

**BOARD OF EDUCATION OF HARFORD COUNTY**  
**INFORMATIONAL REPORT**  
**DECISION ON SCHOOL/ORGANIZATION SPONSORED PROJECT**  
**SOUTHAMPTON MIDDLE SCHOOL – LANDSCAPE BUFFER**  
**APRIL 11, 2016**

Background Information:

The Board of Education of Harford County (Board) owns a 35.99-acre parcel of land located at 1200 Moores Mill Road, Bel Air, Maryland, 21014. Situated on this property is the Southampton Middle School (SOMS) facility with standard site amenities and landscaping features. Adjacent to SOMS is a 5.776-acre parcel presently known as the Townes at Bynum Run. This parcel has been purchased by Ten Oaks Realty, LLC. Ten Oaks is in the process of subdividing and developing the Townes at Bynum Run into a residential subdivision to be named the Townes at Bynum Run. In connection with the development of the Townes at Bynum Run, Ten Oaks desires that the Board grant them the right to establish a landscape buffer on school property.

Discussion:

Ten Oaks Realty, LLC has engaged a licensed professional, David G. Taylor & Associates, LLC, Land Planning and Engineering, for the purpose of performing engineering services that are required for the development of the Townes by Bynum Run. Once all required permits are obtained, landscaping and site improvement services will be secured and improvements to the SOMS site will be completed by licensed contractors. The scope of work associated with this request will establish a buffer by removing the existing vegetation comprised of invasive species, dead wood, vines and briars and replacing them with an attractive mix of native trees and shrubs. The project will include a 15' wide landscape buffer to be located along the southern property line of SOMS. This buffer is intended to be natural and maintenance free, provide value to the school property environmentally and aesthetically, and will provide an attractive buffer between the school and the proposed 38-unit townhouse subdivision.

The developer's licensed landscape contractor will be responsible for the planting of the landscape buffer. Upon completion of all development engineering and required permitting, the contract for this work will tentatively be awarded in the summer of 2016.

As a fall project for the students the Administration of SOMS has asked that the students be involved in some part of the installation of landscaping. The involvement of the students will serve them in classes that concentrate on life science, environmental science, and environmental issues.

All of the necessary documentation has been submitted, reviewed, and approved by the appropriate school system staff, with comments through the Assistant Superintendent for Operations, as required by school system procedures. The Ten Oaks Realty, LLC, and David G. Taylor, Associates, LLC, will comply with the items described in the comments.

Superintendent's Recommendation:

The Superintendent of Schools recommends that the Board of Education approve the construction of a buffer and planting at Southampton Middle School. The cost of the project is \$30,000. Ten Oaks Realty, LLC, is fully funding the proposed project.

# REQUEST FOR APPROVAL

## PROPOSED SOUTHAMPTON MIDDLE SCHOOL LANDSCAPE BUFFER

### SPONSORED PROJECT APPROVAL REQUEST

**(1) SCHOOL/FACILITY NAME/ADDRESS:**

Southampton Middle School  
1200 Moores Mill Road  
Bel Air, MD 21014  
Attn: Principal Glenn Jensen  
Phone: 410-638-4150  
Email: Glenn.Jensen@hcps.org

**(2) SPONSOR:**

Ten Oaks Realty, LLC  
P.O. Box 257  
Fallston MD 21047  
Attn: Fred Sheckells  
Phone: 410-459-8401  
Email: fred@tenoaksrealty.com

**(3) SPONSOR'S ENGINEER:**

David G. Taylor and Assoc., LLC  
163 Spruce Woods Ct.  
Abingdon MD 21009  
Attn: David G. Taylor, P.E.  
Phone: 443-752-9039  
Email: dgtaylorpe@comcast.net

**(4) PROJECT DESCRIPTION:**

Construction of a 15' wide landscape buffer located along the southern property line of parcel 211, tax map 41 owned by the Board of Education of Harford County and on which Southampton Middle School is located. The buffer will begin at Moores Mill Road and follow the property line for 700'. The landscaped buffer will replace the existing strip of vegetation located on and along the school property that is comprised of unsightly invasive species, dead wood, briars and vines and replace them with an attractive mix of native species of trees and shrubs. The plant mix is intended to grow naturally without the need for maintenance. This will provide an attractive buffer between the school and the proposed 38 unit townhouse subdivision. See landscape plan attached.

**(5) PERFORMANCE OF WORK:**

The developer's licensed landscaped contractor will be responsible for the planting of the landscape buffer. The contract for this work will tentatively be awarded in the summer of 2016 upon completion of all development engineering and required permitting. Southampton Middle School Principal Glenn Jensen has asked that the students be involved in some part of the installation of landscaping as a fall project.

**(6) MANAGEMENT OF PROJECT:**

The sponsor and the sponsor's engineer will be responsible for design and preparation of all the landscape plans, coordination and acquisition of all plan approvals and permits, and installation of the landscaping.

**(7) ESTIMATE OF COST:**

The estimated cost for planning, design, permitting and construction of the trail and associated buffer landscaping is \$30,000.

**(8) FUNDING SOURCE:**

Ten Oaks Realty, LLC.

**SCHOOL SYSTEM IMPACT:**

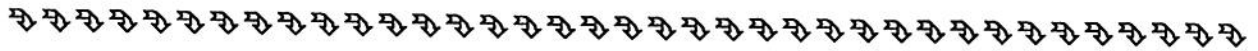
Describe how this project will impact the school system in the following categories:

- (9) **Funding:** No impact
- (10) **Physical impact on existing site:** Will replace unsightly vegetated strip along southern property line with a mix of native trees and shrubs that will thrive naturally without the need for maintenance.
- (11) **Additional equipment and materials required:** None
- (12) **Maintenance (short and long term):** None required
- (13) **Staffing (short and long term):** None
- (14) **Utilities (short and long term):** None
- (15) **Monthly/Quarterly/Yearly Charges:** None
- (16) **Permits required (list):** Grading permit acquired by developer
- (17) **Environmental Impact:** Positive impact through removal of invasive species, dead wood, briars and vines.
- (18) **Other:** Unknown
- (19) **COMMUNITY IMPACT:** Visual and environmental enhancement to school, recreational fields and facilities.

**(20) ENDORSEMENTS:**

See attached endorsement letter by Southampton Middle School Principal Glenn Jensen.

**DO NOT WRITE BELOW THIS LINE**



**Superintendent Copy**

**Assistant Superintendent Copy**

**Director Copy**

**Principal Endorsement**

**Funding Commitment**

**Department Reviews Complete**

**Board of Education Initial Review**

**Department of Parks & Recreation**

**Follow-up Correspondence**

**07-24-13**



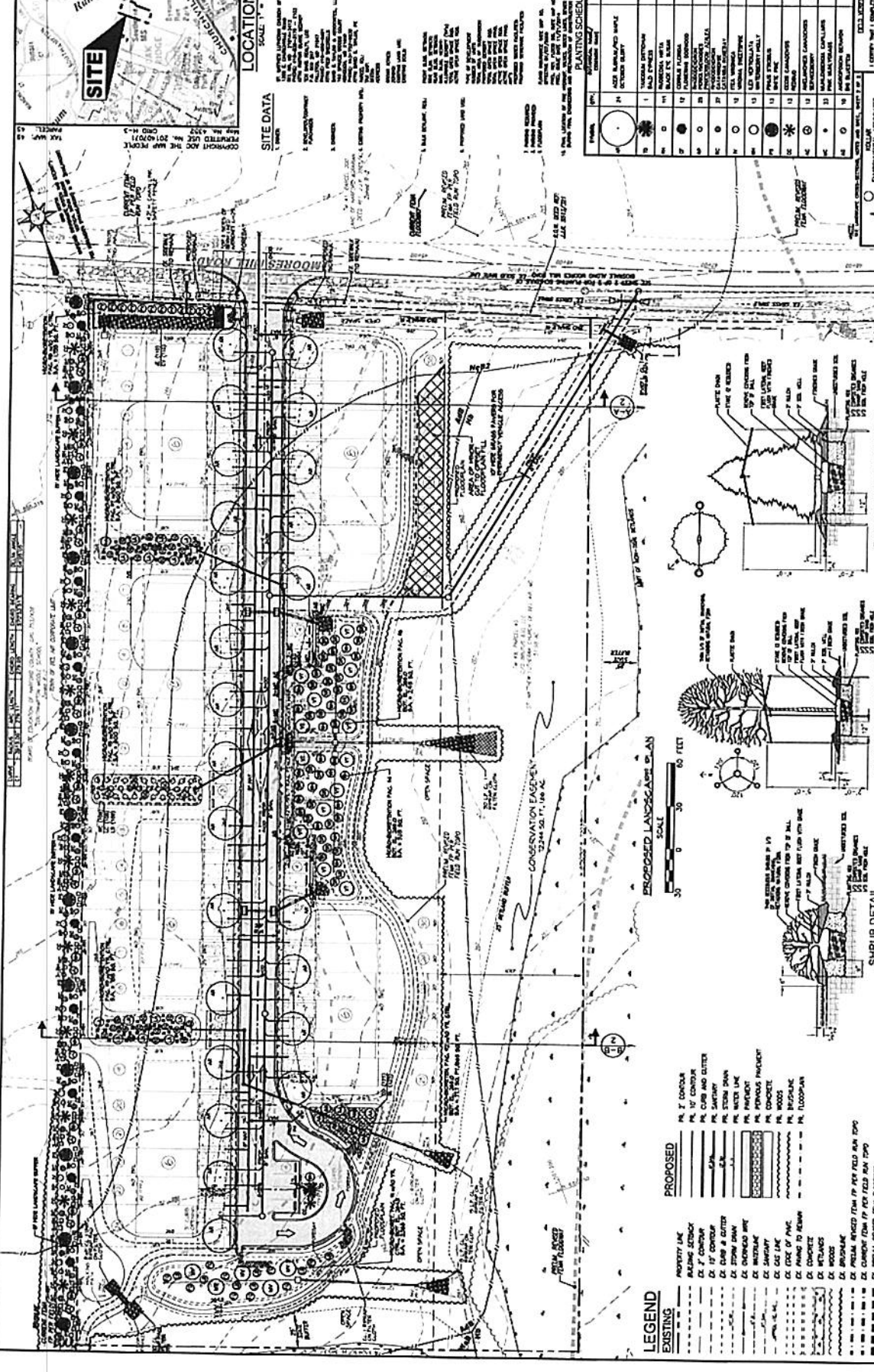
**LOCATION MAP**  
SCALE: 1" = 1000'

**SITE DATA**  
1. PROJECT NAME  
2. PROJECT NUMBER  
3. SHEETS  
4. DATE  
5. DRAWN BY  
6. CHECKED BY  
7. APPROVED BY

**PLANTING SCHEDULE**

PLANT	SYMBOL	QUANTITY	SIZE	DATE	PLANT	SYMBOL	QUANTITY	SIZE	DATE
1. ACER BURNINGHAM	(Symbol)	1	3.0 FT. CAL.	10/10/10	1. ACER BURNINGHAM	(Symbol)	1	3.0 FT. CAL.	10/10/10
2. CYPRESS	(Symbol)	1	3.0 FT. CAL.	10/10/10	2. CYPRESS	(Symbol)	1	3.0 FT. CAL.	10/10/10
3. LARIX	(Symbol)	1	3.0 FT. CAL.	10/10/10	3. LARIX	(Symbol)	1	3.0 FT. CAL.	10/10/10
4. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	4. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
5. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	5. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
6. JUNIPER	(Symbol)	1	3.0 FT. CAL.	10/10/10	6. JUNIPER	(Symbol)	1	3.0 FT. CAL.	10/10/10
7. PICEA	(Symbol)	1	3.0 FT. CAL.	10/10/10	7. PICEA	(Symbol)	1	3.0 FT. CAL.	10/10/10
8. PINUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	8. PINUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
9. THUJA	(Symbol)	1	3.0 FT. CAL.	10/10/10	9. THUJA	(Symbol)	1	3.0 FT. CAL.	10/10/10
10. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	10. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
11. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	11. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
12. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	12. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
13. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	13. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
14. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	14. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
15. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	15. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
16. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	16. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
17. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	17. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
18. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	18. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
19. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	19. QUERCUS	(Symbol)	1	3.0 FT. CAL.	10/10/10
20. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10	20. TAXUS	(Symbol)	1	3.0 FT. CAL.	10/10/10

**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 100'



**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RAILING SETBACK	RAILING SETBACK
DE 1' CONTOUR	DE 1' CONTOUR
DE 2' CONTOUR	DE 2' CONTOUR
DE 3' CONTOUR	DE 3' CONTOUR
DE 4' CONTOUR	DE 4' CONTOUR
DE 5' CONTOUR	DE 5' CONTOUR
DE 6' CONTOUR	DE 6' CONTOUR
DE 7' CONTOUR	DE 7' CONTOUR
DE 8' CONTOUR	DE 8' CONTOUR
DE 9' CONTOUR	DE 9' CONTOUR
DE 10' CONTOUR	DE 10' CONTOUR
DE 11' CONTOUR	DE 11' CONTOUR
DE 12' CONTOUR	DE 12' CONTOUR
DE 13' CONTOUR	DE 13' CONTOUR
DE 14' CONTOUR	DE 14' CONTOUR
DE 15' CONTOUR	DE 15' CONTOUR
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DE 28' CONTOUR	DE 28' CONTOUR
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DE 31' CONTOUR	DE 31' CONTOUR
DE 32' CONTOUR	DE 32' CONTOUR
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DE 34' CONTOUR	DE 34' CONTOUR
DE 35' CONTOUR	DE 35' CONTOUR
DE 36' CONTOUR	DE 36' CONTOUR
DE 37' CONTOUR	DE 37' CONTOUR
DE 38' CONTOUR	DE 38' CONTOUR
DE 39' CONTOUR	DE 39' CONTOUR
DE 40' CONTOUR	DE 40' CONTOUR
DE 41' CONTOUR	DE 41' CONTOUR
DE 42' CONTOUR	DE 42' CONTOUR
DE 43' CONTOUR	DE 43' CONTOUR
DE 44' CONTOUR	DE 44' CONTOUR
DE 45' CONTOUR	DE 45' CONTOUR
DE 46' CONTOUR	DE 46' CONTOUR
DE 47' CONTOUR	DE 47' CONTOUR
DE 48' CONTOUR	DE 48' CONTOUR
DE 49' CONTOUR	DE 49' CONTOUR
DE 50' CONTOUR	DE 50' CONTOUR

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 100'

**David G. Taylor & Associates, LLC**  
13300 N. 10th Street  
Charlotte, NC 28263  
Phone: (704) 584-5000  
Fax: (704) 584-5001

**DGT**  
David G. Taylor & Associates, LLC

**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 100'

**SOUTHAMPTON I**  
PROPOSED TOWNHOUSE SUBDIVISION  
TAX MAP 49-7-PANEL 48, TOWN OF BEL AIR

**LANDSCAPE AND LIGHTING PLAN**

DATE: 10/10/10  
SCALE: 1" = 100'

PROJECT NO.: 1000000000  
SHEET NO.: 1 OF 1

*Southampton Middle School*

1200 MOORES MILL ROAD  
BEL AIR, MARYLAND 21014-2727

February 3, 2016

To Whom It May Concern:

The purpose of this correspondence is to endorse and support the installation of a landscape buffer that will include part of the Southampton Middle School property.

I have reviewed the proposed plans and fully support the proposal submitted by David G. Taylor & Associates, LLC.

Should you have any questions, I can be reached at 410-638-4150 or [glenn.jensen@hcps.org](mailto:glenn.jensen@hcps.org).

Sincerely,



Glenn A. Jensen  
Principal

