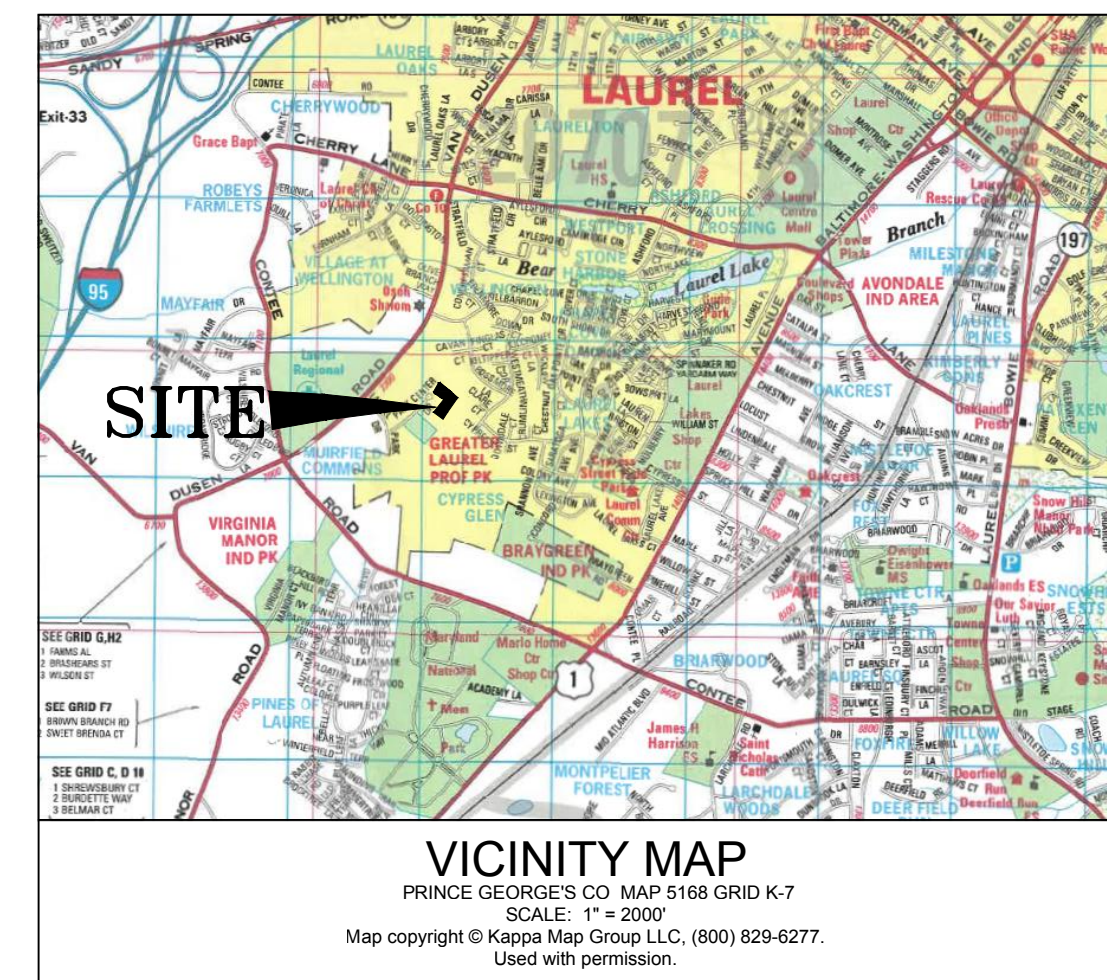


OAKS AT LAUREL

PRELIMINARY PLAN OF SUBDIVISION



VICINITY MAP
PRINCE GEORGES CO. MAP 9168 GRID K-7
SCALE: 1" = 200'
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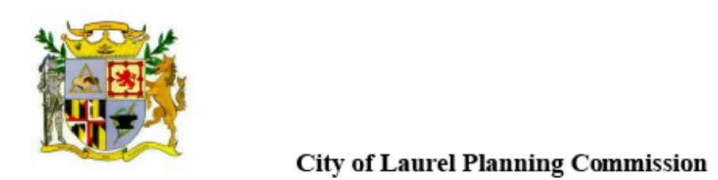
GENERAL NOTES

- PROJECT NAME: OAKS AT LAUREL
APPLICANT: STANLEY MARTIN HOMES, LLC
6404 IVY LANE, SUITE 600
GREENBELT, MARYLAND 20770
PROPERTY OWNER: GREATER LAUREL PROF PLD LTD PTH
612 MAIN STREET, SUITE 200
LAUREL, MARYLAND 20707
- EXISTING PARCELS/LOTS AND DEED REFERENCES:
a. LOT 18 PB 192 P. 62 TAX ID: 1395140
b. LOT 19 PB 197 P. 12 TAX ID: 3432444 00564
 - TAX MAP GRID: 0564
 - 200-FOOT MAP REFERENCE: 056407
 - THE PURPOSE OF SUBDIVISION IS 82 LOTS AND 4 PARCELS FOR THE DEVELOPMENT OF 82 SINGLE-FAMILY ATTACHED DWELLINGS.
 - PRIOR APPROVALS:
a. SPECIAL EXCEPTION APPLICATION NO. 850
 - TOTAL ACREAGE: 8.26 AC.
 - AREA ENVIRONMENTAL REGULATED FEATURES (PMR): 0.00 AC.
 - AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
 - AREA OF ROAD DEDICATION: 0.00 AC.
 - EXISTING ZONING: C-100
 - EXISTING USE: VACANT
 - PROPOSED USE OF PROPERTY: RESIDENTIAL
 - BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 82 TOWNHOUSES
 - DENSITY CALCULATIONS:
a. ALLOWED: 20 DU/AC
b. PROPOSED: 10 DU/AC
 - MINIMUM LOT SIZE: 1,200 SQ. FT.
 - MINIMUM LOT WIDTH:
a. FRONT BUILDING LINE: INTERIOR 16 FT./EXTERIOR 21 FT.
b. FRONT STREET LINE: INTERIOR 16 FT./EXTERIOR 21 FT.
NO
 - MILITARY INSTALLATION OVERLAY ZONE: NO
 - STORMWATER MANAGEMENT CONCEPT NUMBER: 3000-2024-0
 - EXISTING WATER/SEWER CATEGORY: W-3 AND 5-3
 - PROPOSED WATER/SEWER CATEGORY: W-3 AND 5-3
 - METHOD OF SEWAGE DISPOSAL: PUBLIC
 - AVIATION POLICY AREA: NOT APPLICABLE
 - MANDATORY PARK DEDICATION REQUIREMENT: ON SITE RECREATION
 - CEMENTERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORICAL SITE ON OR IN VICINITY OF THE PROPERTY: NO
 - TYPE ONE CONSERVATION PLAN: N/A
 - WETLANDS: NO
 - STREAMS: NO
 - IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO
 - TOPOGRAPHY SHOWN ON PLAN IS PROVIDED BY CHARLES P. JOHNSON AND ASSOCIATES.
 - BOUNDARY SHOWN ON PLAN WAS PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES.

LEGEND	
—	BOUNDARY LINE
---	LIMIT OF DISTURBANCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EXISTING STREAM
---	EXISTING OVERHEAD LINES
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING STORMDRAIN
---	PROPOSED STORMDRAIN FOR DEMO
---	PROPOSED STORMDRAIN
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING WATER
---	PROPOSED WATER
---	EXISTING FLOODPLAIN
---	PRIMARY MANAGEMENT AREA
---	PUBLIC UTILITY EASEMENT
---	PROPOSED PAVEMENT
---	PROPOSED STORMWATER MANAGEMENT FACILITY
*	POTENTIAL ON-SITE RECREATION AREA

TOWNHOUSE DEVELOPMENT STANDARDS	
Net Lot Area (Minimum in SF)	End units: 2,295 SF max. Interior units: 1,575 SF min.
Front Yards (Minimum depth/width in feet)	16'x18'
Side Yard (Minimum)	5' end units 0' interior units
Rear Yard (Minimum)	10'

PARCEL TABLE		
NAME	USE	OWNERSHIP
PARCEL A	OPEN SPACE/RECREATION	HOA
PARCEL B	OPEN SPACE/SWM	HOA
PARCEL C	OPEN SPACE/SWM	HOA
PARCEL D	OPEN SPACE	HOA
PARCEL E	OPEN SPACE/SWM	HOA
PARCEL F	OPEN SPACE/RECREATION	HOA
PARCEL G	PRIVATE R/W	HOA
PARCEL H	PRIVATE R/W	HOA
PARCEL I	PRIVATE R/W	HOA
PARCEL J	PRIVATE R/W	HOA
PARCEL K	PRIVATE R/W	HOA
PARCEL L	PRIVATE R/W	HOA



Approved: _____ Date: _____

Chairman Secretary



DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

UPDATES/REVISIONS

PPS-2024-XXX
PRELIMINARY PLAN OF SUBDIVISION

OAKS AT LAUREL
10TH ELECTION DISTRICT - LAUREL 20707
14251 AND 14275 PARK CENTER DRIVE

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: STANLEY MARTIN HOMES 6404 IVY LANE, SUITE 600 GREENBELT, MD, 20770	WASC GRID: 288E027 DESIGN: AYS DRAFT: LMM	TAX MAP: 00564 SHEET 1 OF 1
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PROFESSIONAL CERTIFICATION

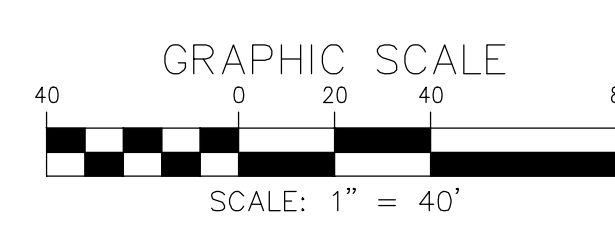
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025



Not valid without signature



NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING