



SITE ANALYSIS
LOTS 12-14

ZONING REQUIREMENTS
 ZONE: R-55
 USE: SINGLE FAMILY DETACHED
 1. Minimum Lot Area: 6,500 SF
 2. Min. Street Frontage: 45'
 3. Min. Front Building Line: 65'
 4. Setback
 Front: 25'
 Side: 8'/17' (Total Both Sides)
 Rear: 20'
 5. Building Heights 35'
 6. Building Lot Coverage: 30%

See BRL on Plan

SITE ANALYSIS
All Lots Except 12-14

ZONING REQUIREMENTS
 ZONE: R-55
 USE: SINGLE FAMILY DETACHED
 1. Minimum Lot Area: 5,000 SF
 2. Min. Street Frontage: 40'
 3. Min. Front Building Line: 50'
 4. Setback
 Front: 25'
 Side: 7'/14' (Total Both Sides)
 Rear: 20'
 5. Building Heights 35'
 6. Building Lot Coverage: 30%

See BRL on Plan



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. Number of Lots Proposed: (6) SINGLE FAMILY DETACHED
2. Existing Zoning: R-55
3. Property Use : Residential
4. Tax Map : 66 ; Grid : A-2
5. W.S.S.C. 200' Sheet Number : 201 NE 05
6. Water Supply : Public ; Water Category : W-3
7. Sewer Supply : Public ; Sewer Category : S-3
8. Topographic Information : MNCP&PC
9. The information shown herein is taken from best available records, and it should be viewed as such. Applied Civil Engineering is not responsible for the accuracy and/ reliability of such information.
10. Design decision based on this drawing should be considered preliminary and might be modified as more accurate information is developed.
11. It is recommended that the proposed house sizes not be right on the BRL.

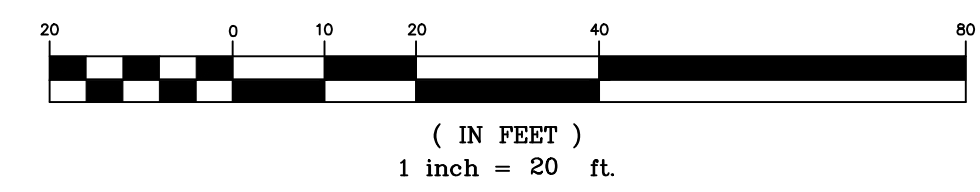
SOIL CHARACTERISTICS

| Map Symbol | Map Unit Name | K-Factor | Hydric Rating | Hydrological Soil Group | Drainage Class |
|------------|--|----------|---------------|-------------------------|-------------------------|
| CdD | Christiana-Downer-Urban Land 5-15% slopes | 0.39 | Non-Hydric | D | N/A |
| RuB | Russett-Christiana-Urban Land 0-5% slopes | 0.39 | Non-Hydric | D | Moderately Well Drained |

LEGEND

- EXISTING CONTOUR 100
- PROPOSED CONTOUR 100
- PROPERTY LINE
- R/W BASE LINE
- SOIL DIVIDE **SmA**
SaE

GRAPHIC SCALE



| E.F. NAME: | | REVISIONS | |
|--------------|-----------------|-----------|----|
| DESIGNED: ZS | DATE: July 2015 | DATE | BY |
| DRAWN: | DATE: | | |
| CHECKED: ZS | DATE: July 2015 | | |
| APPROVED: | DATE: | | |

APPLIED CIVIL ENGINEERING INC.
 ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING
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OWNER/APPLICANT/DEVELOPER
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
 9201 Basil Court
 Largo, MD 20774
 301 440-1855

BASE SHEET PLAN
 60 TH PLACE
 Lots 6-18, Block "H"
FAIRMOUNT HEIGHTS
 SEAT PLEASANT (18TH) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20' CONTRACT No.: 16-052 SHEET 1 OF 1