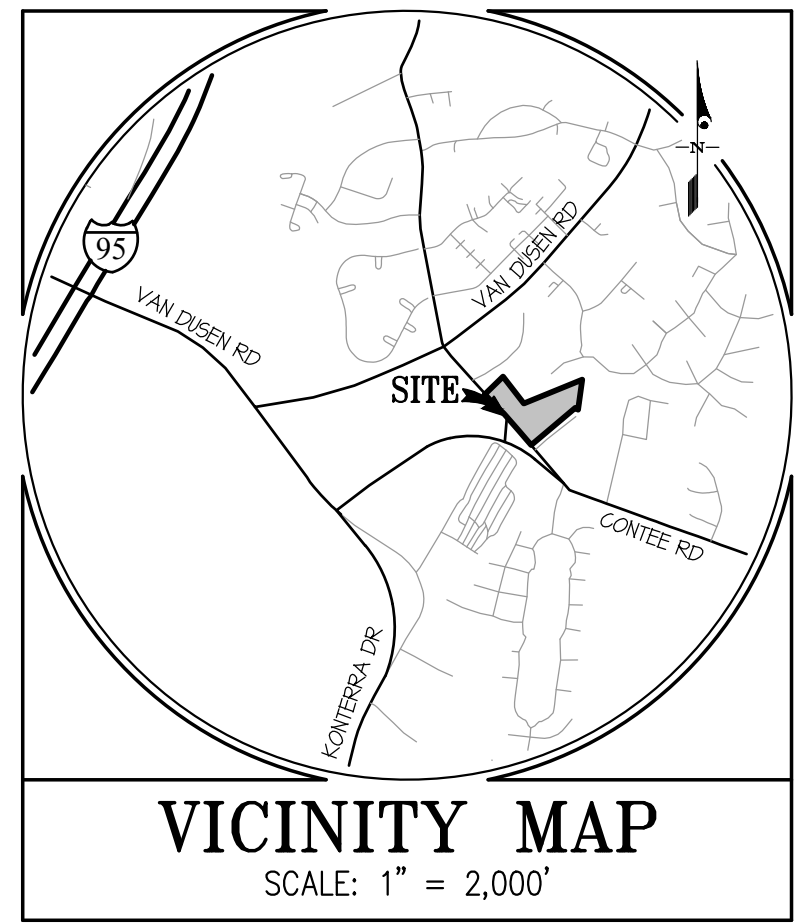


JANOSKE PROPERTY

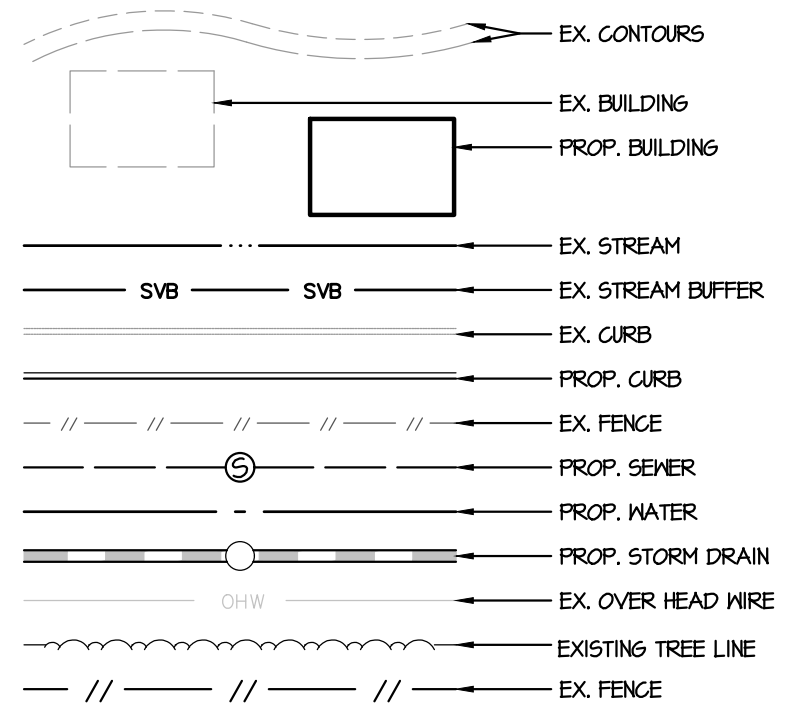
PRELIMINARY PLAN PROPOSED LOTS 1 - 63, PARCELS A-H



VICINITY MAP
SCALE: 1" = 2,000'

WSSC GRID: 218NE07

LEGEND



SITE DATA:

GROSS TRACT AREA: 7.64 AC.
 ROW DEDICATION (CONTEE ROAD): 0.19 AC.
 NET TRACT AREA: 7.50 AC.

NUMBER OF UNITS: 63 UNITS

MINIMUM YARD SETBACKS*:
 FRONT: 15'
 REAR: 16'
 SIDE: 5'
 *DECKS MAY COVER UP TO 50% OF THE REAR YARD SETBACK. (SEE SECTION 20-6.15 (I))
 *MODIFICATIONS PERMITTED PER THE NEO-TRADITIONAL OVERLAY APPROVED FOR THIS PROPERTY BY THE CITY OF LAUREL ON FEBRUARY 28, 2022.

BUILDING HEIGHT PROPOSED: 3 STORIES

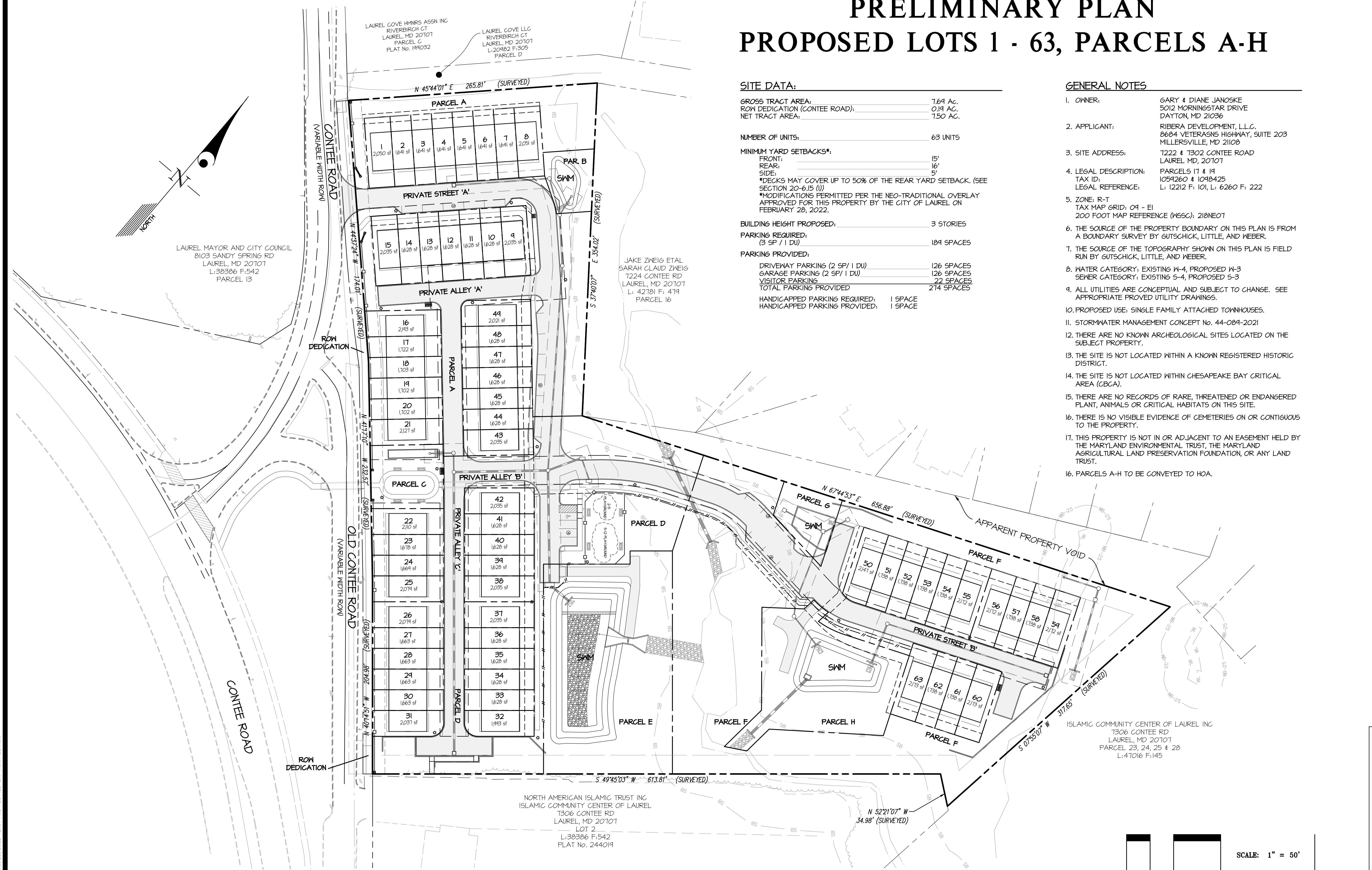
PARKING REQUIRED: (3 SP / 1 DU) 184 SPACES

PARKING PROVIDED:
 DRIVEWAY PARKING (2 SP / 1 DU) 126 SPACES
 GARAGE PARKING (2 SP / 1 DU) 126 SPACES
 VISITOR PARKING 22 SPACES
 TOTAL PARKING PROVIDED 274 SPACES

HANDICAPPED PARKING REQUIRED: 1 SPACE
 HANDICAPPED PARKING PROVIDED: 1 SPACE

GENERAL NOTES

- OWNER: GARY & DIANE JANOSKE
5012 MORNINGSTAR DRIVE
DAYTON, MD 21036
- APPLICANT: RIBERA DEVELOPMENT, L.L.C.
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
- SITE ADDRESS: 7222 & 7302 CONTEE ROAD
LAUREL, MD, 20707
- LEGAL DESCRIPTION: PARCELS 17 & 19
TAX ID: 1059260 & 1048425
LEGAL REFERENCE: L: 12212 F: 101, L: 6260 F: 222
- ZONE: R-T
TAX MAP GRID: 09 - E1
200 FOOT MAP REFERENCE (MSSC): 218NE07
- THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM A BOUNDARY SURVEY BY GUTSCHICK, LITTLE, AND WEBER.
- THE SOURCE OF THE TOPOGRAPHY SHOWN ON THIS PLAN IS FIELD RUN BY GUTSCHICK, LITTLE, AND WEBER.
- WATER CATEGORY: EXISTING W-4, PROPOSED W-3
SEWER CATEGORY: EXISTING S-4, PROPOSED S-3
- ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE PROVED UTILITY DRAININGS.
- PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOUSES.
- STORMWATER MANAGEMENT CONCEPT No. 44-084-2021
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THE SITE IS NOT LOCATED WITHIN A KNOWN REGISTERED HISTORIC DISTRICT.
- THE SITE IS NOT LOCATED WITHIN CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THERE ARE NO RECORDS OF RARE, THREATENED OR ENDANGERED PLANT, ANIMALS OR CRITICAL HABITATS ON THIS SITE.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- 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.
- PARCELS A-H TO BE CONVEYED TO HOA.



City of Laurel Planning Commission

Approved: _____ Date _____

Chairman Secretary

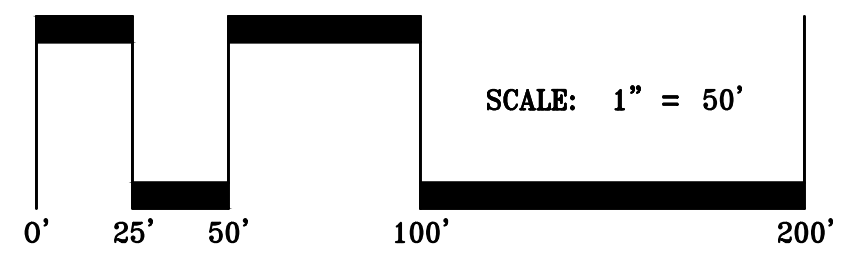


DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____



L:\CADD\DRAWINGS\2023\PLANS BY GLW\PRELIM PLAN\2023-PP-01.dwg
 PLOTTED: 3/29/2023 11:31 AM. LAST SAVED: 3/28/2023 12:31 PM. PLOTTED BY: Keith Blumenthal

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APP'R
TMZ	KAB	TML				

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. 24914
 EXPIRATION DATE: JANUARY 20, 2024

PREPARED FOR:
 RIBERA DEVELOPMENT, LLC
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108
 ATTN: MR. JOHN STAMATO
 TEL: (443) 871-0486

SCALE	1" = 50'
DATE	MARCH 2022
ZONING	R-T
TAX MAP - GRID	09-E1

PRELIMINARY PLAN
JANOSKE PROPERTY
 PROPOSED LOTS 1-63 & PARCELS A-H
 A RESUBDIVISION OF TAX PARCELS 17 & 19
 L:6260 F:222 & L:12212 F:101
 LAUREL ELECTION DISTRICT No. 10
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 20131
 SHEET 1 OF 1