

16 : 2/24/21
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308544

IN THE MATTER OF PETITION *
FOR ANNEXATION OF * BEFORE THE
APPROXIMATELY 22.046 ACRES, * CITY OF ABERDEEN,
MORE OR LESS, OF LAND LOCATED * MARYLAND
ON OLD PHILADELPHIA ROAD *
* * * * *

PETITION FOR ANNEXATION

FRP Old Philadelphia Road, LLC, Petitioner, pursuant to Section 4-404 of the Local Government Article of the Annotated Code of Maryland and Section 235-15 of the City of Aberdeen (“City”) Development Code (the “City Code”), files this Petition for Annexation (the “Petition”) prepared by Snee, Lutche, Helmlinger & Spielberger, P.A., and the Petition for Annexation Supporting Documents (the “Supporting Documents”) prepared by Baltimore Land Design Group, Inc. attached hereto as a part hereof and incorporated by reference herein, and state as follows:

1. In accordance with **Section 235-15B.(1)** of the City Code, this Petition and the Supporting Documents include the following:

(a) Descriptive Data:

[1] A legal description of the property with metes and bounds.

The following tracts or parcels of land are the subject of the Petition:

Parcel A: That property designated on Harford County Tax Map 58 as Parcel 252, being all of that property described by Deed dated November 23, 2020 from Crouse Construction Co., Inc., unto FRP Old Philadelphia Road, LLC, and recorded among the Land Records of Harford County, Maryland at Liber J.J.R. No. 14379, folio 178; and

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being designated as “Parcel 2”, containing 20.41 acres, more or less, per SDAT and containing 20.397 acres, more or less, per the survey completed by George William Stephens, Jr. and Associates, Inc. (*See Page 3, Section I. Introduction, and Appendix A. SDAT Property Data, and Appendix B. Annexation Description by metes and bounds, and the Plat in the Pocket Folder of the Supporting Documents*) (the “Parcel A”).

Parcel B: That property designated on Harford County Tax Map 58 as Parcel 265, being all of that property described by Deed dated November 23, 2020 from Crouse Construction Co., Inc. unto FRP Old Philadelphia Road, LLC and recorded among the Land Records of Harford County, Maryland at Liber J.J.R. No. 14379, folio 178; and being designated as “Parcel 1”, containing 2.98 acres, more or less, per SDAT and containing 1.649 acres, more or less, per the survey completed by George William Stephens, Jr. and Associates, Inc. (*See Page 3, Section I. Introduction, and Appendix A. SDAT Property Data and Appendix B. Annexation Description by metes and bounds, and the Plat in the Pocket Folder of the Supporting Documents*) (“Parcel B”).

Parcel A and Parcel B are referred to hereafter collectively as the “Subject Property”. The Subject Property contains 22.046 acres, more or less, as described by metes and bounds in a written description prepared by George William Stephens, Jr. and Associates, Inc dated entitled “Description to Accompany Annexation Resolution” (*See Appendix B of the Supporting Documents*).

[2] The names and addresses of all members, stockholders, partners or other individuals having a legal or equitable interest in the entity that owns an interest in the Subject Property.

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Parcels A and B are owned by Petitioner FRP Old Philadelphia Road, LLC, a Maryland limited liability company (the “Company”) with the address of 34 Loveton Circle, STE 200, Sparks, Maryland 21152. The Sole member of the Company is Florida Rock Properties, Inc., a Florida corporation. (the “Member”). The Member’s sole shareholder is John D. Baker, II., with an address of c/o David H. deVilliers, Jr., 34 Loveton Circle, STE 200, Sparks, Maryland 21152. The member is a subsidiary of FRP Holdings Inc., a public company traded on the NASDAQ under the symbol “FRPH”.

[3] The names and addresses of all persons residing in the area to be annexed.

Currently, to the best of Petitioner’s knowledge, information and belief, there are no individuals residing within the area proposed to be annexed.

(b) An Exhibit showing:

[1] The legal boundaries of the property, to include complete parcels and all property lines in order to eliminate noncontiguous land that may be annexed in the future.

See Exhibit A of Pocket Folder of the Supporting Documents.

[2] The existing land use conditions surrounding the subject property.

See Pages 4-5, Section II. Existing Site Conditions, of the Supporting Documents.

[3] Existing county zoning and the Petitioner’s proposed City zoning.

See Pages 14-16, Section V. Zoning of the Supporting Documents.

[4] A property tax map.

See Pages Appendix A, SDAT Property Information of the Supporting Documents.

[5] An aerial photographic map at an appropriate scale.

See Exhibit B of Pocket Folder of the Supporting Documents.

[6] Topographic map of the Subject Property at an appropriate scale.

See Exhibit C of Pocket Folder of the Supporting Documents.

[7] Existing public facilities and improvements.

See Page 14, Section IV. Water & Sewer of the Supporting Documents.

[8] Existing reserved or public areas.

Currently, to the best of Petitioner's knowledge, information and belief, there are no existing reserved or public areas within the area proposed to be annexed. In the alternative, while we do not believe the following easement constitutes a public area, please note by deed dated December 13, 1998, and recorded in the Land Records of Harford County under Liber 1552, Folio 0191, by and between Charles B. Marek, Charles B. Marek Jr., Gwendolyn M. Wells and Marie M. Jones, Grantors and The Commissioners of Aberdeen, Grantee, establishing a Fifteen foot wide permanent utility easement which runs parallel with and binds on the southeasterly side of Old Mill Road (Exhibit I).

(c) A certification that each owner of real property, both within the area of the proposed annexation and contiguous to the annexation area, has either executed this Petition, or has been sent by certified mail and first class mail to the address listed in the assessment records, within 10 days prior to the filing of the Petition, a summary in a format provided by the City.

See Exhibits D and E attached to this Petition.

(d) A Concept Plan:

[1] Showing the boundary of the area to be annexed.

See the Exhibit F in the Pocket Part of the Supporting Documents.

[2] Showing the general location of each proposed land use on the Subject Property and the percentage of the whole for each use. General location of land uses may be shown as irregular graphic shapes depicting the approximate size and relationship to adjacent land uses.

See the Exhibit F in the Pocket Part of the Supporting Documents.

[3] Providing a table listing densities and land use by type, including the area of each.

See Pages 14-15, Section V. Zoning of the Supporting Documents.

[4] Showing the density of residential development, the maximum and minimum lot sizes, and the anticipated square footage of commercial and industrial buildings.

Not Applicable.

[5] Showing existing and proposed arterial and collector streets adjoining (where applicable) and their relationship to the principal land uses on the site, consistent with the adopted Transportation Element in the Comprehensive Plan for the City.

See Page 13, Section II.H. Roads of the Supporting Documents.

[6] Showing existing and proposed major utility lines or facilities and their relationship to the principal land uses on the site.

See the Exhibit G in the Pocket Part of the Supporting Documents.

[7] Showing contour lines at a maximum of five-foot intervals.

See the Exhibit G in the Pocket Part of the Supporting Documents.

[8] Showing significant natural or man-made features on the site and contiguous to the Subject Property, as available from current Harford County or other pertinent geographical information system (GIS) databases.

See the Exhibit H in the Pocket Part of the Supporting Documents.

(e) A description of the municipal services that may need to be upgraded, initiated or extended, together with a recommendation regarding the priority for accomplishing the improvements and a recommendation as to possible sources of funding and recoupment for any capital improvements.

See Page 14, Section IV, Water and Sewer of the Supporting Documents.

(f) Estimation of the potential revenue that will be generated from the development of the area to be annexed and which will be realized by the City.

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Dave D.

With the annexation of the Subject Property, Cranberry Run Business Center – Phase II allows for a total of 691,600 square feet of warehouse space representing approximately 34.6 million dollars in total value. The City of Aberdeen’s current tax rate is \$0.64 per \$100 of assessed value. \$34,600,000 divided by 100 times .64 equals \$221,440 in tax revenue to the City of Aberdeen.

(g) Description of the social and economic characteristics of the proposed area to be annexed and the surrounding area.

See Pages 17 and 18, Section VI, Harford County and Aberdeen Land Use attached to this Petition.

(h) Identification of the existing environmental characteristics (flood plains, wetland delineations, endangered flora and fauna, etc.) of the proposed area to be annexed and the surrounding area with information related to any environmental impact which annexation and development might have upon these characteristics.

See the Exhibit H in the Pocket Part of the Supporting Documents.

(i) Description of any unique characteristics (i.e. historical, archeological, institutional, etc.) situated in the area to be annexed and surrounding area within a one-mile radius of the area to be annexed, with an analysis of how these characteristics would be impacted by annexation.

See Page 7, Section II.B. Cultural Resources, of the Supporting Documents.

(j) A detailed statement as to whether the land use and densities permitted under the proposed City zoning classification and the land uses for the annexed area and densities permitted under the current Harford County zoning classification are, or are not, substantially different as that term is defined in Section 4-416 of the Local Government Article of the Annotated Code of Maryland.

1. The land use and densities permitted under the City Zoning classification of M-1 Light Industrial District (“M-1”) are not substantially different from the land uses and densities for the Subject Property permitted under the current Harford County Zoning classification of the General Industrial District (“GI”).

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2. Petitioner hereby requests that the Subject Property be annexed by the City of Aberdeen, Maryland.

3. The Petitioner hereby reserves the right to revoke its request for annexation upon written notice to the City of Aberdeen, Maryland at any time prior to final adoption and ratification of the Annexation Resolution.

4. Pursuant to Section 4-404(a) of the Local Government Article of the Annotated Code of Maryland, subject to Section 4-413, this Petition shall be signed by:

(1) at least 25% of the registered voters who are residents in the area to be annexed; and

(2) the owners of at least 25% of the assessed valuation of the real property in the area to be annexed.

To the best of Petitioner's knowledge, information and belief, there are no residents in the area to be annexed, therefore no registered voters who are residents in the area to be annexed are eligible to sign the Petition and therefore the owner of the Subject Property to be annexed, FRP Old Philadelphia Road, LLC has signed the Petition; and

The owner signing this Petition, FRP Old Philadelphia Road, LLC., owns more than twenty five percent (25%) of the assessed valuation of the real property located in the area proposed to be annexed.

5. Pursuant to Section 235-15B(1) of the City Code, the Petition shall be signed by the Owner of the Property and any contract purchasers. Owner FRP Old Philadelphia Road, LLC has signed this Petition.

WHEREFORE, Petitioner requests:

a. That the City of Aberdeen, Maryland verify that the Petition complies with Section 4-404 of the Local Government Article of the Annotated Code of Maryland, as required by Section 4-404(b); and

b. That the City of Aberdeen, Maryland verify that the Petition complies with Section 235-15 of the Aberdeen Development Code; and

c. That upon verification that the requirements of Section 4-404 of the Local Government Article of the Annotated Code of Maryland and Section 235-15 of the Aberdeen Development Code have been met, resolutions proposing the change of boundaries as requested by this Petition and an annexation plan for the Subject Property be introduced as required by Section 4-404(c) of the Local Government Article of the Annotated Code of Maryland; and

d. That the resolutions introduced provide that the Subject Property be zoned M-1-Light Industrial pursuant to the zoning ordinance of the City of Aberdeen, Maryland; and

e. That the final Annexation Plan, Annexation Agreement and Annexation Resolution contain such other terms and conditions as may be mutually acceptable to Petitioner and the City of Aberdeen, Maryland; and

f. This Petition may be executed, scanned and transmitted, via electronic mail, facsimile, or in pdf, in any number of counterparts, each of which will be deemed an original, and all of which together constitute one and the same instrument.

g. For such other and further action and relief as may be desirable or necessary.

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Petitioner hereby signs this Petition to request annexation of the Subject Property and the granting of the relief herein mentioned on the terms and conditions set forth above.

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PETITIONER:

FRP OLD PHILADELPHIA ROAD, LLC,

By: FLORIDA ROCK PROPERTIES. INC.,
SOLE MEMBER

By: _____ (Seal)

Name: David H. deVilliers, III

Title: Executive Vice President

Date: _____, 2021

DRAFT

Property and Owner Information of the Site Area

Owner and Mailing Address	Tax Map and Parcel	Parcel Address
FRP Old Philadelphia Rd. 34 Loveton Cr., Suite 200 Sparks, MD 21152	Tax Map 58, Parcel 72	1001 Old Philadelphia Rd. Aberdeen, MD 21001
FRP Old Philadelphia Rd. 34 Loveton Cr., Suite 200 Sparks, MD 21152	Tax Map 58, Parcel 252	Perryman Rd. Aberdeen, MD 21001
FRP Old Philadelphia Rd. 34 Loveton Cr., Suite 200 Sparks, MD 21152	Tax Map 58, Parcel 265	Route 7 Aberdeen, MD 21001
FRP Old Philadelphia Rd. 34 Loveton Cr., Suite 200 Sparks, MD 21152	Tax Map 58, Parcel 431	999 Old Philadelphia Rd. Aberdeen, MD 21001

Note: Parcel 252 and part of Parcel 265 are included in the Annexation Petition

The Site is located partially in Harford County, directly adjacent to the current southwest limits of the City of Aberdeen, and partially in the City of Aberdeen. The intent of this document is to provide supporting documentation for the petition to annex a portion of the Site, more precisely Parcel 252, and portion of Parcel 265 (collectively known as the ‘Subject Property’), into the City of Aberdeen. The total Subject Property area to be annexed is 22.046 acres. Two plats: “Exhibit B - Annexation Exhibit Plat – “Parcel A” Land to be Annexed by City of Aberdeen” and “Exhibit B - Annexation Exhibit Plat – “Parcel B” Land to be Annexed by City of Aberdeen” are included in the Pocket Folder of this Supporting Document. On these plats, Parcel 252 is known as ‘Parcel A’, and portion of Parcel 265 is known as ‘Parcel B’.

II. EXISTING SITE CONDITIONS

The Site is irregularly shaped with the southwestern portion consisting of forest, wetlands, and Natural Resources District. The wetlands and forest are described in the Natural Resources Inventory and Simplified Forest Stand Delineation Report prepared by Eco-Science Professionals, Inc. dated January 26, 2021. The limits of the delineation are shown on the Existing Site Conditions Plan, Environmental Site Delineation Plan, Concept Plan, and Simplified Forest Stand Delineation Plan included in the Pocket Folder of this Supporting Document.

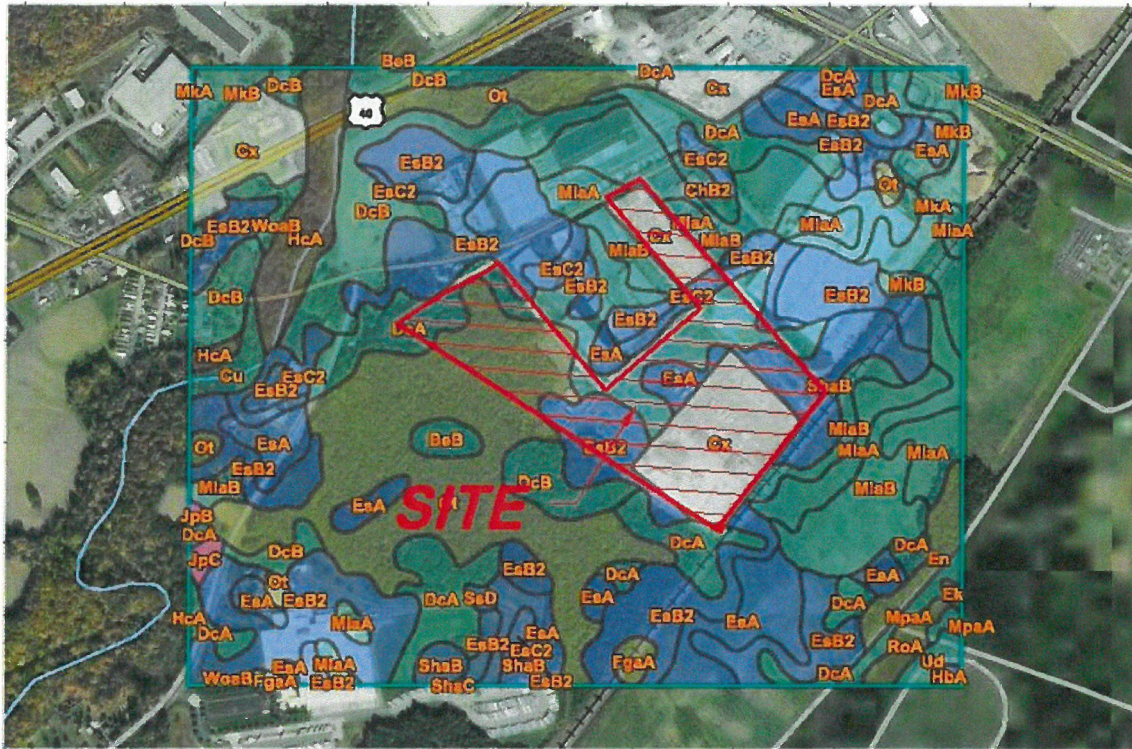
The south, central, and eastern portions of the Site are currently used as trailer storage and storage of other items for the existing industrial use. A significant amount of gravel / impervious areas exist on-site, including trailer and construction equipment storage, parking, and recycled concrete and milling storage. The Site slopes down from the northeast to the southwest with the lowest flat area being within the forest and wetland area.

The following recent aerial photograph shows the Site's condition and location relative to the existing road network and its surrounding area:



II. A. SOILS

The soils underlying the Site, as shown on the Harford County Area, Maryland - Web Soil Survey (National Cooperative Soil Survey, Natural Resources Conservation Service, U.S. Department of Agriculture), include the soil types and classifications listed below. Additional descriptions are provided in the Natural Resources Inventory and Simplified Forest Stand Delineation Report.



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Cx	Cut and fill land		19.8	34.4%
DcA	Delanco silt loam, 0 to 3 percent slopes	C	12.9	22.5%
DcB	Delanco silt loam, 3 to 8 percent slopes	C	0.1	0.2%
EsA	Elsinboro loam, 0 to 2 percent slopes	B	2.4	4.2%
EsB2	Elsinboro loam, 2 to 5 percent slopes, moderately eroded	B	7.0	12.2%
EsC2	Elsinboro loam, 5 to 10 percent slopes, moderately eroded	B	1.1	1.9%
MiaA	Mattapex silt loam, 0 to 2 percent slopes, northern coastal plain	C	0.3	0.5%
MiaB	Mattapex silt loam, 2 to 5 percent slopes, northern coastal plain	C	0.6	1.1%
Ot	Othello silt loams, 0 to 2 percent slopes, northern coastal plain	C/D	9.9	17.2%
ShaB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	B	3.3	5.8%
Totals for Area of Interest			57.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

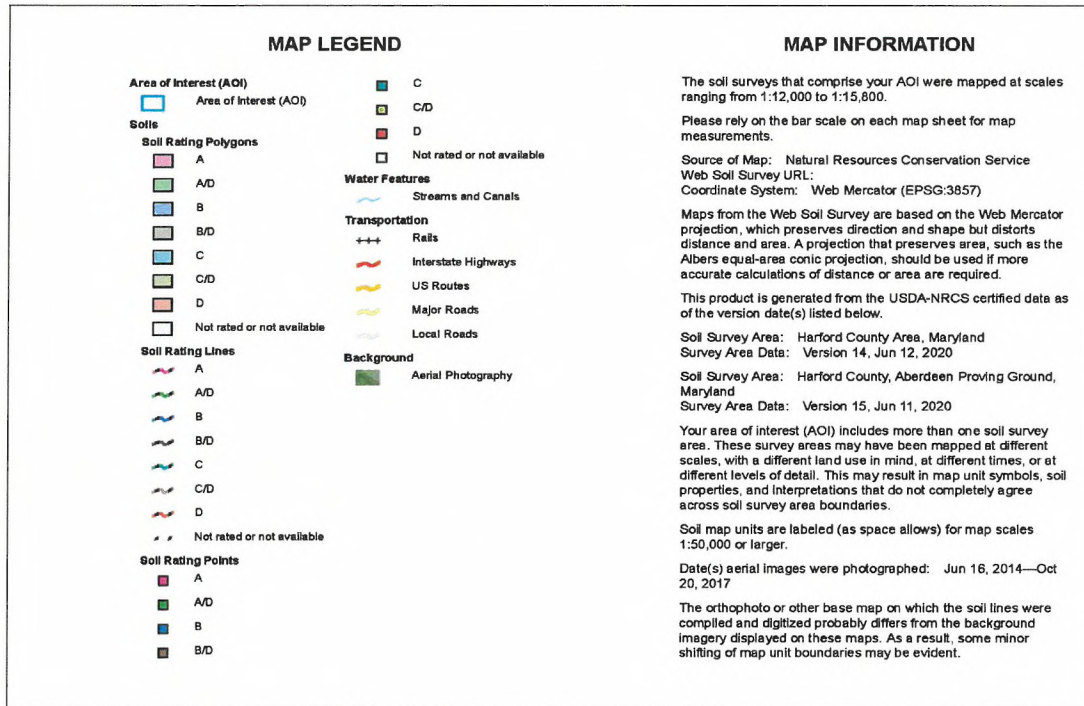
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition
 Component Percent Cutoff: None Specified
 Tie-break Rule: Higher

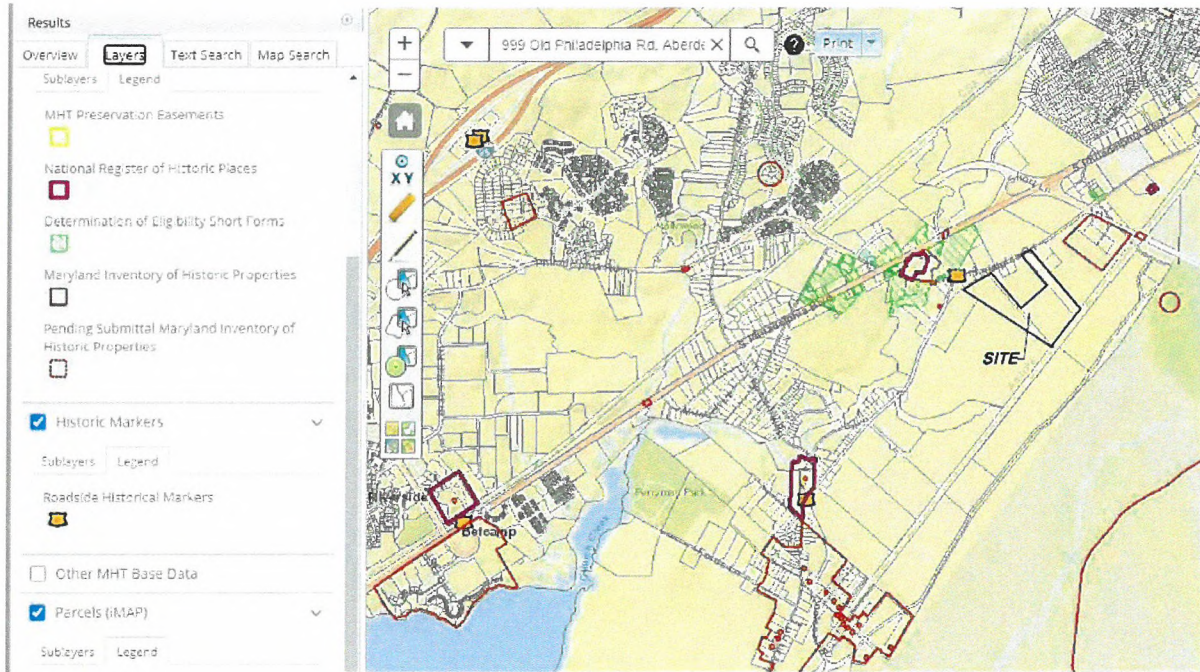
Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road

Hydrologic Soil Group—Harford County Area, Maryland; and Harford County, Aberdeen Proving Ground, Maryland



II. B. CULTURAL RESOURCES

Per the Cultural Resources Assessment prepared by R. Christopher Goodwin & Associates, Inc., dated September 1, 2020, there are no resources investigated within the annexation area and no recorded archeology sites within the annexation area. There are however, two properties listed on the National Register of Historic Places and eight eligible properties listed on the Maryland Historical Trust Inventory of Historic Properties within one mile of the Site. A list of these ten properties is located in the Petition for Annexation and a map showing their locations is provided below.



II.C. FOREST CONSERVATION

Forest Conservation is required for the Site. A Simplified Forest Stand Delineation was performed and is part of the Natural Resources Inventory and Simplified Forest Stand Delineation Report prepared by Eco-Science Professionals, Inc. dated January 26, 2021. The northwest portion of the Site contains approximately 9.5 acres of existing forest. This forest is to remain undisturbed and will be placed under conservation easement, thus fulfilling the forest conservation requirement. Requirements were calculated using the entire Cranberry Run Business Center which resulted in exceeding the forest conservation threshold of 15%.

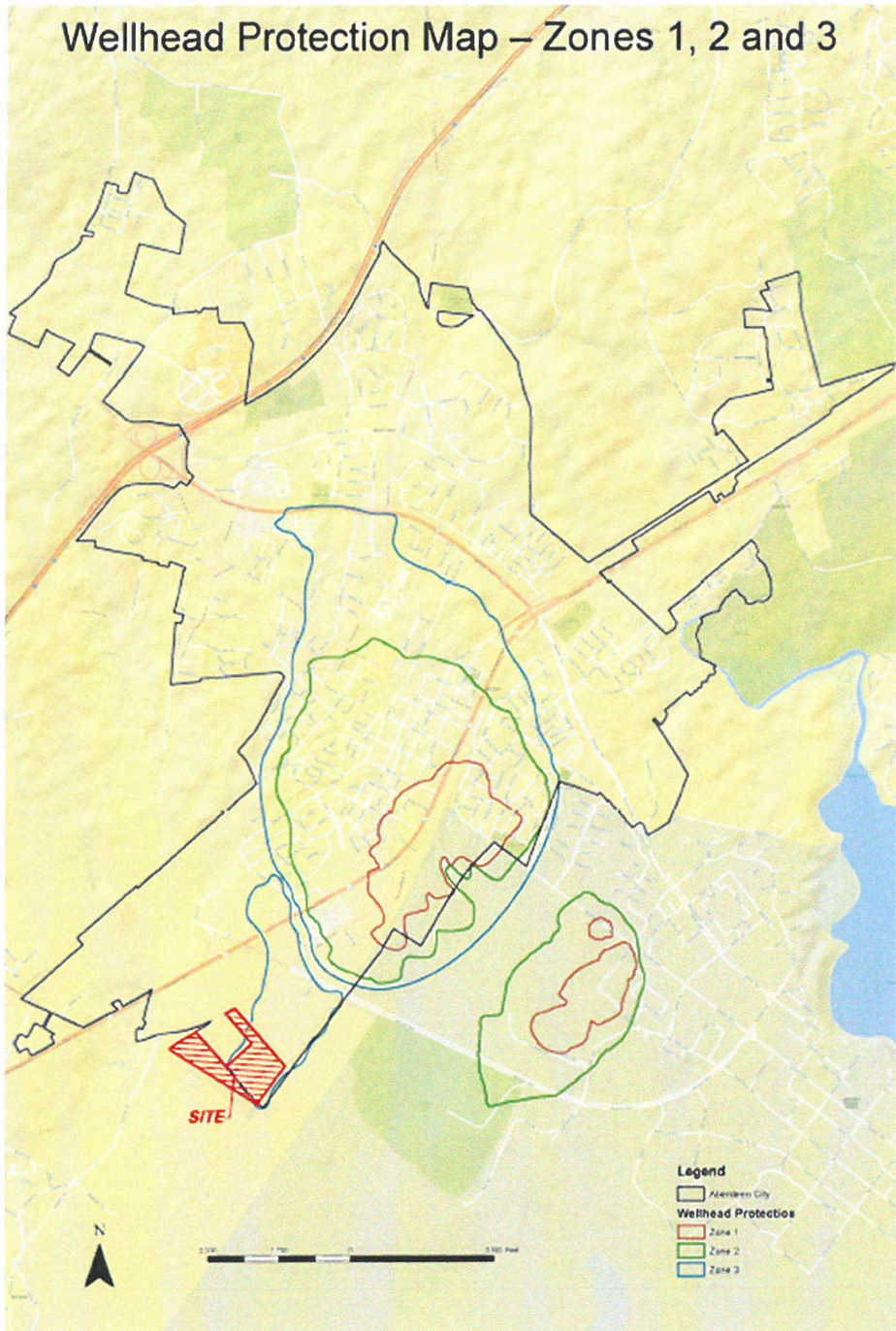
II. D. FOREST INTERIOR DWELLING SPECIES

Below is a map showing the possibility of forest interior dwelling species (FIDS) on the Site. Per the Natural Resources Inventory and Simplified Forest Stand Delineation Report, FIDS are unlikely within the onsite forest due to the existing adjacent development. Verification is pending per a letter from the MD Dept. of Natural Resources.



II. E. WELLHEAD PROTECTION

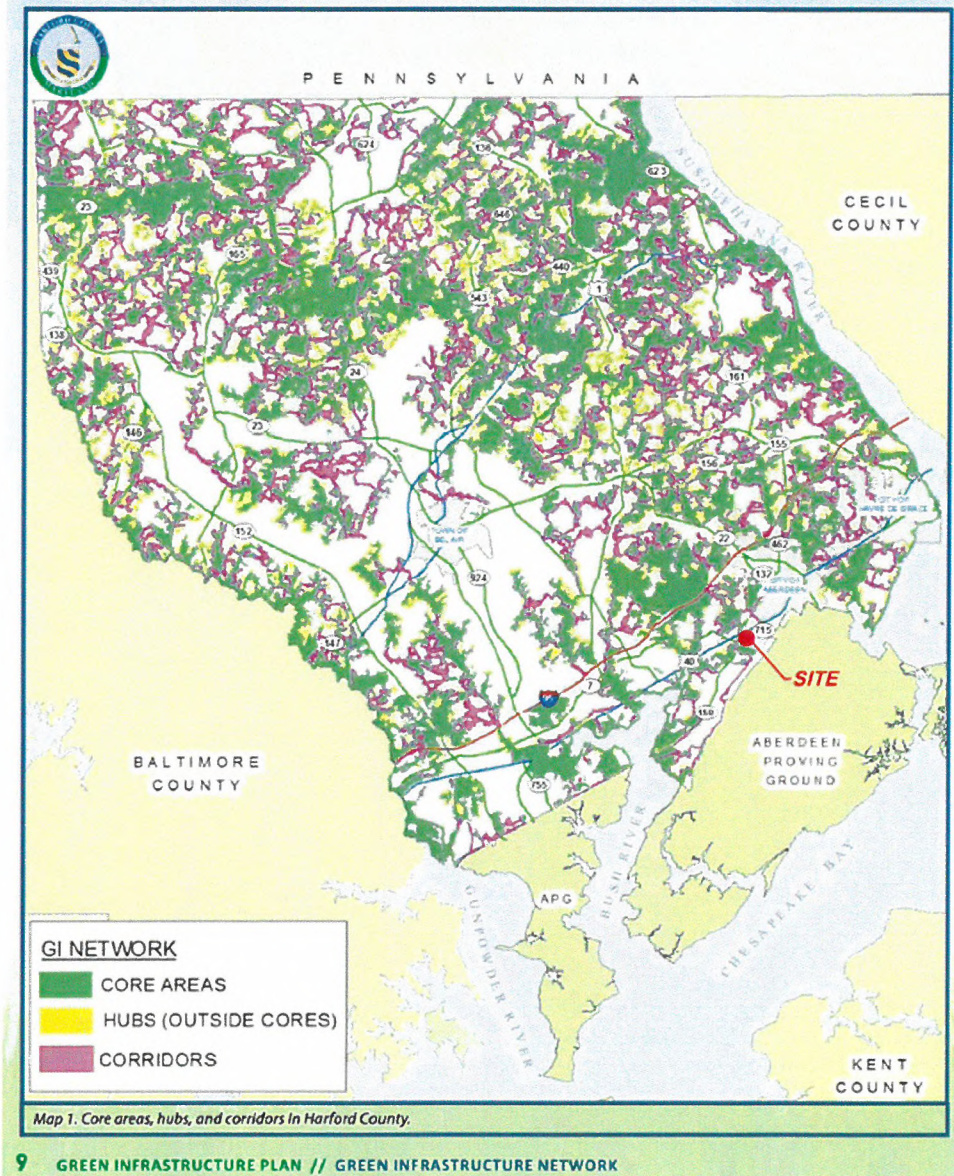
The Site falls within Zone 3 of the Wellhead Protection Area which is considered Land area that provides recharge to a public water supply well. No wells are proposed or existing on the Site. The proposed use or activity on this Site will be limited to only those permitted and outlined in the Aberdeen Wellhead Protection Ordinance. There will be no contamination of groundwater from the proposed development.



II. F. GREEN INFRASTRUCTURE

According to Harford County's Green Infrastructure Plan, the Site is within the Core and Corridor Areas. In the Core Area, it is encouraged to provide as much natural environment as possible in order to create/maintain native habitat, reduce native species, and reduce runoff. This includes forest preservation, reforestation, native planting, green stormwater management, and reduction in impervious area.

The result of mapping and field survey efforts is a new map element of the green infrastructure network, which is displayed in maps and available in the interactive web tool. Map 1 illustrates the green infrastructure network at the county-wide scale.





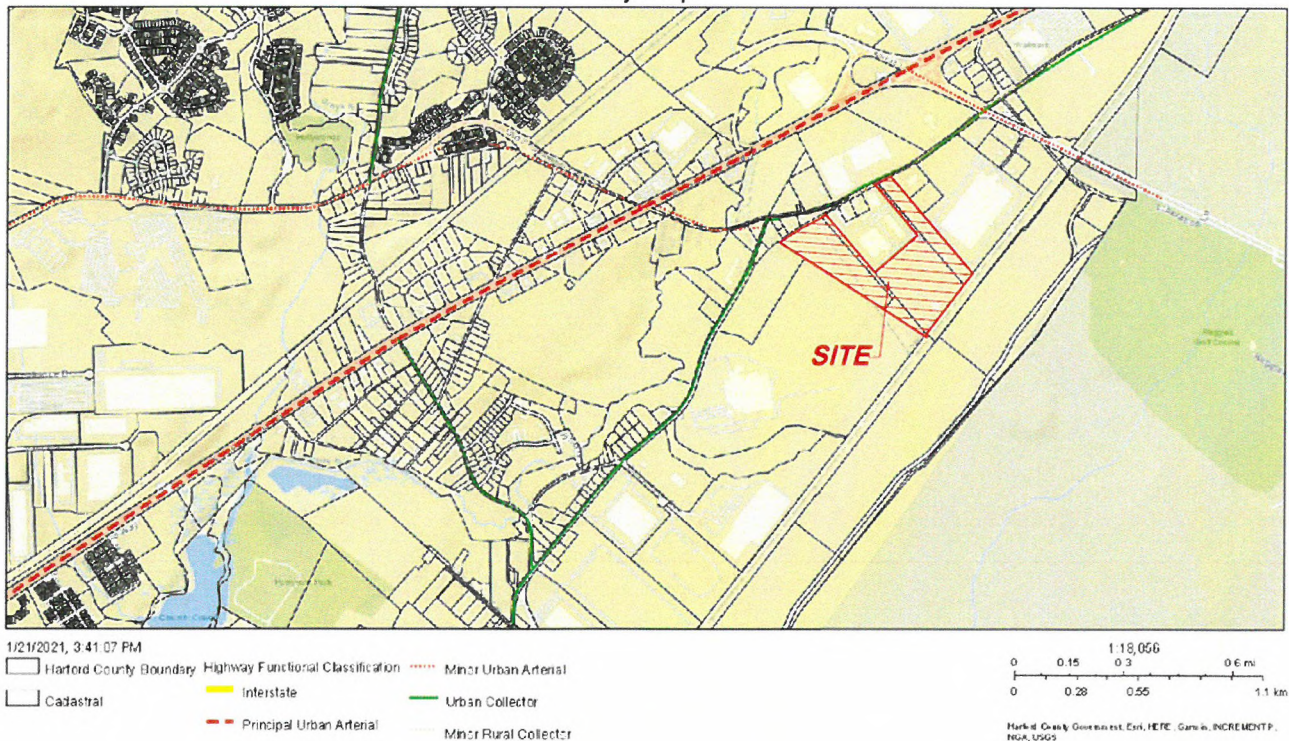
II. G. NATURAL RESOURCES DISTRICT

A portion of the Site contains a Natural Resources District. Natural Resources Districts are non-disturbance buffers to streams and wetlands. The Site contains forest and non-tidal wetlands, most concentrated at the northwest portion of the Site. Permitted development in these areas is very limited. The proposed development for this project does not include any disturbance to the forested portion of the Site but does include disturbance to some non-tidal wetland buffers due to proposed parking lots. One of the permitted uses is limited road/driveway crossings, which would lead one to believe that disturbance to these buffers is permitted for the proposed parking lots. See Environmental Site Delineation Plan for further detail.

II. H. ROADS

The main road into the Site is Cranberry Run Drive which is a 50' private right-of-way. Cranberry Run Drive is accessed via MD Rte. 7, Old Philadelphia Rd. which is a two-lane road classified as an Urban Collector on the Harford County Highway Functional Classification Map shown below. The highest road classification near the Site is MD Rte. 40, Pulaski Hwy. which is a Principal Urban Arterial. Amtrak borders the Site to the southeast.

My Map



III. PROPOSED SITE CONDITIONS

The Site is proposed to be developed as an office/warehouse type of development consisting of two large size buildings with truck loading areas, truck storage areas, and supporting parking areas, or any other business permitted in M-1 zone. The proposed development is considered to be a re-development of the existing impervious areas. A Concept Plan has been prepared for this proposed development and contains essential information, such as: site layout, location of utilities, site access points, contour lines, storm water management facilities, existing environmental features to be disturbed or remain undisturbed, critical design data, and other details. See the Concept Plan in the Pocket Folder of this Supporting Document.

IV. WATER AND SEWER

The Site is located within the existing water and sewer service areas of the sufficient capacity to serve the proposed development. The Site is currently served by the City of Aberdeen and Harford County public water and sanitary sewer lines. There is the existing water meter along the existing water system serving the Site. The location and size of existing water mains are unknown. With the proposed site development, at the time of the Commercial Service Application, the location and size of the existing water meter/backflow preventer will be evaluated and may require relocation/replacement. The information regarding adequacy of the existing public system was obtained from Mr. Dave Burke, Chief of the Division of Water and Sewer and from Parley Hess of the City of Aberdeen via e-mails.

V. ZONING

The Site is currently within the GI, General Industrial District, of Harford County. With the annexation, the Site will be within the M-1, Light Industrial zone, of the City of Aberdeen. This report was developed assuming the Site will be annexed into the City of Aberdeen with the zoning designation of M-1. Below are excerpts from Article III of the City of Aberdeen Development Code regarding the M-1 zoning district.

§ 235-18 Zoning Districts and Boundaries

G. M-1 Light Industrial District.

The purpose of this district is to provide for light manufacturing, fabricating, warehousing and wholesale distributing in low-rise buildings with off-street loading and off-street parking for employees and with access by major thoroughfares or rail. Commercial uses are permitted, primarily for service to employees in the district.

§ 235-21 Lot area, width, and yard requirements

Table II: Lot Area, Lot Width and Yard Requirements for Commercial, Industrial and Integrated Business Zoning Districts

Uses	Lot Area (acres)	Lot Width (feet)	Front Yard Depth (feet)	Rear Yard Depth (feet)	Side Yards	
					Least Width (feet)	Sum of Widths (feet)
M-1	1	200	50	50*	25*	50*

* See § 235-30, Landscaping, outdoor lighting and buffer yards.

§ 235-24 General height requirements

B. Commercial and industrial zoning districts.

(1) Except as provided in Subsection C(1), buildings and structures shall not exceed 60 feet in height in any B Districts.

(2) Except as provided in Subsection C, buildings and structures shall not exceed 60 feet in height in an industrial district.

C. Exceptions and modifications to maximum height requirements.

(1) General exceptions. The building height limitations shall not apply to the following:

(a) Fire or parapet walls, cell towers, steeples, flagpoles, and radio and television antennas.

(b) Bulkheads, roof structures, water tanks, ventilating fans or similar mechanical equipment required to operate and maintain the building.

(c) Integrated Business District.

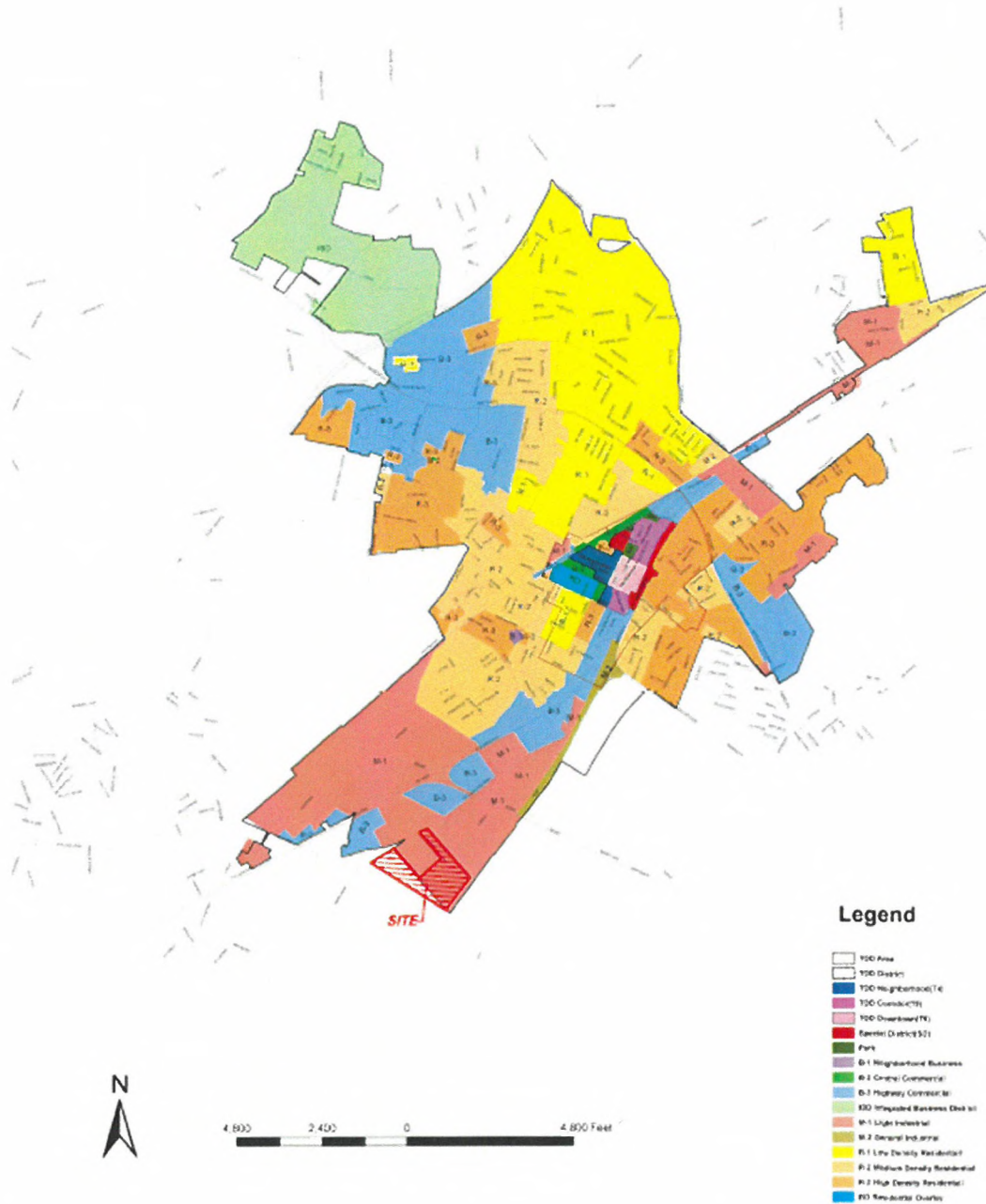
(d) Transit Oriented Development Districts.

(e) Hospitals.

[Added 8-27-2018 by Ord. No. 18-O-26]

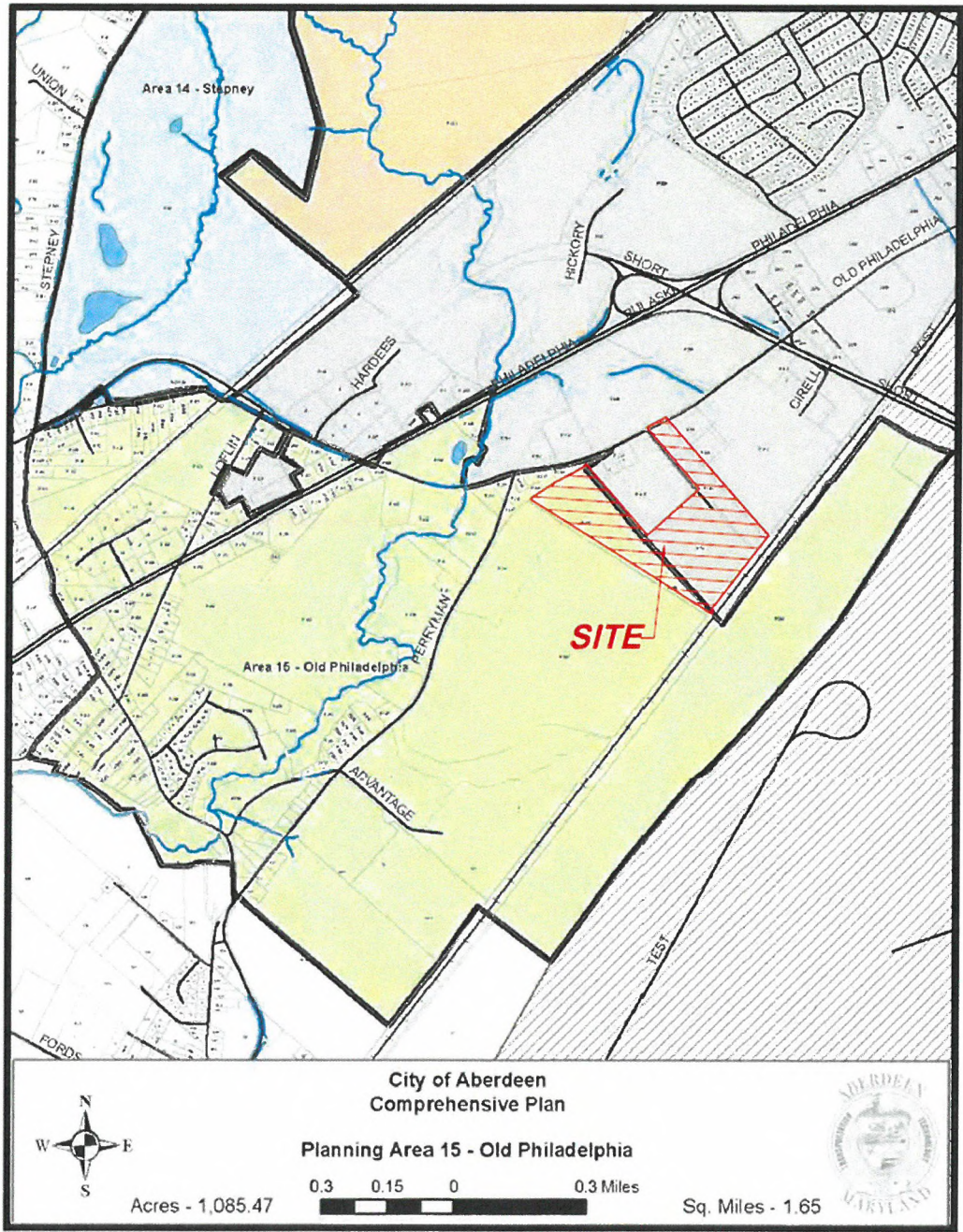
Off-street parking and loading will comply with §235-25.

City Of Aberdeen Zoning District Map



VI. HARFORD COUNTY AND ABERDEEN LAND USE

As shown on the following exhibit from the City of Aberdeen Comprehensive Plan, the Site is located within Planning Area 15 – Old Philadelphia.



The following is an excerpt of Aberdeen's adopted 2011 Comprehensive Plan describing Planning Area 15 – Old Philadelphia.

PLANNING AREA 15: OLD PHILADELPHIA

Description of Planning Area:

Planning Area 15, Old Philadelphia, contains approximately 1,054 acres (1.65 square miles) and is located southwest of the City. Beginning at a point from MD 7 and Stepney Road, the northern boundary proceeds adjacent to Planning Area 14, Ripken, to a point of intersection with the City limits at the CSX right-of-way. The northern boundary continues along the City limits to the intersection with the Aberdeen Proving Ground. The eastern boundary runs along Aberdeen Proving Ground for approximately 1½ miles before turning northwest to a point just beyond the Amtrak right-of-way. The boundary follows the Amtrak right-of-way for approximately ½ mile before once again turning to the northwest to an intersection with MD 159. The southwestern boundary continues roughly parallel to Cranberry Run for approximately ½ mile. The western border proceeds northeasterly for approximately ½ mile to an intersection with Spesutia Road and follows Spesutia Road to US Route 40. The western boundary continues across US Route 40 and the CSX right-of-way back to the point of beginning.

The Harford County land use designations for this planning area are Industrial/Employment, Low Intensity, Medium Intensity, and High Intensity. The Harford County zoning designations are LI Light Industrial District, AG Agricultural District, GI General Industrial District, R1, R2, R3, and R4 Urban Residential District, B1 Neighborhood Commercial District, and CI Commercial Industrial District.

A variety of industrial warehouse/distribution facilities are currently located in this planning area.

Future Land Use Recommendation:

At this time, the City is not considering the Old Philadelphia Planning Area for development. Major issues include the extension of public infrastructure to serve this planning area. In the future, when the City prepares the update to the Comprehensive Plan, we may consider the Old Philadelphia Planning Area for commercial and light industrial uses. Planning Area 15 is ideally located within the main transportation corridor of the region.

APPENDIX A

Real Property Data Search

Search Result for HARFORD COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 02 **Account Number - 059452**

Owner Information

Owner Name:	FRP OLD PHILADELPHIA ROAD LLC	Use:	COMMERCIAL
Mailing Address:	34 LOVETON CIR STE 200 SPARKS MD 21152-	Principal Residence:	NO
		Deed Reference:	/14379/ 00178

Location & Structure Information

Premises Address:	PERRYMAN RD ABERDEEN 21001-0000	Legal Description:	20.41 AC PERRYMAN ROAD S OF ABERDEEN
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0058	0003E	0252	21000.13	0000				2021	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			21.4100 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2020	07/01/2021
Land:	537,200	537,200		
Improvements	0	0		
Total:	537,200	537,200	537,200	537,200
Preferential Land:	0	0		

Transfer Information

Seller: CROUSE CONSTRUCTION CO INC	Date: 01/05/2021	Price: \$10,500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14379/ 00178	Deed2:
Seller: WELLS GWENDOLYN M ET AL	Date: 08/06/2004	Price: \$550,000
Type: ARMS LENGTH VACANT	Deed1: /05527/ 00369	Deed2:
Seller: MAREK CHARLES B ET AL	Date: 11/23/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01889/ 00594	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

District: **02** Account Number: **059452**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

Real Property Data Search

Search Result for HARMFORD COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 02 **Account Number - 093235**

Owner Information

Owner Name:	FRP OLD PHILADELPHIA ROAD LLC	Use:	INDUSTRIAL
Mailing Address:	34 LOVETON CIR STE 200 SPARKS MD 21152-	Principal Residence:	NO
		Deed Reference:	/14379/ 00178

Location & Structure Information

Premises Address:	ROUTE 7 ABERDEEN 21001-0000	Legal Description:	LOT 2.980 AC S E S OF ROUTE 7 S OF ABERDEEN
--------------------------	--------------------------------	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0058	0004E	0265	21000.13	0000				2021	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.9800 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2020	07/01/2021
Land:	59,600	59,600		
Improvements	0	0		
Total:	59,600	59,600	59,600	59,600
Preferential Land:	0	0		

Transfer Information

Seller: CROUSE CONSTRUCTION CO INC	Date: 01/05/2021	Price: \$10,500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14379/ 00178	Deed2:
Seller: ONE THOUSAND & ONE PTN	Date: 06/04/1993	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /01960/ 00573	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

District: **02** Account Number: **093235**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

APPENDIX B

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100

BELCAMP, MARYLAND 21017

Exhibit A

Description to Accompany Annexation Resolution
Lands of FRP Old Philadelphia Road, LLC.
City of Aberdeen
Harford County, Maryland
Tax Parcel Map 58 - Parcel 252

Beginning for the same at an iron pipe found in Mill Road at the end of the South 64°35' West 189.45 foot line of Parcel A shown on a plat, recordation date August 01, 1963, and recorded among the Land Records of Harford County, Maryland in Plat Book G.R.G. 12, page 48, thence leaving the outline of Parcel A and intending to bind in said road, with all courses contained herein referred to the Maryland Coordinate System NSRS 83/2011 Datum, as now surveyed by George William Stephens, Jr. and Associates, , the seven following courses:

1. North 63°22'32" East 395.53 feet to a point in Mill Road, thence leaving Mill Road and binding reversely on the North 41°17'31" West 1570.49 foot line of a plat entitled "Cranberry Run Business Center," dated January 31, 1986, recorded in the Land Record of Harford County, Maryland in Plat Book C.G.H. III 53, page 103, and also binding on the tenth or South 33°37'19" East 1572.25 foot line of a parcel of land conveyed by Gwendolyn M. Wells, Charles B. Marek, Jr., and Marie M. Jones, to Crouse Construction Co., Inc., by a deed dated July 29, 2004 and recorded among the Land Records of Harford County, Maryland, in Liber J.J.R. 5527, folio 369;
2. South 41°17'05" East 1570.49 feet, passing over two iron pins & caps found marked "GWS", at 29.93 feet from the beginning thereof and 1116.51 feet respectively, thence binding on the eleventh and first through seventh lines of said deed;
3. South 37°24'41" West 205.21 feet;
4. South 57°55'01" East 703.02 feet to a point intersecting the westerly right of way line of the National Railroad Passenger Corporation, thence binding on said right of way line,
5. South 37°22'54" West 46.66 feet, thence leaving said right of way line and binding on said third through seventh lines;
6. North 58°00'06" West 2097.11 feet to an iron pipe found;
7. North 58°00'06" West 445.47 feet to a concrete monument found, and
8. North 58°00'06" West 10.09 feet to a point in Mill Road, thence
9. North 56°03'11" East 400.65 feet to the place of beginning,

Containing 20.397 acres of land, more or less.

Being the same parcel of land, designated as Parcel One, conveyed from Crouse Construction Co., Inc., to FRP Old Philadelphia Road, LLC., by a deed dated November 23, 2020 and recorded among the Land Records of Harford County, Maryland, in Liber J.J.R. 14379, folio 178.

1-888-297-2340 • 410-297-2340 • FAX 410-297-2345

gwstephens.com

E:\Active Correspondence\B20-018 FRP - 999-1041 Old Philadelphia Rd\Annexation\GWS_Parcel A Annexation Description.doc

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100

BELCAMP, MARYLAND 21017

A Licensed Surveyor in the State of Maryland was in responsible charge over the preparation and surveying work reflected in this description and plat, all in compliance with the requirements set forth in Title 09.13.06.12 Regulations.

1-888-297-2340 • 410-297-2340 • FAX 410-297-2345

gwstephens.com

E:\Active Correspondence\B20-018 FRP - 999-1041 Old Philadelphia Rd\Annexation\GWS_Parcel A Annexation Description.doc

FROM THE OFFICE OF

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CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100

BELCAMP, MARYLAND 21017

Exhibit A

Description to Accompany Annexation Resolution
Lands of FRP Old Philadelphia Road, LLC.
City of Aberdeen
Harford County, Maryland
Tax Parcel Map 58 – Part of Parcel 265

Beginning at a point at the beginning of the fifth or North 41°17'09" West 453.99 foot line of a parcel of land conveyed by 1001 Partnership, to Crouse Construction Co., Inc., by a deed dated June 4, 1993 and recorded in the Land Records of Harford County, Maryland, in Liber C.G.H. 1960, folio 573, thence leaving said point and running in, over and through the lands of the herein grantor, and binding reversely on a part of the seventh or North 32°42" West 2265.78 foot line of the Annex Petition Resolution Number 273, Charter Amendment Number 33, and recorded in said Land Records in Liber H.D.C. 01, page 113, with all courses contained herein referred to the Maryland Coordinate System NAD83 Datum, as now surveyed by George William Stephens, Jr. and Associates, the three following courses:

1. South 41°17'05" East 713.83 feet to a point intersecting the right of way line of the National Railroad Passenger Corporation (175 feet wide), thence leaving said right of way line and binding on the third and fourth lines of said deed;
2. North 57°55'01" West 703.02 feet;
3. North 37°24'41" East 205.21 feet to the place of beginning,

Containing 1.649 acres of land, more or less.

Being a portion of a parcel of land, designated as Parcel One, conveyed by Crouse Construction Co., Inc., to FRP Old Philadelphia Road, LLC., by a deed dated November 23, 2020 and recorded in the Land Records of Harford County, Maryland, in Liber J.J.R. 14379, folio 178.

A Licensed Surveyor in the State of Maryland was in responsible charge over the preparation and surveying work reflected in this description and plat, all in compliance with the requirements set forth in Title 09.13.06.12 Regulations.

1-888-297-2340 • 410-297-2340 • FAX 410-297-2345

gwstephens.com

E:\Active Correspondence\B20-018 FRP - 999-1041 Old Philadelphia Rd\Annexation\GWS_Parcel B Annexation Description.doc

APPENDIX C

DEVELOPMENT CODE

235 Attachment 1

City of Aberdeen

Appendix A

Table of Use Regulations

[Amended 8-27-2018 by Ord. No. 18-O-27; 5-6-2019 by Ord. No. 19-O-06; 7-8-2019 by Ord. No. 19-O-10]

Key to Table:

P	Permitted use
SE	Use subject to special exception from the Board of Appeals
--	Not permitted
2 nd floor	Permitted on second floor and above
T-5	Only permitted in TOD-C
SFD	Single-family dwelling

Use	Zoning District									
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	IBD	TOD
Residential										
Age-restricted housing	SE	SE	P	P	P	--	--	--	P	P
Apartment accessory to commercial use	--	--	--	P	P	P	--	--	P	P
Apartment accessory to primary residence	SE	P	P	--	--	--	--	--	P	P
Assisted living facility	--	SE	P	P	P	--	--	--	P	P
Continuing care facility	--	--	P	P	P	--	--	--	P	SE
Day care (family)	P	P	P	P	P	--	--	--	P	P
Dwelling, accessory apartment	--	P	P	P	P	--	--	--	P	P
Dwelling, conversion of SFD to 2-family	--	P	P	SE	SE	--	--	--	P	--
Dwelling, detached, single-family	P	P	P	P	P	--	--	--	P	--
Dwelling, duplex	--	P	P	--	--	--	--	--	P	--
Dwelling, garden apartment	--	--	P	P	P	P	--	--	P	P
Dwelling, high-rise apartment	--	--	P	P	P	P	--	--	P	P
Dwelling, mid-rise apartment	--	--	P	P	P	P	--	--	P	P
Dwelling, modular	P	P	P	P	P	--	--	--	P	--
Dwelling, multifamily, conversion of SFD to multifamily	--	--	P	--	--	--	--	--	P	--
Dwelling, temporary emergency	SE	SE	SE	SE	SE	--	--	--	SE	--
Dwelling, townhouse	--	--	P	--	--	--	--	--	P	P
Halfway house	--	--	SE	SE	SE	--	--	--	--	--
Live work unit	--	--	--	--	--	--	--	--	--	P
Mobile home park	--	--	SE	--	--	--	--	--	--	--
Personal care home	--	--	P	P	P	--	--	--	--	--
Retirement community	--	--	P	--	--	--	--	--	P	--
Commercial										
Adult bookstore or adult entertainment center	--	--	--	--	--	--	--	--	--	--
Agriculture machinery, sales and service	--	--	--	--	--	P	P	--	--	--

Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road

ABERDEEN CODE

Use	Zoning District									
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	IBD	TOD
Athletic facilities or clubs (indoor)	--	--	--	P	P	P	P	SE	P	P
Auction house	--	--	--	--	--	SE	P	--	--	--
Automobile or boat sales/rental	--	--	--	--	--	P	--	--	--	P
Automobile carwash	--	--	--	--	--	P	--	--	--	--
Automobile repair shop	--	--	--	--	P	P	P	SE	--	--
Banks with or without drive-through facilities	--	--	--	P	P	P	P	P	P	P
Banquet facility	--	--	--	--	--	P	--	--	P	P
Body-piercing service	--	--	--	--	P	P	--	--	--	--
Brewery, microbrewery, distillery and winery	--	--	--	--	P	P	P	--	P	P
Brewpubs	--	--	--	--	P	P	P	--	P	P
Business service	--	--	--	P	P	P	P	P	P	P
Bus station, train station, taxi depot, and transit center	--	--	--	P	P	P	P	P	--	P
Catering services	--	--	--	P	P	P	P	--	P	P
Cemetery	--	--	--	SE	SE	SE	--	--	--	--
Coliseums, stadiums, and accessory dormitory	--	--	--	--	--	P	P	--	P	--
Commercial amusement, entertainment, recreation facilities, and sports camps	--	--	--	--	SE	P	P	--	P	P
Communication tower or monopole	--	--	--	--	--	SE	SE	SE	SE	SE
Conference center	--	--	--	--	--	P	--	--	P	P
Construction services and supplies	--	--	--	--	--	P	P	P	--	--
Convenience retail establishment with accessory fuel pumps	--	--	--	--	P	P	P	SE	P	P
Day-care center (group)	--	--	--	P	P	P	P	P	P	P
Day spa	--	--	--	--	P	P	--	--	P	P
Dormitory	--	--	--	--	--	P	P	--	P	--
Food trucks (with peddler's and solicitor's license under § 417-6)	--	--	--	P	P	P	P	P	P	P
Fortune telling	--	--	--	--	--	--	SE	--	--	--
Fuel storage facility	--	--	--	--	--	--	SE	SE	--	--
Funeral home	--	--	--	--	P	P	--	--	--	T-5
Gourmet food establishment	--	--	--	P	P	P	--	--	P	P
Greenhouse/nursery	--	--	--	--	P	P	P	--	--	--
Heliport	--	--	--	--	--	--	P	P	--	--
Helistop	--	--	--	--	--	P	P	P	--	--
Hotel	--	--	--	--	--	P	--	--	P	P
Hotel, full-service	--	--	--	--	--	P	--	--	P	P
Junkyard	--	--	--	--	--	--	--	--	--	--
Liquor store	--	--	--	P	P	P	--	--	--	P
Kennel	--	--	--	--	--	P	--	--	--	--
Massage services	--	--	--	--	--	--	--	--	--	--
Medical cannabis dispensary	--	--	--	--	--	--	P	--	--	--
Medical cannabis grower	--	--	--	--	--	P	P	--	--	--

DEVELOPMENT CODE

Use	Zoning District									
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	IBD	TOD
Medical cannabis processor	--	--	--	--	--	P	P	--	--	--
Medical services	--	--	--	P	P	P	--	--	SE	SE
Mobile home sales office	--	--	--	--	--	P	--	--	--	--
Motel	--	--	--	--	--	P	--	--	--	P
Motor vehicle painting and bodywork	--	--	--	--	--	P	P	--	--	--
Movie theater	--	--	--	--	--	P	--	--	P	P
Office building	--	--	--	P	P	P	P	P	P	P
Open-air market (farm and craft markets; produce market)	--	--	--	--	P	P	--	--	P	P
Personal services	--	--	--	P	P	P	SE	SE	P	P
Pet store	--	--	--	--	P	P	--	--	P	P
Pharmacy with or without drive-through	--	--	--	--	--	P	--	--	P	P
Professional services	--	--	--	P	P	P	P	P	P	P
Radio and television station	--	--	--	--	--	P	P	P	SE	SE
Restaurant	--	--	--	P	P	P	P	--	P	P
Restaurant with drive-through	--	--	--	--	P	P	SE	--	P	--
Retail, commercial stores	--	--	--	P	P	P	P	--	P	P
Sand and gravel pits	--	--	--	--	--	--	--	--	--	--
Shopping center	--	--	--	--	--	P	--	--	P	--
Specialty store or shop	--	--	--	P	P	P	--	--	P	P
Supermarket	--	--	--	--	P	P	SE	SE	--	P
Tattoo parlor	--	--	--	--	P	P	--	--	--	--
Truck repair or truck service station	--	--	--	--	--	--	P	P	--	--
Truck terminal	--	--	--	--	--	--	P	P	--	--
Veterinary clinics	--	--	--	--	P	P	--	--	P	--
Warehouse establishments	--	--	--	--	--	--	P	P	--	--
Wholesale establishments	--	--	--	--	--	--	P	P	--	--
Industrial										
Apparel and other textile products manufacturing	--	--	--	--	--	--	--	P	--	--
Asphalt and concrete batching plant	--	--	--	--	--	--	P	--	--	--
Biological products manufacturing	--	--	--	--	--	--	--	P	--	--
Compost facility	--	--	--	--	--	--	SE	--	--	--
Electrical and electronic equipment	--	--	--	--	--	--	P	P	--	--
Food products manufacturing	--	--	--	--	--	--	P	P	--	--
Furniture and fixtures manufacturing	--	--	--	--	--	--	P	P	--	--
Instruments and related products manufacturing	--	--	--	--	--	--	P	P	--	--
Leather and leather products manufacturing	--	--	--	--	--	--	--	--	--	--
Lumber, wood, and paper products manufacturing and	--	--	--	--	--	--	--	--	--	--

ABERDEEN CODE

Use	Zoning District									
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	M-2	IBD	TOD
sawmill										
Machinery manufacturing	--	--	--	--	--	--	--	P	--	--
Medicinal and chemicals manufacturing	--	--	--	--	--	--	SE	SE	--	--
Office machine manufacturing	--	--	--	--	--	--	P	P	--	--
Petroleum and coal products	--	--	--	--	--	--	--	--	--	--
Pharmaceutical preparation manufacturing	--	--	--	--	--	--	P	P	--	--
Printing and publishing	--	--	--	--	--	P	P	P	--	--
Recycling facility	--	--	--	--	--	--	SE	SE	--	--
Sanitary landfill	--	--	--	--	--	--	--	--	--	--
Stone, clay, and glass products manufacturing	--	--	--	--	--	--	--	--	--	--
Textile mill	--	--	--	--	--	--	--	--	--	--
Transportation equipment manufacturing	--	--	--	--	--	--	--	SE	--	--
Welding and metal fabrication	--	--	--	--	--	--	P	--	--	--
Institutional										
Art galleries	--	--	--	P	P	P	--	--	P	P
Auditorium/lecture halls/convention centers	--	--	--	--	--	P	P	P	P	P
Colleges and universities	--	--	--	--	P	P	--	--	P	P
Community center	--	--	P	P	P	P	--	--	P	P
Fraternal clubs	--	--	--	SE	P	P	P	P	--	P
Generating or treatment plants, pumping or regulator stations, substations, and transmission lines utilizing multi-legged structures	--	--	--	--	--	--	P	P	--	--
Hospital	--	--	--	--	--	P	P	--	--	P
Library	--	--	--	P	P	P	--	--	P	P
Museum	--	--	--	P	P	P	--	--	P	P
Places of religious worship and affiliated schools	P	P	P	P	--	P	--	--	--	2nd floor
Public or governmental buildings	SE	SE	SE	SE	P	P	P	P	SE	P
Public utilities	P	P	P	P	P	P	P	P	P	P
Schools	P	P	P	P	--	P	--	--	P	P
Social clubs	--	--	--	--	P	P	P	--	--	P
Trade and vocational schools	--	--	--	--	--	P	SE	SE	P	P
Temporary Use										
Animal show	--	--	--	--	P	P	P	P	P	P
Carnival	--	--	--	--	--	P	P	P	P	--
Circus	--	--	--	--	P	P	P	P	P	--
Craft show	--	--	--	P	P	P	P	P	P	P
Fair	--	--	--	P	P	P	P	P	P	P
Flea market	--	--	--	P	P	P	P	P	P	P

Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road

Harford County Zoning Code	USE CLASSIFICATION	ZONING DISTRICTS																PERMITTED USE CHARTS
		AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO	
	Adult book stores, adult entertainment centers												P					
	Agricultural public events	P																
	Agricultural resource center	SE																
	Arenas and stadiums											SE	SE	SE	SE			
	Carnivals, circuses, concerts & public events (excluding religious activities)	T							T	T	T	T	T	T	T	T		
	Club, private										P	P	P					
	Club, recreational	SE	SE	SE	SE	SE	SE					P	P	P		SE		
	Commercial amusement and recreation						P			P		P	P	P	P		P	
	Fairgrounds, racetracks, and theme parks	SE											SE	SE	SE			
	Golf driving ranges and miniature golf courses	SE								SE			P	P				
	Gymnasiums and health clubs									P	P	P	P	P	P	P	P	
	Marinas, boat launching, storage and repair	SE	SE	SE	SE	SE	SE				SE	SE	P	P	SE	P		
	Motor vehicle recreation, ATV and go-cart tracks	SE														SE		
	Nightclubs, lounges, bars and taverns									P			P	P			P	
	Noncompetitive recreational amusement cars													P				
	Private parties and receptions	SD																
	Riding stables, commercial or club (except accessory uses)	SD/SE											P	P				
	Shooting ranges, indoor	SE											P	P				
	Theaters, indoor	SE								P		P	P	P			P	
	Theaters, outdoor	SE								P			P	P			P	
	Trap, skeet, rifle and archery ranges, outdoor	SE												SE		SE		

Harford County Zoning Code	USE CLASSIFICATION	ZONING DISTRICTS																PERMITTED USE CHARTS
		AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO	
	Ammunition (SIC-3482 and 3483)														SE	SE		
	Apparel and other textile products (SIC-23)													P		P		
	Asbestos products (SIC-3292)															SE		
	Bakery products (SIC-205)	P										P	P	P	P			
	Biological products (SIC-2831)												SE	SE	SE	P		
	Biomedical laboratories												P	P	P	P		
	Blast furnace (SIC-3312)															P		
	Boat building and repairing (SIC-3732)													P		P		
	Bottled and canned soft drinks (SIC-2086)													P	P	P		
	Brewery, Production													P	P	P		
	Chemicals and allied products (SIC-28), unless otherwise listed															P		
	Communication equipment (SIC-366)													P	P	P	P	
	Concrete and asphalt manufacturing															P		
	Construction and related equipment (SIC-353)															P		
	Custom made wood household furniture	SD												P		P		
	Dairy products (SIC-202)	P												P	P	P		
	Distillery, Full													P	P	P		
	Electric and electronic equip. (SIC-36), unless otherwise listed													P	P	P	P	
	Electrometallurgical products (SIC-3313)													P	P	P		
	Electronic components and accessories (SIC-367)													P	P	P	P	
	Engines and turbines (SIC-351)															P		

Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road

Harford County Zoning Code	USE CLASSIFICATION		ZONING DISTRICTS														PERMITTED USE CHARTS
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO	
														P	P	P	
																P	
													P	P	P		
	SD															P	
	SD												P		P		
													P	P	P		
													P	P	P		
													P	P	P		
													P	P	P		
	SE											P	P	P	P	P	
	SD												P		P		
	SD												P	P	P		
													P	P	P		
													P	P	P		
													P	P	P		
																	P
																	SE

Harford County Zoning Code	USE CLASSIFICATION		ZONING DISTRICTS														PERMITTED USE CHARTS
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO	
	SD															P	
													P		P		
												P	P	P	P		
													P	P	P	P	
															P		
													P	P	P		
															P		
													P	P	P		
													P	P	P		
													P	P	P		
													P	P	P		
													P		P		
	SE															SE	
													P	P	P	P	

Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road

Harford County Zoning Code	USE CLASSIFICATION		ZONING DISTRICTS														PERMITTED USE CHARTS	
	INDUSTRIAL		AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI		GI
	Ordnance and accessories (SIC-348)															SE	P	
	Paper and allied products (SIC-26), unless otherwise listed																SE	
	Paper bond containers and boxes (SIC-265)														P	P	P	
	Perfumes, cosmetics and other toilet preparations (SIC-2844)														P	P	P	
	Petroleum and coal products (SIC-29), unless otherwise listed														P		P	
	Petroleum refining (SIC-291)																SE	
	Pharmaceutical preparation (SIC-2834)														P	P	P	P
	Preserved fruits and vegetables (SIC-203)	P													P	P	P	
	Primary metal industries (SIC-33), unless otherwise listed														P		P	
	Primary smelting and refining (SIC-333)																P	
	Printing and publishing (SIC-27), unless otherwise listed													P	P	P	P	
	Reclaimed rubber (SIC-3031)																P	
	Recycling Center																P	
	Rubber & misc. plastic products (SIC-30), unless otherwise listed														P	P	P	
	Secondary smelting and refining (SIC-334)																P	
	Stone, clay and glass products (SIC-32), unless otherwise listed	SD														P	P	

Harford County Zoning Code	USE CLASSIFICATION		ZONING DISTRICTS														PERMITTED USE CHARTS	
	INDUSTRIAL		AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI		GI
	Textile mill products (SIC-22)														P		P	
	Tires and inner tubes (SIC-301)																P	
	Tobacco manufacturers (SIC-21)														P		P	
	Transportation equipment (SIC-37)																P	
	Wood containers (SIC-244)	SD													P		P	
	Wood kitchen cabinets (SIC-2434)	SD													P		P	
	Wood products (SIC-2499)	SD													P		P	

Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
INSTITUTIONAL																
Animal Shelters	SD										SD	SD	SD			
Cemeteries, memorial gardens and crematories	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE		
Club, non-profit	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	P	P		P
Community centers or assembly halls	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	P	P		P
Day-care centers	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	SE	SE	SE	P
Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fire stations with fire station assembly hall	P	SE	SE	SE	SE	SE		SE	P	P	P	P	P	P		P
Hospitals				SE	SE	SE				P	P	P	P	P		P
Houses of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Mixed Use Centers						SD				SD	SD	SD	SD	SD	SD	
Parks; recreation areas, centers and facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Planned Employment Centers						SD(1)						SD(1)	SD(1)	SD(1)	SD(1)	
Prisons												P	P			
Schools, colleges, and universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P		P

Hartford County Zoning Code

PERMITTED USE CHARTS

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
MOTOR VEHICLE AND RELATED SERVICES																
Car wash											P	P	P			
Commercial vehicle and equipment (storage)	SE											P	P		P	
Commercial vehicle construction and industrial equipment sales and service												P	P		P	
Commercial or construction vehicle and equipment storage	SD															
Farm vehicles and equipment sales and service	SE								P			P	P		P	
Farm vehicles and equipment storage, service, and repair	SD															
Motor vehicle filling and service stations									P		P	P	P			P
Motor vehicle repair shops	SE								P	SE	P	P	P		P	
Motor vehicle rental and leasing									P			P	P			P
Motor vehicle sales and service									P			P	P			
Salvage and junk yards															SE	
School buses, storage	SD											P	P		P	
Towing business and storage facility												P	P			

Hartford County Zoning Code

PERMITTED USE CHARTS

Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
NATURAL RESOURCES																
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture product processing or agricultural research laboratories	P												P	P	P	
Farm brewery	SD															
Firewood processing and distribution	SE											SE	P		P	
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses and nurseries, commercial	P								P		P	P	P		P	
Mineral extraction and processing	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	P		P	
Mulch processing, storage and sales	SE												P		P	
Sawmills	SE											SE	P		P	
Wildlife refuge	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Harford County Zoning Code

PERMITTED USE CHARTS

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RESIDENTIAL: Conservation Development																
Single family detached dwellings	SD															

Harford County Zoning Code

PERMITTED USE CHARTS

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RESIDENTIAL: Conventional Development																
Duplex dwellings						P	P	P	P	P	P	P				
Garden apartment dwellings						SD	P(2)					SD				P
High-rise apartment dwellings												SE				
Lot-line dwellings						P		P				P(3)				
Mid-rise apartment dwellings						SD						SD				P
Mixed Use Centers						SD				SD	SD	SD	SD	SD	SD	
Mobile home parks																
Mobile home subdivisions					SD	SD										
Mobile homes	P				SE	SE		SE	SE	SE	SE	SE				
Multiplex dwellings												P(3)				
Patio/court/atrium dwellings						P						P(3)				
Row duplex dwellings												P(3)				
Semi-detached dwellings						P	P	P	P	P	P	P				
Single Family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P				
Townhouse dwellings						P						P(3)				P
Traditional Neighborhood Developments			SD(1)	SD(1)	SD(1)	SD(1)										

Harford County Zoning Code

PERMITTED USE CHARTS

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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RESIDENTIAL: Conventional with Open Space																
Carriage court units					SD	SD										
Cluster townhouse dwellings				SD	SD	SD										
Duplex dwellings				SD	SD	SD										
Garden apartment dwellings					SD	SD										
High-rise apartment dwellings						SE										
Lot-line dwellings				SD	SD	SD										
Mid-rise apartment dwellings						SD										
Mobile home subdivisions					SD	SD										
Mobile homes					SE	SE										
Multiplex dwellings				SD	SD	SD										
Patio/court/atrium dwellings				SD	SD	SD										
Row duplex dwellings					SD	SD										
Semi-detached dwellings				SD	SD	SD										
Single family detached dwellings			SD	SD	SD	SD										
Townhouse dwellings				SD	SD	SD										

Harford County Zoning Code

PERMITTED USE CHARTS

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RESIDENTIAL: Planned Residential Development																
Carriage court units					SD	SD										
Cluster townhouse dwellings					SD	SD										
Continuing Care Retirement Community			SD	SD	SD	SD							SD			
Duplex dwellings					SD	SD										
Garden apartment dwellings					SD	SD										
High-rise apartment dwellings						SE										
Housing for the elderly				SD	SD	SD					SD	SD	SD			
Lot-line dwellings					SD	SD										
Mid-rise apartment dwellings					SD	SD										
Mobile home subdivisions					SD	SD										
Mobile home parks					SD	SD										
Mobile homes					SE	SE										
Multiplex dwellings					SD	SD										
Patio/court/atrium dwellings					SD	SD										
Row duplex dwellings					SD	SD										
Semi-detached dwellings					SD	SD										
Single Family detached dwellings					SD	SD										
Townhouse dwellings					SD	SD										

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PERMITTED USE CHARTS

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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RESIDENTIAL: Transient Housing																
Boarding home for sheltered care													P	P		P
Camps, retreats, recreation vehicle parks	SE											P				
Accessory dwelling units (ADU)	T	T	T	T	T	T	T	T								
Country inns, tourist homes and resorts	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P				P
Group home for sheltered care	SE	SE	SE	SE	SE	SE	SE	SE				P	P		P	
Hotels and motels											P	P	P	P	P	P
Lodging houses, or Lodging houses with Conference centers									P		P	P	P	P	P	P
Nursing homes and Assisted living facilities	SE	SE	SE	SE SD(3)	P	P	P	SE	SE	SE	P	P	SD(3)			P
Personal-care boarding homes	SE	SE	SE	SE	SE	SE	SE	SE	SE			P				
Mixed Use Center						SD				SD	SD	SD	SD	SD	SD	
Traditional Neighborhood Development			SD(1)	SD(1)	SD(1)	SD(1)										

Harford County Zoning Code

PERMITTED USE CHARTS

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
RETAIL TRADE																
Agricultural retail	P						SE		P	P	P	P	P			P
Antique shops, art galleries and museums	SE						SD		P	P	P	P	P			P
Auction houses, animal and agricultural related products	SD/SE								SE			SE	P		P	
Auction houses, non agricultural related	SD								P		P	P	P		P	
Christmas tree sales	T	T	T	T	T	T		T	T	T	T	T	T		T	
Convenience goods stores						SD			P	P	P	P	P			P
Farm Market, Private	SD															
Farmers co-ops	P								P	P	P	P	P		P	
Feed and grain mills	P								P				P		P	
Feed and grain - storage and sales	SD								P							
General merchandise stores												P	P			
Hawkers and peddlers									T		T	T	T			
Integrated Community Shopping Centers (ICSC)											SD	SD	SD			
Liquor stores									P		P	P	P			P
Mixed Use Center						SD				SD	SD	SD	SD	SD	SD	
Shopping centers										P	P	P	P			
Shoppers merchandise stores							SD(4)		P		P	P	P			P
Specialty shop							SD		P	P	P	P	P			P

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PERMITTED USE CHARTS

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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
Blacksmiths	P								P			P	P		P	
Brewery, Micro											P	P	P		P	P
Brewery, Pub	SD								SE	SE	P	P	P			P
Business services, including commercial schools							SD		P	P	P	P	P	P		P
Carpet and rug cleaning service									P		P	P	P	P	P	
Construction services and suppliers	SE								SE			P	P	P	P	
Corporate offices												P	P	P	P	P
Corporate Office Parks (COPS)													SD	SD		
Distillery, Limited											P	P	P			P
Financial, insurance and real estate services							SD		P	P	P	P	P	P		P
Fortune telling											P	P				
Funeral homes and mortuaries	SE								P	P	P	P	P			
Health services and medical clinics							SE		P	P	P	P	P	P		P
Kennels	SE										P	P	P			
Lawn and landscaping services	SE								SE		P	P	P			
Mixed Use Center						SD				SD	SD	SD	SD	SD	SD	
Personal services, excluding tattoo parlors						SD	SD	SE	P	P	P	P	P			P
Pet grooming	SE								P	P	P	P	P			
Planned Employment Center						SD(1)						SD(1)	SD(1)	SD(1)	SD(1)	
Professional services						SD	SD	SE	P	P	P	P	P		P	P
Restaurants	SD					SD			SE	SE	P	P	P			P
Restaurants, take-out									P	P	P	P	P			P
Small engine repair	SE								P		P	P	P			
Tattoo parlors											P	P				
Veterinary clinics or hospitals	SE								P		P	P	P			
Veterinary practice, large animals	SD/SE															

PERMITTED USE CHARTS

Harford County Zoning Code

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
TRANSPORTATION, COMMUNICATION & UTILITIES (TCU)																
Aircraft landing and storage, private	SE												SE	SE	SE	
Airports, general aviation	SE												SE	SE	SE	
Ambulance services, commercial									P			P	P		P	
Bus depots												P	P			
Communication and broadcasting stations	SE								P		P	P	P	P		P
Communication and broadcasting towers	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P	P	P	P	P
Freight terminals												P	P		P	
Helistops	P												P	P	P	
Highway maintenance facilities	P								P			P	P	P	P	
Limousine Services									P		P	P	P			
Power and regeneration plants															P	
Public utility facilities, sanitary landfills and sewage treatment plants	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Rubble Landfills	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sewage pumping stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solid waste transfer stations	P											P	P		P	
Taxi stands									P			P	P			
Train stations											P	P	P	P	P	
Truck stops or terminals												P	P		P	

PERMITTED USE CHARTS

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USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	C1	LI	G1	MO
Warehousing, wholesaling & processing																
Abattoirs, slaughterhouses	SE												P		P	
Bottling plants												P	P	P	P	
Creamery, cold storage	P								P		P	P	P		P	
Industrial laundries and dry cleaning												P	P		P	
Petroleum and gas products, sales or underground storage not to exceed 25,000 gallons' capacity												SE	P		P	
Petroleum and gas products, storage above ground and underground in excess of 25,000 gallons' capacity															SE	
Warehousing and wholesaling, processing, distribution and local delivery									P			P	P	P	P	
Mini-warehousing									P			P	P			

Harford County Zoning Code

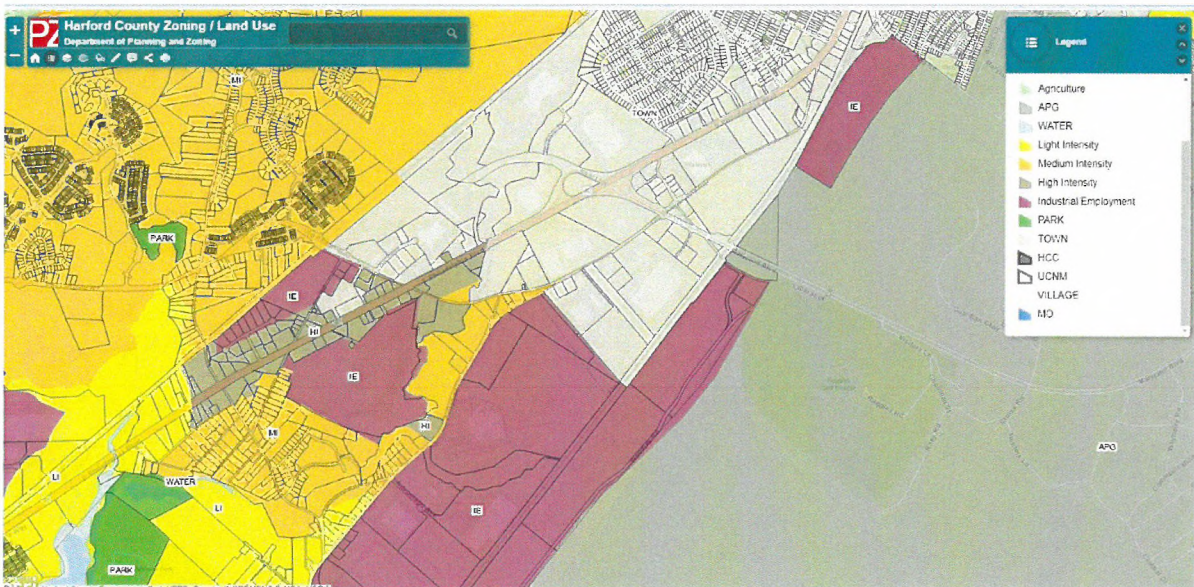
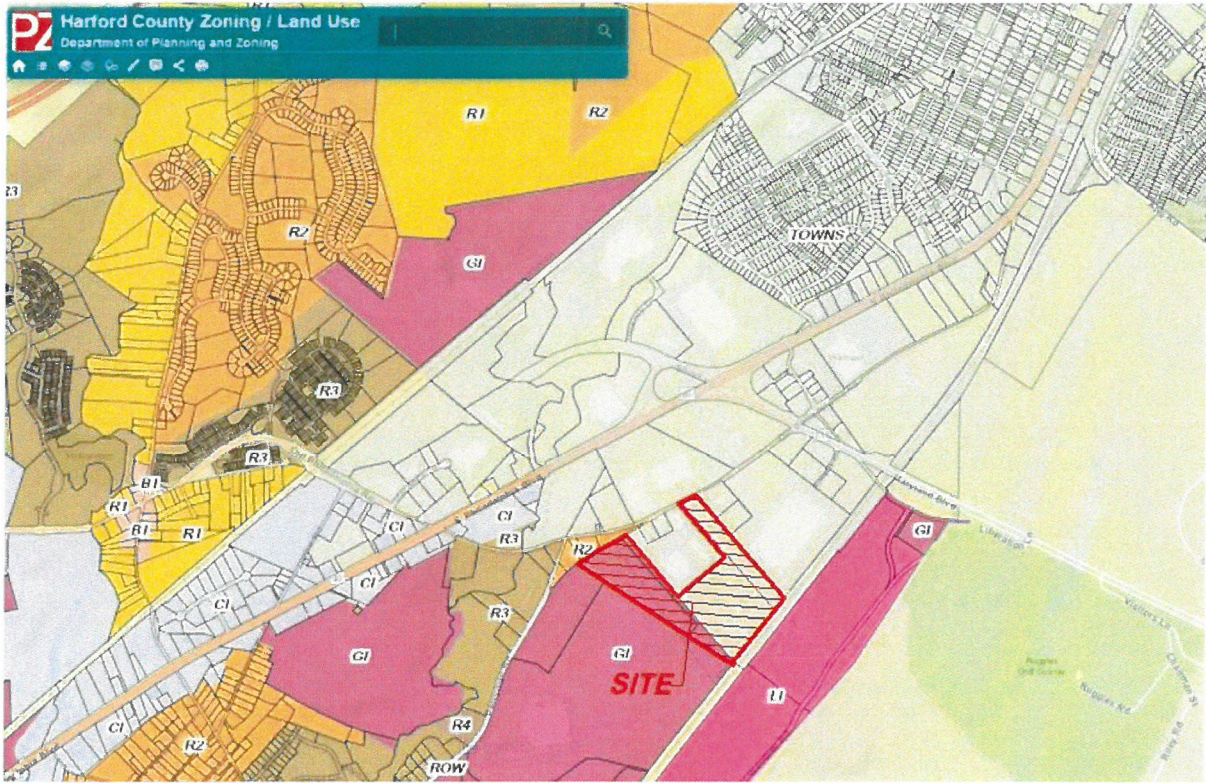
PERMITTED USE CHARTS

(1) indicates permitted in the Edgewood Neighborhood Overlay District only.
 (2) RO - maximum of 4 units.
 (3) indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.
 (5) indicates that only apparel and accessories and communication equipment sales and service are permitted as shoppers merchandise stores within the MO district.

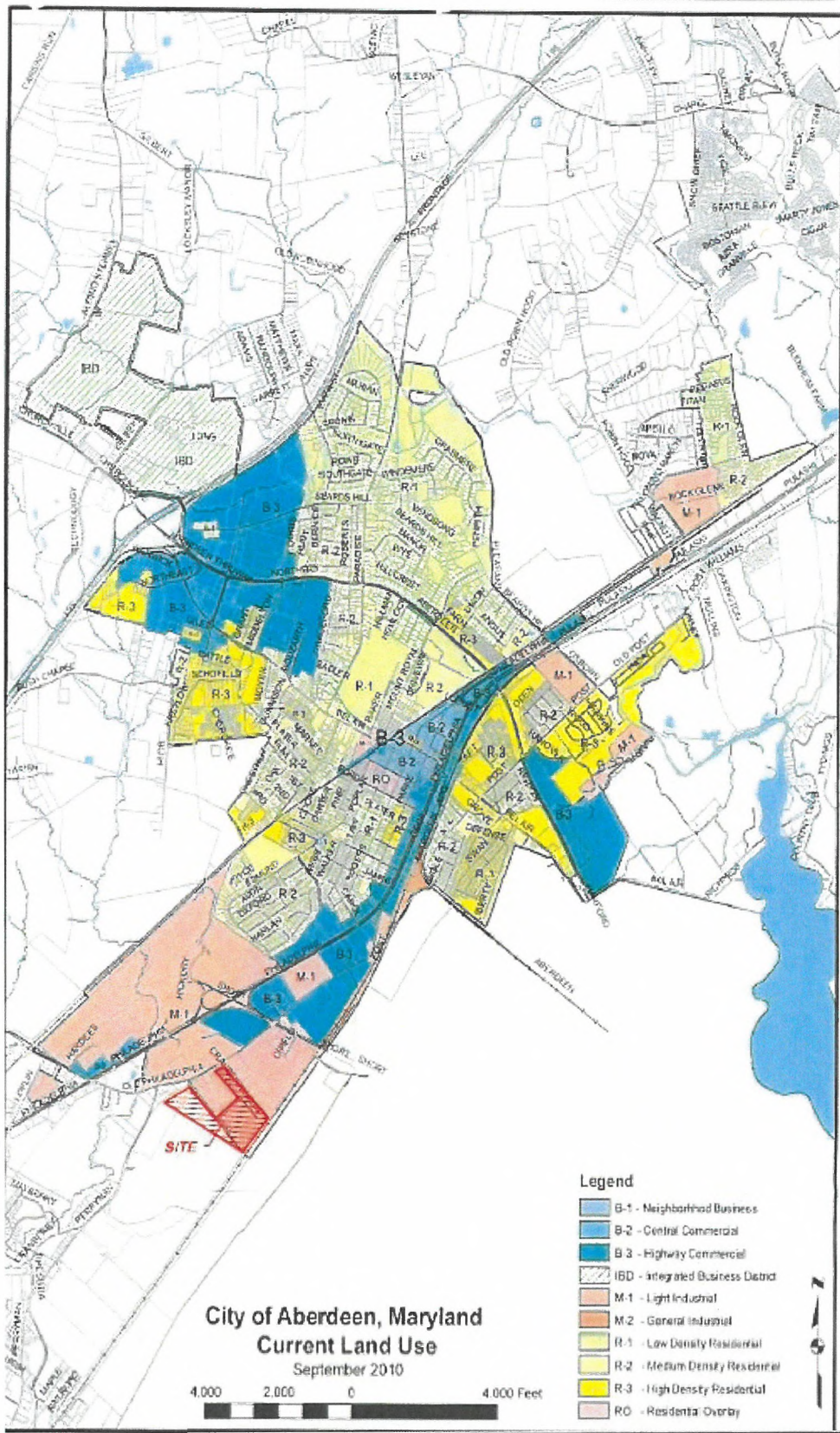
KEY:	
"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
"SE*"	indicates permitted subject to special-exception regulations, pursuant to Article XI.

APPENDIX D

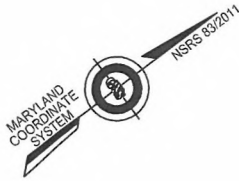
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 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road



Petition for Annexation - Supporting Documents
 CRANBERRY RUN BUSINESS CENTER – PHASE II
 999-1041 Old Philadelphia Road



POCKET FOLDER



EX. CORPORATE LIMITS CITY OF ABERDEEN
RESOLUTION # 273

FRP CRANBERRY RUN, LLC
DEED: L.13159 F.112
PLAT BOOK C.G.H. 53, P.103
TM0058 P.0142

LOT 3
THE CLOROX INTERNATIONAL COMPANY
DEED: C.G.H.12105 F.348
PLAT REF.: P.B. J.J.R. 202 P.75
TM0058 P.0502

LAND OF
FRP OLD PHILADELPHIA ROAD, LLC
DEED: J.J.R. 14379, F.178-
PARCEL FOUR
TM0058 P.0252

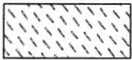
GWS PIN
AND CAP
FOUND

N 48°32'33" E
50.00'

PARCEL B
TOTAL AREA TO BE ANNEXED
1.649 AC.±

LAND OF
FRP OLD PHILADELPHIA ROAD, LLC
DEED: J.J.H. 14379, F.178-PARCEL ONE
TM0058 P.0265

FRP OLD PHILADELPHIA ROAD, LLC
DEED: J.J.H. 14379, F.178- PARCEL THREE
TM0058 P.0072



PARCEL TO BE ANNEXED

N 37°24'41" E
205.21'

N 57°55'01" W 703.02'
S 41°17'05" E 713.83'
CORPORATE LIMITS CITY OF ABERDEEN

S 41°17'05" E 453.99'

S 41°17'05" E 1157.95'

S 37°22'54" W
51.00'

175' RIGHT OF WAY
NATIONAL RAILROAD PASSENGER CORPORATION
DEED: L.1081 F.40

EXHIBIT B

PROJECT No:	12028-2
DATE:	01-22-2021
SCALE:	1" = 200'
DRAWN:	SS
CHECKED:	JHH

ANNEXATION EXHIBIT PLAT "PARCEL B"
LAND OF
FRP OLD PHILADELPHIA ROAD, LLC
ELECTION DISTRICT TWO
HARFORD COUNTY, MARYLAND



GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.

ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION
4692 MILLENNIUM DRIVE, SUITE 100
WATERS EDGE CORPORATE CAMPUS
BELCAMP, MARYLAND 21017
Ph: (410) 297-2340
<http://www.gwstephens.com>



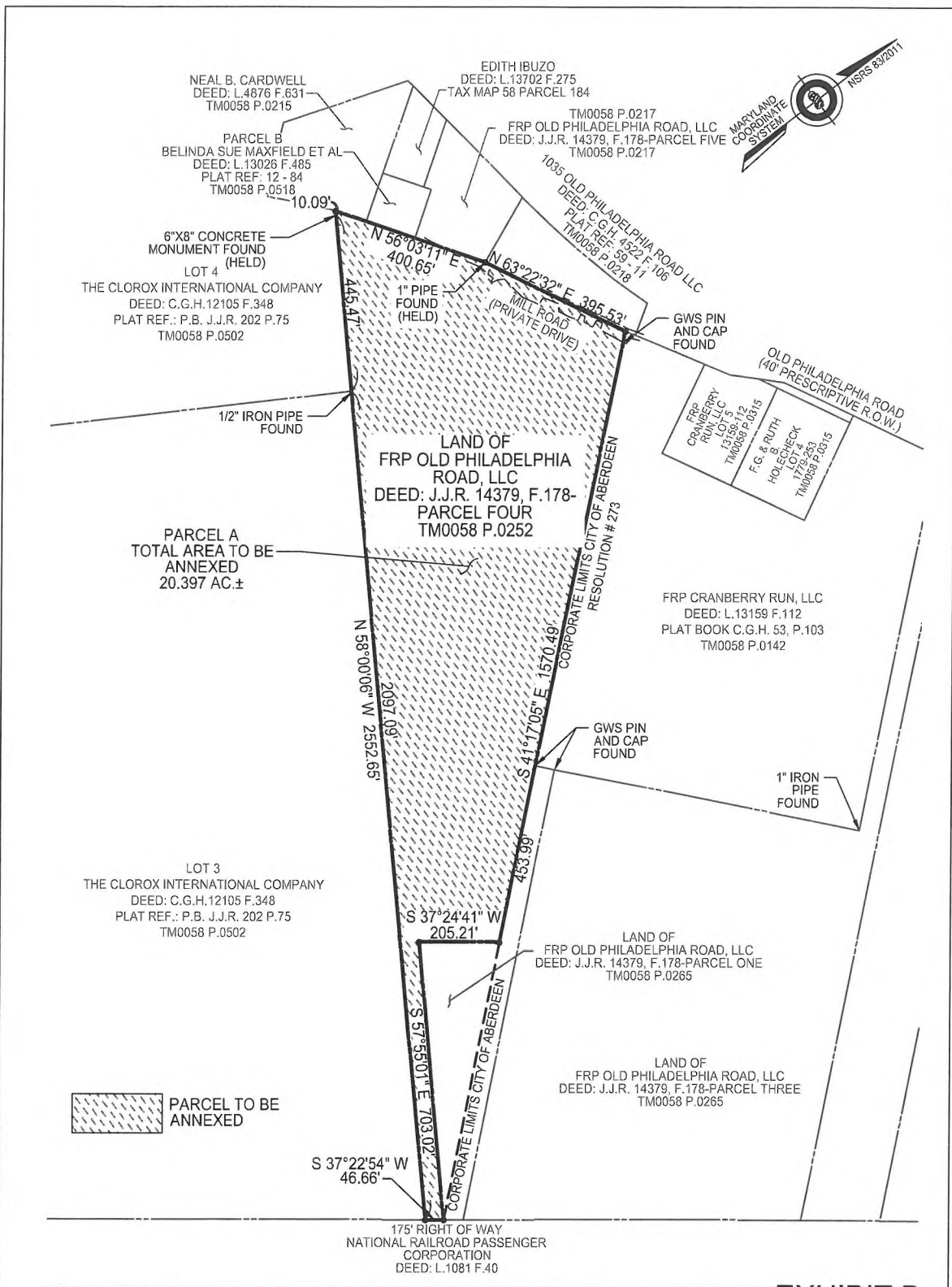


EXHIBIT B

PROJECT No: 12028-2 DATE: 01-22-2021 SCALE: 1" = 300' DRAWN: SS CHECKED: JHH	ANNEXATION EXHIBIT PLAT "PARCEL A" LAND OF FRP OLD PHILADELPHIA ROAD, LLC ELECTION DISTRICT TWO HARFORD COUNTY, MARYLAND	
	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION 4692 MILLENNIUM DRIVE, SUITE 100 WATERS EDGE CORPORATE CAMPUS BELCAMP, MARYLAND 21017 Ph: (410) 297-2340 http://www.gwstephens.com Fax: (410) 297-2345	



921 OLD PHILADELPHIA ROAD, LLC
DEED: 4122-404
TM0058 P.0075

BALTIMORE GAS & ELECTRIC CO.
DEED: 917-1048
TM0058 P.0228

913 OLD PHILADELPHIA ROAD, LLC
PB C.G.H. III 66-77
TM0058 P.0241

FRP OLD PHILADELPHIA ROAD, LLC
DEED: J.J.R. 14379, F.178- PARCEL TWO
TM0058 P.0431

OLD PHILADELPHIA ROAD
(40' PRESCRIPTIVE R.O.W.)

F.G. & RUTH B. HOLECHECK
LOT 4
1779-253
TM0058 P.0315

FRP CRANBERRY RUN, LLC
LOT 5
13159-112
TM0058 P.0315

FRP CRANBERRY RUN, LLC
DEED: L.13159 F.112
PLAT BOOK C.G.H. 53, P.103
TM0058 P.0142

FRP OLD PHILADELPHIA ROAD, LLC
DEED: J.J.R. 14379, F.178- PARCEL THREE
TM0058 P.0072



VICINITY MAP
SCALE: 1" = 2000'

EXISTING CORPORATE LIMITS CITY OF ABERDEEN
RESOLUTION # 273

CORPORATE LIMITS CITY OF ABERDEEN

FRP OLD PHILADELPHIA ROAD, LLC.
DEED: J.J.R. 14379, F. 178-PARCEL FOUR
TM0058 P.0252

FRP OLD PHILADELPHIA ROAD, LLC.
DEED: J.J.R. 14379 F.178
PARCEL ONE
TM0058 P.0265

FRP OLD PHILADELPHIA ROAD, LLC.
DEED: J.J.R. 14379, F.178-
PARCEL FIVE
TM0058 P.0217

1035 OLD PHILADELPHIA ROAD, LLC
DEED: C.G.H. 522 F.106
PB C.G.H. 522 F.106
TM0058 P.0217

PARCEL A
20.397 AC.

PARCEL B
1.649 AC.

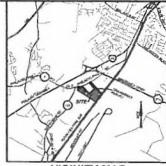
TM0058 P.0502
LOTS 3 & 4
THE CLOROX INTERNATIONAL COMPANY
DEED: C.G.H.12105 F.348
PLAT REF.: P.B.202 P.75

BELINDA SUE MAXFIELD
ET. AL.
PLAT REF.: P.B. 12 P.84
TM0058 P.0518

AREA TO BE ANNEXED
(PARCEL A & B)

175' RIGHT OF WAY CORPORATION
NATIONAL RAILROAD PASSENGER
DEED: L.1081 F.40

PROJECT No. 10038-2	EXHIBIT PROPERTY OF FRP OLD PHILADELPHIA ROAD, LLC ELECTION DISTRICT TWO HARFORD COUNTY, MARYLAND
DATE 01-23-2021	
SCALE 1" = 200'	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS & PLANNERS & SURVEYORS & TRANSPORTATION 100 BELLEVILLE AVE., SUITE 200 ANNE ARUNDEL COUNTY, MD 21028 TEL: 410-291-2346 FAX: 410-291-2348
DRAWN SS	
CHECKED JWH	
DATE JWH	



tabbles®

B

EXHIBIT

BLDG
 Baltimore Land Design Group, Inc.
 Consulting Engineers
 230 W. BELT ROAD, SUITE 200 • NEW FARMINGTON, MD 21111
 PHONE (410) 519-7100 • FAX (410) 519-7101 • WWW.BLDG-INC.COM

PROFESSIONAL CERTIFICATION
 I, DAVID R. BROWN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, NUMBER 17006, CERTIFY THAT I AM THE AUTHOR OF THE DESIGN AND PREPARED THIS DRAWING ON BEHALF OF BALTIMORE LAND DESIGN GROUP, INC., AND THAT I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.

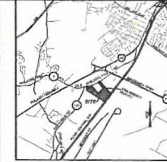
OWNER
 FRP OLD PHILADELPHIA
 ROAD, LLC
 34 LLOYDTON CIRCLE, SUITE 200
 SPRINGFIELD, MD 21152
 PHONE (410) 860-4536
 CONTACT: DAVID H. BICKELLERS II

DEVELOPER / APPLICANT
 FRP OLD PHILADELPHIA
 ROAD, LLC
 34 LLOYDTON CIRCLE, SUITE 200
 SPRINGFIELD, MD 21152
 PHONE (410) 860-4536
 CONTACT: DAVID H. BICKELLERS II

DATE	NO.	DESCRIPTION	REVISIONS	
			BY	CHK

ILLUSTRATIVE 'BIRDS EYE' AERIAL PHOTOGRAPHIC MAP
CRANBERRY RUN BUSINESS CENTER - PHASE II
 SHOWING THE PROPOSED PROJECT AREA
 HARFORD COUNTY, MARYLAND
 SCALE: 1:150
 PREPARED BY: [Name] DATE: FEBRUARY 2021

DRAWING NO.
C-8
 SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 500'

BLDG

Baltimore Land Design Group, Inc.

Consulting Engineers

200 WILMINGTON ROAD, SUITE 100 • DORTH HALL, MARYLAND 21051
PHONE: 410-271-7871 • FAX: 410-271-7872 • WWW.BLDG.COM

PROFESSIONAL CERTIFICATION

WE HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
CHECKED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. I AM NOT PROVIDING
ANY DESIGN OR CONSULTING SERVICES UNDER THE SEAL OF ANY OTHER
STATE OR JURISDICTION. MY EXPIRES DATE IS 12/31/2021.

OWNER

FRP OLD PHILADELPHIA
ROAD, LLC

34 LOVELTON CIRCLE, SUITE 200
SPRINGFIELD, MD 21152
PHONE: 410-262-2336
CONTACT: DAVID H. DEVELLERS II

DEVELOPER / APPLICANT

FRP OLD PHILADELPHIA
ROAD, LLC

34 LOVELTON CIRCLE, SUITE 200
SPRINGFIELD, MD 21152
PHONE: 410-262-2336
CONTACT: DAVID H. DEVELLERS II

DATE	NO.	DESCRIPTION	REVISIONS	
			BY	DATE

ILLUSTRATIVE AERIAL PHOTOGRAPHIC MAP
**CRANBERRY RUN
BUSINESS CENTER - PHASE II**

PREPARED BY: DAVID H. DEVELLERS II
CHECKED BY: DAVID H. DEVELLERS II
DATE: FEBRUARY, 2021

DRAWING NO.

C-7

NEW YORK COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTORAL DISTRICT: 05
DATE: FEBRUARY, 2021

SHEET 1 OF 1



- GENERAL NOTES**
1. A LICENSED SURVEYOR IN THE STATE OF MARYLAND WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION AND SURVEYING WORK REFLECTED IN THIS TOPOGRAPHIC SURVEY, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN TITLE 09 13.06 12 REGULATIONS.
 2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERRED TO THE MARYLAND STATE PLANE NAD 83/2011. THE VERTICAL DATUM IS NAVD 88 NGS MONUMENT - 295723 N. 609,184.34 E. 1,541,823.04 ELEV - 64.07
 3. FIELD LOCATIONS BY G.W. STEPHENS IN JULY, DECEMBER 2020.



- LEGEND**
- CURBWAY
 - UTILITY POLE
 - LIGHT POLE
 - ELEC. BOX
 - CLEANOUT
 - SAN MANHOLE
 - WATER VALVE
 - WELL
 - FIRE HYDRANT
 - SINGLE INLET
 - INLET - ROUND
 - ABERDEEN PUBLIC SANITARY
 - PRIVATE SANITARY
 - OVERHEAD ELEC.
 - STORMDRAIN
 - WATER

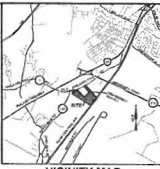
PROJECT NO: 12078-3	TOPOGRAPHIC SURVEY
DATE 12-23-2020	CRANBERRY BUSINESS PARK
SCALE 1"=100'	TAX MAP 58 PARCELS 72, 142, 217, 262, 265, AND 431
DRAWN SS	ABERDEEN, MARYLAND 21001
PAGE NO. 1	GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
	ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION
	400 W. LONGFORD E. SUITE 102
	1000 W. 222nd STREET, GREENBELT
	MONTGOMERY COUNTY, MARYLAND
	WWW.GWSA.COM

(c) A certification that each owner of real property, both within the area of the proposed annexation and contiguous to the annexation area, has either executed this Petition, or has been sent by certified mail and first class mail to the address listed in the assessment records, within 10 days prior to the filing of the Petition, a summary in a format provided by the City.

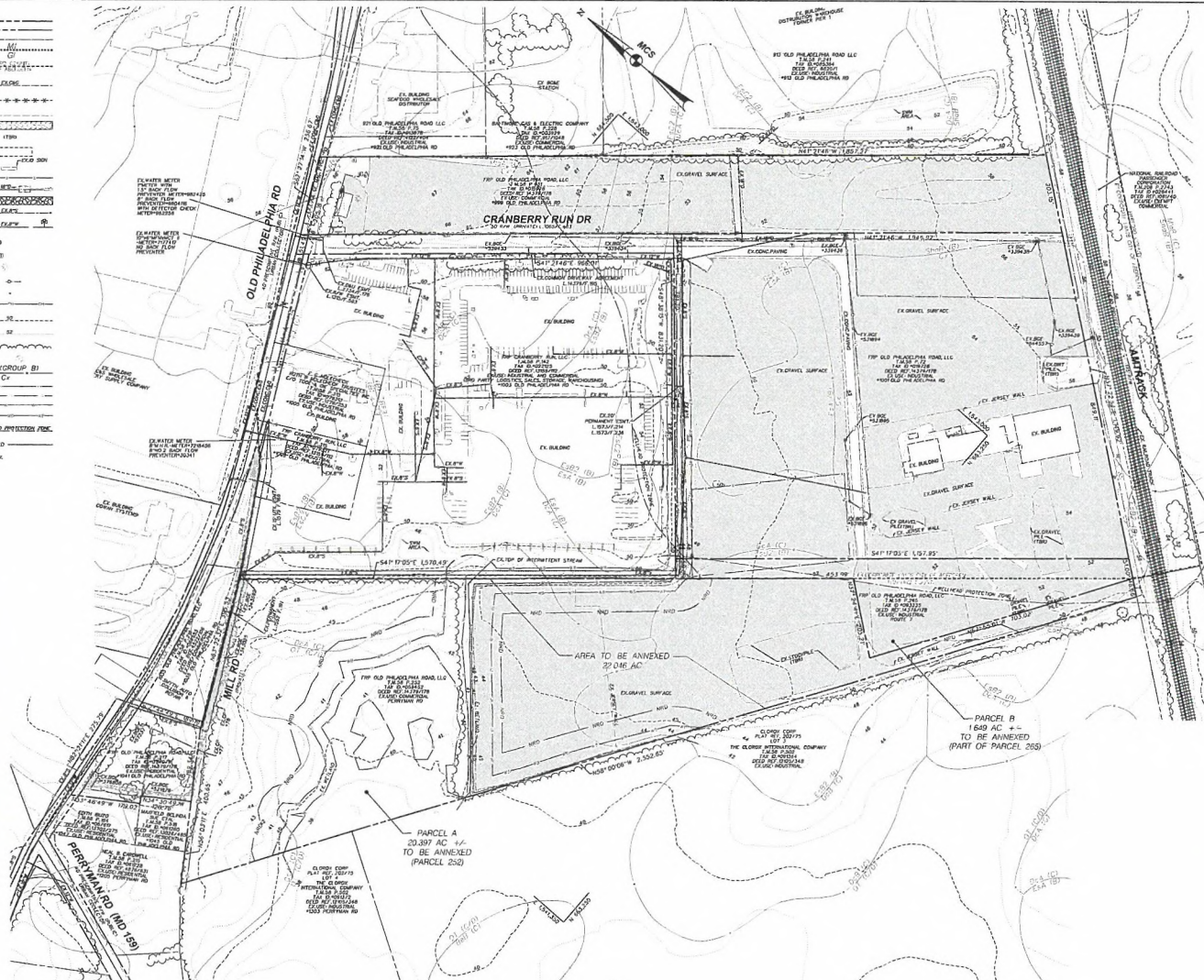
See Exhibits ~~C and D~~ attached to this Petition.

D+E

LEGEND	
EX. 1. RIGHT-OF-WAY LINE	---
EX. 2. PROPERTY LINE	---
EX. 3. ZONING LINE	---
EX. 4. CENTERLINE	---
EX. 5. EXISTING CURB	---
EX. 6. EXISTING SIDEWALK	---
EX. 7. EXISTING DRIVEWAY	---
EX. 8. EXISTING DRIVE	---
EX. 9. EXISTING ROAD	---
EX. 10. EXISTING HIGHWAY	---
EX. 11. EXISTING FENCE	---
EX. 12. EXISTING CEMENT	---
EX. 13. EXISTING ASPHALT	---
EX. 14. EXISTING GRAVEL	---
EX. 15. EXISTING SAND	---
EX. 16. EXISTING SOIL	---
EX. 17. EXISTING WOOD	---
EX. 18. EXISTING BRICK	---
EX. 19. EXISTING CONCRETE	---
EX. 20. EXISTING METAL	---
EX. 21. EXISTING GLASS	---
EX. 22. EXISTING OTHER	---
EX. 23. EXISTING WATER	---
EX. 24. EXISTING POWER	---
EX. 25. EXISTING TELEPHONE	---
EX. 26. EXISTING GAS	---
EX. 27. EXISTING RAIL	---
EX. 28. EXISTING TRENCH	---
EX. 29. EXISTING WELLDRAIN	---
EX. 30. EXISTING WELLDRAIN	---
EX. 31. EXISTING WELLDRAIN	---
EX. 32. EXISTING WELLDRAIN	---
EX. 33. EXISTING WELLDRAIN	---
EX. 34. EXISTING WELLDRAIN	---
EX. 35. EXISTING WELLDRAIN	---
EX. 36. EXISTING WELLDRAIN	---
EX. 37. EXISTING WELLDRAIN	---
EX. 38. EXISTING WELLDRAIN	---
EX. 39. EXISTING WELLDRAIN	---
EX. 40. EXISTING WELLDRAIN	---



- SITE DATA**
1. SITE AREA: 20.39 AC
 2. ZONING: M-1
 3. PARCEL: 200
 4. PLAT: 100
 5. COUNTY: H
 6. TOWN: B
 7. SECTION: 02
 8. RANGE: 02
 9. MERIDIAN: 38N
 10. CORNER: 101
 11. DISTRICT: 02
 12. COUNTY: H
 13. RANGE: 02
 14. MERIDIAN: 38N
 15. CORNER: 101
 16. DISTRICT: 02
 17. COUNTY: H
 18. RANGE: 02
 19. MERIDIAN: 38N
 20. CORNER: 101
 21. DISTRICT: 02



tabbles[®]

H

EXHIBIT

SOIL DATA							
PARCEL	NAME	SLOPE	DEPTH	PERMEABILITY	INDEX	HYDROLOGIC	GROUP
C-1	Clay and siltstone	ND	ND	YES	27	YES	A-1
C-2	Shale and siltstone	0-10	ND	YES	27	YES	A-1
C-3	Shale and siltstone	0-10	ND	YES	27	YES	A-1
C-4	Shale and siltstone	0-10	ND	YES	27	YES	A-1
C-5	Shale and siltstone	0-10	ND	YES	27	YES	A-1
C-6	Shale and siltstone	0-10	ND	YES	27	YES	A-1
C-7	Shale and siltstone	0-10	ND	YES	27	YES	A-1
C-8	Shale and siltstone	0-10	ND	YES	27	YES	A-1

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers

PROFESSIONAL CERTIFICATION

OWNER: FRP OLD PHILADELPHIA ROAD, LLC
DEVELOPER / APPLICANT: FRP OLD PHILADELPHIA ROAD, LLC

ENVIRONMENTAL SITE DELINEATION PLAN
CRANBERRY RUN BUSINESS CENTER - PHASE II

DRAWING NO. C-3

DATE: 11/15/2011

SCALE: 1" = 50'

SHEET 1 OF 1

OWNER
FRP OLD PHILADELPHIA ROAD, LLC
34 LOVELTON CIRCLE, SUITE 200
ROCKY HILL, CT 06067
PHONE: 413-623-4335
CONTACT: DAVID H. BUCKLETT III

DEVELOPER / APPLICANT
FRP OLD PHILADELPHIA ROAD, LLC
34 LOVELTON CIRCLE, SUITE 200
ROCKY HILL, CT 06067
PHONE: 413-623-4335
CONTACT: DAVID H. BUCKLETT III

REVISIONS	
DATE	DESCRIPTION

ENVIRONMENTAL SITE DELINEATION PLAN
CRANBERRY RUN BUSINESS CENTER - PHASE II

PROJ. NO. ENV-2011-030
DATE: 11/15/2011

DRAWING NO. C-3

SCALE: 1" = 50'

SHEET 1 OF 1

THE WORK AND COORDINATE SYSTEM USED IS ALL PROPERTY OF BLDG. THE USER ACCEPTS ALL LIABILITY FOR THE USE OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL HOLD AND BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Charles B. Marek, Charles R. Marek, Jr. Gwendolyn M. ^{WELLS} ~~Weeks~~ and Marie M. Jones and recorded among the land records of Harford County in liber H.D.C. No. 1176 folio 510.

Grantors do hereby agree that Grantee, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary, to make openings and excavations and to lay, construct and maintain said municipal utilities and appurtenances; and it is further agreed that Grantors shall have the right to fully use and enjoy the aforesaid land except for such use as may unreasonably interfere with the exercise by Grantee of the rights granted herein.

Grantors shall not construct or permit to be constructed any building, structure or obstruction in, on or over the aforesaid right-of-way, or which interferes with the construction, maintenance, or operation of any utility or appurtenance constructed pursuant to this instrument.

Grantee agrees to restore the surface of the land as nearly as possible to its original condition upon completion of work.

Grantee shall indemnify and hold harmless the Grantors from and against all claims, actions, damages, liability, or expense, Grantors may incur in connection with any and all injuries to or death of persons or damage to real or personal property arising out of the installation and construction of the municipal utilities within the easement by the Grantee. Grantee further agrees to indemnify Grantors from any and all claims, actions, damages, liabilities or expenses, arising out of Grantee's operation and maintenance of the utility easement.

Grantors covenant that they are the owners of the aforesaid land and has the right, title and capacity to grant the right-of-way granted herein.

This agreement shall be binding upon the heirs, legal representatives, successors and assigns of the parties hereto.

AS WITNESS the due execution hereof by the aforementioned Grantors:

ATTEST:

Kay Nekuska

Kay Nekuska

Kay Nekuska

Kay Nekuska

Charles Marek Sr. (SEAL)

Marie C. Lewis (SEAL)

Edward M. Kelly (SEAL)

J. J. M. ... (SEAL)

STATE OF MARYLAND, HARFORD COUNTY, to wit:

I HEREBY CERTIFY that on this 13 day of December, in the year Nineteen Hundred and Eighty-Eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charles B. Marek, party to the within Easement Agreement, and has acknowledged the same to be his act.

AS WITNESS my Hand and Notarial Seal.

Jacquelyn M. Alernathy
Notary Public



My Commission expires: 7/1/90

I HEREBY CERTIFY that on this 13 day of December,
in the year Nineteen Hundred and Eighty-Eight, before me, the
subscriber, a Notary Public of the State of Maryland, in and for
the County aforesaid, personally appeared Charles B. Marek, Jr.,
party to the within Easement Agreement, and has acknowledged the
same to be his act.

AS WITNESS my Hand and Notarial Seal.



Jacquelyn M. Abernathy
Notary Public
My Commission expires: 7/1/90

I HEREBY CERTIFY that on this 13 day of December,
in the year Nineteen Hundred and Eighty-Eight, before me, the
subscriber, a Notary Public of the State of Maryland, in and for
the County aforesaid, personally appeared Gwendolyn M. Weeks, party
to the within Easement Agreement, and has acknowledged the same to
be her act.

AS WITNESS my Hand and Notarial Seal.



Jacquelyn M. Abernathy
Notary Public
My Commission expires: 7/1/90

I HEREBY CERTIFY that on this 13 day of December,
in the year Nineteen Hundred and Eighty-Eight, before me, the
subscriber, a Notary Public of the State of Maryland, in and for
the County aforesaid, personally appeared Marie M. Jones, party to

the within Easement Agreement, and has acknowledged the same to be her act.

AS WITNESS my Hand and Notarial Seal.



Jacquelyn M. Abernathy
Notary Public
My Commission expires: 7/1/90

APPROVED BY:

George J. Englesson
George J. Englesson, President
The Commissioners of Aberdeen

B:EAS.MAR

AGRICULTURAL TRANSFER TAX IN THE

AMOUNT OF \$ *None*

FROM SALE OF REAL ESTATE RECORDS

C. JOHN FIDELL
SUPERVISOR OF ASSESSMENTS

C. John Fiddell Clerk

(Property Not Presently On County
Water & Sewer System *6/1/89*)

NO TAXES NECESSARY

6-1-89 JR

HARFORD COUNTY, MD.

RECORDS SECTION, P. 0100, ROOM 1100, DATE AVAILABLE 06/14/2000, F 111100, M 12/12/02, F 170207/01/02

SCALE: 1" = 30'

N/F
1001 PARTNERSHIP
1159/0969

ROAD

S 33° 57' 19" E

8' PROP. 8' EASEM.

N/F
A. KILDUFF ET AL.
1419/314

TOTAL EASEMENT AREA
THIS PLAT = 4,006.4 SF
= 0.1278 AC

N/F
CHARLES B. MAPEK ET AL.
1176/510

MILL

N 70° 06' 06" E 398.26'
S 70° 06' 06" W 401.93'

PROPOSED 15.0' PERMANENT
EASEMENT

N 19° 53' 54" W 15.00'

REC'D & RECORDED
NO 552 JUL 19 1989

1989 JUN -1 PM 4:03

RECORDED BY
CHARLES B. MAPEK, III