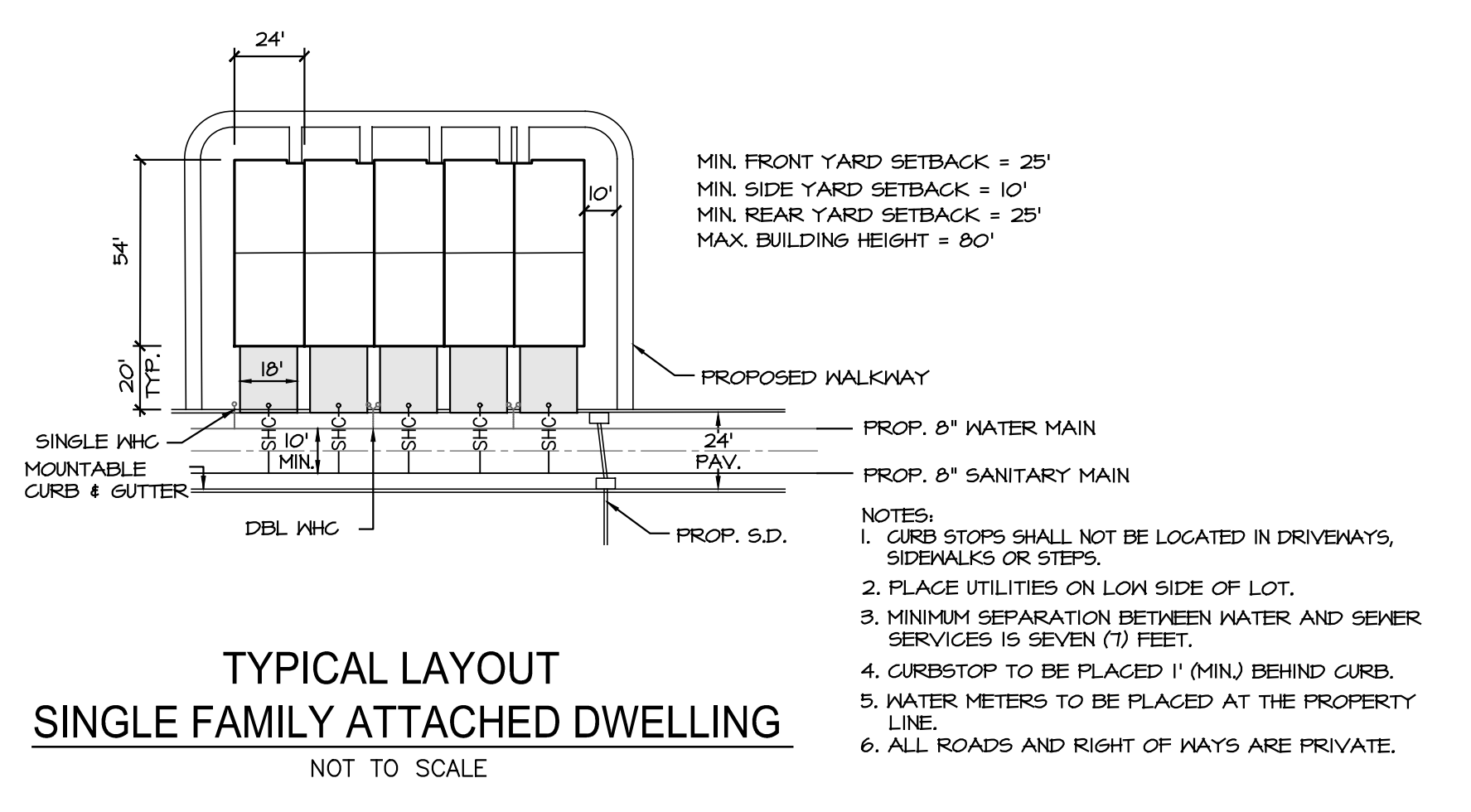


- SITE DATA:**
- PROPERTY INFORMATION:

OWNER	SITE ADDRESS	TAX MAP / PARCEL #	DEED REFERENCE	PLAT REFERENCE	ACREAGE	ZONING
CARSENS RUN LLC 801 W SAINT GEORGES RD BALTIMORE, MD 21202-1469	400 GILBERT ROAD ABERDEEN, MD 21003	T.M. 51 P. 948 LOT #1	6162/484	193-38	14.94 AC.	IBD
 - SITE AREA: 14.94 AC. 1.378 AC. TO BE RETAINED BY OWNER
 - ZONING DISTRICT: IBD (INTEGRATED BUSINESS DISTRICT)
 - DEVELOPER: BURKENTINE REAL ESTATE GROUP
1454 BALTIMORE PIKE, SUITE A
HANOVER, PA 17331
 - PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
ATTN: MR. JAMES M. KEEFER, PIA
 - EXISTING USE: VACANT / TEMPORARY CONSTRUCTION OFFICE & STORAGE
PROPOSED USE: 94 RENTAL STACKED TOWNHOUSE UNITS (2 OVER 2 PROPOSED UNITS)
 - PARKING:

REQUIRED:	2.5 P.S. / 1 UNIT (94 UNITS)
LOT 1:	235 P.S. X 2.5 SPACES = 235 SPACES REQUIRED
PROVIDED TOWN HOME PARKING:	= 94 GARAGE (INTERIOR) SPACES = 94 DRIVEWAY SPACES = 47 PERPENDICULAR SPACES = 235 SPACES (REQUIREMENT MET)
 - AREA OF RESIDENTIAL DEVELOPMENT: 3.054 AC.
RESIDENTIAL BUILDING COVERAGE: 1.392 AC.
 - OPEN SPACE:

REQUIRED (20%):	2.71 AC.
PROVIDED:	10.52± AC. (REQUIREMENT MET)
 - PROVIDED OPEN SPACE SHALL BE IN ACCORDANCE WITH SECTION 235-18 K (10) OF THE CITY OF ABERDEEN DEVELOPMENT CODE. OPEN SPACE MAY BE DESIGNED FOR ACTIVE RECREATION, PASSIVE RECREATION, CONSERVATION AREAS, AND/OR NATURAL BUFFERS.
 - THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
 - PROJECT SITE FALLS WITHIN THE FEMA FLOODPLAIN BASED ON MAP 240250187E AND MAP 240250189E DATED APRIL 19, 2016.
 - THERE ARE NO KNOWN PLANT AND WILDLIFE HABITAT OF STATE OR FEDERAL IMPORTANCE ON-SITE.
 - THERE ARE NO KNOWN HISTORICAL AREAS PRESENT ON SITE.
 - THE EXISTING NONTIDAL WETLANDS AND ASSOCIATED BUFFERS ARE BASED ON A FIELD DELINEATION PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC., JULY 2020.
 - FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, STORMWATER MANAGEMENT FACILITIES ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
 - WATER & SANITARY SEWER SERVICE SHALL BE PUBLIC. THE ON-SITE WATER AND SEWER LINES ARE PRIVATE UNLESS OTHERWISE NOTED. THE SIZES OF UTILITY LINES SHALL BE DETERMINED AT FINAL ENGINEERING.
 - EXISTING CONDITIONS ARE BASED ON SURVEY DATA, SITE VISITS, AS-BUILT DRAWINGS, AND AERIAL PHOTOGRAPHS.
 - ROADS SHALL BE CLEARLY MARKED WITH PROPER SIGNAGE.
 - LOCAL ROADS, SUCH AS GILBERT ROAD, SHALL HAVE A MINIMUM BUILDING SETBACK OF 25' AND SHALL HAVE A LANDSCAPED AREA INCLUDED IN THE SETBACK AREA.
 - COLLECTOR ROADS, SUCH AS LONG DRIVE, SHALL HAVE A MINIMUM BUILDING SETBACK OF 25' AND SHALL HAVE A LANDSCAPED AREA INCLUDED IN THE SETBACK AREA.
 - THE PROPOSED USES, AS INDICATED HEREON, ARE PERMITTED USES AS DESCRIBED IN THE INTEGRATED BUSINESS DISTRICT SECTION OF THE ABERDEEN ZONING CODE. THE BUILDING FOOTPRINTS SHOWN ARE GENERAL SIZES AND MAY BE REFINED AS ARCHITECTURAL BUILDING PLANS ARE PREPARED. BUILDING LOCATIONS MAY SHIFT TO RESPOND TO FINAL ENGINEERING DESIGN AND REQUIRED BUILDING SETBACKS SHALL BE ADHERED TO.
 - SIGNAGE SHALL BE PROVIDED AND SHALL MEET REQUIREMENTS OF THE CITY OF ABERDEEN SIGN CODE AND ABERDEEN OVERLAY DISTRICT REGULATIONS AND DESIGN REQUIREMENTS.
 - TRASH COMPACTOR SHALL BE CONCEALED IN SERVICE AREAS AND PROPERLY SCREENED.
 - A REVISED SUBMISSION PLAT WILL BE PROVIDED TO THE CITY OF ABERDEEN.

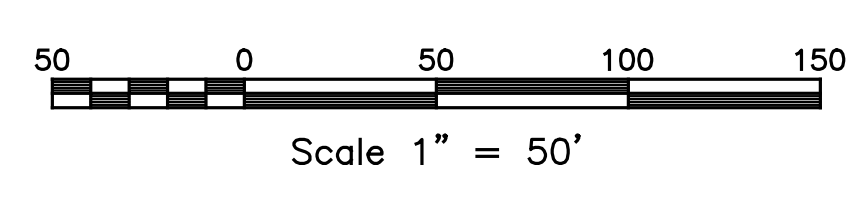


LEGEND:

--- I12 ---	EXISTING 2' INTERVAL CONTOUR	---	EXISTING BUILDING SETBACK	---	EXISTING STORM DRAIN
--- I10 ---	EXISTING 10' INTERVAL CONTOUR	---	PROPOSED BUILDING SETBACK	---	EXISTING WATER LINE & FIRE HYDRANT
--- I12 ---	PROPOSED 2' CONTOUR	---	INTERMITTENT STREAM	---	EXISTING SANITARY SEWER & MANHOLE
---	EXISTING BUILDING	---	PERENNIAL STREAM	---	EXISTING GAS LINE
---	EXISTING WOODY VEGETATION	---	WATERCOURSE BUFFER YARD	---	PROPOSED STORM DRAIN
---	PROPOSED LIMIT OF CLEARING	---	FLOOD PROTECTION SETBACK	---	PROPOSED WATER LINE & FIRE HYDRANT
---	EXISTING PAVEMENT PER PLAT	---	EXISTING NONTIDAL WETLANDS	---	PROPOSED SANITARY SEWER & MANHOLE
---	EDGE OF PAVEMENT PER AERIAL	---	EXISTING 25' NONTIDAL WETLANDS BUFFER	---	EXISTING SOILS DESIGNATION
---	BOUNDARY/PROPERTY LINE	---	100-YEAR FEMA FLOODPLAIN	---	ZONING DELINEATION/CITY OF ABERDEEN CORPORATE LIMITS
---	EXISTING ADJOINING PROPERTY LINE	---	EXISTING OVERHEAD POWER LINE	---	REMAINING LANDS OF THE FIELDS OF ABERDEEN TO BE RETAINED BY OWNER
---	EXISTING EASEMENT	---		---	

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Dx8	DELANCO	3-8%	LIMITED	YES	YES	YES	C
6cB2	6LENEL6	3-8%	NO	NO	YES	NO	B
H8	HATEBORO	0-8%	YES	NO	NO	YES	B/D
KvA	KWAKOMA	0-8%	YES	NO	NO	YES	C/D
LgC3	LESCORE	8-15%	NO	NO	NO	NO	B
NkC	NESHAMINY	0-15%	NO	NO	NO	YES	C
Hx8	HATCHANG	3-8%	YES	NO	NO	YES	C/D
Kx8	HATCHANG	0-8%	YES	YES	NO	YES	C/D



CONTRACT PURCHASER:
BURKENTINE REAL ESTATE GROUP
1454 BALTIMORE PIKE, SUITE A
HANOVER, PA 17331
CONTACT: MICKEY K. THOMPSON
PHONE: 717-633-9163
Mickey Thompson
DATE: 04-11-21

CITY OF ABERDEEN APPROVALS

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

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 752-7395
MRASTA.COM
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PRELIMINARY SITE PLAN
FOR
THE FIELDS OF ABERDEEN
FKA 900 GILBERT ROAD
SECOND ELECTION DISTRICT HANFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO: 21133
		SCALE: 1" = 50'
		DATE: 09/17/2021
		DRAWN BY: JBJ
		DESIGN BY: TPB/AGD
		REVIEW BY: JMK/AGD
		SHEET: 1 OF 1