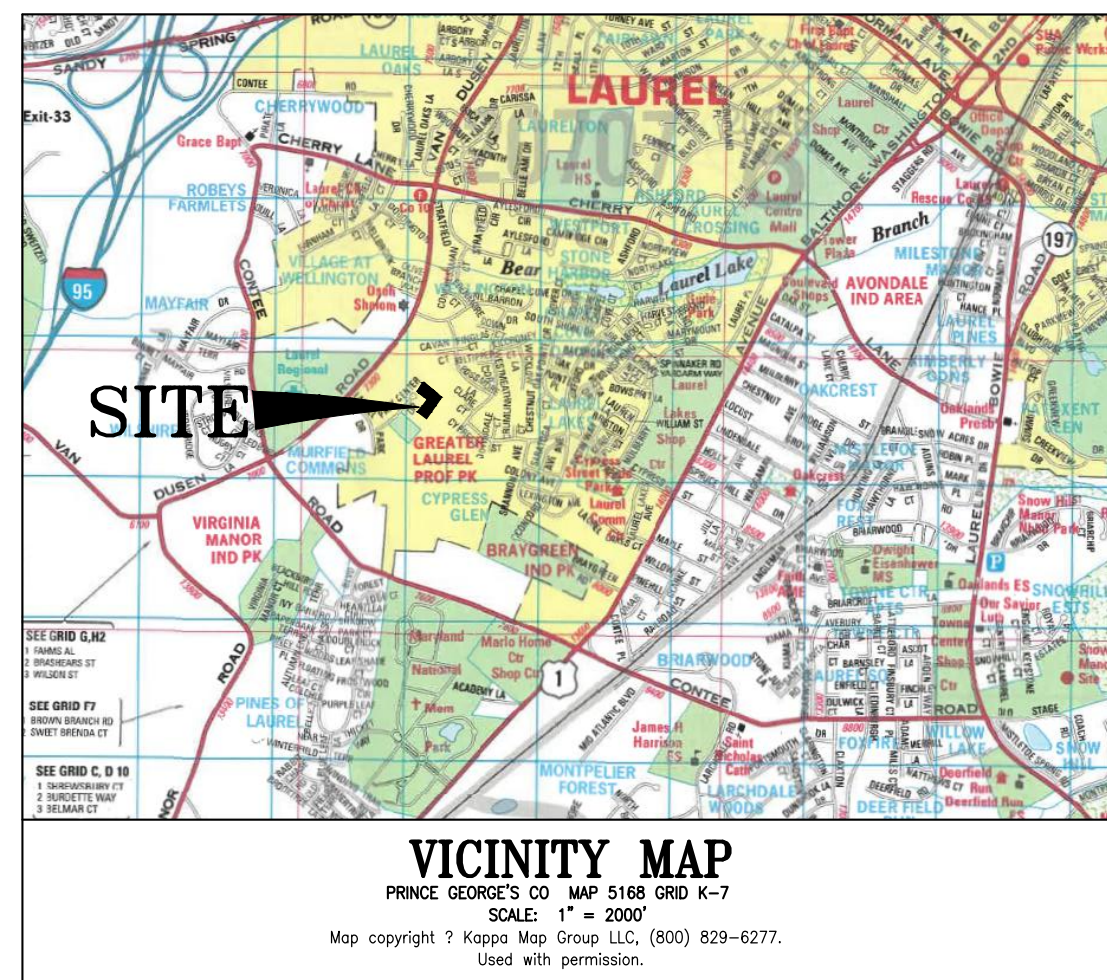


OAKS AT LAUREL

SITE PLAN



SCALE: 1"=40'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)

- 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 PK LTD PTNR
612 MAIN STREET, SUITE 200
LAUREL, MARYLAND 20707
1. EXISTING PARCELS/LOTS AND DEED REFERENCES:
a. LOT 18: PB. 197 P. 12 TAX ID: 3396140
b. LOT 19: PB. 197 P. 12 TAX ID: 3512464
2. TAX MAP GRID: 0054
3. 200-FOOT MAP REFERENCE: 2186027
4. THE PURPOSE OF SUBDIVISION IS 82 LOTS AND 2 PARCELS FOR THE DEVELOPMENT OF 82 SINGLE-FAMILY ATTACHED DWELLINGS.
5. PRIOR APPROVALS:
a. SPECIAL EXCEPTION APPLICATION NO. 950
6. TOTAL ACREAGE: 8.36 AC.
7. AREA ENVIRONMENTAL REGULATED FEATURES (PMA): 0.00 AC.
8. AREA OF 100-YEAR FLOODPLAIN: 0.00 AC.
9. AREA OF ROAD DEDICATION: 0.00 AC.
10. EXISTING ZONING: C-VAC
11. EXISTING USE: VACANT
12. PROPOSED USE OF PROPERTY: RESIDENTIAL
13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 82 TOWNHOUSES
14. DENSITY CALCULATION:
a. ALLOWED: 20 DU/AC
b. PROPOSED: 10 DU/AC
15. MINIMUM LOT SIZE: 1,200 SQ. FT.
16. MINIMUM LOT WIDTH:
a. FRONT BUILDING LINE: INTERIOR 16 FT./EXTERIOR 21 FT.
b. FRONT STREET LINE: INTERIOR 16 FT./EXTERIOR 21 FT.
17. MILITARY INSTALLATION OVERLAY ZONE: NO
18. STORMWATER MANAGEMENT CONCEPT NUMBER: R06566-2024
19. EXISTING WATER/SEWER CATEGORY: W-3 AND S-3
20. PROPOSED WATER/SEWER CATEGORY: PUBLIC
21. METHOD OF SEWAGE DISPOSAL: NOT APPLICABLE
22. AVIATION POLICY AREA: ON-SITE RECREATION
23. MANDATORY PARK DEDICATION REQUIREMENT: NO
24. CRITERIES ON OR CONTIGUOUS TO THE PROPERTY: N/A
25. HISTORICAL SITES ON OR IN VICINITY OF THE PROPERTY: NO
26. TYPE ONE CONSERVATION PLAN: N/A
27. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
28. WETLANDS: NO
29. STREAMS: NO
30. IN OR ADJACENT TO ANY LAND TRUST EASEMENT: NO
31. TOPOGRAPHY SHOWN ON PLAN IS PROVIDED BY CHARLES P. JOHNSON AND ASSOCIATES.
32. BOUNDARY SHOWN ON PLAN WAS PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES.
33. IMPERVIOUS SURFACE AREA: 3.85 AC (47%)
34. OPEN SPACE AREA: 3.16 AC (38%)

- LEGEND**
- BOUNDARY LINE
LIMIT OF DISTURBANCE
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING TREELINE
EXISTING OVERHEAD LINES
EXISTING TELEPHONE LINE
EXISTING GAS LINE
EXISTING CHAIN LINK FENCE
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PRIMARY MANAGEMENT AREA
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PROPOSED PAVEMENT ROADWAY / ALLEYWAY
PROPOSED STORMWATER MANAGEMENT FACILITY
HIGH VISIBILITY UNIT

- SHEET INDEX**
- SHEET 1 - COVER SHEET
SHEET 2 - PROPOSED ARCHITECTURE
SHEET 3-5 - PLAN SHEETS
SHEET 6 - DETAILS

NAME	AREA	USE	OWNERSHIP
PARCELA	9,760 SF	OPEN SPACE/RECREATION	HOA
PARCELB	21,146 SF	OPEN SPACE/SWM	HOA
PARCELC	29,090 SF	OPEN SPACE/SWM	HOA
PARCELD	29,361 SF	OPEN SPACE	HOA
PARCELE	7,136 SF	OPEN SPACE/SWM	HOA
PARCELF	43,462 SF	OPEN SPACE/RECREATION	HOA
PARCELG	26,697 SF	PRIVATE R/W	HOA
PARCELI	18,799 SF	PRIVATE R/W	HOA
PARCELI	21,367 SF	PRIVATE R/W	HOA
PARCELI	9,847 SF	PRIVATE R/W	HOA
PARCELK	3,743 SF	PRIVATE R/W	ALLEY
PARCELL	3,769 SF	PRIVATE R/W	ALLEY

TOWNHOUSE DEVELOPMENT STANDARDS	
Net Lot Area (Minimum in SF)	End units: 2,295 SF max. 1,575 SF min. Interior units: 1,700 SF max. 1,200 SF min.
Front Yards (Minimum depth/width in feet)	16'x18'
Side Yard (Minimum)	5' end units 0' interior units
Rear Yard (Minimum)	10'

PARKING CALCULATIONS	
SPACES REQUIRED: 82 TOWNHOUSE UNITS x 3 = 246 SPACES	
SPACES PROVIDED:	
OFF-STREET PARKING	16' WIDE REAR LOAD UNITS [24 NO.] x 2 SPACES 48 SPACES 20' WIDE FRONT LOAD UNITS [40 NO.] x 2 SPACES 80 SPACES 22' WIDE FRONT LOAD UNITS [18 NO.] x 4 SPACES 72 SPACES
ON-STREET PARKING = 66 SPACES	
TOTAL HANDICAP PARKING = 3 SPACES [ONE VAN SPACE]	
TOTAL PROVIDED 48+80+72+66 = 266 SPACES	
BIKE RACKS: 6 DOUBLE-RACKS PROVIDED = 12 BIKE SPACES	

PROJECT TEAM

PROPERTY OWNER:
GREATER LAUREL PROF PK LTD PTNR
C/O KEVIN MCNUITY
612 MAIN STREET, SUITE NO 200
LAUREL, MD 20707

APPLICANT:
STANLEY MARTIN HOMES, LLC
C/O SHAWN DAY
6404 IVY LANE, SUITE 600
GREENBELT, MD 20770

LANDSCAPE ARCHITECT & CIVIL ENGINEER:
CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON RD, SUITE 300
SILVER SPRING, MD 20903
301-434-7000
INFO@CPJA.COM

TRAFFIC ENGINEER:
LENNART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
410-216-3333

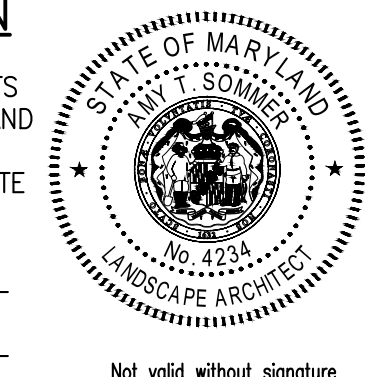
PROFESSIONAL CERTIFICATION

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LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025

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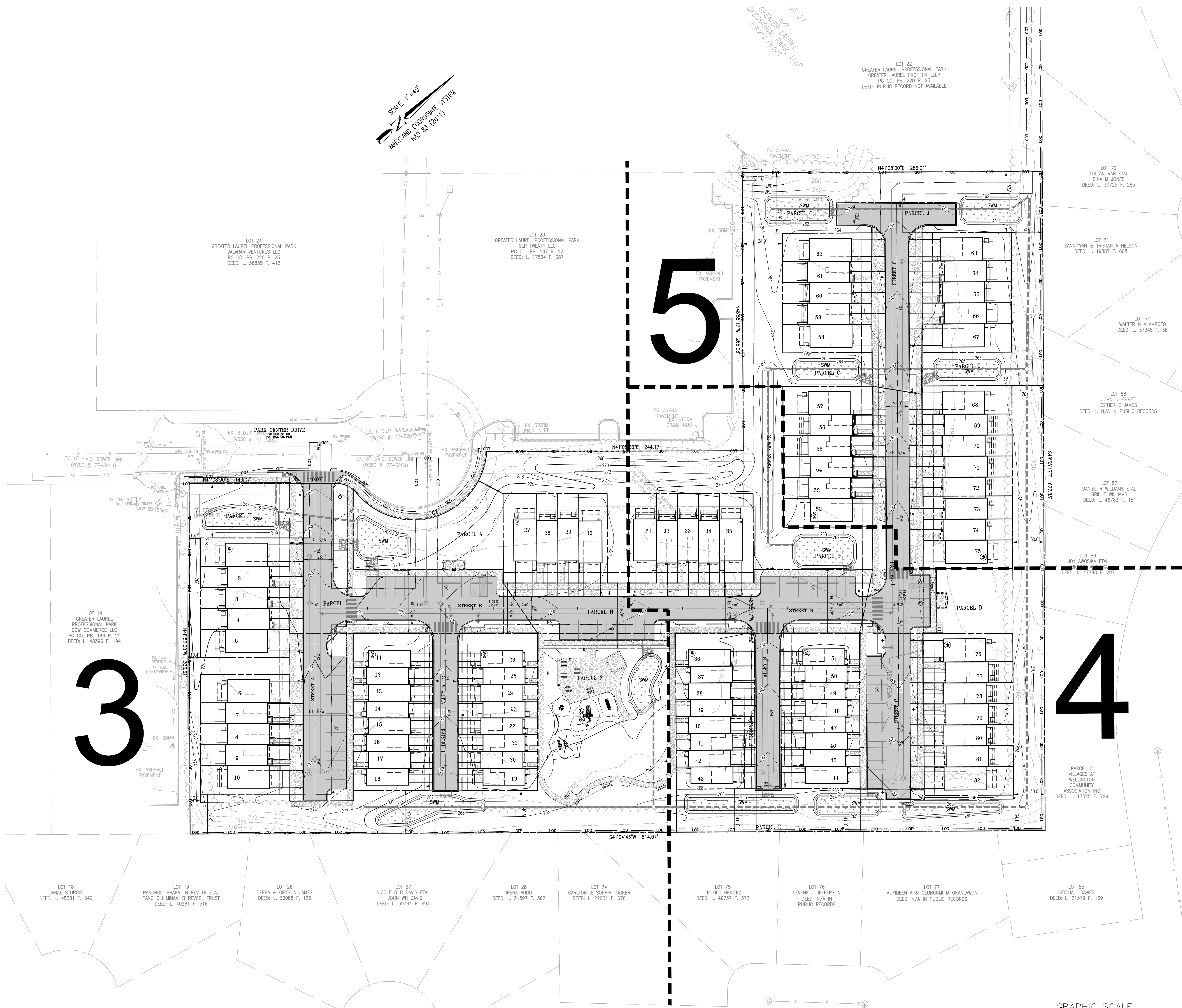


UPDATES/REVISIONS :	

SITE PLAN
COVER SHEET

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

CPJ Associates 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.cpja.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	WSSC GRID: 28NE027 TAX MAP: 0054	DESIGN: ATYS SHEET 1 OF 6	DATE: DEC 2024 SCALE: 1"=40'
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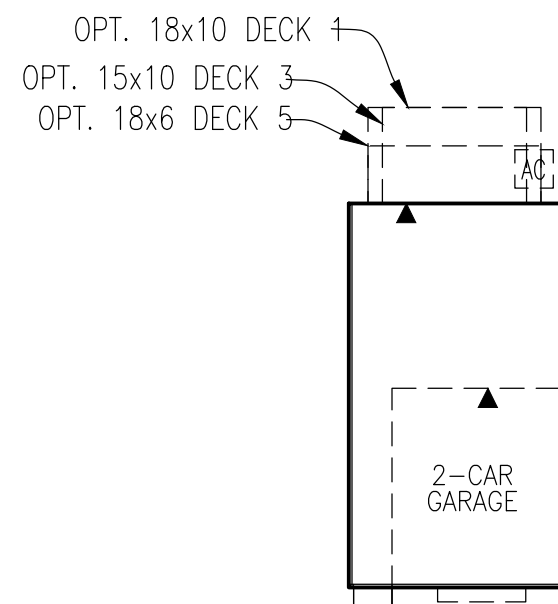


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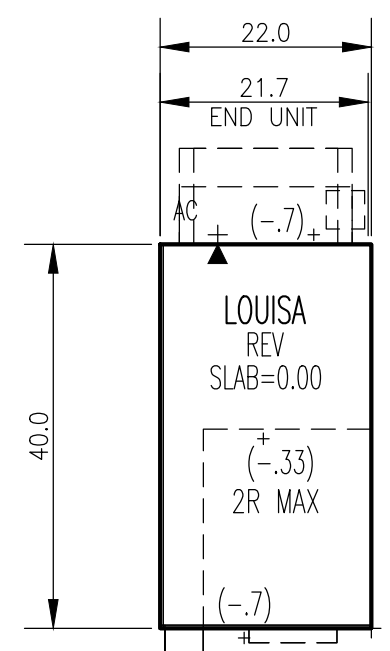
LOUISA

BLDG HGT. = 38'-7" or 38.58'
(TOP OF SLAB TO MEAN ROOF)

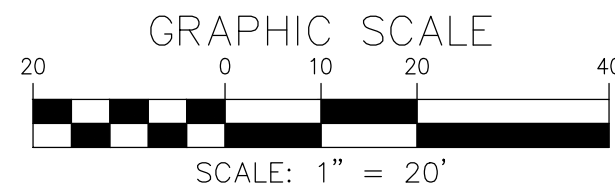
2



STD.

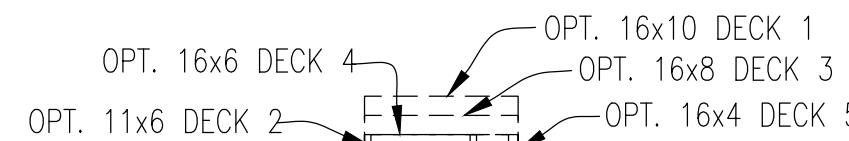


STOO/PORCH ELEV.=(-.5)



HARTLAND

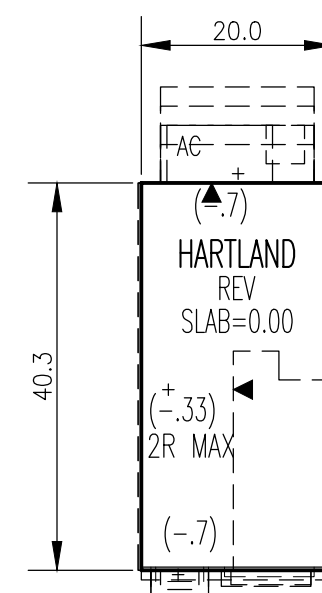
BLDG HGT. ELEV. A thru R: 36'-7¹¹/₁₆" or 36.64
ELEV. S, T, U, V & W: 38'-7¹¹/₁₆" or 38.64
(TOP OF SLAB TO MEAN ROOF)



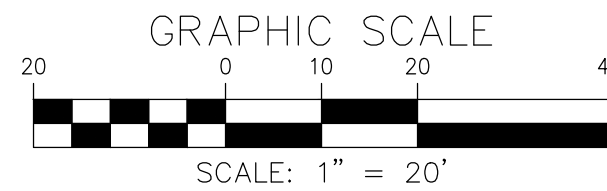
STD.

LINE OF CANOPY ABOVE
(ELEV. H,J,K,N,P,Q ONLY)
LINE OF CANOPY ABOVE
(ELEV. B,C,D,E,F,G ONLY)

LINE OF CANOPY ABOVE
(ELEV. A,L,M ONLY)

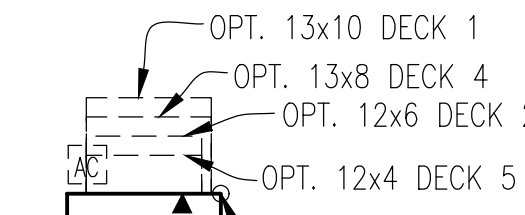


STOO ELEV.=(-.5)



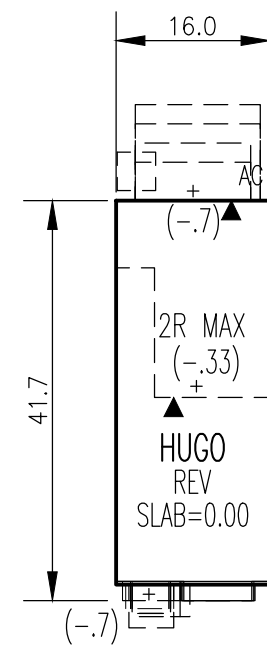
HUGO

BLDG HGT. w/ OPT. RAISE HEEL
37'-1¹/₂" or 37.15'
(FF TO MEAN ROOF)
24" MAX. VERTICAL DROP BETWEEN UNITS

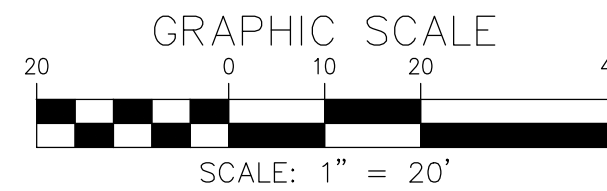


STD.

OPT. STOOB w/ DROPPED GARAGE
(NOT AVAILABLE w/ ELEV. E,I,J)



STOO ELEV.=(-.5)



LOUISA



HARTLAND



HUGO

City of Laurel Planning Commission

Approved: _____ Date _____

Chairman _____ Secretary _____

City of Laurel DPW

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

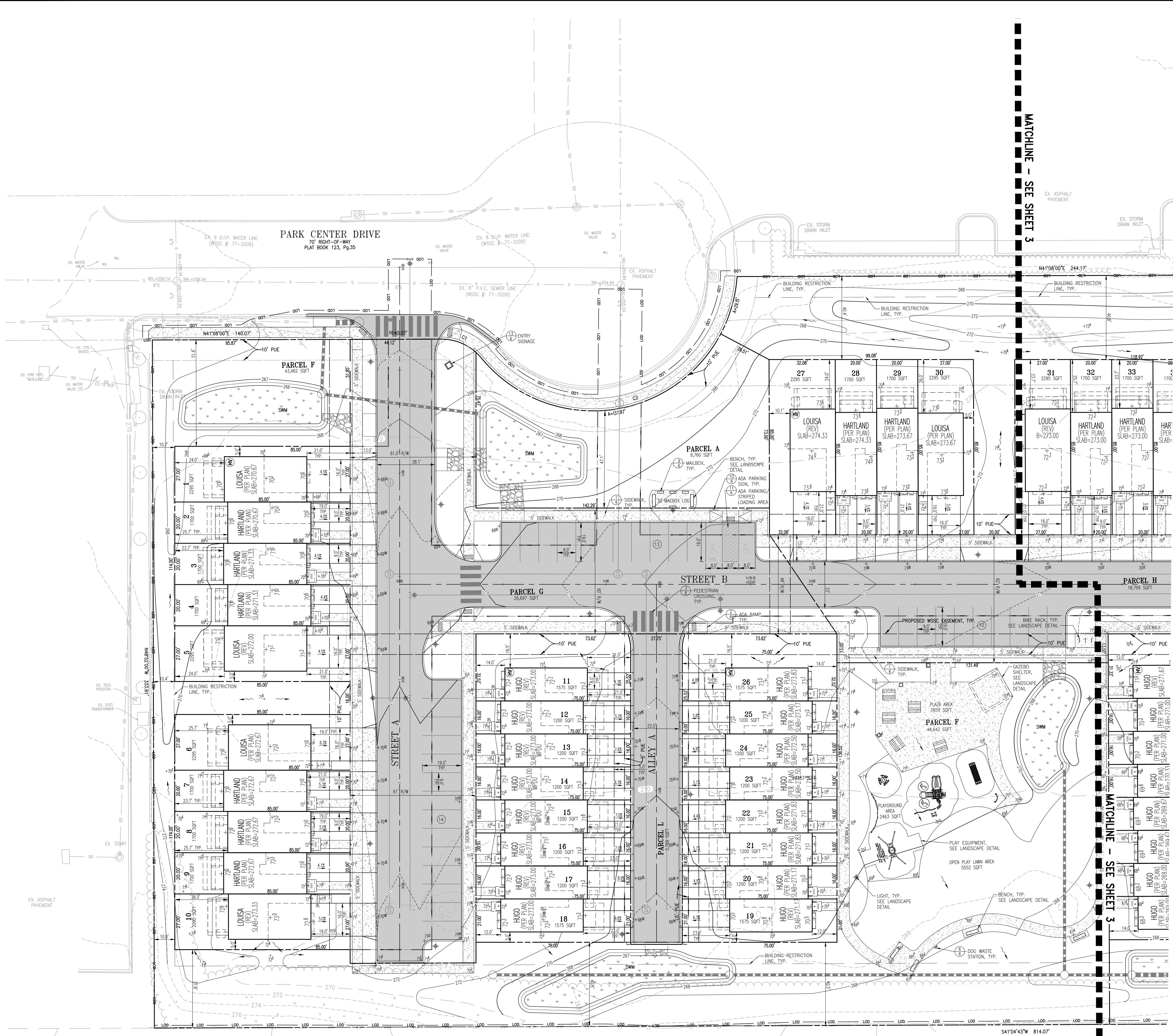
DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

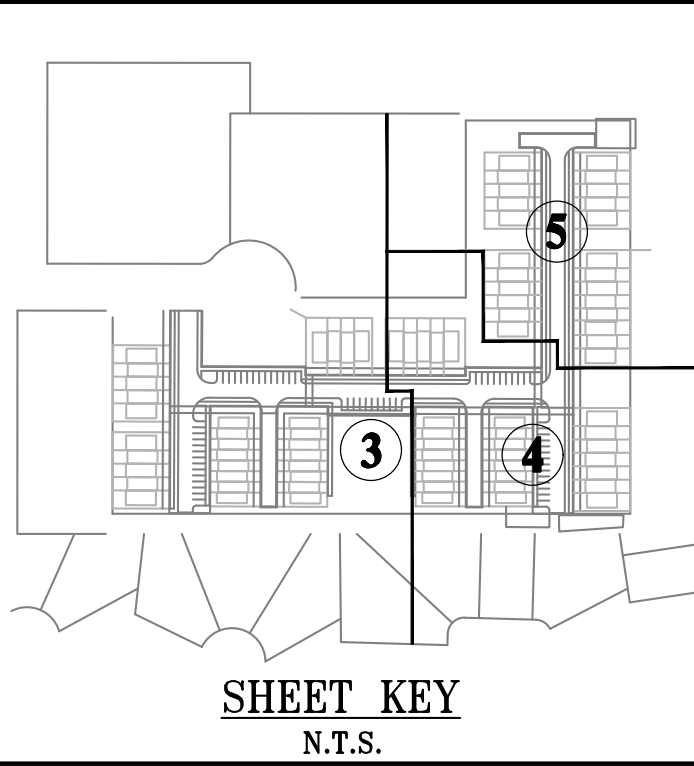
APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

UPDATES/REVISIONS :

ARCHITECTURAL TEMPLATES SITE PLAN			
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 6480 PLY LANE, SUITE 600 GREENBELT, MD, 20770	WSSC GRID: 28SNE07	TAX MAP: 00394	SHEET 2 OF 6
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	DRAFT: HWED	2024-1044-21 D	
	DATE: DEC. 2024	SCALE:	



SCALE: 1"=20'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)



- LEGEND**
- BOUNDARY LINE
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 - HIGH VISIBILITY UNIT

City of Laurel Planning Commission

Approved: _____ Date: _____

Chairman: _____ Secretary: _____

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14251 AND 14275 PARK CENTER DRIVE

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CLIENT: STANLEY MARTIN HOMES 6484 IVY LANE, SUITE 600 GREENBELT, MD, 20770	WSSC GRID: 28SE027 DESIGN: ATY DATE: DEC 2024 SCALE: 1"=20'	TAX MAP: 00394 SHEET: 3 OF 6 FILE NO: 2024-1044-21-D
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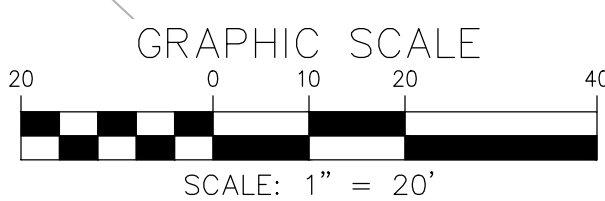
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LICENSE NUMBER: 4234
EXPIRATION DATE: 10/20/2025



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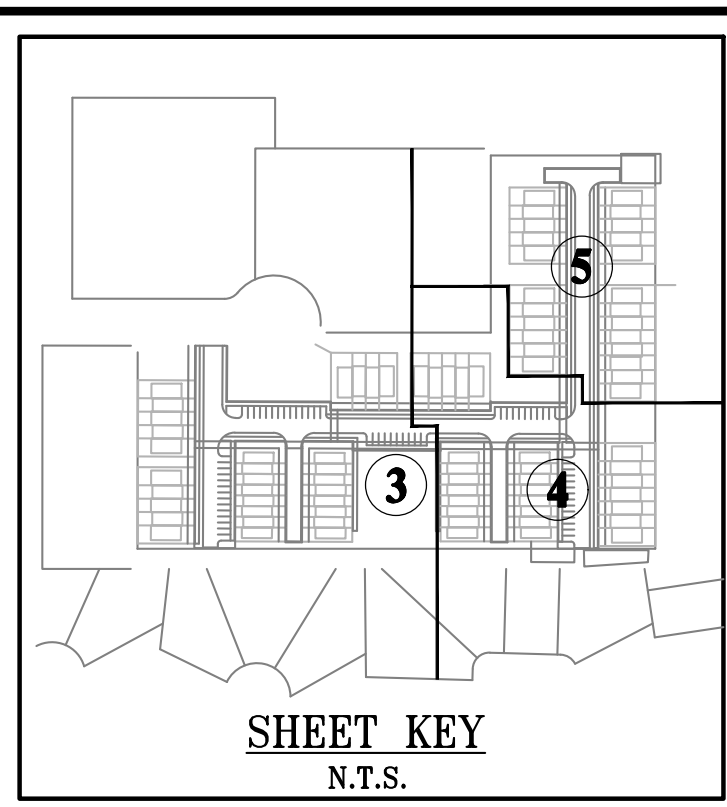
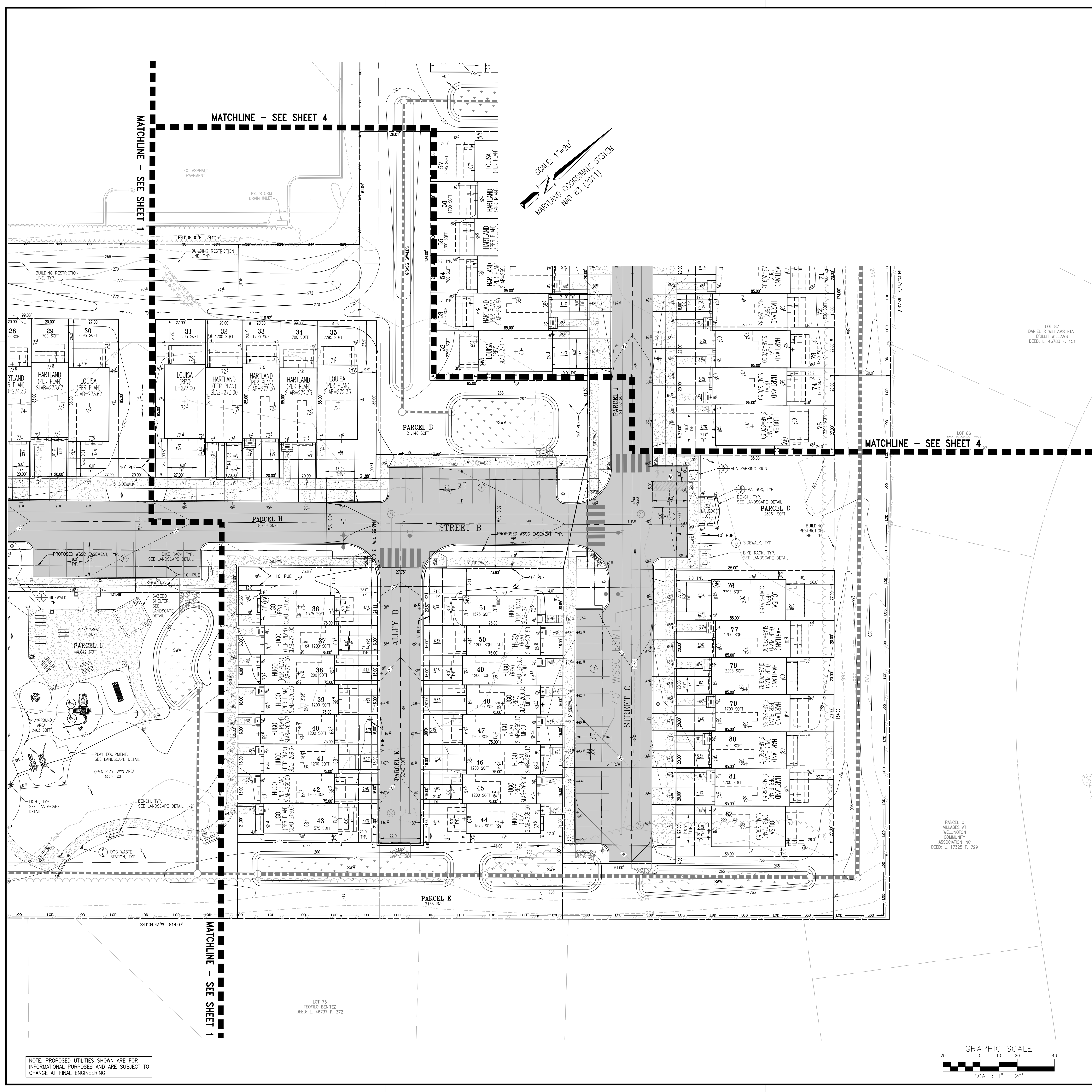


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LOT 19
PANCHOLI BHARAT B REV TR ETAL
PANCHOLI MINOR B REVCL TRUST
DEED: L 40281 F. 516

LOT 27
NICOLE D C DAVIS ETAL
JOHN WR DAVIS
DEED: L 39391 F. 493

LOT 28
DEEPA & GRIFFIN JAMES
DEED: L 30088 F. 126



- LEGEND**
- BOUNDARY LINE
 - LOD
 - LIMIT OF DISTURBANCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREELINE
 - EXISTING OVERHEAD LINES
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 - EXISTING GAS LINE
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 - EXISTING STORMDRAIN FOR DEMO
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 - PROPOSED FIRE HYDRANT
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 - PROPOSED STORMWATER MANAGEMENT FACILITY
 - HV
 - HIGH VISIBILITY UNIT

City of Laurel Planning Commission

Approved: _____ Date _____

Chairman _____ Secretary _____

City of Laurel DPW

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

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

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

UPDATES/REVISIONS :

NO.	DESCRIPTION	DATE

SITE PLAN

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

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Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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CLIENT: STANLEY MARTIN HOMES 6484 IVY LANE, SUITE 600 GREENBELT, MD, 20770	WSSC GRID: 28N5E07 DESIGN: ATTS DRAFT: HWJ DATE: DEC. 2024 SCALE: 1" = 20'	TAX MAP: 00394 SHEET: 4 OF 6 FILE NO: 2024-1044-21 D
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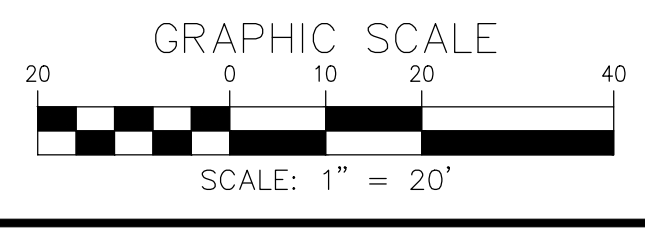
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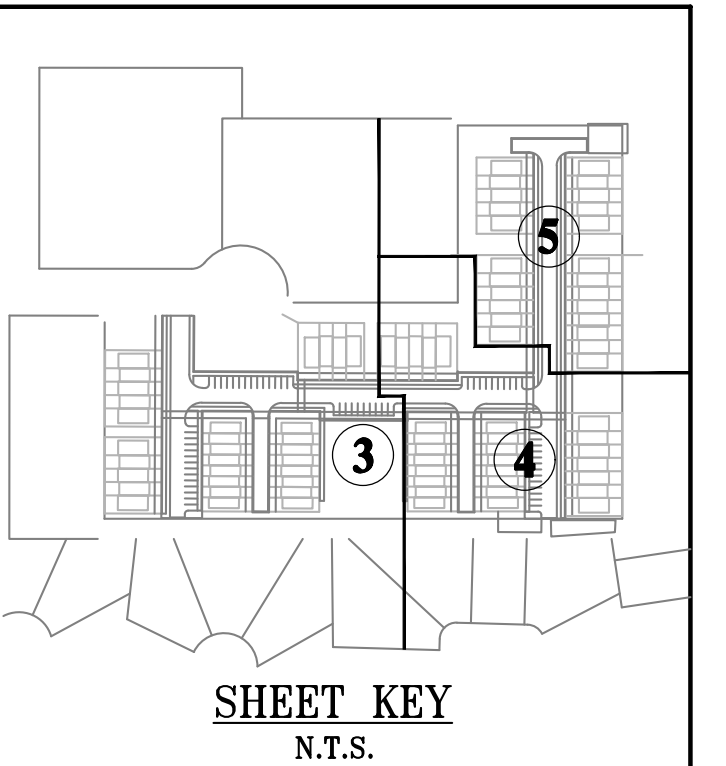
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LEGEND

- | | |
|--|---|
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| | LIMIT OF DISTURBANCE |
| | EXISTING TREELINE |
| | PROPOSED TREELINE |
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| | PROPOSED PAVEMENT ROADWAY / ALLEYWAY |
| | PROPOSED STORMWATER MANAGEMENT FACILITY |
| | HIGH VISIBILITY UNIT |

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3

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LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2025

100



100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

SITE PLAN

OAKS AT LAUREL
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14251 AND 14275 PARK CENTER DRIVE

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6404 IVY LANE, SUITE 600
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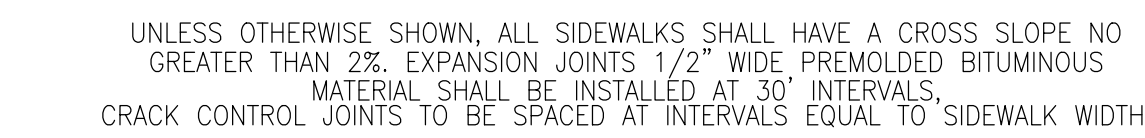
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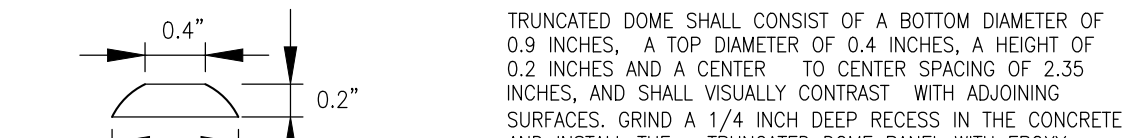
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7 URBAN RESIDENTIAL DRIVEWAY ENTRANCE
ISOMETRIC AND SECTION VIEW
SCALE: NTS

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CONCRETE CURB AND GUTTER
SECTION VIEW
SCALE: NTS



The screenshot displays a web page for a "Tenant Cluster Mailbox Model #1570-16". At the top left, there are three color swatches: white, tan, and dark green. Below them is a red button with a shopping cart icon and the text "Add to My Cart". To the right of the button, the word "Available" is displayed above a price selection widget. This widget has two tabs: "Price" (selected) showing "\$2.00" and "or price". A dark blue button labeled "Orders" is at the bottom left.

Tenant Cluster Mailbox Model #1570-16

Before You Buy:

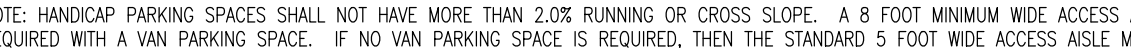
- ☒ USPS Approved – Check with local Postmaster regarding placement
- ☒ No modifications are allowed to the USPS design
- ☒ Pedestal mount only - cannot be wall mounted
- ☒ F-Series Cluster Box Units are sold with the pedestal, and cannot be sold without it
- ☒ Front-loading – Delivery person distributes the mail from the front

Depth	Weight
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14251 AND 14275 PARK CENTER DRIVE

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