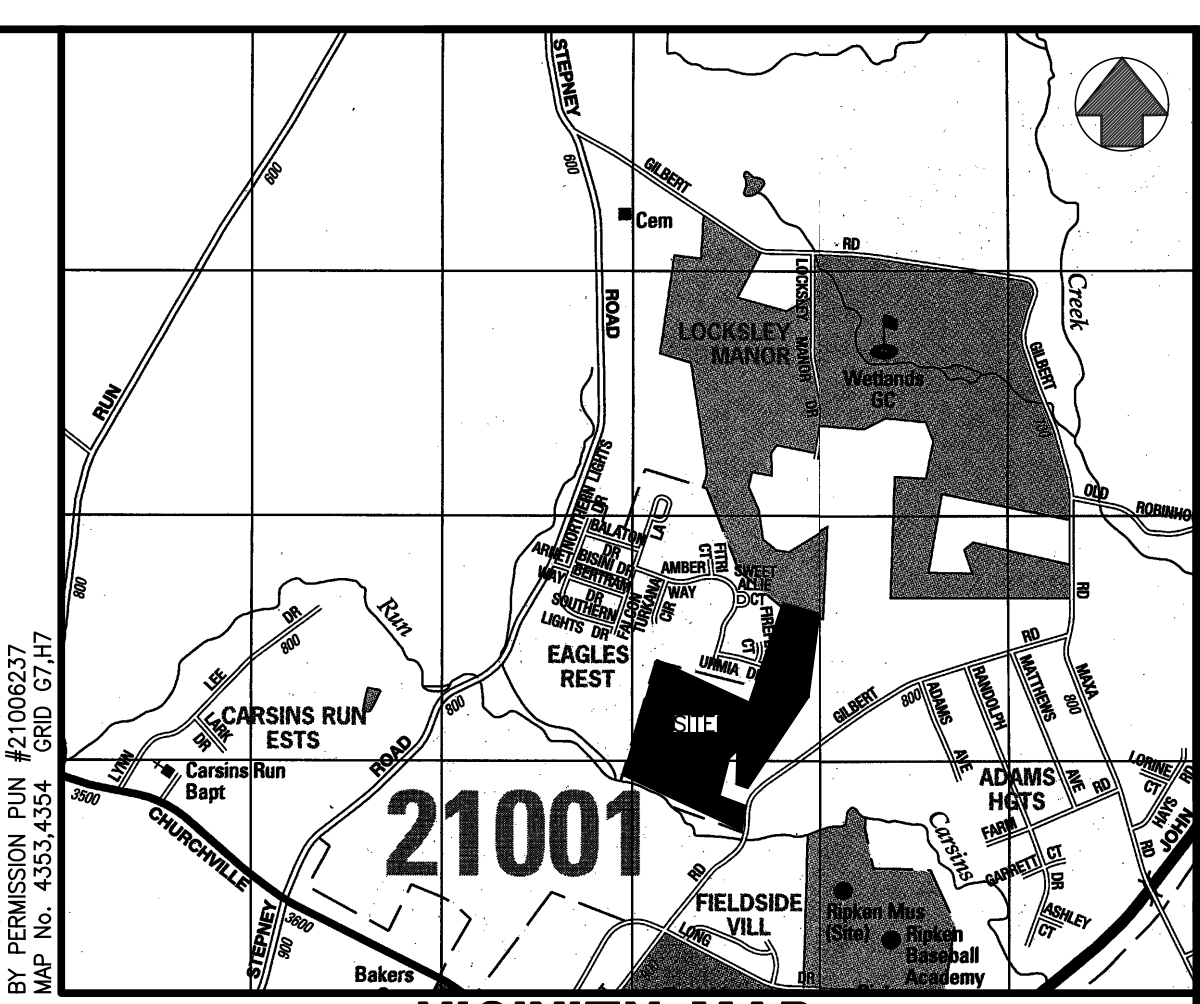


LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING HOODY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- LIMITS OF THE CITY OF ABERDEEN
- EXISTING STREAM
- EXISTING NORTIDAL WETLANDS
- EXISTING OPEN WATER POND
- EXISTING NORTIDAL WETLANDS 25' BUFFER
- EXISTING PAVING
- EXISTING FENCE
- SOILS LINE 4 DESIGNATION
- EXISTING BUILDING
- EXISTING STORM DRAIN MANHOLE 4 INLET
- EXISTING WATER LINE 4 FIRE HYDRANT
- EXISTING SANITARY SEWER 4 MANHOLE
- RIGHT-OF-WAY
- EXISTING FLOODPLAIN
- 50' STREAM BUFFER
- EXISTING SPECIMEN TREE
- EXISTING SPECIMEN TREE TO BE REMOVED
- PROPOSED LOT NUMBER
- PROPOSED TREE LINE TO REMAIN
- PROPOSED 25' SETBACK
- PROPOSED 20' STORM DRAIN EASEMENT
- PROPOSED 30' STORM DRAIN EASEMENT
- PROPOSED SANITARY SEWER 4 MANHOLE
- PROPOSED STORM DRAIN MANHOLE 4 INLET
- PROPOSED WATER LINE, VALVE, TEE 4 FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT FACILITY / BIOSWALE
- PROPOSED WALLBOX LOCATION
- PROPOSED STOP SIGN LOCATION



SITE DATA:

1. PROPERTY ADDRESSES: 830 GILBERT ROAD ABERDEEN, MD 21001
2. OWNER/PROPERTY INFORMATION: SAGE GILBERT, LLC 1777 RESTORATION RD, SUITE 245 BALTIMORE, MD 21088
3. DEVELOPER: SAGE VENTURES, LLC 1777 RESTORATION ROAD BALTIMORE, MD 21088
4. SITE AREA: 75.124 AC. (PER SUM OF PARCEL 250 & PARCEL 99)
5. PREPARED BY: MORRIS & RITCHE ASSOC. INC. 3445-A BOX HILL CORP CENTER DRIVE ABERDEEN, MARYLAND 21009 ATTN: MS. AMY G. DIPIETRO, P.E., PRINCIPAL
6. ZONING: IBD (INTEGRATED BUSINESS DISTRICT)
7. THE NORTIDAL WETLAND SHOWN IS BASED ON A WETLAND EVALUATION PREPARED BY GTA, FEBRUARY 2020
8. BUILDING/LOT REGULATIONS (USE R3 WITH IBD):
 - 8.1 SINGLE FAMILY DETACHED DWELLING
 - MIN. LOT AREA: 5,000 S.F.
 - MIN. LOT WIDTH: 30'
 - MIN. FRONT YARD: 25'
 - MIN. SIDE YARD: 5'
 - MIN. REAR YARD: 35'
 - MAX. HEIGHT: 3 STORES (80')
- 8.2 TOWNHOUSES END UNITS
- MIN. LOT AREA: 2,000 S.F.
- MIN. FRONT YARD: 25'
- MIN. REAR YARD: 35'
- MAX. HEIGHT: 40' (80')
- 8.3 TOWNHOUSES END UNITS
- MIN. LOT AREA: 2,000 S.F.
- MIN. FRONT YARD: 25'
- MIN. SIDE YARD: 10'
- MIN. REAR YARD: 35'
- MAX. HEIGHT: 40' (80')
9. REQUIRED PARKING: SINGLE FAMILY DETACHED - 2 SPACES / DWELLING UNIT
SINGLE FAMILY ATTACHED - 2.5 SPACES / DWELLING UNIT
PROVIDED PARKING: SINGLE FAMILY DETACHED - 2.82 SPACES / DWELLING UNIT
SINGLE FAMILY ATTACHED - 2.72 SPACES / DWELLING UNIT
10. PROPOSED USE: 83 SINGLE FAMILY DETACHED DWELLINGS W/ 2 CAR GARAGE EACH
83 28' VILLA STYLE TOWNHOUSES W/ 2 CAR GARAGE EACH
- TOTAL UNITS: 176
11. DENSITY PROPOSED: 2.32 DU/AC
12. AREA OF RESIDENTIAL LOTS: 22,334 AC.
13. AREA OF RIGHT-OF-WAY: 11,724 AC.
14. TOTAL OPEN SPACE PROVIDED: 41,104 AC.
15. PROVIDED OPEN SPACE SHALL BE IN ACCORDANCE WITH SECTION 235-18 X (10) OF THE CITY OF ABERDEEN DEVELOPMENT CODE. OPEN SPACE MAY BE DESIGNED FOR ACTIVE RECREATION, PASSIVE RECREATION, PARKWAYS (OTHER THAN SIDEWALKS), CONSERVATION AREAS, AND/OR NATURAL BUFFERS.
16. THE 100-YEAR FLOODPLAIN IS IDENTIFIED BY THE FEMA FIRM MAP NUMBER 24050187 C, REVISION APRIL 19, 2014.
17. ON OCTOBER 2ND, 2020, GTA SUBMITTED AN INQUIRY TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MD DNR) AS TO THE POTENTIAL PRESENCE OF ANY RARE, THREATENED, OR ENDANGERED SPECIES OR HABITATS ON, OR IN THE VICINITY OF, THE SUBJECT PROPERTY. A RESPONSE FROM MD DNR IS PENDING AS OF NOVEMBER 12TH, 2020.
18. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
19. WATER & SANITARY SEWER SERVICES SHALL BE PUBLIC. UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT OF WAY SHALL BE CONTAINED WITHIN A DRAINAGE & UTILITY EASEMENT OR EXISTING OR LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
20. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, STORMWATER MANAGEMENT FACILITIES ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
21. PROPOSED ROADS PAVEMENT WIDTHS AND RIGHTS-OF-WAY MAY VARY. SEE PLAN FOR ELARIFICATION. ROADS ARE TO BE PUBLIC AND PUBLICLY MAINTAINED.
22. PROPOSED ROAD NAMES TO BE DETERMINED PRIOR TO RELEASE FOR CONSTRUCTION.
23. FOREST STAND DELINEATION PLAN & REPORT AS WELL AS THE FOREST CONSERVATION PLAN & REPORT WERE SUBMITTED TO THE CITY ON NOVEMBER 10TH, 2020.
24. 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.
25. BOUNDARY SURVEY PREPARED BY MRA ON AUGUST 22, 2019.
26. EXISTING CONDITIONS BASED OFF HARFORD COUNTY, MARYLAND GIS NOVEMBER 2020.
27. STRUCTURES SHALL BE ADDRESSED TO THE ROAD FROM WHICH THEY ARE ACCESSED.
28. HOUSE NUMBERS SHALL BE DISPLAYED ON STRUCTURES WHERE THEY ARE CLEARLY VISIBLE FROM THEIR ACCESS ROAD.
29. ROADS SHALL BE CLEARLY MARKED WITH PROPER SIGNAGE.
30. STUB ROADS SHALL BE FENCED/SIGNED TO DETER ACCESS TO THE WETLANDS GOLF COURSE.
31. COVENANTS/DISCLOSEURES FOR LOTS 1-23 WILL BE NEEDED GIVEN THE CLOSE PROXIMITY TO THE EXISTING GOLF COURSE OPERATIONS.

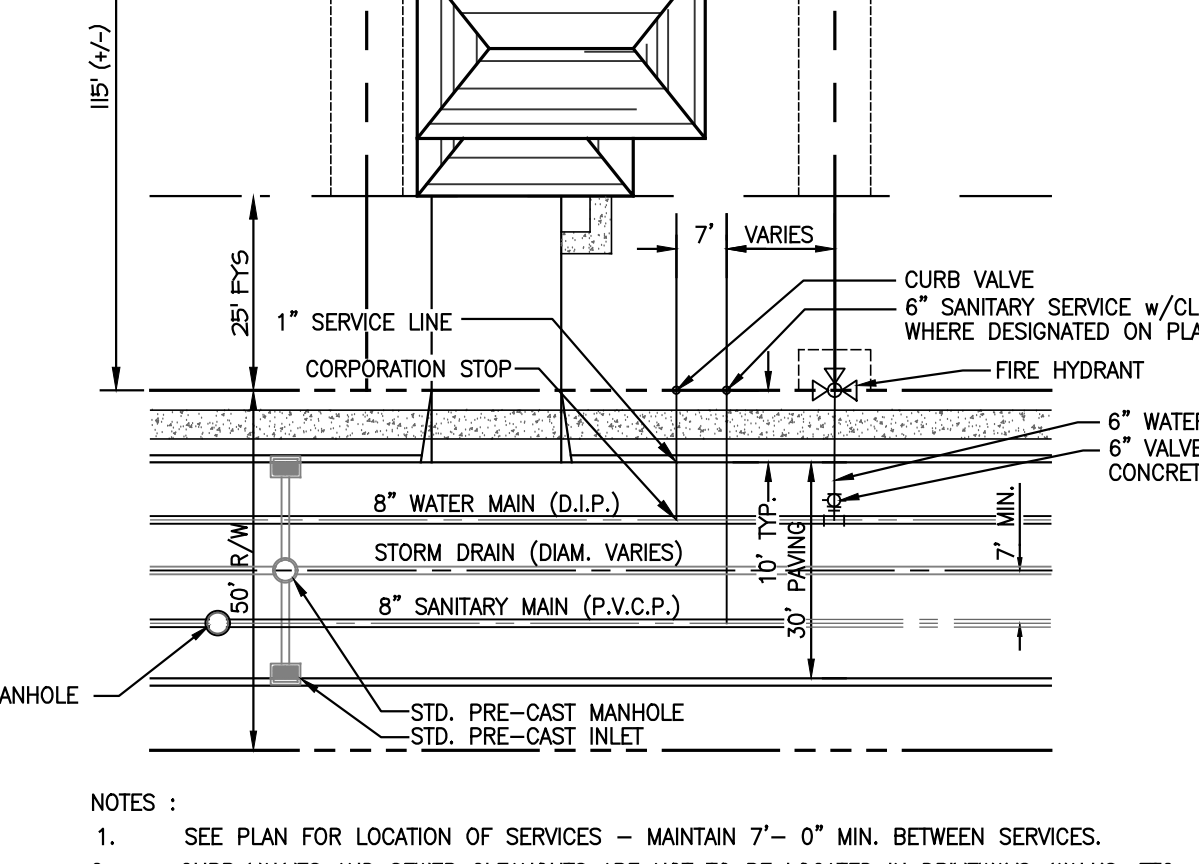
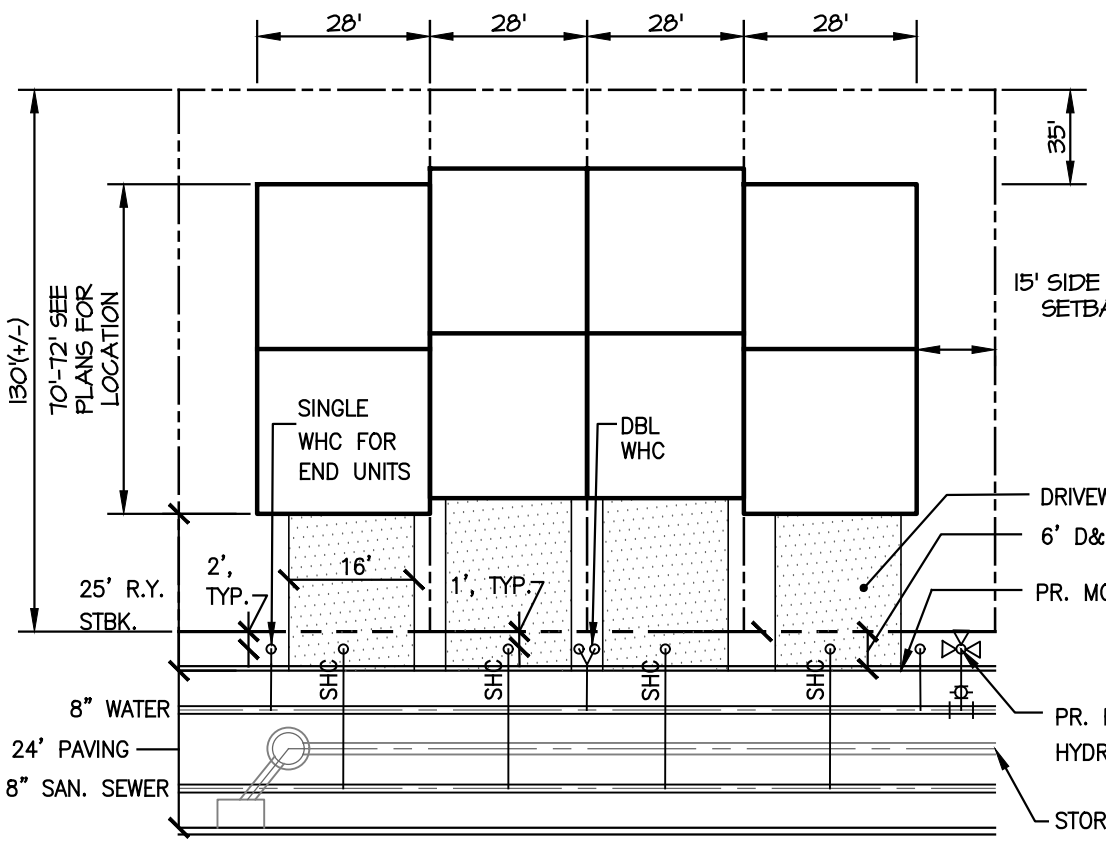
SYMBOL	NAME/DESCRIPTION	HYDRIC SOIL	HYDRIC COMPONENT	PERCENTAGE OF MAPPING UNIT	POSITION IN LANDSCAPE
A/A	Aldino silt loam, 0 to 3 percent slopes	Yes	Wachung	5	Flats
A/B	Aldino silt loam, 3 to 8 percent slopes	Yes	Wachung	5	Flats
D/B	Dalhousie silt loam, 3 to 8 percent slopes	No	-	-	-
Ea/B2	Ehahonko loam, 2 to 5 percent slopes, moderately eroded	No	-	-	-
Ea/C2	Ehahonko loam, 5 to 10 percent slopes	No	-	-	-
Ga/C2	Glenloch loam, 3 to 8 percent slopes	No	-	-	-
Ga/C	Glenloch loam, 8 to 15 percent slopes	No	-	-	-
Ga/C3	Glenloch loam, 8 to 15 percent slopes, severely eroded	Yes	Bulk	10	Drainageways, swales, depressions, hillslopes
Gh/A	Glenville silt loam, 0 to 3 percent slopes	Yes	Bulk	10	Drainageways, swales
Gh/B	Glenville silt loam, 3 to 8 percent slopes	No	-	-	-
H/b	Hathorn silt loam	Yes	Hathorn	85	Flood plains
K/A	Kankona silt loam, 0 to 3 percent slopes	Yes	Kankona	100	Terraces
K/B	Kankona silt loam, 3 to 8 percent slopes	Yes	Kankona	100	Terraces
Mh/B	Mattapee silt loam, 2 to 5 percent slopes, northern coastal plain	Yes	Ohello, drained	5	Swales, depressions, flats
Sh/b	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	Yes	Fallington, drained	4	Swales, flats, depressions

PROPOSED WASTEWATER & WATER USE CALCULATIONS	
WASTEWATER FLOW PROJECTION (UNITS)	QUANTITY
NUMBER OF EQUIVALENT DWELLING UNITS (EDU)	176
AVERAGE PERSONS PER UNIT (PPU)	3
GALLONS PER DAY PER EDU (GPD)	290
AVERAGE DAILY FLOW (EDUS X GPD)	44000 GALLONS PER DAY
WATER FLOW PROJECTION (UNITS)	QUANTITY
GALLONS PER DAY PER EDU (GPD) PER EDU	250
AVERAGE DAILY DEMAND (ADD) = (EDUS X GPD)	44000
MAXIMUM DAILY DEMAND (MDD) = (ADD X 1.5)	66000 GALLONS PER DAY

CITY OF ABERDEEN APPROVALS

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

OWNER/DEVELOPER: SAGE GILBERT, LLC 1777 RESTORATION RD, SUITE 245 BALTIMORE, MD 21088
CONTACT: GIL HORVITZ PHONE: 443.562.4810



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

MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORP CENTER DRIVE ABERDEEN, MD 21009 (410) 515-9000 FAX: (410) 515-9002 MRACTA.COM Copyright 2020 Morris & Ritchie Associates, Inc.

PRELIMINARY SITE PLAN THE PRESERVE AT GILBERT MEADOWS CITY OF ABERDEEN

DATE	REVISIONS	HARFORD COUNTY, MD
12/18/20	ADDRESS STAFF & PLANNING COMMISSION COMMENTS	JOB NO.: 20044
		SCALE: 1" = 100'
		DATE: 11/12/2020
		DRAWN BY: TPB/AGD
		DESIGN BY: AGD
		REVIEW BY: AGD
		SHEET: 1 OF 1