

POSSIBLE DEDICATION AREA
IT APPEARS TO BE 5'
HOUSE SIZES SHOULD TAKE
THIS INTO ACCOUNT

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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'
Side: 8'/ (Corner Lot/One Side)
5. Building Heights 35'
6. Building Lot Coverage: 30%

See BRL on Plan



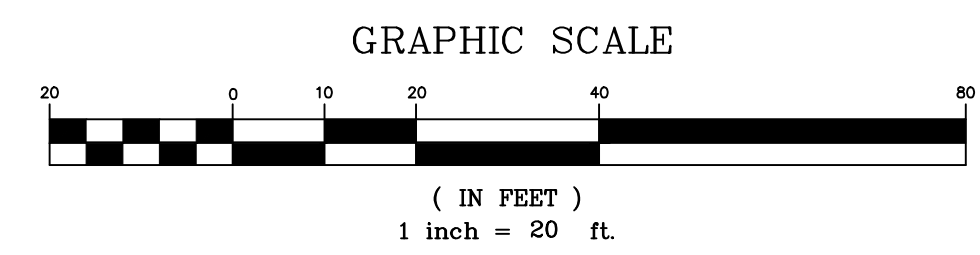
- GENERAL NOTES
1. Number of Lots Proposed: (1) SINGLE FAMILY DETACHED
 2. Existing Zoning: R-55
 3. Property Use : Residential
 4. Tax Map : 66 ; Grid : A-2
 5. W.S.S.C. 200' Sheet Number : 201 NE 05
 6. Water Supply : Public ; Water Category : W-3
 7. Sewer Supply : Public ; Sewer Category : S-3
 8. 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.

LEGEND

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

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 |



| 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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LANHAM, MARYLAND 20706
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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