

**SITE INFORMATION**

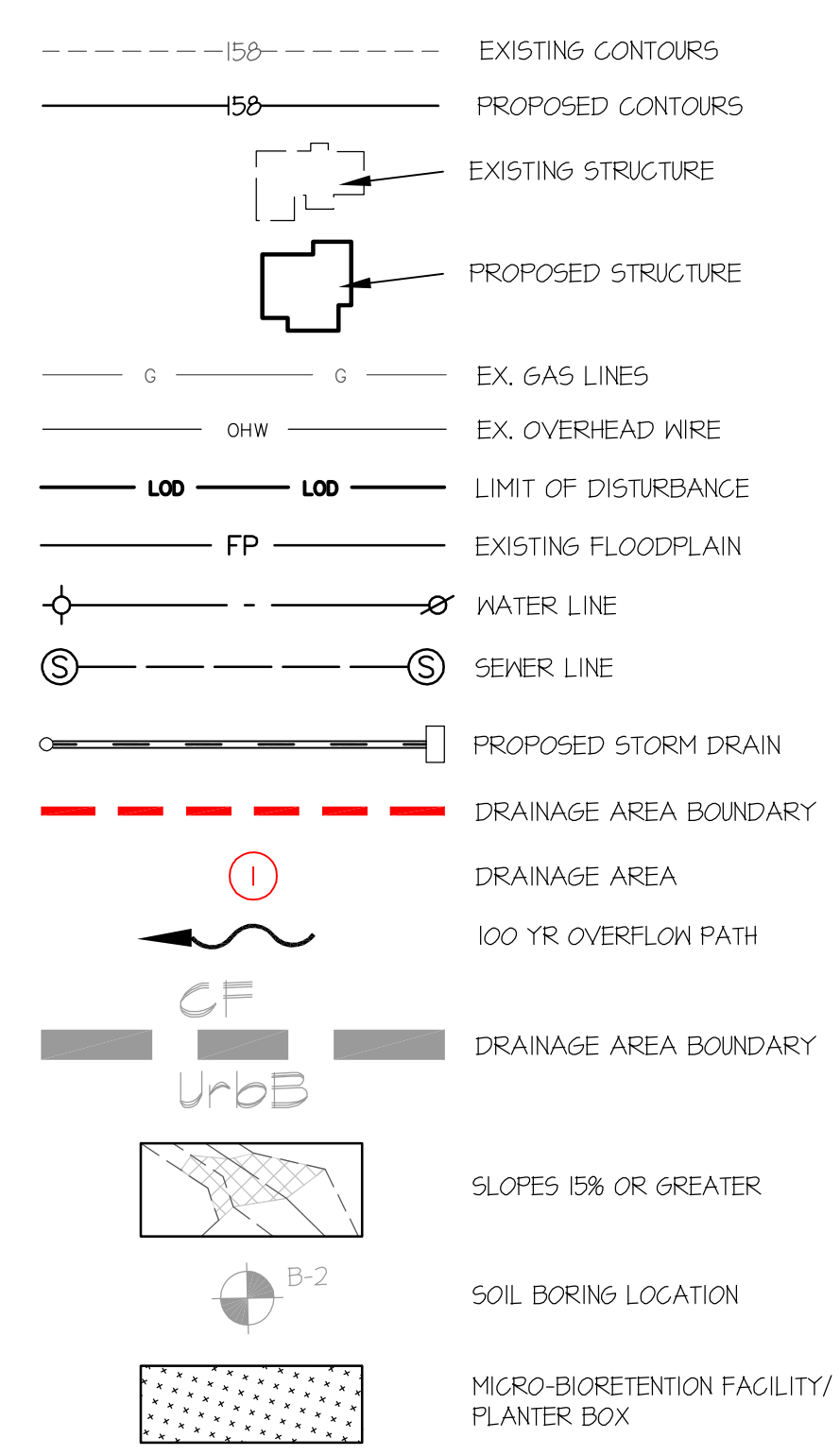
1. APPLICANT: LAUREL LEGACY LLC  
5420 WISCONSIN AVENUE  
CHEVY CHASE, MARYLAND 20815
2. PROPERTY OWNER: LAUREL LEGACY LLC  
5420 WISCONSIN AVENUE  
CHEVY CHASE, MARYLAND 20815
3. SITE ADDRESS: 31 AND 51 B STREET,  
AND 26 C STREET  
LAUREL, MD 20707
4. SITE DATA: TAX MAP: 6-EL, 6-D1  
CITY OF LAUREL ELECTION DISTRICT #10  
CURRENT USE: VACANT & A CHURCH  
PROPOSED USE: RENTAL RESIDENTIAL UNITS  
EXISTING ZONING: C-V  
PROPOSED ZONING: C-V  
DEVELOPMENT AREA: 1.46 ACRES  
DISTURBED AREA: 1.55 ACRES
5. THE PROPERTY BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN 2018.
6. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM A FIELD SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN 2018.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LAUREL HISTORIC DISTRICT.
8. NO WETLANDS OR STREAMS ARE LOCATED ON SITE.
9. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
10. NO REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE PER FEMA MAP #24052C0001D (EFFECTIVE DATE SEPTEMBER 16, 2016).
12. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
13. THERE IS NO MARLBORO CLAY PRESENT ON SITE.
14. THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON MARCH 20, 2022.
15. THE SITE IS LOCATED WITHIN THE UPPER PATUXENT RIVER WATERSHED WITHIN THE TOTAL SUSPENDED SOLIDS (TSS) DISCHARGE TO THE PATUXENT RIVER I TIER II WATERSHED.
16. ALL CURB AND GUTTER SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY DPW#1 STANDARD NO. 300.01.
17. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH PRINCE GEORGE'S COUNTY DPW#1 STANDARD NO. 300.05 AND IN ACCORDANCE WITH THE LATEST REVISION TO THE AMERICAN WITH DISABILITIES ACT (ADA).
18. SIDEWALK RAMPS PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS IN ACCORDANCE WITH ADA.
19. TOTAL PARKING SPACES PROVIDED: 13 SPACES

**SOILS**

SYMBOL	SOIL NAME	PRIME FARMLAND	EROSION HAZARD	K-FACTOR	HYDRIC	HYDROLOGIC GROUP	DRAINAGE CLASS
UR1B	Urban land-Beltsville complex, 0%-5% slopes	NO	NOT RATED	NOT RATED	NO	D	NOT RATED

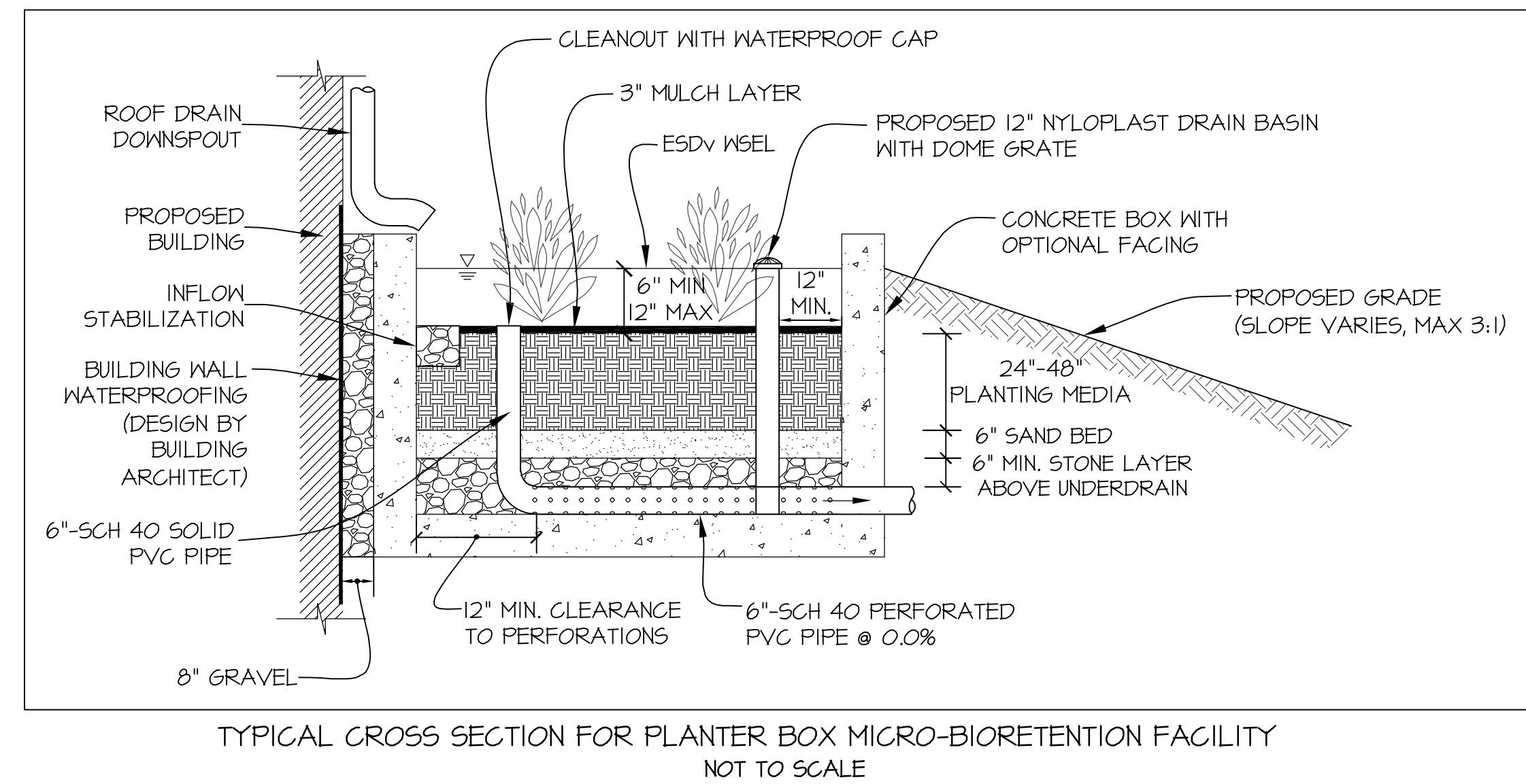
ACCORDING TO USDA - WEB SOIL SURVEY  
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture, Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov>

**LEGEND**



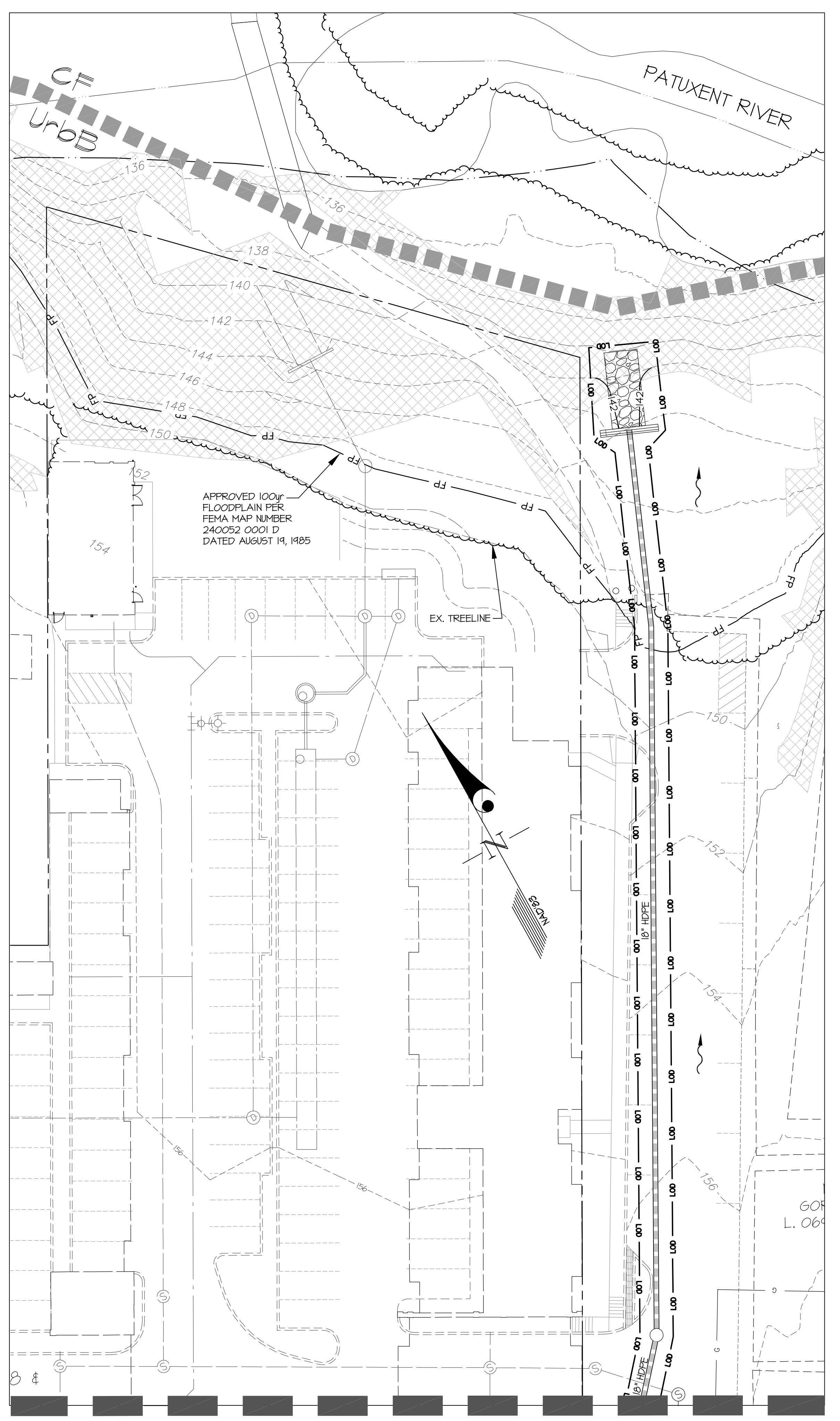
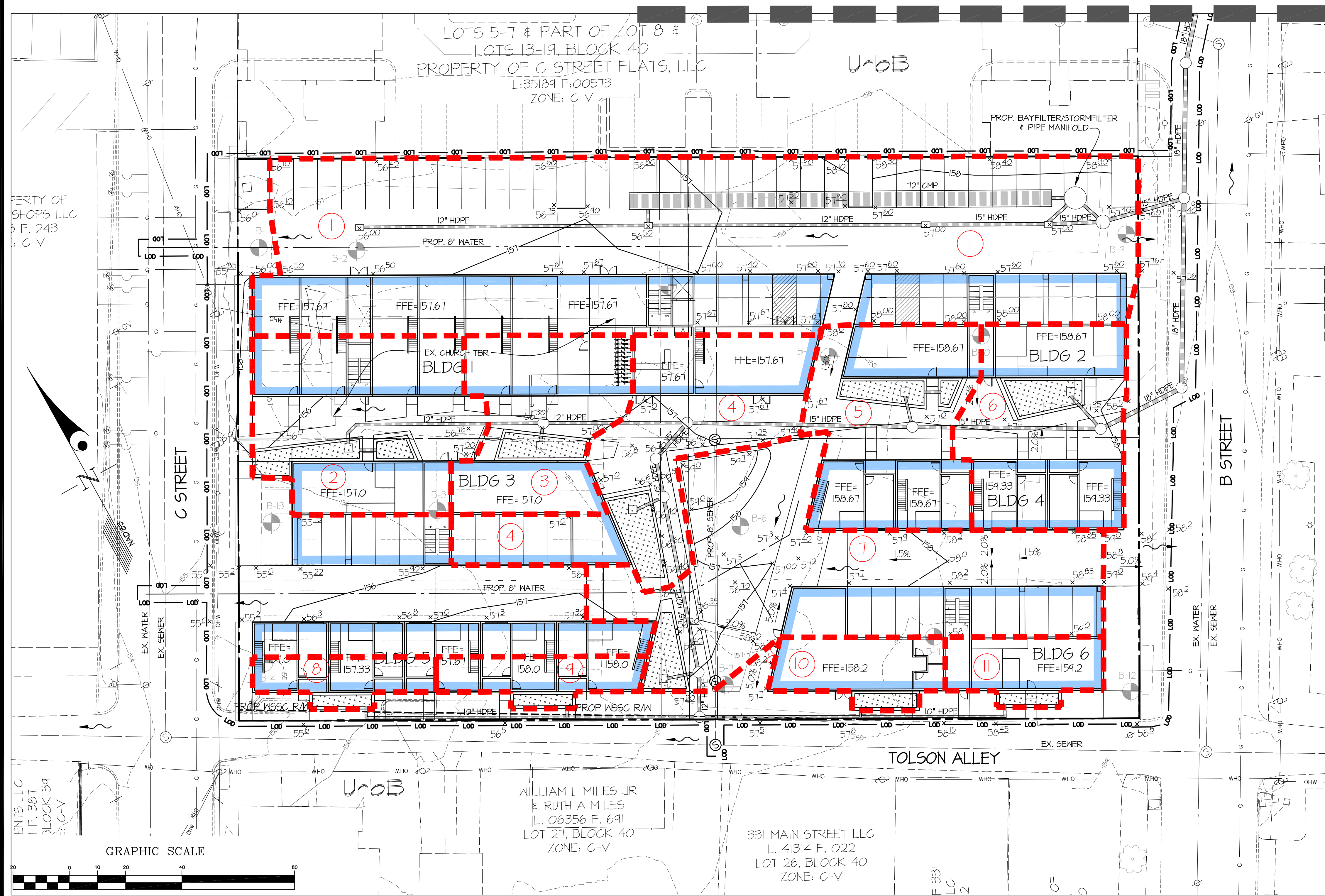
**BMP SUMMARY TABLE**

POI	LABEL	NAME	MD NORTH	MD EAST	LAND USE	CONSTRUCTION PURPOSE	DRAINAGE AREA (AC)	TOTAL IMPERVIOUS AREA (AC)	NEW IMPERVIOUS AREA (AC)	EXISTING IMPERVIOUS AREA (AC)	PERCENT IMPERVIOUS	R <sub>v</sub>	TARGET P <sub>e</sub> (IN)	TARGET VOL (FT <sup>3</sup> )	DESIGN VOL (FT <sup>3</sup> ) USING ESD PRACTICES	DESIGN VOL (FT <sup>3</sup> ) USING STRUCTURAL PRACTICES	MAX ESD VOL (CF)	ON/OFF SITE
1	PIPE MANIFOLD WITH BAYFILTER	MBR #1	524,078	1,356,490	RESIDENTIAL	NEVD	0.44	0.43	0.00	0.00	97	0.92	1.8	2,652	N/A	3,878	3,878	ON-SITE
2	MICRO-BIORETENTION (M-6)	MBR #2	524,100	1,356,239	RESIDENTIAL	NEVD	0.11	0.04	0.00	0.00	82	0.78	1.8	544	824	N/A	824	ON-SITE
3	MICRO-BIORETENTION (M-6)	MBR #3	524,080	1,356,244	RESIDENTIAL	NEVD	0.08	0.06	0.00	0.00	83	0.80	1.8	344	591	N/A	591	ON-SITE
4	MICRO-BIORETENTION (M-6)	MBR #4	524,035	1,356,308	RESIDENTIAL	NEVD	0.11	0.11	0.00	0.00	92	0.88	1.8	657	458	N/A	458	ON-SITE
5	MICRO-BIORETENTION (M-6)	MBR #5	524,036	1,356,404	RESIDENTIAL	NEVD	0.04	0.06	0.00	0.00	83	0.80	1.8	483	644	N/A	644	ON-SITE
6	MICRO-BIORETENTION (M-6)	MBR #6	524,020	1,356,458	RESIDENTIAL	NEVD	0.04	0.07	0.00	0.00	75	0.73	1.8	436	651	N/A	651	ON-SITE
7	MICRO-BIORETENTION (M-6)	MBR #7	523,944	1,356,246	RESIDENTIAL	NEVD	0.14	0.13	0.00	0.00	65	0.64	1.8	800	731	N/A	1,200	ON-SITE
8	MICRO-BIORETENTION (M-6)	MBR #8	524,036	1,356,181	RESIDENTIAL	NEVD	0.02	0.02	0.00	0.00	41	0.81	1.8	124	186	N/A	186	ON-SITE
9	MICRO-BIORETENTION (M-6)	MBR #9	524,002	1,356,250	RESIDENTIAL	NEVD	0.02	0.02	0.00	0.00	42	0.88	1.8	140	210	N/A	210	ON-SITE
10	MICRO-BIORETENTION (M-6)	MBR #10	523,942	1,356,356	RESIDENTIAL	NEVD	0.03	0.03	0.00	0.00	44	0.84	1.8	178	235	N/A	261	ON-SITE
11	MICRO-BIORETENTION (M-6)	MBR #11	523,918	1,356,402	RESIDENTIAL	NEVD	0.03	0.03	0.00	0.00	41	0.81	1.8	157	235	N/A	235	ON-SITE



TYPICAL CROSS SECTION FOR PLANTER BOX MICRO-BIORETENTION FACILITY  
NOT TO SCALE

MATCHLINE - SEE THIS SHEET



MATCHLINE - SEE THIS SHEET

48 Hours  
Before You Dig  
Call  
**"MISS UTILITY"**  
Service Protection Center  
MEMBER  
ONE CALL SYSTEMS INTERNATIONAL  
CALL TOLL FREE  
1-800-257-7777

**VICINITY MAP**  
SCALE: 1" = 2,000'

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM  
PHONE: (301) 411-0281 | FAX: (301) 411-0282

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
MAJ	LMW	MAJ				

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS 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. 17285, EXPIRATION DATE: MARCH 17, 2021

PREPARED FOR:  
LAUREL LEGACY LLC  
5420 WISCONSIN AVENUE  
CHEVY CHASE, MD 20815  
ATTN: RONALD EICHNER  
PH: (301) 941-1177

SCALE	ZONING
1"=20'	C-V
DATE	TAX MAP - GRID
MARCH, 2020	06-E1

**SITE DEVELOPMENT CONCEPT PLAN**  
B & C STREETS  
Block 40, Lots 1-4 & 20-23  
L141852 F212, L141645 F310, L141769 F087  
CITY OF LAUREL, MARYLAND

G. L. W. FILE NO.  
18071  
SHEET  
1 OF 1