

Montpelier Hills

Conceptual Layout Plan Montpelier Hills

Prince George's County, Maryland



Loiederman
Soltz Associates, Inc.

Civil Engineering
Land Planning
Surveying
Environmental Science

1000 Howard Street, Suite 100, Rockville, MD 20850-3000 (301) 990-0000

www.loiederman.com

Scale: 1" = 100'



Map 10-000

Montpelier Hills



Montpelier Hills

Net Densities based on Net Acreages

Proposed Development				Unit Parking			Additional Parking			
Parcel	Area	Units	Density	1 car gar	2 car gar	Tandem	Perpen	Parallel	Total	Ratio
1	3.4	32	9.4	12	40	52	0	14	118	3.7
2	2.9	30	10.3		60	60	0	22	142	4.7
3	4.9	41	8.4	41		41	43	4	129	3.1
4	4.8	41	8.5		82	82		37	201	4.9
5	3.9	35	9.0	5	60	65	21	6	157	4.5
6	3.3	25	7.6	9	32	41	20	9	111	4.4
7	4.1	30	7.3	22	16	38		17	93	3.1
Summary	27.3	234	8.6	89	290	379	84	109	951	4.1

Existing Development										
A	4.6	45	9.8							
B	5.5	44	8.0							
C	7.8	73	9.4							
D	3.7	36	9.7							
E	1.8	19	10.6							
F	1.7	15	8.8							
G	3.8	36	9.5							
H	3.5	32	9.1							
I	5.3	45	8.5							
Summary	37.7	345	9.2							

Proposed Development Summary

234 Total Number of Units

89 Fairmont Units - 20ft. Wide w/ One Car Garage in Front

145 Fairgate Units - 20ft. Wide w/ Two Car Garage in Rear

Parking

379 Garage Parking Spaces

379 Tandem Parking Spaces

84 On Site - Perpendicular Guest Spaces

109 On Street - Parallel Guest Spaces

951 Total Number of Parking Spaces = 4.1 spaces / unit

Prepared by Loiederman Soltesz Associates, Inc.



Montpelier Hills



Conceptual Layout Plan Montpelier Hills

Prince George's County, Maryland



Montpelier Hills

Net Densities based on Net Acreages

Proposed Development				Unit Parking		Additional Parking					Ratio	Comments
Parcel	Area	Units	Density	1 car gar	2 car gar	Tandem	Perpen	Parallel	Total			
1	3.4	32	9.4	12	40	52	0	14	118	3.7		
2	2.9	30	10.3		60	60	0	22	142	4.7		
3	4.9	41	8.4	41		41	43	4	129	3.1		
4	4.8	41	8.5		82	82		37	201	4.9		
5	3.9	35	9.0	5	60	65	21	6	157	4.5		
6	3.3	25	7.6	9	32	41	20	9	111	4.4		
7	4.1	30	7.3	22	16	38		17	93	3.1		
Summary	27.3	234	8.6	89	290	379	84	109	951	4.1		

Existing Development

A	4.6	45	9.8									
B	5.5	44	8.0									
C	7.8	73	9.4									
D	3.7	36	9.7									
E	1.8	19	10.6									
F	1.7	15	8.8									
G	3.8	36	9.5									
H	3.5	32	9.1									
I	5.3	45	8.5									
Summary	37.7	345	9.2									Does not i

Proposed Development Summary

234 Total Number of Units

89 Fairmont Units - 20ft. Wide w/ One Car Garage in Front

145 Fairgate Units - 20ft. Wide w/ Two Car Garage in Rear

Parking

379 Garage Parking Spaces

379 Tandem Parking Spaces

84 On Site - Perpendicular Guest Spaces

109 On Street - Parallel Guest Spaces

951 Total Number of Parking Spaces = 4.1 spaces / unit

Montpelier Hills

Street & Parking

Conceptual Layout Plan Montpelier Hills

Prince George's County, Maryland

- 30' street w/parallel parking one side
- Courtyard parking w/perpendicular parking spaces
- 18' Alley for access to rear garages and tandem spaces



Loiederman
Soltesz Associates, Inc.

Chief Engineer
Land Planning
and Forestry
Environmental Services

1000 Howard Street, Suite 100, Baltimore, MD 21202-3000-3000-3000

www.loiedermansoltesz.com

Scale: 1" = 100'

SEP 10, 2008

Montpelier Hills

Montpelier Hills

Net Densities based on Net Acreages

Proposed Development				Unit Parking			Additional Parking				
Parcel	Area	Units	Density	1 car gar	2 car gar	Tandem	Perpen	Parallel	Total	Ratio	Com
1	3.4	32	9.4	12	40	52	0	14	118	3.7	
2	2.9	30	10.3		60	60	0	22	142	4.7	
3	4.9	41	8.4	41		41	43	4	129	3.1	
4	4.8	41	8.5		82	82		37	201	4.9	
5	3.9	35	9.0	5	60	65	21	6	157	4.5	
6	3.3	25	7.6	9	32	41	20	9	111	4.4	
7	4.1	30	7.3	22	16	38		17	93	3.1	
Summary	27.3	234	8.6	89	290	379	84	109	951	4.1	
Existing Development											
A	4.6	45	9.8								
B	5.5	44	8.0								
C	7.8	73	9.4								
D	3.7	36	9.7								
E	1.8	19	10.6								
F	1.7	15	8.8								
G	3.8	36	9.5								
H	3.5	32	9.1								
I	5.3	45	8.5								
Summary	37.7	345	9.2								Does

Proposed Development Summary

234 Total Number of Units

89 Fairmont Units - 20ft. Wide w/ One Car Garage in Front

145 Fairgate Units - 20ft. Wide w/ Two Car Garage in Rear

Parking

379 Garage Parking Spaces

379 Tandem Parking Spaces

84 On Site - Perpendicular Guest Spaces

109 On Street - Parallel Guest Spaces

951 Total Number of Parking Spaces = 4.1 spaces / unit

Prepared by Loiederman Soltesz Associates, Inc.

