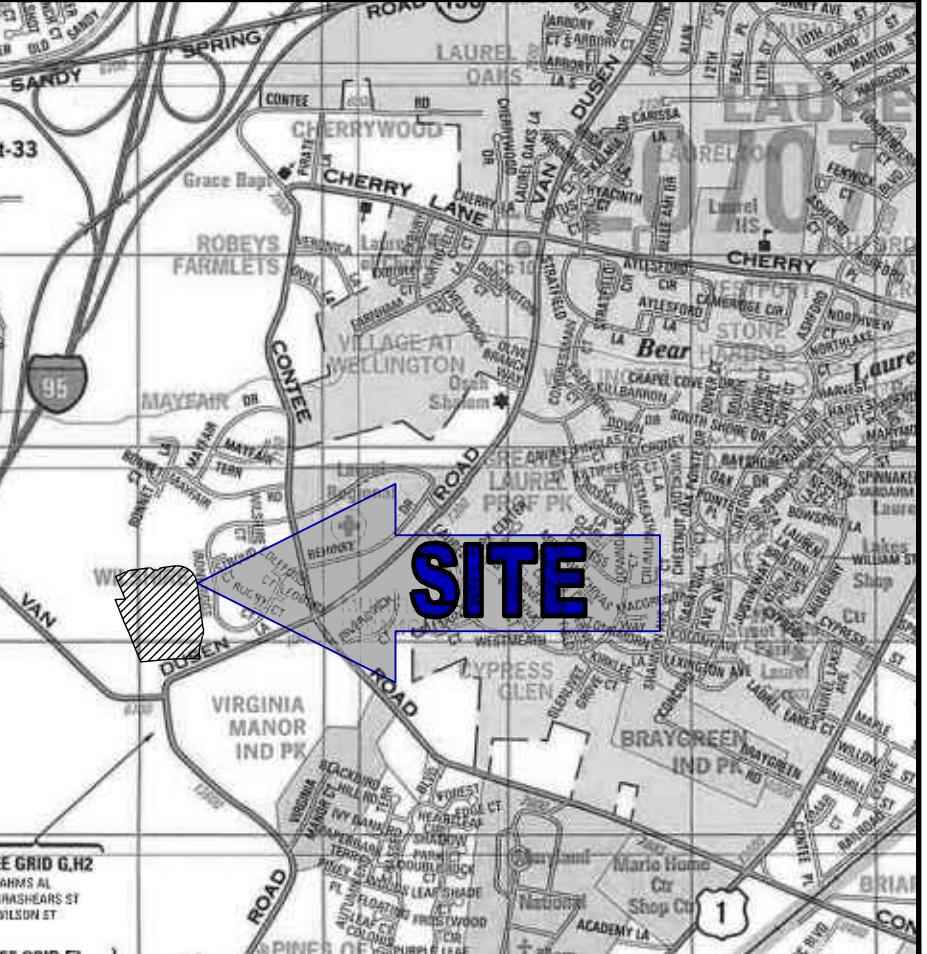


GENERAL NOTES

1. OWNER: WESTSIDE LAND HOLDINGS, LLC
9102 OWENS DRIVE
MANASSAS, VA 20111-4803
(703) 335-2255
2. DEVELOPER: STRITTMATTER LAND, LLC
9102 OWENS DRIVE
MANASSAS, VA 20111-4803
(703) 335-2255
3. ZONE: M-X-T
4. THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM THE LATEST RECORD PLAT & AVAILABLE RECORDS. MONUMENTATION HAS BEEN VERIFIED WHEN CONDUCTING PREVIOUS FIELD WORK PERFORMED BY ATWELL, LLC.
5. THE SOURCE OF THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM FIELD RUN DATA OBTAINED BY ATWELL, LLC IN FEBRUARY OF 2025, AND JANUARY OF 2023.
6. SUBDIVISION TO BE SERVED BY PUBLIC WATER AND SEWER.
WATER CATEGORY: W-3
SEWER CATEGORY: S-3
7. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY DRAWINGS.
8. PROPOSED USE: RETAIL COMMERCIAL
9. STORMWATER MANAGEMENT CONCEPT NO. 45736-2019-0
10. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
11. THE SITE IS NOT LOCATED WITHIN A KNOWN REGISTERED HISTORIC DISTRICT.
12. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBA).
13. THERE ARE NO RECORDS OF RARE, THREATENED OR ENDANGERED PLANT, ANIMAL OR CRITICAL HABITATS ON THIS SITE.
14. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
15. THIS PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
SCALE: 1"=2000'

LEGEND

PROPERTY BOUNDARY	—
EX. CONTOUR (2)	—
EX. CONTOUR (10')	—
EX. WATERLINE	—
PROP. WATERLINE	—
EX. SEWER	W
PROP. SEWER	S
EX. STORM DRAIN	—
PROP. STORM DRAIN	S
EX. CURB & GUTTER	—

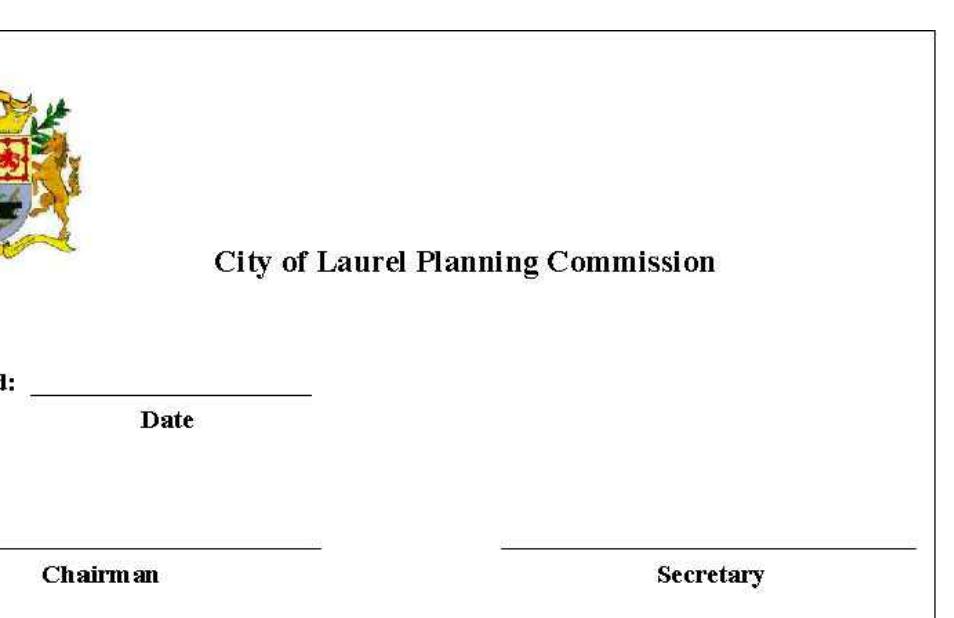
SITE NOTES

GROSS TRACT AREA
LOT 5 2.03 AC.
LOT 6 1.08 AC.
0.948 AC.

MINIMUM SETBACKS
FRONT 30'
REAR 0'
SIDE 0'

DENSITY CALCULATION: M-X-T ZONE

MAXIMUM FLOOR AREA RATIO ALLOWED
(ADDITIONAL 1.0 FAR FOR 20 RESIDENTIAL UNITS) 1.2 FAR
PROPOSED FLOOR AREA
LOT 5 2,748 SF
LOT 6 4,270 SF
TOTAL GFA 7,018 SF
SITE AREA = COMMERCIAL LOTS 5-6 88,491 SF
PROPOSED FLOOR AREA RATIO
(7,018 SF GFA / 88,491 SF) 0.08 FAR

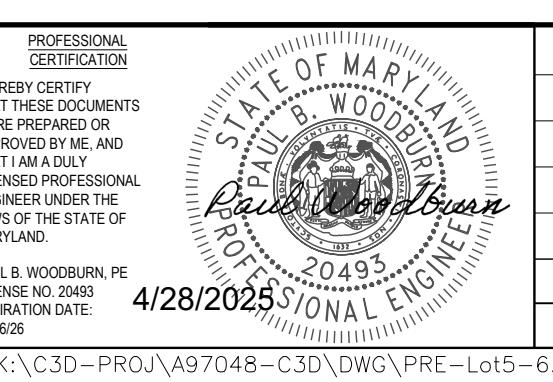


PRELIMINARY PLAN OF SUBDIVISION PROPOSED LOTS 5 & 6 BEING A RESUBDIVISION OF LOT 1 WESTSIDE COMMERCIAL

DISTRICT No. 10
CITY OF LAUREL, MARYLAND

GRAPHIC SCALE 1"=30'

0 30' 60' 90'



DRAWN BY: CG	DESIGNED BY: PW	CHECKED BY: PBW	RECORD NO: J-A97048
DATE: 4/28/2025	DESCRIPTION: PRE-Lot 5-6.dwg	BY: SCALE: 1"=30'	DRWG NO:
REVISIONS		DATE: FEBRUARY 2025	



11721 WOODMORE RD, SUITE 200
MOUNT AIRY, MD 21041-2000
301.430.2000

4/28/2025

PROFESSIONAL ENGINEER

4/28/2025

20493

PAUL L. WOODBURN, PE

LICENSE NO. 29883

EXPIRATION DATE: 06/28/2026

REC'D BY: