

- SITE DATA:**
- PROPERTY INFORMATION:

SITE ADDRESS	TAX MAP / PARCEL #	DEED REFERENCE	ACREAGE	ZONING	OWNER	OWNER'S ADDRESS
80 LONG DRIVE ABERDEEN, MD 21001	T.M. 51 P. 108 LOT #1	0845100222	6.14 AC	IBD	FIELDSTIDE COMMONS BUSINESS TRUST	6294 REYNOLDS HILL RD SEVEN VALLEYS, PA 17860
LONG DRIVE ABERDEEN, MD 21001	T.M. 51 P. 108 LOT #2	0845100222	6.28 AC	IBD	FIELDSTIDE COMMONS BUSINESS TRUST	6294 REYNOLDS HILL RD SEVEN VALLEYS, PA 17860
LONG DRIVE ABERDEEN, MD 21001	T.M. 51 P. 108 LOT #3	0845100222	1.12 AC	IBD	FIELDSTIDE COMMONS BUSINESS TRUST	6294 REYNOLDS HILL RD SEVEN VALLEYS, PA 17860
LONG DRIVE ABERDEEN, MD 21001	T.M. 51 P. 4	0845100222	9.25 AC	IBD	FIELDSTIDE COMMONS BUSINESS TRUST	6294 REYNOLDS HILL RD SEVEN VALLEYS, PA 17860
 - SITE AREA: 23.39± AC. (PER SUM OF PARCELS LISTED ABOVE)
 - ZONING DISTRICT: IBD (INTEGRATED BUSINESS DISTRICT)
 - DEVELOPER: SAGE VENTURES LLC, EAST BUILDING, SUITE 245, 1777 REGISTERSTOWN ROAD, BALTIMORE, MD 21208
 - PREPARED BY: MORRIS & RITCHE ASSOC. INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21009, ATTN: MS. AMY G. DIPIETRO, P.E., PRINCIPAL
 - PROPOSED DEVELOPMENT:

EXISTING 4 STORY OFFICE BUILDING (120,000 SF) TO BE RE-PURPOSED AS A CLASS "A" STORAGE FACILITY*	EXISTING 4 STORY OFFICE BUILDING (120,000 SF) TO BE RE-PURPOSED AS A CLASS "A" STORAGE FACILITY*	49 RENTAL TOWN HOMES	224 SINGLE BEDROOM APARTMENTS	260 TWO BEDROOM APARTMENTS	TOTAL UNITS = 533 DWELLING UNITS
T.M. 51 P. 108 UNIT #1	T.M. 51 P. 108 UNIT #2-4	T.M. 51 PARCEL 4	LONG DRIVE	LONG DRIVE	LONG DRIVE
 - BUILDING/LOT REGULATIONS FOR RESIDENTIAL PORTION (USE R3 WITHIN IBD):

LOT AREA	LOT WIDTH	LOT AREA PER FAMILY	FRONT YARD DEPTH	REAR YARD DEPTH	SIDE YARD MIN	SUM OF SIDE YARD
7500 SF	75 FT	2500 SF	25 FT	35 FT	10 FT	25 FEET
 - CLASS "A" STORAGE FACILITY (COMMERCIAL)*:

LOT AREA	LOT WIDTH	FRONT YARD DEPTH	REAR YARD DEPTH	SIDE YARD MIN	SUM OF SIDE YARD
N/A	N/A	25 FT	25 FT	10 FT	20 FT
 - SEE ORDINANCE NO. 21-0-02, DEVELOPMENT CODE REVISION
 - REQUIRED PARKING:

TOWN HOMES - 2.5 SPACES / DWELLING UNIT	ONE BEDROOM APARTMENT - 1.5 SPACES / DWELLING UNIT	TWO BEDROOM APARTMENT - 2 SPACES / DWELLING UNIT	TOTAL
49 UNITS X 2.5 SPACES = 123 SPACES REQUIRED	224 UNITS X 1.5 SPACES = 336 SPACES REQUIRED	260 UNITS X 2 SPACES = 520 SPACES REQUIRED	979 SPACES REQUIRED
 - PROVIDED PARKING: 990 SPACES (REQ. MET), SELF STORAGE PARKING = 30 SPACES
 - AREA OF RESIDENTIAL DEVELOPMENT: 17.20± AC., RESIDENTIAL BUILDING COVERAGE: 5.34± AC.
 - OPEN SPACE PROVIDED: 4.68 AC., 6.33± AC. (REQUIREMENT MET)
 - A HEIGHT VARIANCE FOR UNITS 2-3 WAS GRANTED ON 02/04/2021 (BOARD OF APPEALS CASE NUMBERS 751, 752 & 753)
 - 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, PATHWAYS (OTHER THAN SIDEWALKS), CONSERVATION AREAS, AND/OR NATURAL BUFFERS.
 - THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
 - PROJECT SITE DOES NOT FALL WITHIN THE FEMA FLOOD PLAIN BASED OFF MAP 24025C0187E AND MAP 24025C0189E 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.
 - 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 CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
 - FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, STORMWATER MANAGEMENT FACILITIES ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
 - EXISTING NONTIDAL WETLANDS AND ASSOCIATED BUFFERS ARE BASED ON A DELINEATION PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC., APRIL 2009.
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 - 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 CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
 - A HOMEOWNERS' ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.
 - BOUNDARY SURVEY PREPARED BY MORRIS & RITCHE ASSOCIATES.
 - EXISTING CONDITIONS BASED OFF GIS, SURVEY DATA AND AS-BUILT DRAWINGS.
 - STRUCTURES SHALL BE ADDRESSED TO THE ROAD FROM WHICH THEY ARE ACCESSED.
 - ADDRESS NUMBERS SHALL BE DISPLAYED ON STRUCTURES WHERE THEY ARE CLEARLY VISIBLE FROM THEIR ACCESS ROAD.
 - ROADS SHALL BE CLEARLY MARKED WITH PROPER SIGNAGE.
 - PUBLIC UTILITIES OUTSIDE OF THE PROPOSED RIGHT-OF-WAY WILL REQUIRE EASEMENTS. THE EASEMENTS WILL BE SHOWN ON THE FINAL ENGINEERING DOCUMENTS AND DEFINED ON THE RECORD PLATS.
 - GILBERT ROAD SHALL HAVE A MINIMUM BUILDING SETBACK OF 10' AND SHALL HAVE A LANDSCAPED BUFFER WITHIN THAT SETBACK AREA. LONG DRIVE SHALL HAVE A MINIMUM BUILDING SETBACK OF 20' AND SHALL HAVE A LANDSCAPED BUFFER WITHIN THAT SETBACK AREA. A 15' LANDSCAPED BUFFER SHALL BE PROVIDED ALONG ANY PROPERTY LINE ADJOINING ADJACENT PROPERTIES OF A RESIDENTIAL USE.
 - THIS SITE IS INCLUDED IN THE FOREST STAND DELINEATION FOR THE LONG PROPERTY, APPROVED 12/14/2004.
 - FOREST RETENTION FOR FIELDSTIDE VILLAGE IS LOCATED ON LOT 4N & TOTALS 12.16 AC.
 - THE PROPOSED USES AS INDICATED HEREON ARE A PERMITTED USE 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 ARCHITECTURE BUILDING PLANS ARE PREPARED. BUILDING LOCATIONS MAY SHIFT TO RESPOND TO FINAL ENGINEERING DESIGN, AND REQUIRED BUILDING SETBACKS SHALL BE ADHERED TO.
 - THE COMMONS AT FIELDSTIDE VILLAGE MAY BE CONSTRUCTED IN SEVERAL PHASES.
 - SIGNAGE SHALL BE PROVIDED AND SHALL MEET REQUIREMENTS OF THE CITY OF ABERDEEN SIGN CODE AND ABERDEEN OVERLAY DISTRICT REGULATIONS AND DESIGN REQUIREMENTS.
 - DUMPSTERS SHALL BE CONCEALED IN SERVICE AREAS AND PROPERLY SCREENED.
 - A PARKING EASEMENT HAS BEEN ESTABLISHED BETWEEN THE CITY OF ABERDEEN AND THE OWNER OF LOT 1 FOR THE USE OF 500 PARKING SPACES LOCATED AT RIKEN STADIUM. THE EASEMENT INCLUDES PROVISIONS FOR VEHICULAR PARKING, INGRESS, EGRESS, CIRCULATION, AND MAINTENANCE REQUIREMENTS.
 - THE EXISTING STORMWATER MANAGEMENT FACILITY LOCATED ON LOT #4 HAS BEEN ANALYZED AND ACCOMMODATES DRAINAGE FROM ADDITIONAL IMPERVIOUS AREA ASSOCIATED WITH THE PROJECT AREA FOR THE COMMONS AT FIELDSTIDE VILLAGE (QUANTITY ONLY).

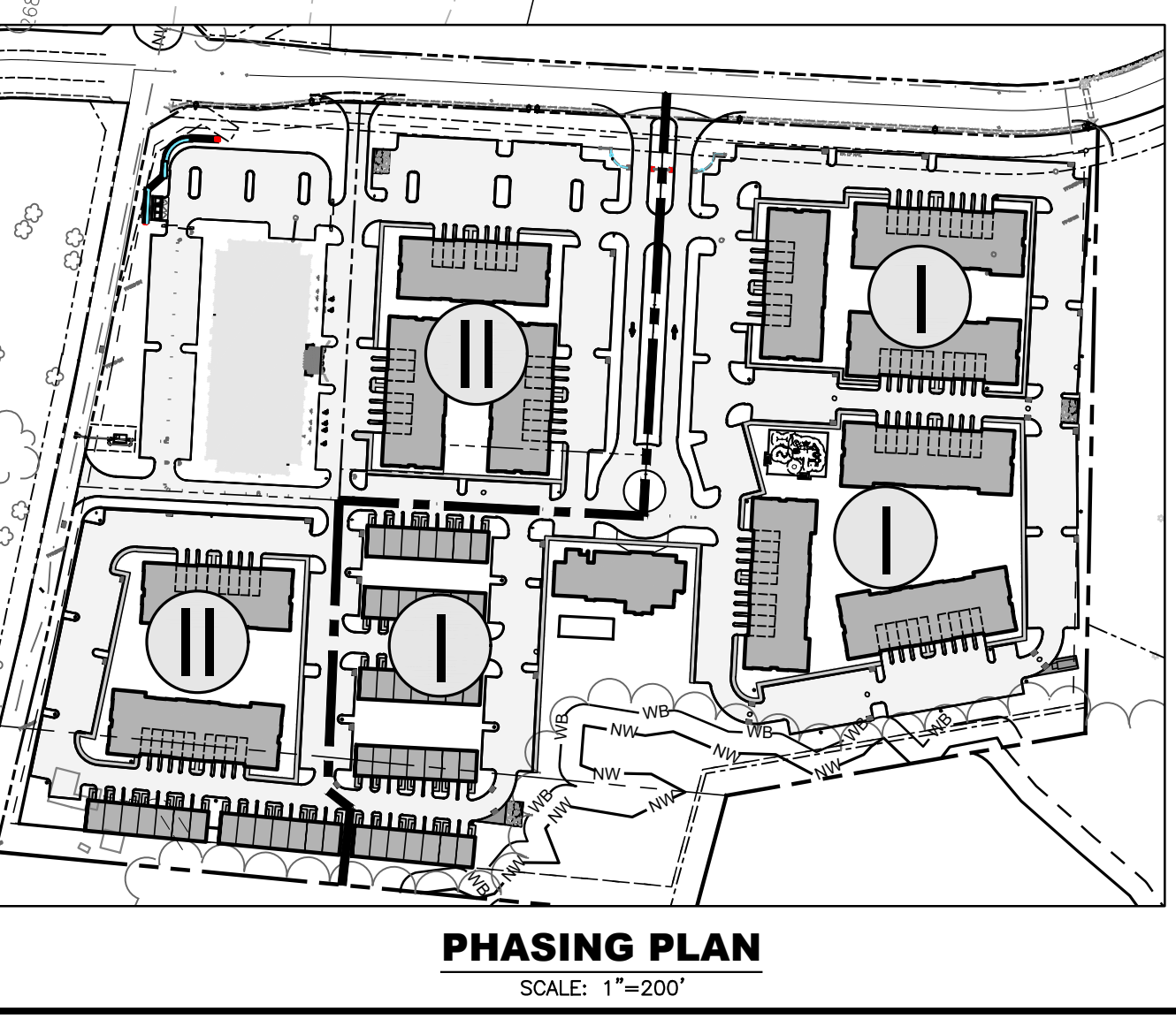
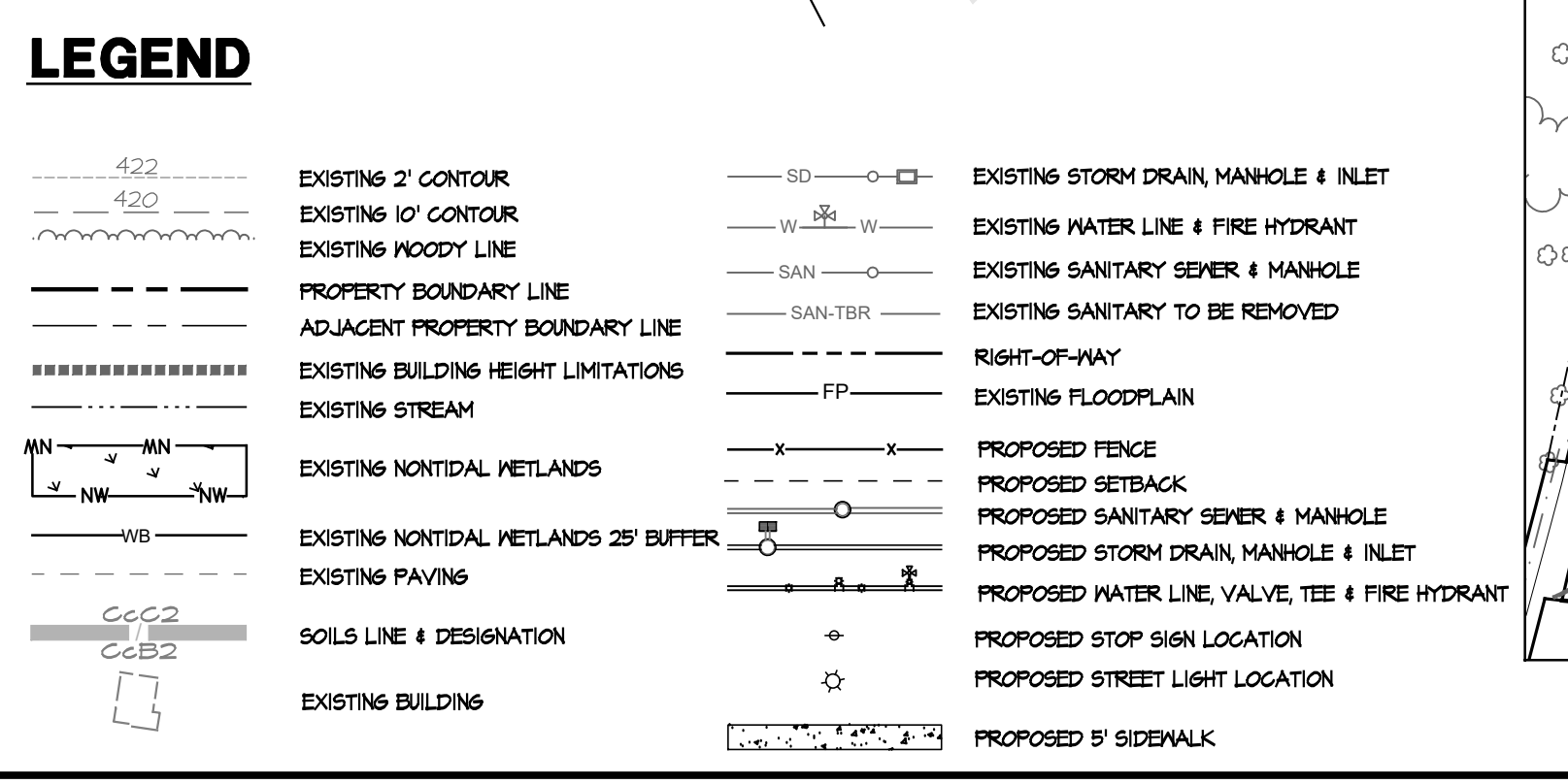
PROPOSED WASTEWATER & WATER USE CALCULATIONS

WASTEWATER FLOW PROJECTION (UNITS)	QUANTITY
NUMBER OF EQUIVALENT DWELLING UNITS (EDU)	533
GALLONS PER DAY PER EDU (GPD)	250
AVERAGE DAILY FLOW (EDUS X GPD)	133250 GALLONS PER DAY

WATER FLOW PROJECTION (UNITS)	QUANTITY
GALLONS PER DAY PER EDU (GPD PER EDU)	250
AVERAGE DAY DEMAND (ADD) = (EDUS X GPD)	133250
MAXIMUM DAY DEMAND (MDD) = (ADD X 1.44)	191880 GALLONS PER DAY

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	FRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
BaA	DELTEVILLE	0-2%	LIMITED	YES	NO	YES	C
ChB2	CHILLUM	2-5%	NO	YES	YES	NO	B
DxB	DELANCO	3-6%	LIMITED	YES	YES	YES	C
LgC3	LEGORE	8-15%	NO	NO	NO	NO	B
MxA	MONTALTO	0-3%	NO	NO	YES	YES	C
MxB2	MONTALTO	3-6%	NO	NO	YES	YES	C
NxC	NESHAWATY	0-5%	NO	NO	NO	YES	B
RxB	HATCHING	0-3%	YES	YES	NO	YES	D



OWNER/DEVELOPER
SAGE GILBERT, LLC
1777 REGISTERSTOWN RD, SUITE 245
BALTIMORE, MD 21208

CONTACT: GIL HORVITZ
PHONE: 443.552.4810

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

MORRIS & RITCHE ASSOCIATES, INC.
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PRELIMINARY SITE PLAN FOR FIELDSTIDE COMMONS

SECOND ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
		13229X01
		SCALE: 1"=50'
		DATE: 02/12/21
		DRAWN BY: TPB
		DESIGN BY: TPB/AGD
		REVIEW BY: AGD
		SHEET: 1 OF 1