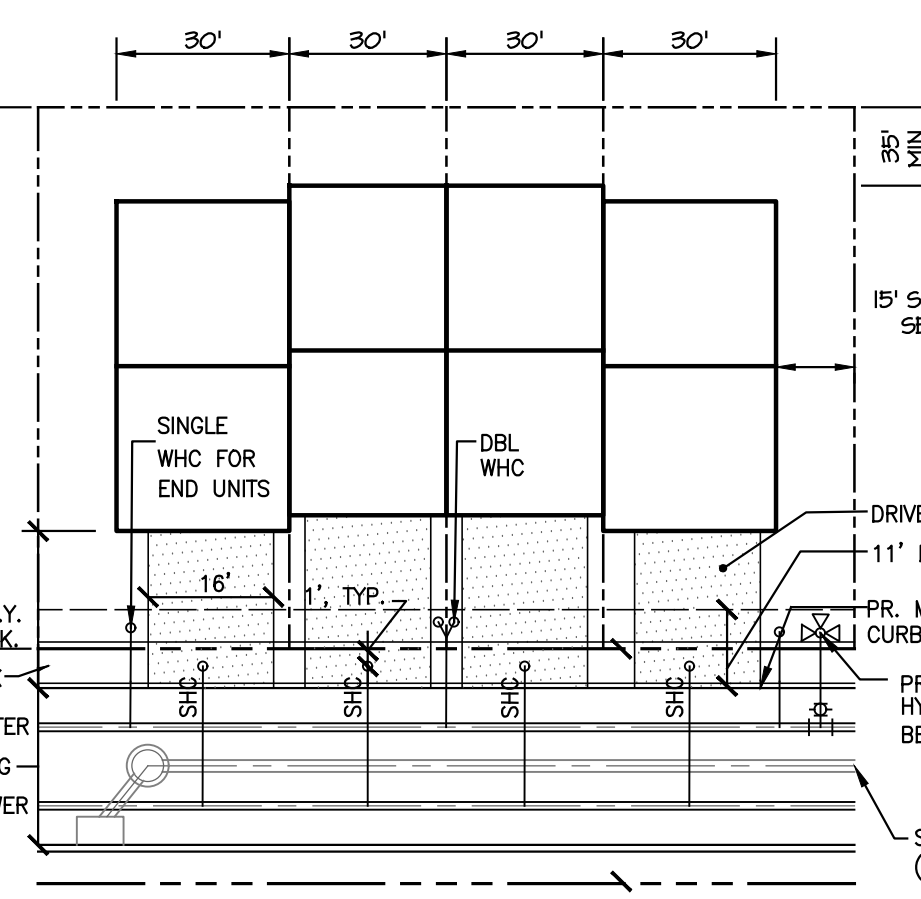
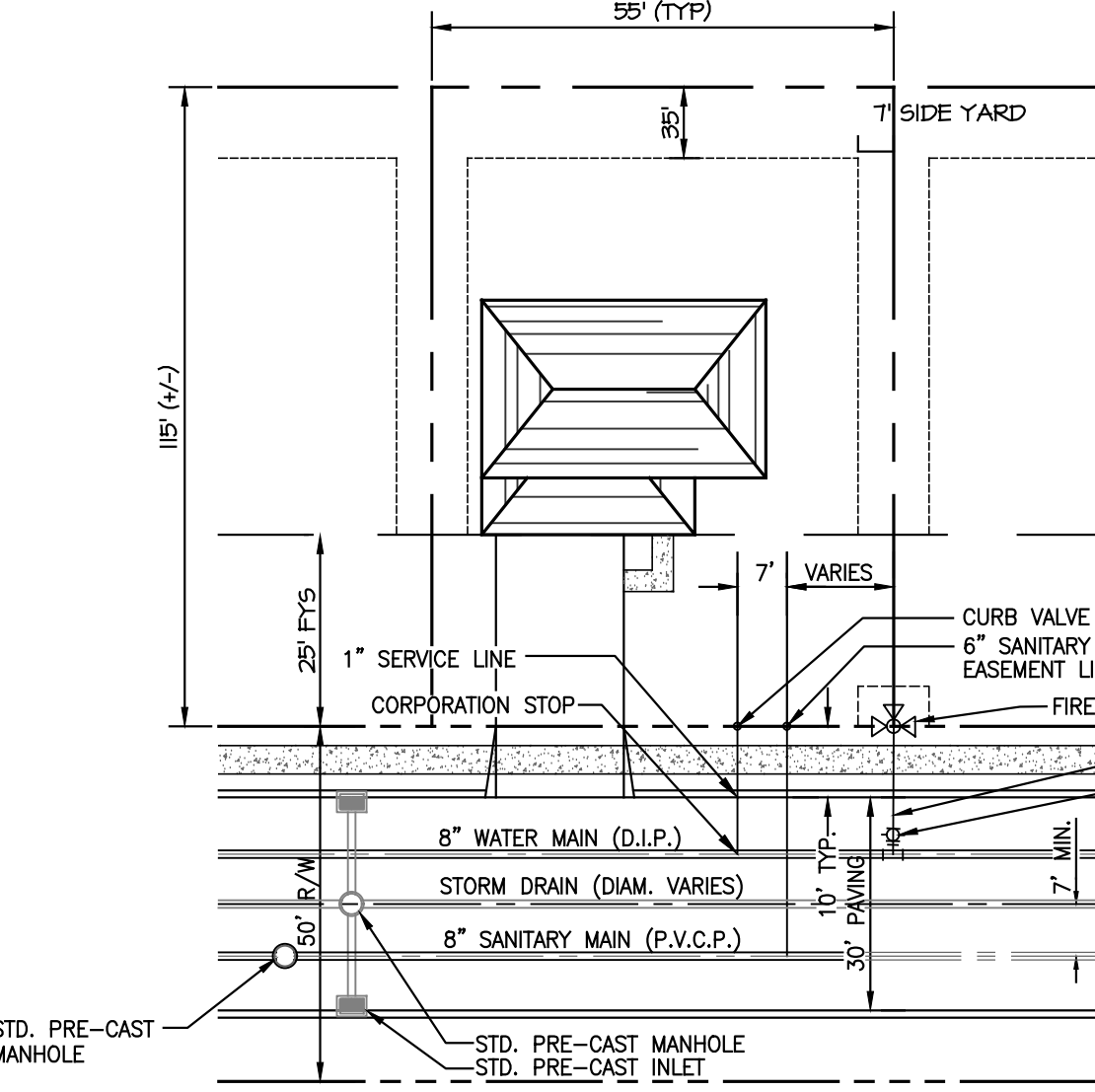


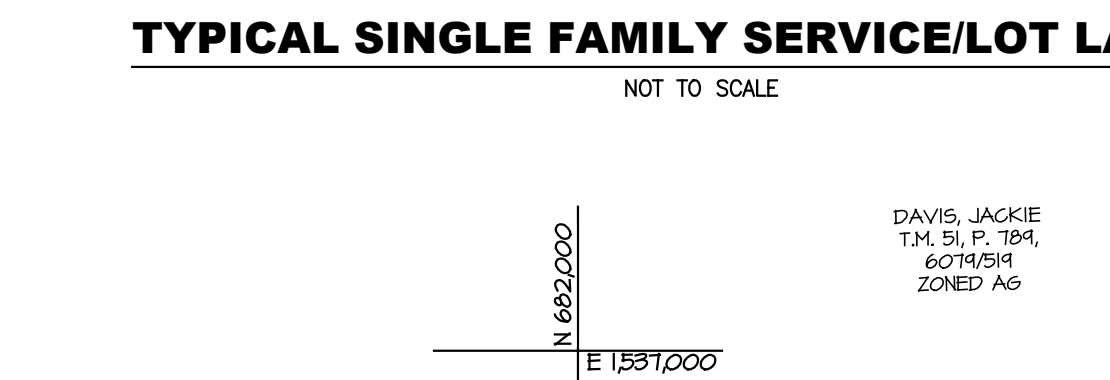
TYPICAL 20'-24' 2-CAR END, 2-CAR INTERIOR TOWNHOUSE SERVICE/LOT LAYOUT
NOT TO SCALE



TYPICAL 30' VILLA STYLE 2-CAR TOWNHOUSE SERVICE/LOT LAYOUT
NOT TO SCALE



TYPICAL SINGLE FAMILY SERVICE/LOT LAYOUT
NOT TO SCALE



NOTES:
1. SEE PLAN FOR LOCATION OF SERVICES - MAINTAIN 7" - 0" MIN. BETWEEN SERVICES.
2. CURB VALUES AND SEWER CLEANSOUTS ARE NOT TO BE LOCATED IN DRIVEWAYS, WALKS, ETC.

LEGEND

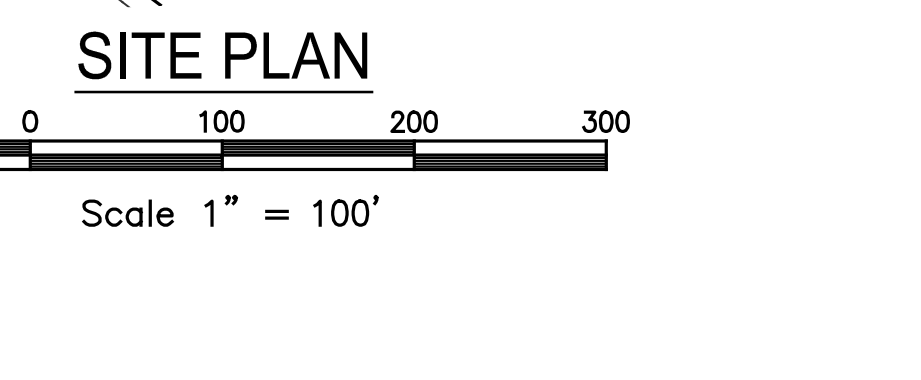
	EXISTING TREE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING HOODED LINE
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	LIMITS OF THE CITY OF ABERDEEN
	EXISTING STREAM
	EXISTING WETLANDS
	EXISTING WETLANDS 25' BUFFER
	EXISTING FENCE
	SOILS LINE & DESIGNATION
	EXISTING BUILDING
	EXISTING OFF-SITE FOREST RETENTION AREA
	5-25% SLOPE
	25% SLOPE
	PROPOSED 10' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED LOT NUMBER
	PROPOSED 25' SETBACK
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED STORM DRAIN, MANHOLE & INLET
	PROPOSED WATER LINE, VALVE, TEE & FIRE HYDRANT
	EXISTING STORM DRAIN, MANHOLE & INLET
	EXISTING WATER LINE & FIRE HYDRANT
	EXISTING SANITARY SEWER & MANHOLE
	RIGHT-OF-WAY
	EXISTING FLOODPLAIN
	10' STREAM BUFFER
	PROPOSED MAILBOX LOCATION
	PROPOSED STOP SIGN LOCATION
	PROPOSED FOREST TO REMAIN

CURVE TABLE

CURVE	DELTA	ARC	ANG.	CHORD BEARING	CHORD	TANGENT
C-1	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-2	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-3	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-4	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-5	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-6	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-7	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-8	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-9	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-10	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-11	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'
C-12	119.93°	230.91'	38.62°	N 41°22'04" E	311.11'	311.11'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 36°25'54" E	30.00'
L-2	N 42°43'02" E	30.00'
L-3	N 48°31'17" E	25.21'
L-4	S 27°20'17" E	85.28'
L-5	N 44°23'32" E	10.34'
L-6	N 46°32'39" E	54.94'
L-7	N 1°40'59" E	14.01'
L-8	S 32°05'41" E	78.44'
L-9	S 63°44'02" E	34.88'
L-10	S 06°30'58" E	51.19'
L-11	N 33°17'10" E	64.59'
L-12	S 44°31'18" E	38.81'
L-13	N 40°41'54" E	48.23'
L-14	S 48°41'01" E	46.24'
L-15	S 21°11'17" E	33.48'
L-16	N 59°02'59" E	8.00'



SITE DATA:

- PROPERTY ADDRESSES: 825 ALDNO STEVENY ROAD, ABERDEEN, MD 21001
- OWNER/PROPERTY INFORMATION: PRESBYTERIAN HOME OF MARYLAND, INC., 7 HILLCREST COURT, BALTIMORE, MD 21208
- DEVELOPER: GOLDSTONE PROPERTIES, LLC, 3445-A BOX HILL CORPORATE CENTER DRIVE, ABERDEEN, MARYLAND 21009, ATTN: MS. AMY G. DIPIETRO, P.E., PRINCIPAL
- SITE AREA: 110.04 AC. (PER DEED-SUM OF PARCEL 096, PARCELS 951, & 949)
- PREPARED BY: MARRIS & RITCHIE ASSOC., INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABERDEEN, MARYLAND 21009, ATTN: MS. AMY G. DIPIETRO, P.E., PRINCIPAL
- ZONING: IB0 (INTEGRATED BUSINESS DISTRICT)
- THE WETLAND SHOWN IS BASED ON A WETLAND EVALUATION PREPARED BY GTA, APRIL 19, 2020
- BUILDING/LOT REGULATIONS (USE R3 WITHIN IB0)

MIN. LOT AREA: 83 SINGLE FAMILY DETACHED DWELLING, 5,000 S.F.
MIN. LOT WIDTH: 50'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 7'
MIN. REAR YARD: 35'
MAX. HEIGHT: 3 STORES (R0)

MIN. LOT AREA: 83 TOWNHOUSES END LINES, 2,200 S.F.
MIN. LOT WIDTH: 20'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 15'
MIN. REAR YARD: 35'
MAX. HEIGHT: 3 STORES (R0)

MIN. LOT AREA: 83 TOWNHOUSES END LINES, 2,200 S.F.
MIN. LOT WIDTH: 20'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 15'
MIN. REAR YARD: 35'
MAX. HEIGHT: 3 STORES (R0)

9. PROPOSED USE: 122 SINGLE FAMILY DETACHED DWELLINGS W/ 2 CAR GARAGE EACH, 63 30' VILLA STYLE TOWNHOUSES W/ 2 CAR GARAGE EACH, 222 30' VILLA STYLE TOWNHOUSES W/ 2 CAR GARAGE EACH
TOTAL UNITS: 344

10. DENSITY PROPOSED: 2.02 DU/AC.
11. AREA OF RESIDENTIAL LOTS: 38,804 AC.
12. AREA OF RIGHT-OF-WAY: 12,404 AC.

13. OPEN SPACE REQUIRED (2001 - 22.00 ACRES PROVIDED 03.55%) = 58.84 ACRES (REQUIREMENT MET)

14. THE 100-YEAR FLOODPLAIN IS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 24025C0187 E, REVISED APRIL 19, 2016.

15. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.

16. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.

17. WATER & SANITARY SEWER SERVICE SHALL BE PUBLIC. UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.

18. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, STORMWATER FACILITIES ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.

19. PROPOSED ROAD WIDTH AND RIGHT-OF-WAY VARIES. SEE PLAN FOR CLARIFICATION. ROADS ARE TO BE PUBLIC AND PUBLICLY MAINTAINED.

20. PROPOSED ROAD NAMES TO BE DETERMINED PRIOR TO RELEASE FOR CONSTRUCTION.

21. INITIAL FOREST STAND DELINEATION PLAN & REPORT MEETS THE CITY OF ABERDEEN DEVELOPMENT CODE, CHAPTER 74. REFERENCE LETTER FROM PHILIP G. GROVER TO MEGAN V. WATTS DATED DECEMBER 7TH, 2009. A FOREST CONSERVATION PLAN HAS BEEN SUBMITTED TO THE CITY OF ABERDEEN ALONG WITH THIS SITE PLAN ON AUGUST 11, 2021.

22. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.

23. SIDEWALKS AND RAMPS SHALL BE ADA COMPLIANT.

24. LOCATION AND LAYOUT OF PROPOSED 8' NATURE TRAIL LAYOUT TO BE FINALIZED AT LATER DATE.

25. REQUIRED PARKING
- DETACHED, SINGLE FAMILY - 2 SPACES / DWELLING UNIT = 244 SPACES REQUIRED
- ATTACHED, SINGLE FAMILY TOWNHOME - 2.5 SPACES / DWELLING UNIT = 555 SPACES REQUIRED
TOTAL = 799 SPACES REQUIRED
PROVIDED DETACHED SINGLE FAMILY = 122 UNITS X 2 SPACES = 244 SPACES (REQ. MET)
PROVIDED ATTACHED SINGLE FAMILY ON STREET PARKING SPACES = 222 UNITS X 2 SPACES = 444 SPACES (REQ. MET)
151 ADDITIONAL SPACES
TOTAL = 839 SPACES PROVIDED (REQ. MET)

26. THE LOCATIONS OF THE STORMWATER MANAGEMENT FACILITIES ARE TENTATIVE AND ARE SUBJECT TO FINAL DESIGN WITH THE CONSTRUCTION PLANS.

27. CUL-DE-SAC LENGTHS
EDEN MILL DRIVE = 349.2 LF
ELEANOR DRIVE = 492.0 LF
DECLAN ROAD = 382.70 LF

28. ALL DRIVEWAYS AND ON STREET PARKING SHALL PROVIDE ADEQUATE SIGHT DISTANCES AT ALL CORNER LOTS & INTERSECTIONS. LOCATIONS OF LOT DRIVEWAYS AND ON STREET PARKING WILL BE DETERMINED AS PART OF FINAL ENGINEERING.

PROPOSED WASTEWATER & WATER USE CALCULATIONS

WASTEWATER FLOW PROJECTION (UNITS)	QUANTITY
NUMBER OF EQUIVALENT DWELLING UNITS (EDU)	344
AVERAGE PERSONS PER UNIT (PERSONS)	3
GALLONS PER DAY PER EDU (GPD)	250
AVERAGE DAILY FLOW (EDUS X GPD)	86,000 GALLONS PER DAY

WATER FLOW PROJECTION (UNITS)	QUANTITY
GALLONS PER DAY PER EDU (GPD PER EDU)	250
AVERAGE DAY DEMAND (ADD) = (EDUS X GPD)	86,000
MAXIMUM DAY DEMAND (MDD) = (ADD X 1.5)	129,000 GALLONS PER DAY

Soils Data

Symbol	Soil Series	Slope	Hydric	Highly Erodible	Permeability	Prime Agriculture	Hydrologic Classification
AaB	Alvino Silt Loam	3-8%	Yes	No	Moderately Well Drained	Farm and of Statewide Importance	C
BaC	Bethsville Silt Loam	5-10%	No	No	Moderately Well Drained	Farm and of Statewide Importance	C
BcD	Bradwynne Clayey Silt Loam	15-25%	No	Yes	Dominantly Excessively Drained	Not prime farmland	A
CaBz	Chester Silt Loam	3-8%	No	No	Well Drained	All areas are prime farmland	B
ChBz	Chillum Silt Loam	2-5%	No	No	Well Drained	All areas are prime farmland	C
DaB	Darlango Silt Loam	3-8%	No	No	Moderately Well Drained	All areas are prime farmland	C
DcBz	Dickerson Loam	2-5%	No	No	Well Drained	All areas are prime farmland	C/D
GeBz	Greenloam	3-8%	No	No	Well Drained	All areas are prime farmland	B
GcC	Greenloam	8-15%	No	No	Well Drained	Farm and of Statewide Importance	B
GcD	Greenloam	8-15%	No	No	Well Drained	Not prime farmland	B
GdD	Greenloam	15-25%	Yes	Well Drained	Not prime farmland	A	
GhB	Hampers Silt Loam	3-8%	Yes	No	Moderately Well Drained	All areas are prime farmland	C/D
Hb	Hampers Silt Loam	3-8%	Yes	No	Poorly Drained	Farm and of Statewide Importance	U/D
JbB	Joppa Gravelly Sandy Loam	2-5%	No	No	Well Drained	Farm and of Statewide Importance	A
KaA	Kinkora Silt Loam	0-3%	Yes	No	Poorly Drained	Not prime farmland	C/D
KbB	Kinkora Silt Loam	3-8%	Yes	No	Poorly Drained	Not prime farmland	C/D
MbB	Manor Loam	3-8%	No	No	Well Drained	All areas are prime farmland	B
MbC	Manor Loam	8-15%	No	No	Well Drained	Farm and of Statewide Importance	B
MbD	Manor Loam	15-25%	Yes	Well Drained	All areas are prime farmland	B	
McC	Manor Loam	8-15%	No	No	Well Drained	Farm and of Statewide Importance	B
NaBz	Nehansing and Montalto very stony Silt loam	0-3%	No	No	Well Drained	Not prime farmland	A
NcBz	Nehansing Silt Loam	3-8%	No	No	Well Drained	All areas are prime farmland	B
RaD	Russlett Fine Sandy Loam	3-15%	No	No	Moderately Well Drained	Not prime farmland	A
RcD	Sand and Gravel Site	0-3%	No	No	Well Drained	Not prime farmland	C
WaB	Watchung Silt Loam	3-8%	Yes	No	Well Drained	Not prime farmland	C/D
WcB	Watchung very stony Silt Loam	0-3%	Yes	No	Poorly Drained	Not prime farmland	C/D

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CITY OF ABERDEEN APPROVALS

MAYOR	DATE
PLANNING COMMISSION	DATE
DEPARTMENT OF PUBLIC WORKS	
CITY ENGINEER	DATE
DIRECTOR	DATE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT	
DIRECTOR	DATE

DEVELOPER / CONTRACT PACKAGE:
GOLDSTONE PROPERTIES, LLC
7 HILLCREST COURT
BALTIMORE, MD 21208
CONTACT: HR. EDWARD H. GOLD
PHONE: 410-236-3422

OWNER:
PRESBYTERIAN HOME OF MARYLAND, INC.
1200-A ACORN DRIVE #14
BALTIMORE, MD 21014
CONTACT: MS. SEAN F. SEA, PRESIDENT/CEO
PHONE: 844-40-4022

MARRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABERDEEN, MD 21009
PHONE: (410) 515-9000
FAX: (410) 515-9002
MRACTA.COM
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PRELIMINARY SITE PLAN FOR ABERDEEN OVERLOOK
CITY OF ABERDEEN
SECOND ELECTION DISTRICT
HARFORD COUNTY, MD

DATE: 9/22/2021
REVISIONS: ADDRESS COMMENTS FROM CITY ENGINEER/ PLANNING DEPARTMENT
JOB NO.: 2021A
SCALE: 1" = 100'
DATE: 8/11/2021
DRAWN BY: TPB / JBU
DESIGN BY: PM
REVIEW BY: JNK/JGD
SHEET: 1 OF 1