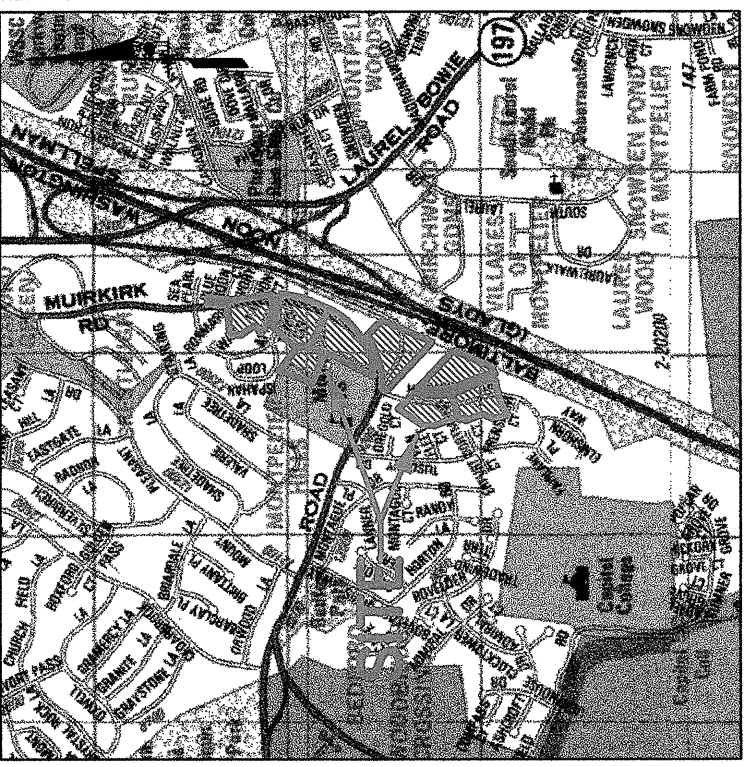


SPECIFIC DESIGN PLAN

LAUREL(10th) ELECTION DISTRICT



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GENERAL NOTES

- THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND
- BASED UPON BEST ENGINEERING JUDGEMENT.
- PROPERTY LINES AS SHOWN HEREIN TAKEN FROM BOUNDARY SURVEY
- CONDUCTED BY LOEWENSON SHERIDAN ASSOCIATES IN THE DATUM OF THE
- WASHINGTON STATE SANITARY DISTRICT NO. 11 COMMUNITARIAN REGIME
- EXISTING WATER CATEGORY: W3
- EXISTING SEWER CATEGORY: W3
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- LOTS ON SITE ARE EX-BEIRL LOT, No.6-Segment All other lots, Self-Sampled the
- nearby area. Self-Sample every day from lot, No.6-Segment All other lots, Self-Sample
- every second day from lot, No.6-Segment.**
- ALL DIMENSIONS AT THE TIME OF FINAL PLATTING.
- COMPLETATIONS SHOW HEREIN BASED ON FIELD NOTES CONDUCTED BY
- LOEWENSON SHERIDAN ASSOCIATES.**
- PROPERTY IS SHOWN ON TAXMAPS 1402, 1403, 1404 & 1405**
- THE ILLUSTRATED HISTORY OF HISTORIC SITES, PRINCE GEORGES COUNTY,
- SHOWS NO KNOWN HISTORIC OR CULTURAL RESOURCES ON THE SITE.
- ALL EXISTING STRUCTURES ON SITE TO BE RAZED AND ANY EXISTING WELL AND
- SEPTIC SYSTEMS FOUND DURING DEMOLITION TO BE PROPERLY ABANDONED.
- ABANDONED SHALL MEANS WELL BE REACHED AND CAPPED BY A LICENSED
- PROFESSIONAL ENGINEER AND NOTED ON THE BLUEPRINTS BY A WITNESS.**
- ANY REPRESENTATIVE OF THE HEALTH DEPARTMENT PRIOR TO A PERMIT
- BY AN APPROPRIATE SEPTIC TANK MUST BE EMPOWERED OUT TO BE ALLOWED
- WITH PRINCE GEORGES COUNTY HEALTH DEPARTMENT REGULATIONS
- NO EXEMPTIONS WILL BE GRANTED FOR THIS PROPERTY BASED ON RECORDS
- SITE DRAWINGS ARE PREPARED TO BE PRIVATE SEWAGE AS NOTED.**

SITE DEVELOPMENT NOTES

SITE ACREAGE:	
GROSS TRACT	32.34 ACRES
FLOODPLAIN AREA	0.13 ACRES
NET TRACT	32.21 ACRES
EXISTING ZONE	R-U
TOTAL PROPOSED TOWNHOUSE UNITS	211
PROPOSED SITE RESIDENTIAL DENSITY - 211 UNITS/32.21 AC.	6.55 UNITS/ACRE

PARCELS:

- PARCEL "M" - 2.50 ACRES
PARCEL "B-1" - 5.11 ACRES
PARCEL "B-2" - 4.80 ACRES
PARCEL "E" - 3.76 ACRES
PARCEL "K-3" - 3.42 ACRES
PARCEL "L" - 3.78 ACRES
PARCEL "S" - 3.71 ACRES
PARCELS "J" & "K" PLUS ABANDONED MUIRKIRK ROAD R.O.W. - 5.10 ACRES
PARCEL "K-1" - 0.16 ACRES

PARKING CALCULATIONS

PARKING REQUIRED: 211 UNITS x 2.04 SPACES PER UNIT = 431 SPACES
PARKING PROVIDED: 559 SPACES

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS
TO SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGE'S
COUNTY BUILDING CODE.

WARREN • DUNN, R.L.A.
MD. REG. R.L.A. NO. 1074

WASEN, FUNN, R. L. A.,
DATE _____
MD. REG. R. L. A. NO. 1074

 L. J. Lederman /
Soltesz Associates, Inc.

Rockville
Lanham
Frederick
Waldorf
Crownstown
Chantilly

LANHAM OFFICE
4268 Forbes Boulevard
Lanham, MD 20706
t. 301.794.7555 f. 301.794.7656

Engineering
Planning
Design
Environmental Sciences

www.LSAssociates.net

DRAINAGE CERTIFICATION

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

WARREN K. DUNN, R.L.A.
MD. REG. R.L.A. NO. 1074

[illegible]

COVER SHEET

MISS UTILITY NOTE

CONCERNING EXISTING UNDERGROUND UTILITIES WAS
NO AVAILABLE RECORDS, THE CONTRACTOR MUST
EXAMINE LOCATION AND ELEVATION OF ALL EXISTING
UTILITIES PRIOR TO THE START OF EXCAVATION. CONTACT "MISS
UTILITY" AT (800) 257-7777, 48 HOURS PRIOR TO THE START OF
EXCAVATION. CLEARANCES ARE LESSER THAN SHOWN ON THIS
PLAN. IF CLEARANCES ARE LESSER THAN SHOWN ON THIS
PLAN, THE CONTRACTOR SHALL CONTACT THE UTILITY
COMPANY TO VERIFY THE CLEARANCES. CLEARANCES LESS THAN NOTED MAY REQUIRE
THIS PLAN.

OWNER / DEVELOPER
BERMAN ENTERPRISES
BECO Building West
5410 Edson Lane Suite 220
Rockville, MD 20852
Contact: Brian E. Berman
(301)818-1555

MISS UTILITY NOTE

CONCERNING EXISTING UNDERGROUND UTILITIES WAS
 AVAILABLE RECORDS, THE CONTRACTOR MUST
 EXAM LOCATIONS AND ELEVATIONS OF ALL EXISTING
 UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND
 UNLESS THE START OF EXCAVATION, CONTACT "MISS
 800-257-7777, 48 HOURS PRIOR TO THE START OF
 CLEARANCES ARE LESS THAN SHOWN ON THIS
 (VE 12) INCHES, WHOEVER IS LESS, CONTACT THE
 THE UTILITY COMPANY BEFORE PROCEEDING WITH
 CLEARANCES LESS THAN NOTED MAY REQUIRE
 THIS PLAN.

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