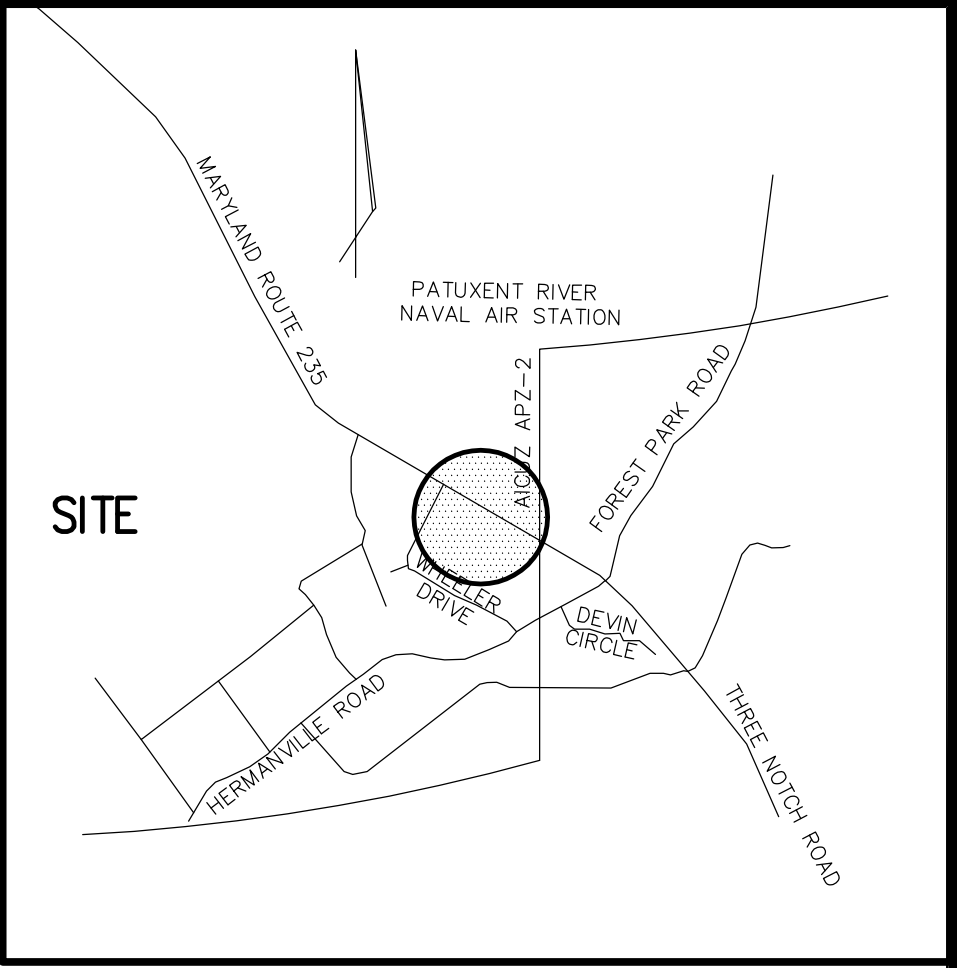




VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

OWNER:
BECK & BECK, LLC
P.O. BOX 2107
LEONARDTOWN, MD 20650
301.481.6209
CONTACT: DEAN BECK

ENGINEER:
J HOPSON CONSULTING, LLC
P.O. BOX 462
SOLOMONS, MD 20688
410.404.5498 (OFFICE) 240.577.2527 (CELL)
CONTACT: JAY HOPSON, PE

PROJECT ADDRESS:
21179 THREE NOTCH ROAD
LEXINGTON PARK, MD

CURRENT PROPERTY DESCRIPTIONS:
TAX ID #'S - 08-067279 (LOTS 2-6)
TAX MAP 52; BLOCK 8; PARCEL 144

1. PLANS WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO RESTRICTIONS OF RECORD.
2. TOTAL ACREAGE: 3.25 ACRES
3. CURRENT ZONING: COMMERCIAL MIXED USE (CMX)/APZ-2
4. POTENTIAL USES OF PROPOSED DEVELOPMENT:
 - PERSONAL OR BUSINESS SERVICES (USE NO. 65)
 - RESTAURANT (USE NO. 73)
 - RETAIL SALES, LIMITED (USE NO. 77)

5. BUILDING INFORMATION:
BUILDING "A" 3,240 SF
BUILDING "B" 21,000 SF
BUILDING "C" 21,000 SF
BUILDING "D" 7,650 SF
TOTAL - 52,890 SF
6. FLOOR AREA RATIO = 37.4%
7. NO TDR'S REQUIRED
8. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER (W-3D) &
SEWER (S-3D).
9. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF INSPECTIONS
PERMITS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
10. THE PROJECT DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL
AREA.
11. OPEN SPACE REQUIREMENTS:
REQUIRED AREA = 20 % OF 3.25 AC = 28,314 SF,
PROVIDED AREA = 1.08 AC, 47,206.86 SF (33%)
12. THE ENTIRE PROJECT AREA LIES WITHIN THE FLOOD HAZARD ZONE C
PER FIRM PANEL 240064 0008C.
13. PARKING SUMMARY:
STORAGE - 1 EMPLOYEE @ 1 SPACE PER EMPLOYEE = 1 SPACE
OFFICE - 1 SPACE PER 250 SF = 2 SPACES

TOTAL SPACES REQUIRED = 3 SPACES
HANDICAP SPACES = 1 HC SPACE PER 25 REQUIRED SPACES)
1 SPACE REQUIRED

PROVIDED PARKING:
PATRON = 4 STANDARD SPACES
1 HC SPACE
14. FOREST CONSERVATION REQUIREMENTS TO BE SATISFIED BY FEES IN
LIEU.
15. ALL SOILS ON THE PROPERTY ARE BELTSVILLE (TYPE "C"). THERE ARE
NO SOIL DIVISIONS ON OR NEAR THE DEVELOPMENT.
16. AVERAGE VEHICULAR TRIPS PER DAY = 123
17. EDU'S REQUIRED: 15

LEGEND

EXISTING TREELINE		PROPOSED SIDEWALK	
EXISTING CONTOURS		PROPOSED PAVEMENT	
PROPOSED CONTOURS		EXISTING PAVEMENT	
EXISTING BUILDING		PROPOSED DRAINAGE AREA	
EXISTING WATER		PROPOSED SWM AREA	
PROPOSED WATER		SOIL STOCKPILE AREA	
EXISTING SEWER		PROPOSED STORM DRAIN W/ MANHOLE	
PROPOSED SEWER		PROPOSED STORM DRAIN W/ INLET	
BUILDING RESTRICTION LINE		PROPOSED INLET PROTECTION	
LIMITS OF DISTURBANCE		PROPOSED FIRE HYDRANT ASSEMBLY	
EXPANDED BRL		PROPOSED SPOT SHOT	
SUBJECT PROPERTY LINE		EXISTING SPOT SHOT	
ADJACENT PROPERTY LINE			
PROPOSED BUILDING			
PROPOSED CURB AND GUTTER			

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 41325, EXPIRATION DATE 01/05/16.

LUGM# 14-13200015

EXISTING CONDITIONS

SOUTH GATE SELF STORAGE

LOT 1 - LOT 6 BLOCK A
HERMANVILLE ESTATES, SECTION 1
8TH. ELECTION DISTRICT ST. MARY'S COUNTY, MARYLAND

A horizontal scale bar with vertical tick marks at each end and at the midpoint. The text "ONE INCH" is centered above the bar.

$$1'' = 30'$$

FFT 1

22

OF 3

PROJECT NO.

12-005
