



VICINITY MAP
Scale: 1"=200'

SITE DATA:

- PROPOSED ADDRESSES:** 898 GILBERT ROAD, ABERDEEN, MD 21011; 908 GILBERT ROAD, ABERDEEN, MD 21011; 918 GILBERT ROAD, ABERDEEN, MD 21011; 928 GILBERT ROAD, ABERDEEN, MD 21011; 938 GILBERT ROAD, ABERDEEN, MD 21011; 948 GILBERT ROAD, ABERDEEN, MD 21011; 958 GILBERT ROAD, ABERDEEN, MD 21011; 968 GILBERT ROAD, ABERDEEN, MD 21011; 978 GILBERT ROAD, ABERDEEN, MD 21011; 988 GILBERT ROAD, ABERDEEN, MD 21011; 998 GILBERT ROAD, ABERDEEN, MD 21011; 1008 GILBERT ROAD, ABERDEEN, MD 21011; 1018 GILBERT ROAD, ABERDEEN, MD 21011; 1028 GILBERT ROAD, ABERDEEN, MD 21011; 1038 GILBERT ROAD, ABERDEEN, MD 21011; 1048 GILBERT ROAD, ABERDEEN, MD 21011; 1058 GILBERT ROAD, ABERDEEN, MD 21011; 1068 GILBERT ROAD, ABERDEEN, MD 21011; 1078 GILBERT ROAD, ABERDEEN, MD 21011; 1088 GILBERT ROAD, ABERDEEN, MD 21011; 1098 GILBERT ROAD, ABERDEEN, MD 21011; 1108 GILBERT ROAD, ABERDEEN, MD 21011; 1118 GILBERT ROAD, ABERDEEN, MD 21011; 1128 GILBERT ROAD, ABERDEEN, MD 21011; 1138 GILBERT ROAD, ABERDEEN, MD 21011; 1148 GILBERT ROAD, ABERDEEN, MD 21011; 1158 GILBERT ROAD, ABERDEEN, MD 21011; 1168 GILBERT ROAD, ABERDEEN, MD 21011; 1177 REDWOODS DR, ABERDEEN, MD 21011; 1202 BELMONT, ABERDEEN, MD 21011.
- OWNER/PROPERTY INFORMATION:** MORRIS & RITCHIE ASSOCIATES, INC., 10000 WOODLAND DRIVE, BALTIMORE, MD 21287.
- DEVELOPER:** MORRIS & RITCHIE ASSOCIATES, INC., 10000 WOODLAND DRIVE, BALTIMORE, MD 21287.
- SITE AREA:** 210,000 SQ. FT. (4.8 AC.)
- PREPARED BY:** MORRIS & RITCHIE ASSOCIATES, INC., 10000 WOODLAND DRIVE, BALTIMORE, MD 21287.
- DATE:** APRIL 19, 2019.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- LIMITS OF THE CITY OF ABERDEEN
- EXISTING STREAM
- EXISTING BOUNDARY
- EXISTING LOT LINES
- EXISTING OPEN WATER POND
- EXISTING METALS KETTLES 20' DIAMETER
- EXISTING PAVING
- EXISTING FENCE
- SOILS LINE 4 DESIGNATION
- EXISTING BUILDING
- EXISTING STORM DRAIN MANHOLE 4 INLET
- EXISTING WATER LINE 4 FIRE HYDRANT
- EXISTING GAS LINE 4 SERVICE 4 SERVICE
- EXISTING BLOCKPLAN
- 50' STREAM BUFFER
- EXISTING SPECIEN TREE TO BE PRESERVED
- PROPOSED LOT NUMBER
- PROPOSED TRAIL LINE TO REMAIN
- PROPOSED 30' SETBACK
- PROPOSED 30' STORM DRAIN ENCHINMENT
- PROPOSED STORM DRAIN MANHOLE 4 INLET
- PROPOSED WATER LINE, VALVE, TIE 4 FIRE HYDRANT
- PROPOSED STORMWATER MANAGEMENT FACILITY / BIOSWALE
- PROPOSED STOP SIGN LOCATION

SYMBOL	NUMBER OF UNITS	HYBRIC COMPONENT	HYBRIC COMPONENT	HYBRIC COMPONENT	PROPORTIONAL LANDSCAPE UNIT
AAA	Allium allium (1.0 x 1.0)	Yes	Washing	Yes	Thin
AAB	Allium allium (1.0 x 1.0)	Yes	Washing	Yes	Thin
ABR	Allium allium (1.0 x 1.0)	No	Washing	No	Thin
BBR	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBL	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBM	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBN	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBP	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBQ	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBR	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBL	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBM	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBN	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBP	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBQ	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBR	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBL	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBM	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBN	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin
BBP	Bambusa bambusa (2.0 x 2.0)	Yes	Washing	Yes	Thin
BBQ	Bambusa bambusa (2.0 x 2.0)	No	Washing	No	Thin

PROPOSED WASTEWATER & WATER USE CALCULATIONS

WASTEWATER (LOAD PROJECTION UNITS)	QUANTITY	WATER FLOW PROJECTION UNITS	QUANTITY
WASTEWATER (LOAD PROJECTION UNITS) (WDU)	176	WATER FLOW PROJECTION UNITS (WPU)	4600
AVERAGE PERSONS PER UNIT (PERSONS)	3	GALLONS PER DAY PER UNIT (GPD)	750
AVERAGE DAILY FLOW (EDU'S/GPD)	530	AVERAGE DAILY FLOW (EDU'S/GPD)	4600
MAXIMUM DAILY FLOW (EDU'S/GPD)	1060	MAXIMUM DAILY FLOW (EDU'S/GPD)	9200

- TOTAL UNITS: 232 (20/AC)
- AREA OF RESIDENTIAL LOTS: 72,338 AC.
- AREA OF RIGHT-OF-WAY: 11,728 AC.
- TOTAL OPEN SPACE PROVIDED: 41,104 AC.
- PROPOSED OPEN SPACE SHALL BE IN ACCORDANCE WITH THE CITY OF ABERDEEN'S OPEN SPACE POLICY. THE POLICY IS LOCATED UNDER RESIDENTIAL ZONING (OTHER THAN SERVICE), CONSERVATION AREAS, AND/OR NATURAL RESOURCES. THE POLICY IS LOCATED UNDER RESIDENTIAL ZONING (OTHER THAN SERVICE), CONSERVATION AREAS, AND/OR NATURAL RESOURCES.
- THE 100-YEAR FLOODPLAIN IS INDICATED ON THE FEMA FIRM MAP NUMBER 2202021H C, REVISED APRIL 19, 2019.
- ON OCTOBER 2020, ONA SUBMITTED AN APPLICATION FOR AN ENVIRONMENTAL IMPACT STATEMENT TO THE CITY OF ABERDEEN. THE CITY OF ABERDEEN HAS REVIEWED THE APPLICATION AND HAS DETERMINED THAT THE PROJECT DOES NOT REQUIRE AN ENVIRONMENTAL IMPACT STATEMENT. THE CITY OF ABERDEEN HAS APPROVED THE PROJECT AND HAS ISSUED A DEVELOPMENT PERMIT. THE CITY OF ABERDEEN HAS APPROVED THE PROJECT AND HAS ISSUED A DEVELOPMENT PERMIT.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
- WATER & SEWERAGE SERVICE SHALL BE PROVIDED BY THE CITY OF ABERDEEN. THE CITY OF ABERDEEN HAS APPROVED THE PROJECT AND HAS ISSUED A DEVELOPMENT PERMIT. THE CITY OF ABERDEEN HAS APPROVED THE PROJECT AND HAS ISSUED A DEVELOPMENT PERMIT.
- FINAL LOCATION FOR THE HYDROLOGICAL, WATER LINES, SEWER LINES, STORMWATER MANAGEMENT FACILITIES ETC SHALL BE DETERMINED DURING FINAL ENGINEERING.
- CONSTRUCTION SHALL BE TO BE PUBLIC AND PUBLICLY AWARDED.
- PROPOSED ROAD NAMES TO BE DETERMINED PRIOR TO RELEASE FOR CONSTRUCTION.
- CONSERVATION STANDARDS SHALL BE DETERMINED PRIOR TO RELEASE FOR CONSTRUCTION. A PLAN & REPORT WILL BE SUBMITTED TO THE CITY OF ABERDEEN FOR REVIEW.
- MAINTENANCE OF ALL CONSERVATION FACILITIES, OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.
- BOUNDARY SURVEY PREPARED BY NMA ON AUGUST 22, 2016.
- EXISTING CONSERVATION WEDS OFF HARRISON COUNTY, MARCH 15, 2015.
- STRUCTURES SHALL BE ADJACENT TO THE ROAD FROM WHICH THEY ARE ACCESSED.
- ROADS SHALL BE CLEARLY MARKED WITH PROPER SIGNAGE.
- STORM DRAINAGE SHALL BE CLEARLY MARKED TO DETER ACCESS TO THE METEOROLOGICAL COURSE.
- PROPOSED CONSERVATION AREAS SHALL BE CLEARLY MARKED TO DETER ACCESS TO THE METEOROLOGICAL COURSE.
- PUBLIC UTILITIES OUTSIDE OF THE PROPOSED RIGHT-OF-WAY WILL REQUIRE LOADINGS. THE CITY OF ABERDEEN WILL BE NOTIFIED OF ANY SUCH UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF SUCH UTILITIES.

CITY OF ABERDEEN APPROVALS

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

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THE PRESERVE AT GILBERT MEADOWS
CITY OF ABERDEEN

JOB NO.: 20044
SCALE: 1" = 100'
DATE: 11/12/2020
DRAWN BY: THY/ADD
CHECKED BY: ADD
REVISED BY: ADD
SHEET: 1 OF 1

