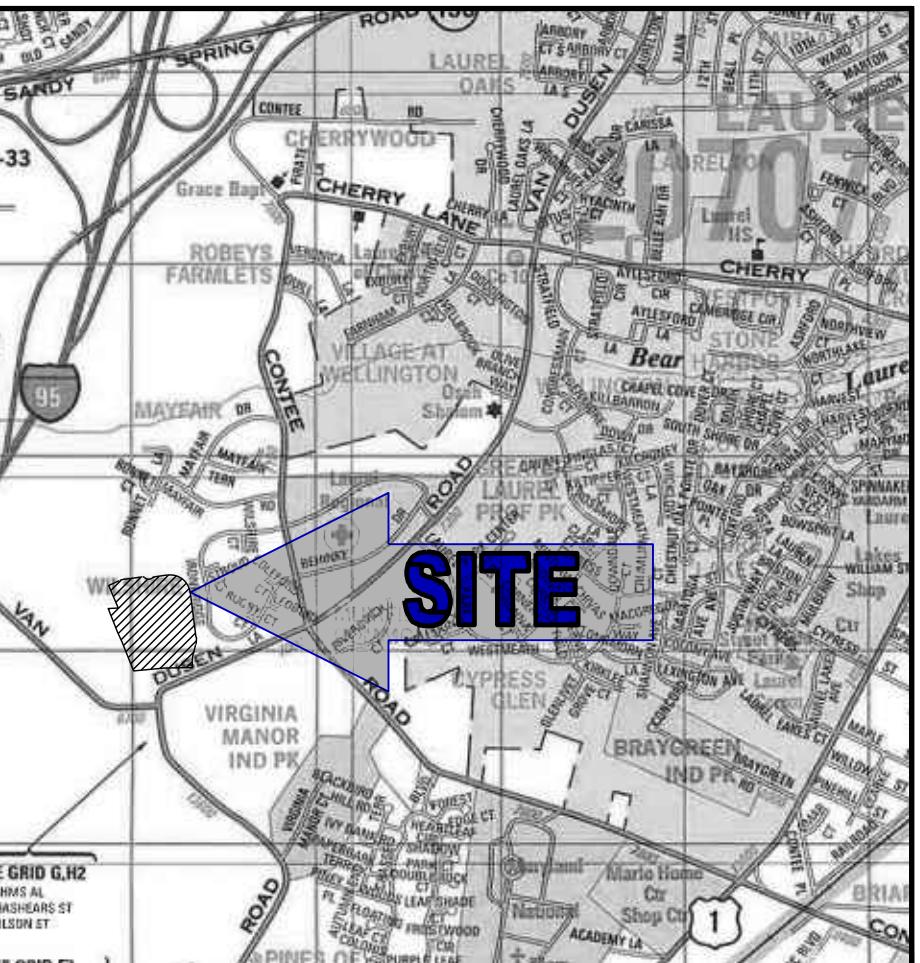


#### GENERAL NOTES

1. OWNER: WESTSIDE LAND HOLDINGS, LLC  
9102 OWENS DRIVE  
MANASSAS, VA 20111-4803  
(703) 335-2255
2. DEVELOPER: STRITTMATTER LAND, LLC  
9102 OWENS DRIVE  
MANASSAS, VA 20111-4803  
(703) 335-2255
3. ZONE: M-X-T
4. THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM THE LATEST RECORD PLAT & AVAILABLE RECORDS. MONUMENTATION HAS BEEN VERIFIED WHEN CONDUCTING PREVIOUS FIELD WORK PERFORMED BY ATWELL, LLC.
5. THE SOURCE OF THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM FIELD RUN DATA OBTAINED BY ATWELL, LLC IN FEBRUARY OF 2025, AND JANUARY OF 2023.
6. SUBDIVISION TO BE SERVED BY PUBLIC WATER AND SEWER.  
WATER CATEGORY: W-3  
SEWER CATEGORY: S-3
7. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY DRAWINGS.
8. PROPOSED USE: RETAIL COMMERCIAL
9. STORMWATER MANAGEMENT CONCEPT NO. 45736-2019-0
10. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
11. THE SITE IS NOT LOCATED WITHIN A KNOWN REGISTERED HISTORIC DISTRICT.
12. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBA).
13. THERE ARE NO RECORDS OF RARE, THREATENED OR ENDANGERED PLANT, ANIMAL OR CRITICAL HABITATS ON THIS SITE.
14. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
15. 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.



#### LEGEND

PROPERTY BOUNDARY	—
EX. CONTOUR (2)	—
EX. CONTOUR (10')	—
EX. WATERLINE	—
PROP. WATERLINE	—
EX. SEWER	W
PROP. SEWER	S
EX. STORM DRAIN	—
PROP. STORM DRAIN	S
EX. CURB & GUTTER	—

#### SITE NOTES

GROSS TRACT AREA  
LOT 5 2.03 AC.  
LOT 6 1.08 AC.  
0.948 AC.

MINIMUM SETBACKS  
FRONT 30'  
REAR 0'  
SIDE 0'

#### DENSITY CALCULATION: M-X-T ZONE

MAXIMUM FLOOR AREA RATIO ALLOWED  
(ADDITIONAL 1.0 FAR FOR 20 RESIDENTIAL UNITS) 1.2 FAR  
PROPOSED FLOOR AREA  
LOT 5 2,748 SF  
LOT 6 4,270 SF  
TOTAL GFA 7,018 SF  
SITE AREA = COMMERCIAL LOTS 5-6 88,491 SF  
PROPOSED FLOOR AREA RATIO  
(7,018 SF GFA / 88,491 SF) 0.08 FAR

	City of Laurel Planning Commission
Approved: _____	Date _____
Chairman _____	Secretary _____

#### PRELIMINARY PLAN OF SUBDIVISION PROPOSED LOTS 5 & 6 BEING A RESUBDIVISION OF LOT 1 WESTSIDE COMMERCIAL

DISTRICT No. 10  
CITY OF LAUREL, MARYLAND

GRAPHIC SCALE 1"=30'

0 30' 60' 90'



DRAWN BY: CG	DESIGNED BY: PW	CHECKED BY: PBW
DATE: 4/28/2025	DESCRIPTION: PRE-Lot 5-6.dwg	REVISIONS: FEBRUARY 2025
BY: DATE: 1"=30'	SCALE: 1"=30'	DRAWING NO: J-A97048

