

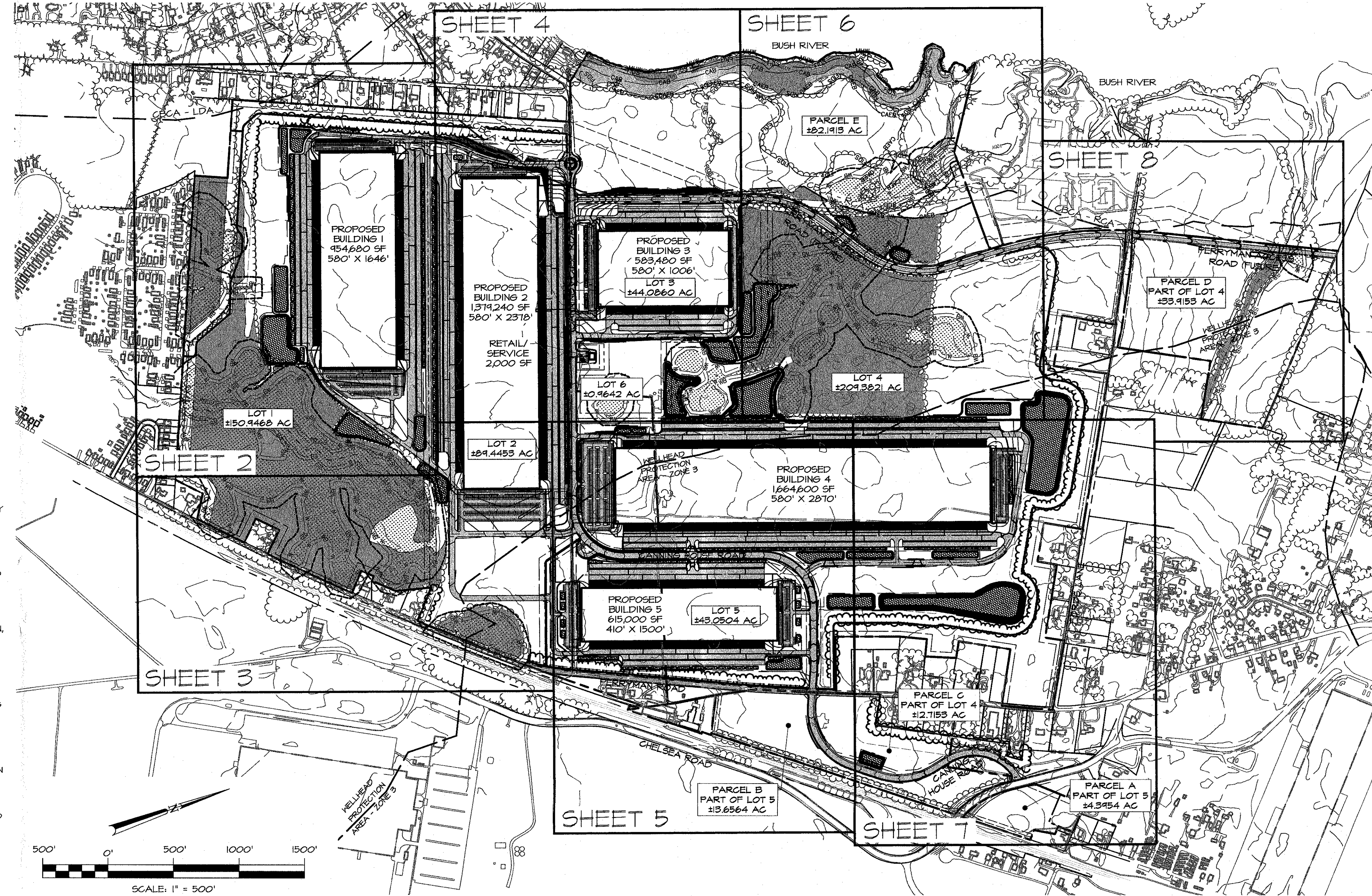
LEGEND

	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' NATURAL RESOURCE DISTRICT BUFFER
	175' NATURAL RESOURCE DISTRICT BUFFER
	HILLHEAD 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
	15' 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 FIRE HYDRANT
	PROP FIRE HYDRANT
	EX MANHOLE
	PROP MANHOLE
	PROP INLET
	EX WATER VALVE
	PROP WATER VALVE

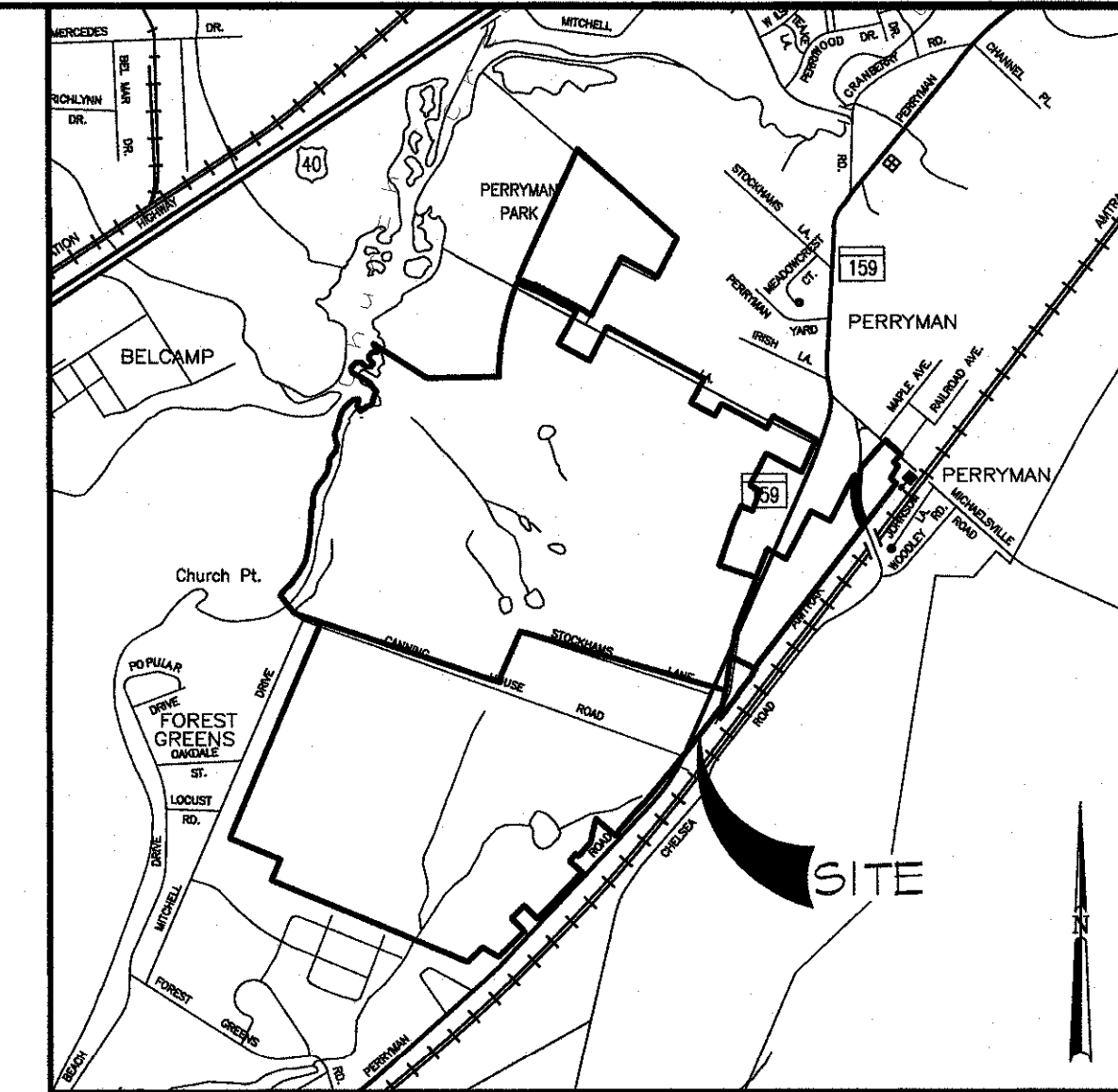
✓ EX UTILITY POLE
 ✓ PROP UTILITY POLE
 w/ EX SIGN
 ✓ PROP SIGN
 ⚡ HAND/CAP PARKING

1. THE FINAL LOCATION FOR FIVE HYDRANTS, VALVES, WATER PIPES, SEWER LINES, PUMP STATIONS, ETC., SHALL BE DETERMINED DURING FINAL ENGINEERING.
2. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
3. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED MDE DESIGN MANUAL.
4. ROAD IMPROVEMENTS TO PERRYMAN ROAD AND CANNING HOUSE ROAD TO BE DESIGNED AND CONSTRUCTED PER HARFORD COUNTY DPA, RECOMMENDATIONS.
5. FOREST STAND DELINEATION PERFORMED BY HOLLY OAK CONSULTING, LLC AND SUBMITTED ON DECEMBER 1, 2021 AND APPROVED ON MAY 11, 2022.
6. A LANDSCAPE PLAN, LIGHTING PLAN, FOREST CONSERVATION PLAN WILL BE SUBMITTED AS SEPARATE PLAN SETS. A FINAL LANDSCAPE 4 LIGHTING PLAN MUST BE APPROVED PRIOR TO THE RELEASE OF THE BUILDING PERMIT.
7. ANY EXISTING UTILITY RELOCATION TO BE COORDINATED THROUGH APPROPRIATE UTILITY OWNER AND HARFORD COUNTY DPA.
8. 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.
9. LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHARED, 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.
10. HEAVY AND LIGHT DUTY PAVING SECTION DESIGN TO BE DETERMINED DURING ENGINEERING PHASE.
11. THE SITE LAYS PARTIALLY WITHIN ZONE AE SPECIAL FLOOD HAZARD AREAS INDIKATED 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 24025G0216E, 24025G0216F, 24025G0216E, AND 24025G0216E (REF: 4/19/2016).
12. THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 17311 ACRES ARE WITHIN THE RESOURCE CONSERVATION AREA (RCA) AND 15.88 ACRES ARE WITHIN THE LIMITED DEVELOPMENT AREA (LCA) OF THE CHESAPEAKE BAY CRITICAL AREA.
13. THERE ARE 1,225.14 ACRES OF THE PROPERTY THAT FALL WITHIN THE HELLHEAD PROTECTION AREA - ZONE 3. EXISTING HELLHEAD REPROTECTION INFORMATION HAS OBTAINED FROM PERRYMAN, MARYLAND HELLFIELD WELLS. HEAD PROTECTION PLAN. SOURCE WATER ASSESSMENT FOR PERRYMAN HELL FIELD PREPARED BY MDE OCTOBER, 2000.
14. WATER METERS TO BE PROVIDED INSIDE BUILDINGS IN UTILITY ROOMS.
15. PER HARFORD COUNTY ZONING CODE SECTION 261-21 ACCESSORY USES AND STRUCTURES, "RETAIL SALES IN INDUSTRIAL DISTRICTS SHALL BE PERMITTED, PROVIDED THAT THE GOODS SOLD ARE MANUFACTURED OR PRODUCED ON SITE.
16. THE SITE IS LOCATED INSIDE THE PRIORITY FINDING AREA.
17. 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 02/20/2024 STATING THAT THERE ARE NO RECORDS OF RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE BOUNDARY OF THE SITE.
18. HANDICAPED RAMP SHALL BE PROVIDED AT THE INTERSECTIONS OF PUBLIC ROADS. TO BE SHOWN AT FINAL DESIGN.
19. ANY DEVELOPMENT ON THE SITE WITHIN THE PERRYMAN HELLHEAD PROTECTION AREA IS SUBJECT TO SECTION 267-66 OF THE HARFORD COUNTY ZONING CODE.

1. PROPERTY ADDRESS:	1714 PERRYMAN ROAD PERRYMAN, MD 21130		
2. OWNER:	F.O. MITCHELL & BRO., P.O. BOX 36 PERRYMAN, MARYLAND 21130 (PARCEL 1, 2, 3, 4A, & 4B)		
	CHARLES A MASLIN III 100 SOUTH WASHINGTON STREET HAYDE DE GRACE, MARYLAND 21078		
<u>PARCEL 1 - PARK FARM NORTH</u>	TAX MAP 63, GRID 2B, PARCEL 53 TAX ACCOUNT NO.: 02-060833 ADDRESS: 1714 PERRYMAN ROAD ABERDEEN, MARYLAND 21001-4219 DEED REFERENCE: CCH 2174/633 PRESENT ZONING: LI - LIGHT INDUSTRIAL AREA: 1351,8324 ACRES		
<u>PARCEL 2 - PARK FARM SOUTH</u>	TAX MAP 63, GRID 3B, PARCEL 53 TAX ACCOUNT NO.: 02-048343 ADDRESS: PERRYMAN ROAD PERRYMAN, MARYLAND 21130 DEED REFERENCE: CCH 2174/633 PRESENT ZONING: LI - LIGHT INDUSTRIAL AREA: 1280,5230 ACRES		
<u>PARCEL 3 - FORDS LANE COUNTY SHAP</u>	TAX MAP 63, GRID 1B, PARCEL 306 TAX ACCOUNT NO.: 02-045734 ADDRESS: FORDS LANE ABERDEEN, MARYLAND 21001 DEED REFERENCE: CCH 2256/904 PRESENT ZONING: LI - LIGHT INDUSTRIAL AREA: 136,0804 ACRES		
<u>PARCEL 4A - LEE FIELD, SOUTH PART</u>	TAX MAP 63, GRID 2C, PARCEL 62 TAX ACCOUNT NO.: 02-060868 ADDRESS: 1625 PERRYMAN ROAD ABERDEEN, MARYLAND 21001-4216 DEED REFERENCE: CCH 2174/633 PRESENT ZONING: GI - GENERAL INDUSTRIAL AREA: 123,4054 ACRES		
<u>PARCEL 4B - LEE FIELD, NORTH PART</u>	TAX MAP 63, GRID 2D, PARCEL 62 TAX ACCOUNT NO.: 02-060868 ADDRESS: MICHAELSVILLE ROAD PERRYMAN, MARYLAND 21130 DEED REFERENCE: CCH 2174/633 PRESENT ZONING: 14,3456 ACRES		
	MARCEL 216 - TO BE ACQUIRED FROM CHARLES MASLIN III TAX MAP 63, GRID 2C, PARCEL 216 TAX ACCOUNT NO.: 02-054711 ADDRESS: 1607 PERRYMAN ROAD PERRYMAN, MARYLAND 21130 DEED REFERENCE: 10661/443 PRESENT ZONING: AG # RI AREA: 15,9510 ACRES		
5. TOTAL GROSS AREA (PER BOUNDARY SURVEY):	\$708,6883 AC LOT 1: LOT 1: RIGHT OF WAY FOR PERRYMAN ROAD: TOTAL LOT AREA =	1150,9468 ACRES 10,0281 ACRES 151,0045 ACRES	
	LOT 2: LOT 2: RIGHT OF WAY FOR PERRYMAN ROAD: TOTAL LOT AREA =	189,4453 ACRES 10,2564 ACRES 184,1022 ACRES	
	LOT 3: TOTAL LOT AREA:	344,0860 ACRES	
	LOT 4: LOT 4: PARCEL C (PART OF LOT 4): PARCEL D (PART OF LOT 4): RIGHT OF WAY FOR PERRYMAN ROAD: RIGHT OF WAY FOR FORDS LANE: RIGHT OF WAY FOR CANNING HOUSE ROAD: TOTAL LOT AREA =	1209,3821 ACRES 142,7153 ACRES 133,9153 ACRES 10,6554 ACRES 11,3341 ACRES 11,4372 ACRES 1269,4400 ACRES	
	LOT 5: LOT 5: PARCEL A (PART 3 OF LOT 5): PARCEL B (PART 2 OF LOT 5): RIGHT OF WAY FOR PERRYMAN ROAD: TOTAL LOT AREA =	143,0504 ACRES 14,3454 ACRES 113,6564 ACRES 11,8215 ACRES 162,4237 ACRES	
	LOT 6: TOTAL LOT AREA =	10,9642 ACRES	
	PARCEL E: TOTAL LOT AREA =	182,1913 ACRES	
	RIGHT OF WAY TO BE DEDICATED TO HARFORD COUNTY FOR TRANSPORTATION PLAN (GENERAL ACCESS ROAD) (FUTURE): TOTAL ACREAGE:	19,8710 ACRES 1708,6883 ACRES	
3. ZONING:	PARCELS: 1, 2, & 3 PARCELS: 4A PARCELS: 4B PARCEL: 216 (14,3475 AC) PARCEL: 216 (11,3375 AC)	LI (LIGHT INDUSTRIAL DISTRICT) GI (GENERAL INDUSTRIAL DISTRICT) LI (LIGHT INDUSTRIAL DISTRICT) AG (AGRICULTURAL) RI (URBAN RESIDENTIAL)	



SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
BeA	BELTSLVILLE SILT LOAM 0% - 2% SLOPES	-	-	0.97	C
BcB	BELTSLVILLE SILT LOAM 2% - 5% SLOPES	-	-	0.97	C
BcC	BELTSLVILLE SILT LOAM 5% - 10% SLOPES	-	-	0.43	G
ChB2	CHILLUM SILT LOAM 2% - 5% SLOPES	-	-	0.92	C
Cx2	CHILLUM-NESHAMINY SILT LOAM 5% - 10% SLOPES	-	-	0.44	B
CaC	CUT AND FILL LAND	-	-	-	-
DcA	DELANCO SILT LOAM 0% - 3% SLOPES	-	-	0.97	C
DcB	DELANCO SILT LOAM 3% - 5% SLOPES	-	-	0.97	C
En	ELSTON SILT LOAM	-	X	0.43	D
EsA	ELINSBORO LOAM 0% - 2% SLOPES	-	-	0.44	B
EsB	ELINSBORO LOAM 2% - 5% SLOPES	-	-	0.44	B
EsC2	ELINSBORO LOAM 5% - 10% SLOPES	-	-	0.44	B
EvC	EVESBORO LOAMY SAND 5% - 15% SLOPES	-	-	0.05	A
FgAa	FALLSLINGTON LOAMS 0% - 2% SLOPES	-	X	-	D
HcA	HATBORO-GOODRICH COMPLEX 0% - 3% SLOPES	-	X	0.44	D
JpB	JOPPA GRAVELLY SANDY LOAM 2% - 5% SLOPES	-	-	0.17	A
JpC	JOPPA GRAVELLY SANDY LOAM 5% - 10% SLOPES	-	-	0.17	A
KpA	KEYPORT SILT LOAM 0% - 2% SLOPES	-	-	0.44	D
KpB	KEYPORT SILT LOAM 2% - 5% SLOPES	-	-	0.44	D
Lr	LEONARDTOWN SILT LOAM	-	X	0.97	D
MfA	MATAPEX SILT LOAM 0% - 2% SLOPES	-	-	0.44	C
MfB	MATAPEX SILT LOAM 2% - 5% SLOPES	-	-	0.44	C
MfC	MATAPEX SILT LOAM 0% - 2% SLOPES	-	-	0.44	C
MfD	MATAPEX SILT LOAM 2% - 5% SLOPES	-	-	0.44	C
Ol	OTHELLO SILT LOAM 0% - 2% SLOPES	-	X	0.43	D
RUE	RUSSETT FINE SANDY LOAM 5% - 15% SLOPES	-	-	0.92	C
RUD	RUSSETT FINE SANDY LOAM 15% - 30% SLOPES	-	-	0.92	C
Sa	SAND AND GRAVEL PITS	-	-	-	-
ShB	SASSAFRAS SAND LOAM 2% - 5% SLOPES	-	-	0.20	B
ShC	SASSAFRAS SAND LOAM 5% - 10% SLOPES	-	-	0.20	B
SiB2	SASSAFRAS LOAM 2% - 5% SLOPES	-	-	0.92	B
SiC2	SASSAFRAS LOAM 5% - 10% SLOPES	-	-	0.92	B
S6C	SASSAFRAS AND JOPPA 10% - 15% SLOPES	-	-	0.92	B
S6E	SASSAFRAS AND JOPPA 15% - 30% SLOPES	-	-	0.92	B
Sk	SKANP	-	X	0.02	D
Tm	TIDAL MARSH	-	X	0.02	D
W	WATER	-	-	-	-
WdB	WOODSTOWN LOAM 2% - 5% SLOPES	-	-	0.97	C



VICINITY MAP

[illegible]

PLANTYPE S
 PLANNING 629-2021
 VERSION 3
 DATE 9-27-22
 JACQUE

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090
frederickward.com



OWNER/DEVELOPER

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HANOVER, MARYLAND 21076
ATTN: MR. WHIT MACCUAIG
PHONE: 410-925-0953

DEVELOPMENT

AND ELECTION DISTRICT 14 RECORD COUNTY MD

SERIES 3
SITE PLAN

ITCHIE I

PROPERTY

DEVELOPMENT

AND ELECTION DISTRICT 14 RECORD COUNTY MD

DATE	09/0
SCALE	1
DESIGN	1
DRAW	1
CHECK	1

2022	DR
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D BY:	
P	
BY:	SH
P	
D BY:	FW
P	

DRAWING NO:

SF

SHEET 1 OF

A JOB NUMBER

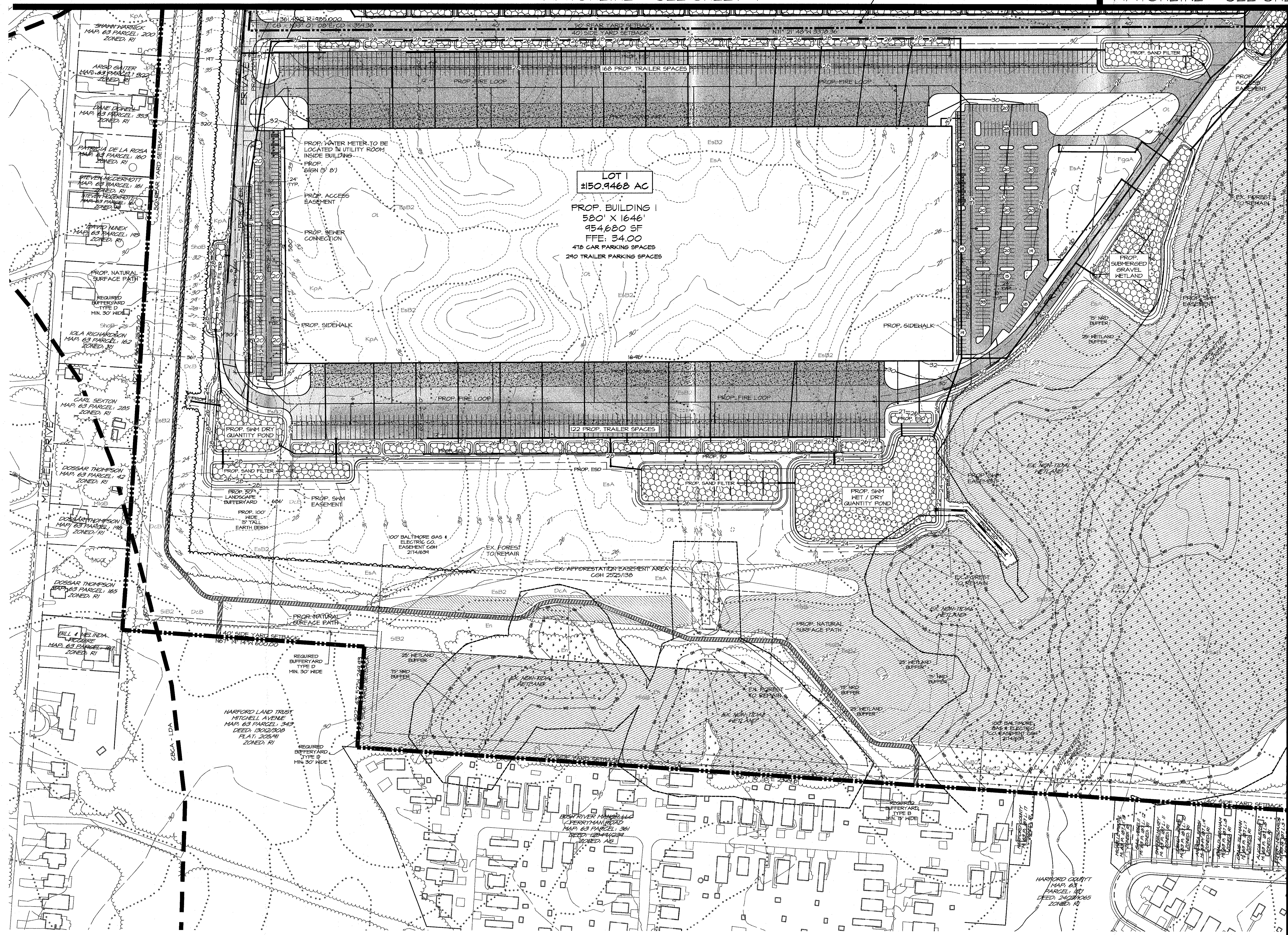
208119

PO-
8
8 10

1

SP01

PAGE 1 OF 8
A JOB NUMBER:
2061108 10



MATCHLINE - SEE SHEET 4

LOT 2
±89.4453 AC

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3

[illegible]

FWA
FREDERICK WARD ASSOCIATES
410-779-2090
frederickward.com

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PO Box 727, 5 South Main Street Bel Air, Maryland 21014

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ATTN: MR. WHIT MACCUAIG
PHONE: 410-925-0963

SERIES 3
SITE PLAN
MITCHELL
PROPERTY
DEVELOPMENT
ELECTION DISTRICT **HARFORD COUNTY**

DATE:	DRAWING NO:
09/09/2022	SP02
SCALE:	
1" = 100'	
DESIGNED BY:	
KFP	
DRAWN BY:	SHEET 2 OF 8 FWA JOB NUMBER: 2061196.10
KFP	
CHECKED BY:	
GPP	

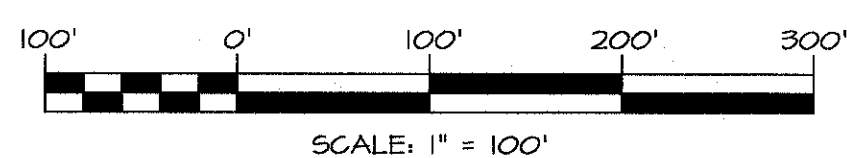
M:\PROJECTS\2061198.10 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN SETS\DAC\SITE PLAN\SERIES 3_SPO2_SITE PLAN.DWG, SPO2, 8/27/2022 12:32 PM, kpt@ceac

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MATCHLINE - SEE SHEET 3

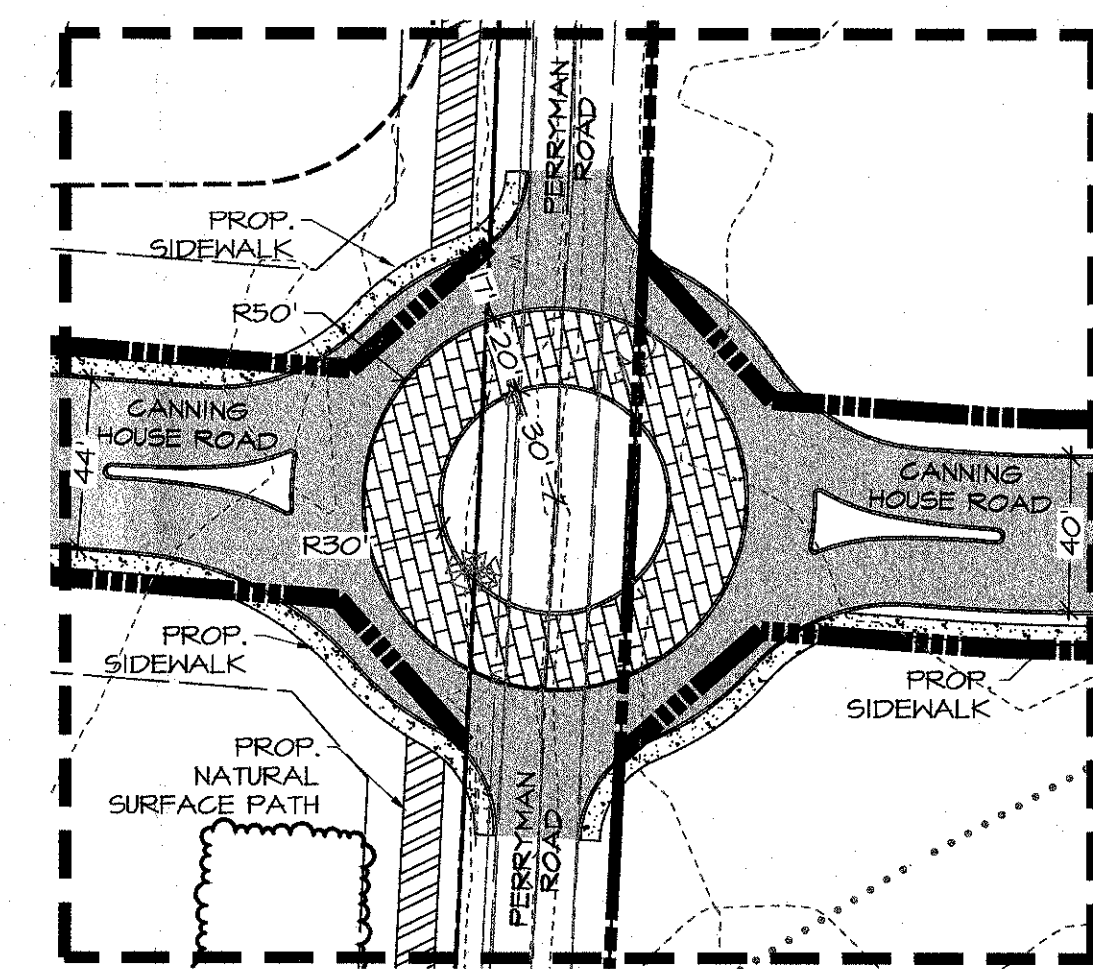
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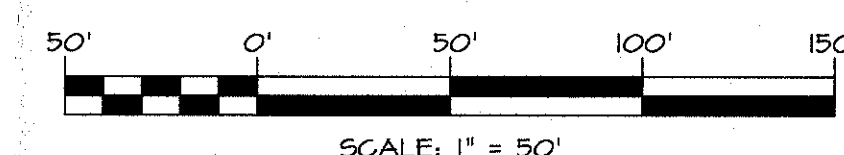
LOT 2
±89.5842 AC

MATCHLINE - SEE SHEET 3



OPTIONAL INTERSECTION IMPROVEMENT
AT CANNING HOUSE & PERRYMAN ROAD*

*SUBJECT TO SHA DISTRICT 4 APPROVAL

[illegible]

F+W
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OWNER/DEVELOPER

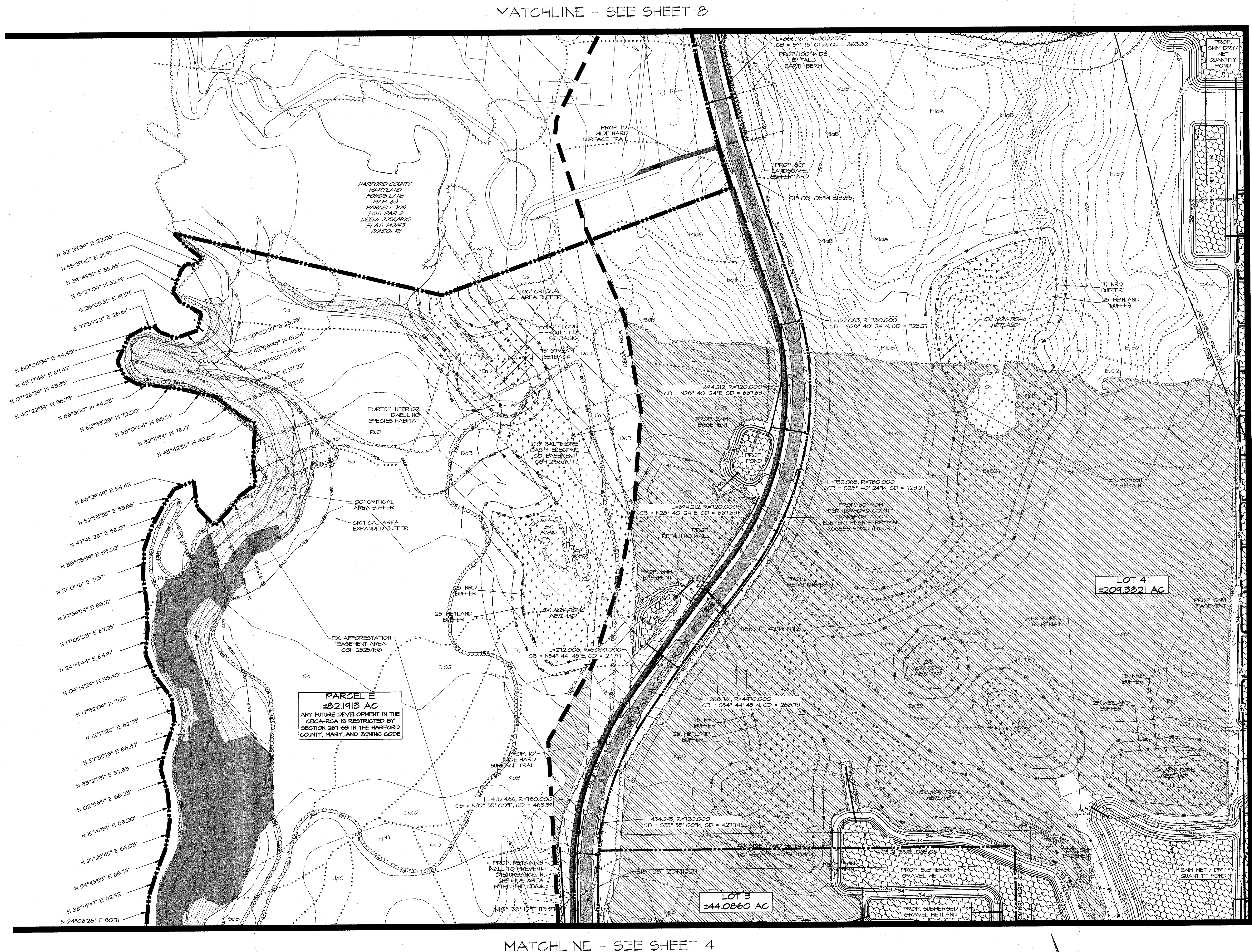
SERIES 3
SITE PLAN

**MITCHELL
PROPERTY
DEVELOPMENT**

BEVERLY
2ND ELECTION DISTRICT HARFORD COUNTY MD

DATE: 09/09/2022	DRAWING NO:
SCALE: 1" = 100'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SP05
CHECKED BY: GPP	SHEET 5 OF 8
	FWA JOB NUMBER: 2061196.10

\\PROJECTS\2021\168.13 MITCHELL PROPERTY PROPOSED INDUSTRIAL PARK\DESIGN\ENGINEERING\PLAN\SP06_12.01\PA\sp06.dwg



MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

SERIES 3
SITE PLAN

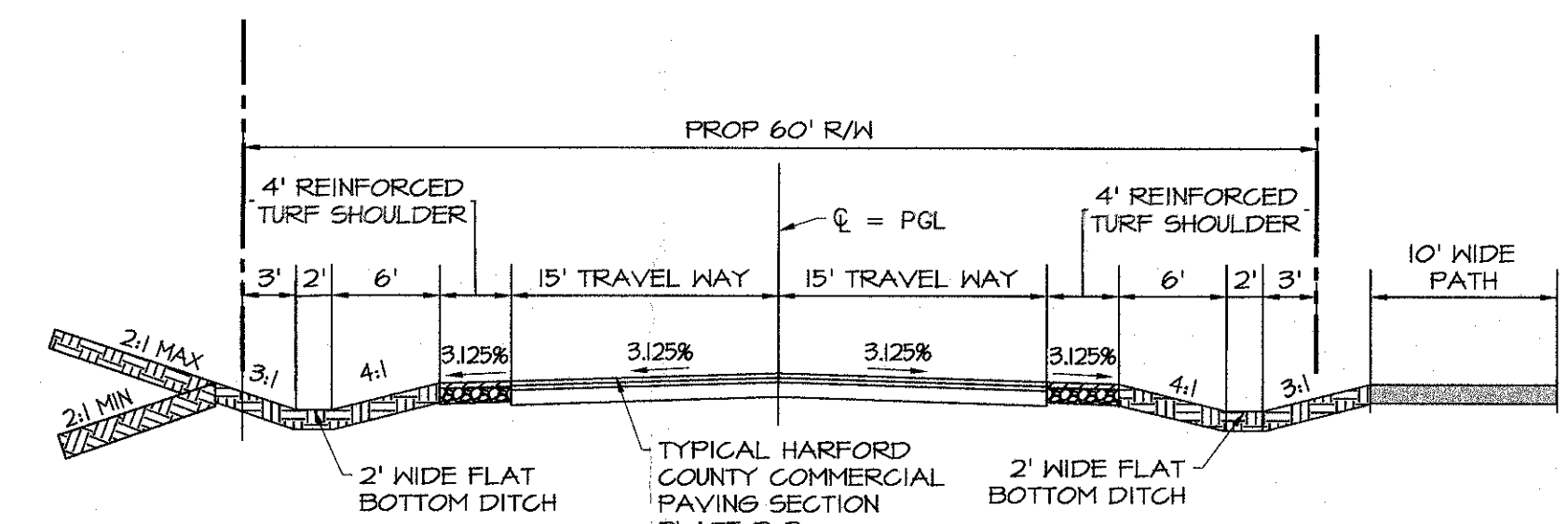
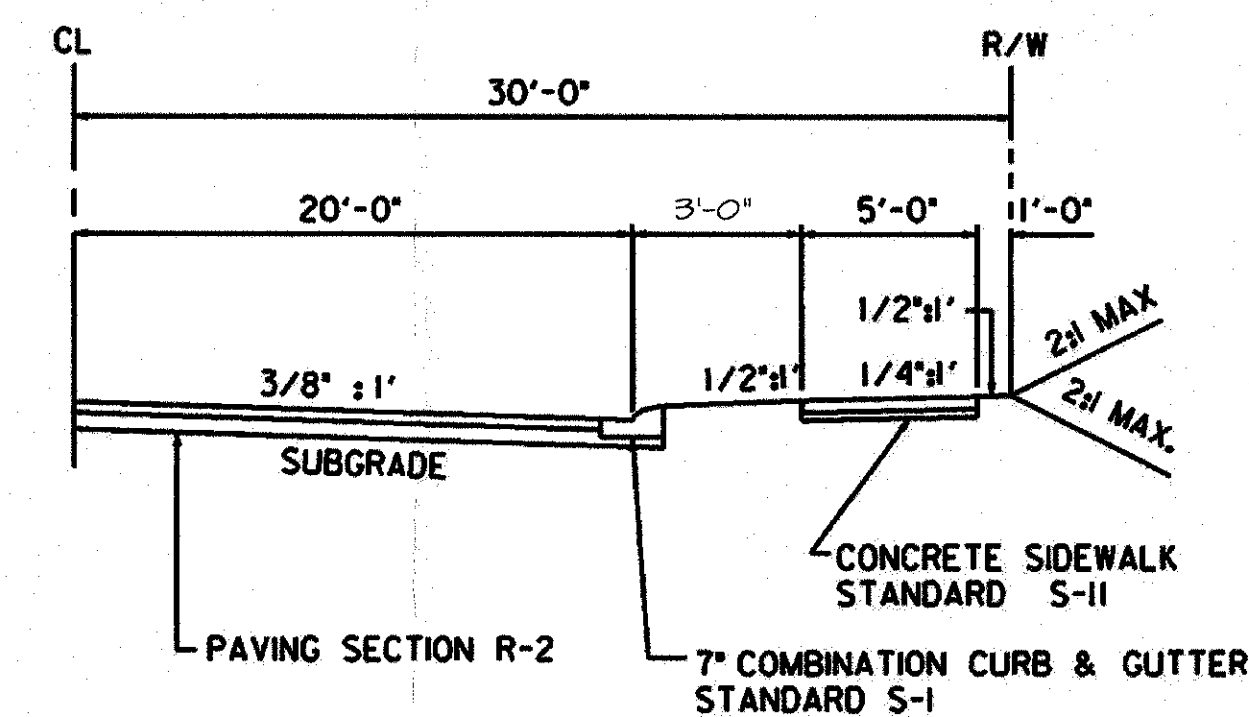
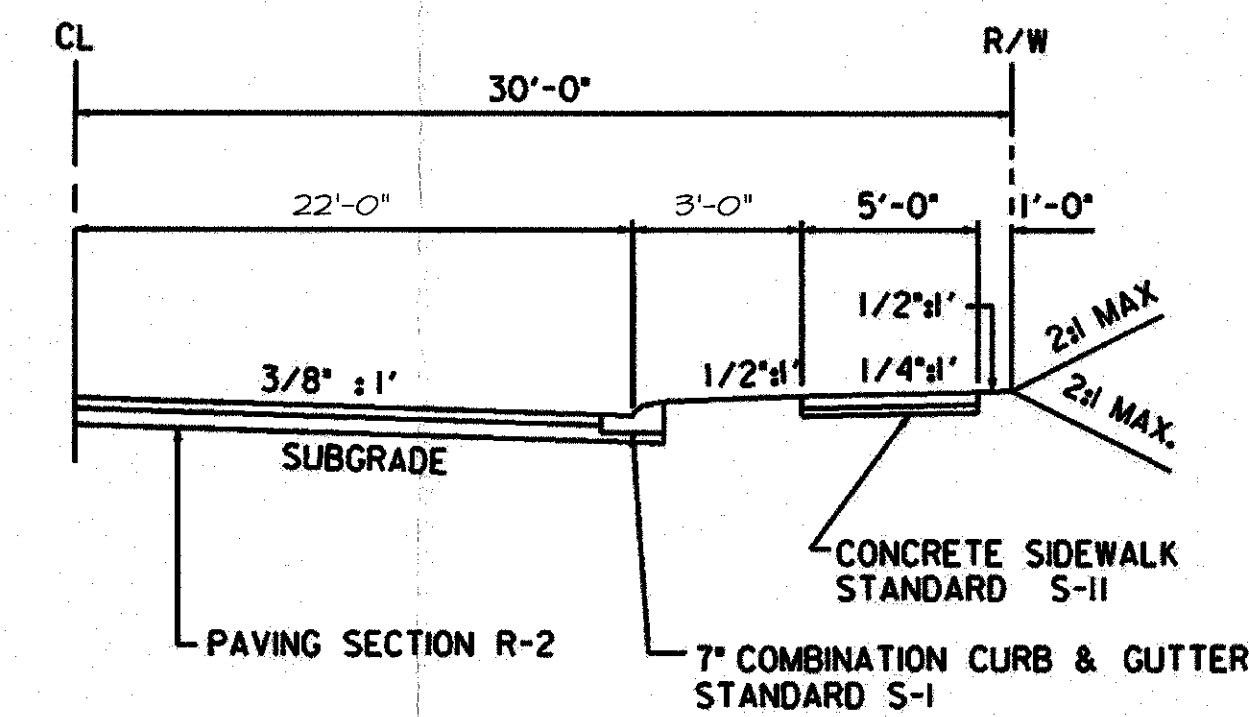
MITCHELL
PROPERTY
DEVELOPMENT

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DATE: 05/05/2022
SCALE: 1" = 100'
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GPP
DRAWING NO.:
SHEET 6 OF 8
PVA JOB NUMBER:
2061186.10

SP06

[illegible]

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SERIES 3
SITE PLAN
MITCHELL
PROPERTY
DEVELOPMENT
ELECTION DISTRICT HARFORD COUNTY

DATE: 09/09/2022	DRAWING NO:
SCALE: 1" = 100'	SP08
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 8 OF 8
CHECKED BY: GPP	PWA JOB NUMBER: 2061196.10