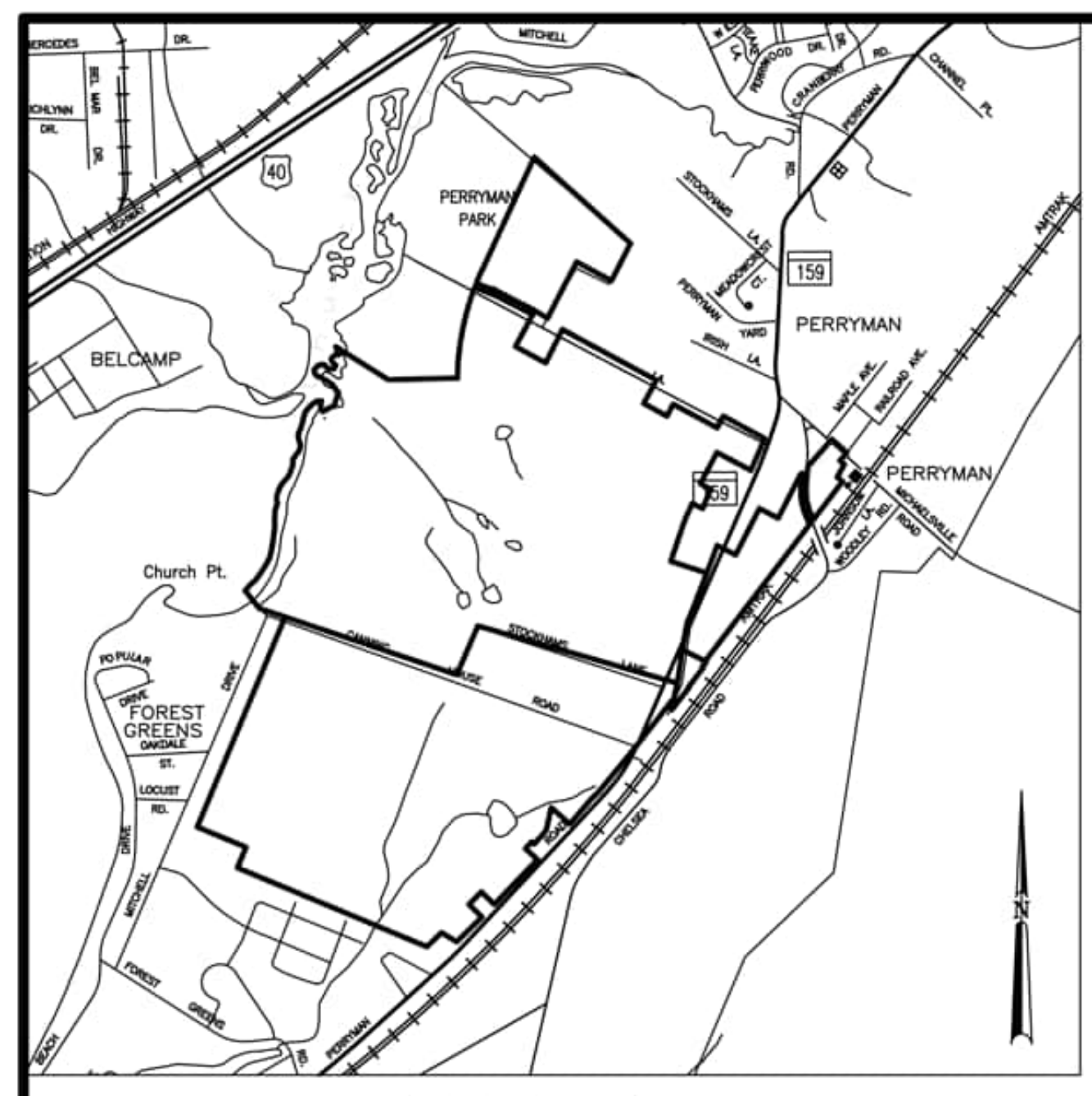

PERRYMAN PARK
PERRYMAN
BELCAMP
Church Pt.
FOREST GREENS
40
159
AMTRAK
N

VICINITY MAP

1"=2000'

PROPERTY INFORMATION

OWNER: F.O. MITCHELL & BRO.
P.O. BOX 36
PERRYMAN, MARYLAND 21130-0036

PARCEL 1 - PARK FARM NORTH
TAX MAP 63, GRID 2B, PARCEL 53
TAX ACCOUNT No.: 02-060833
ADDRESS: 1714 PERRYMAN ROAD
ABERDEEN, MARYLAND 21001-4219
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 358.8497 ACRES (15631493 SQUARE FEET)

PARCEL 2 - PARK FARM SOUTH
TAX MAP 63, GRID 3B, PARCEL 53
TAX ACCOUNT No. : 02-098393
ADDRESS: PERRYMAN ROAD
PERRYMAN, MARYLAND 21130
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 282.8042 ACRES (12318951 SQUARE FEET)

PARCEL 3 - FORDS LANE COUNTY SWAP
TAX MAP 63, GRID 1B, PARCEL 306
TAX ACCOUNT No.: 02-095734
ADDRESS: FORDS LANE
ABERDEEN, MARYLAND 21001
DEED REFERENCE: CGH 2256/904
PRESENT ZONING: LI - LIGHT INDUSTRIAL
AREA: 36.0809 ACRES (1571684 SQUARE FEET)

PARCEL 4A - LEE FIELD, SOUTH PART
TAX MAP 63, GRID 2C, PARCEL 62
TAX ACCOUNT No.: 02-060868
ADDRESS: 1625 PERRYMAN ROAD
ABERDEEN, MARYLAND 21001-4216
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: GI - GENERAL INDUSTRIAL
AREA: 23.9054 ACRES (1041321 SQUARE FEET)

PARCEL 4B - LEE FIELD, NORTH PART
TAX MAP 63, GRID 2D, PARCEL 62
TAX ACCOUNT NO.: 02-060868
ADDRESS: MICHAELSVILLE ROAD
PERRYMAN, MARYLAND 21130
DEED REFERENCE: CGH 2174/633
PRESENT ZONING: B1 - NEIGHBORHOOD BUSINESS
AREA: 5.4436 ACRES (237123 SQUARE FEET)

PARCEL 216 - TO BE ACQUIRED FROM CHARLES MASLIN
TAX MAP 63, GRID 2C, PARCEL 216
TAX ACCOUNT NO.: 02-059711
ADDRESS: 1607 PERRYMAN ROAD
PERRYMAN, MARYLAND 21130
DEED REFERENCE: 10661/443
PRESENT ZONING: AG & R1
AREA: 4.6370 ACRES (201988 SQUARE FEET)

*1.048 ACRES TO BE CONVEYED TO MASLIN

TOTAL AREA: 708.4223 ACRES

DEVELOPED LAND

TOTAL SITE ACREAGE =	±708.42 AC.
TOTAL PROP. LAND TO BE DEVELOPED =	±401.85 AC. (56.72%)
TOTAL PROP. LAND NOT TO BE DEVELOPED =	±306.57 AC. (43.28%)

CHESAPEAKE BAY CRITICAL AREA

TOTAL AREA IN RCA - CBCA =	±73.11 AC.
TOTAL AREA IN LDA - CBCA =	±5.88 AC.
TOTAL PROP. IMPERVIOUS IN LDA - CBCA =	±0.87 AC.
PERCENT IMPERVIOUS IN LDA - CBCA =	±14.80%

WELLHEAD PROTECTION AREA

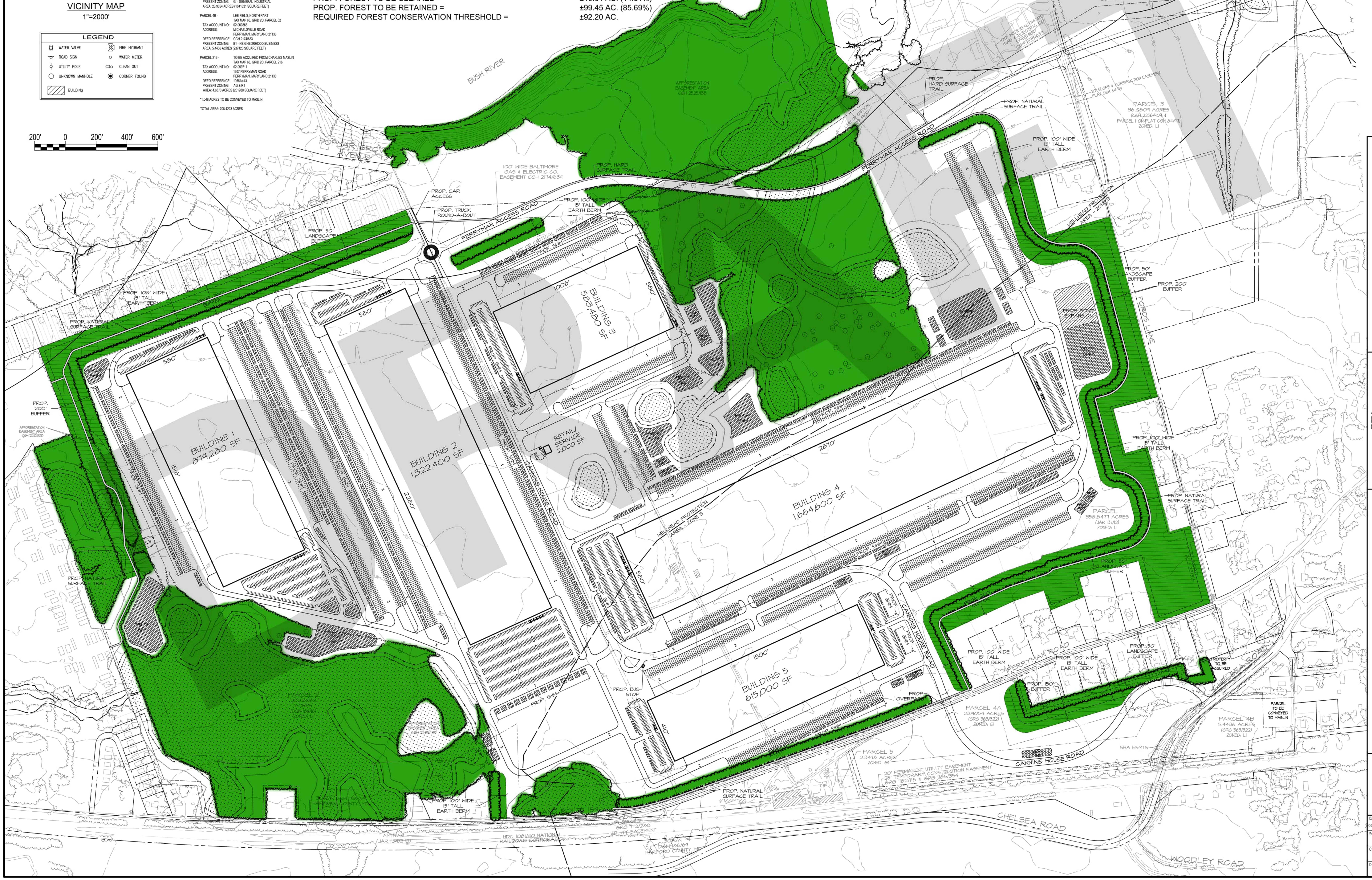
TOTAL AREA IN WELLHEAD PROTECTION AREA =	±220.32 AC.
TOTAL PROP. IMPERVIOUS IN WELLHEAD PROTECTION AREA =	±101.05 AC.(45.87%)

FOREST CONSERVATION

EXISTING FOREST ON SITE =	±116.06 AC
PROP. FOREST TO BE CLEARED =	±16.61 AC. (14.31%)
PROP. FOREST TO BE RETAINED =	±99.45 AC. (85.69%)
REQUIRED FOREST CONSERVATION THRESHOLD =	±92.20 AC.

LEGEND

⌖	WATER VALVE	⊠	FIRE HYDRANT
⊸	ROAD SIGN	○	WATER METER
⏀	UTILITY POLE	CO○	CLEAN OUT
○	UNKNOWN MANHOLE	◉	CORNER FOUND
▨	BUILDING		


200' 0 200' 400' 600'
N
CHURCH CREEK
BUSH RIVER
AFFORESTATION EASEMENT AREA CGH 2525/138
POPLAR GROVE AVENUE
MITCHELL AVENUE
LIMIT OF CRITICAL AREA (RCA)
LDA
PROP. CAR ACCESS
PROP. TRUCK ROUND-A-BOUT
100' WIDE BALTIMORE GAS & ELECTRIC CO. EASEMENT CGH 2174/639
PROP. HARD SURFACE TRAIL
PERRYMAN ACCESS ROAD
PROP. 100' WIDE 15' TALL EARTH BERM
PROP. 50' LANDSCAPE BUFFER
PROP. 108' WIDE 15' TALL EARTH BERM
PROP. 200' BUFFER
PROP. NATURAL SURFACE TRAIL
100' WIDE BALTIMORE GAS & ELECTRIC CO. EASEMENT CGH 2158/574
100' WIDE BALTIMORE GAS & ELECTRIC CO. EASEMENT CGH 2174/639
20' SLOPE & CONSTRUCTION EASEMENT PLAT CGH 84/99
PARCEL 3 36.0809 ACRES (CGH 2256/904 & PARCEL 1 ON PLAT CGH 84/99) ZONED: LI
WELLHEAD PROTECTION AREA - ZONE 3
PROP. POND EXPANSION
PROP. SWM
FORDS LANE
BUILDING 1 879,280 SF
580'
1516'
BUILDING 2 1,322,400 SF
2280'
BUILDING 3 583,480 SF
1006'
RETAIL/ SERVICE 2,000 SF
CANNING HOUSE ROAD
BUILDING 4 1,664,600 SF
2870'
BUILDING 5 615,000 SF
1500'
410'
PROP. BUS STOP
PROP. OVERPASS
PARCEL 1 358.8497 ACRES (JAR 137/12) ZONED: LI
PARCEL 2 282.8042 ACRES (DGN 186/18) ZONED: LI
PARCEL 4A 23.9054 ACRES (GRG 363/322) ZONED: GI
PARCEL 4B 5.4436 ACRES (GRG 363/322) ZONED: LI
PARCEL 5 2.3478 ACRES ZONED: GI
PARCEL TO BE CONVEYED TO MASLIN
PROPERTY TO BE ACQUIRED
PROP. 150' BUFFER
PERRYMAN ROAD
CHELSEA ROAD
WOODLEY ROAD
SHA ESMTS
20' PERMANENT UTILITY EASEMENT 25' TEMPORARY CONSTRUCTION EASEMENT GRG 782/118 & GRG 786/354
MARYLAND ROUTE 159
33' WIDE GRG 972/288 UTILITY EASEMENT
HDC 1081/40 NATIONAL RAILROAD CORPORATION
30' R/W DGW 186/69 HARFORD COUNTY, MD
AMTRAK (JAR 134/313)
15' ROAD JLJ 23/315
DRAFT

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014 - 0727
410-838-7900
410-893-1243 fax
www.frederickward.com

REV#	DATE	DESCRIPTION
		REVISIONS

Developer's Concept Site Plan Modifications to Address Community Input

MITCHELL PROPERTY DEVELOPMENT

LOCATED ON PERRYMAN ROAD
SECOND ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE 02/03/2022	DRAWING NO.
SCALE 1"=200'	
CHECKED BY GPP	SHEET 1 OF 1
DRAWN BY KFP	FWA JOB NUMBER 2061196.10