- SD — EXISTING STORM DRAIN, MANHOLE & INLET
- W — EXISTING WATER LINE & FIRE HYDRANT
- SAN — EXISTING SANITARY SEWER & MANHOLE
- OH — EXISTING OVERHEAD POWER LINE AND POLE
- DENOTES AREA OF SLOPES 15%–25%
- DENOTES AREA OF SLOPES 25% OR GREATER
- PROPOSED STREET LIGHT
- 70 — PROPOSED LOT NUMBER
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY (R/W) LINE
- PROPOSED FENCE

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CONCEPT SWM ENVIRONMENTAL SITE DESIGN PLAN
FOR
WARFIELD

ELECTION DISTRICT — CARROLL COUNTY, MD

DATE	REVISIONS		
09/29/2016	REVISED LAYOUT	JOB NO.:	19148
		SCALE:	1" = 60'
		DATE:	08/23/2016
		DRAWN BY:	JWS
		DESIGN BY:	JWS
		REVIEW BY:	JEM
		SHEET:	6 OF 6