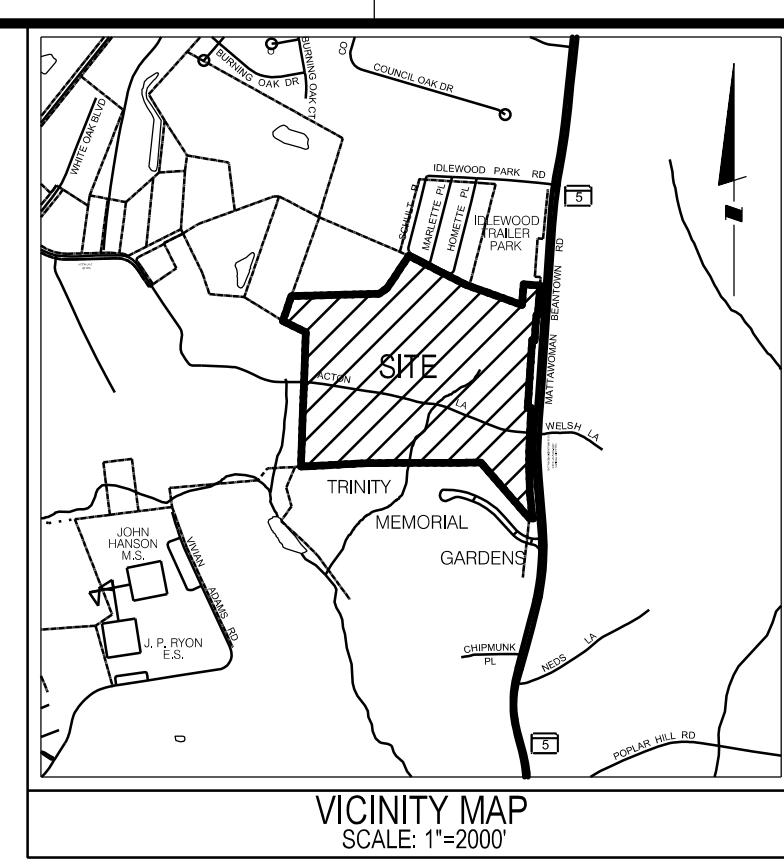
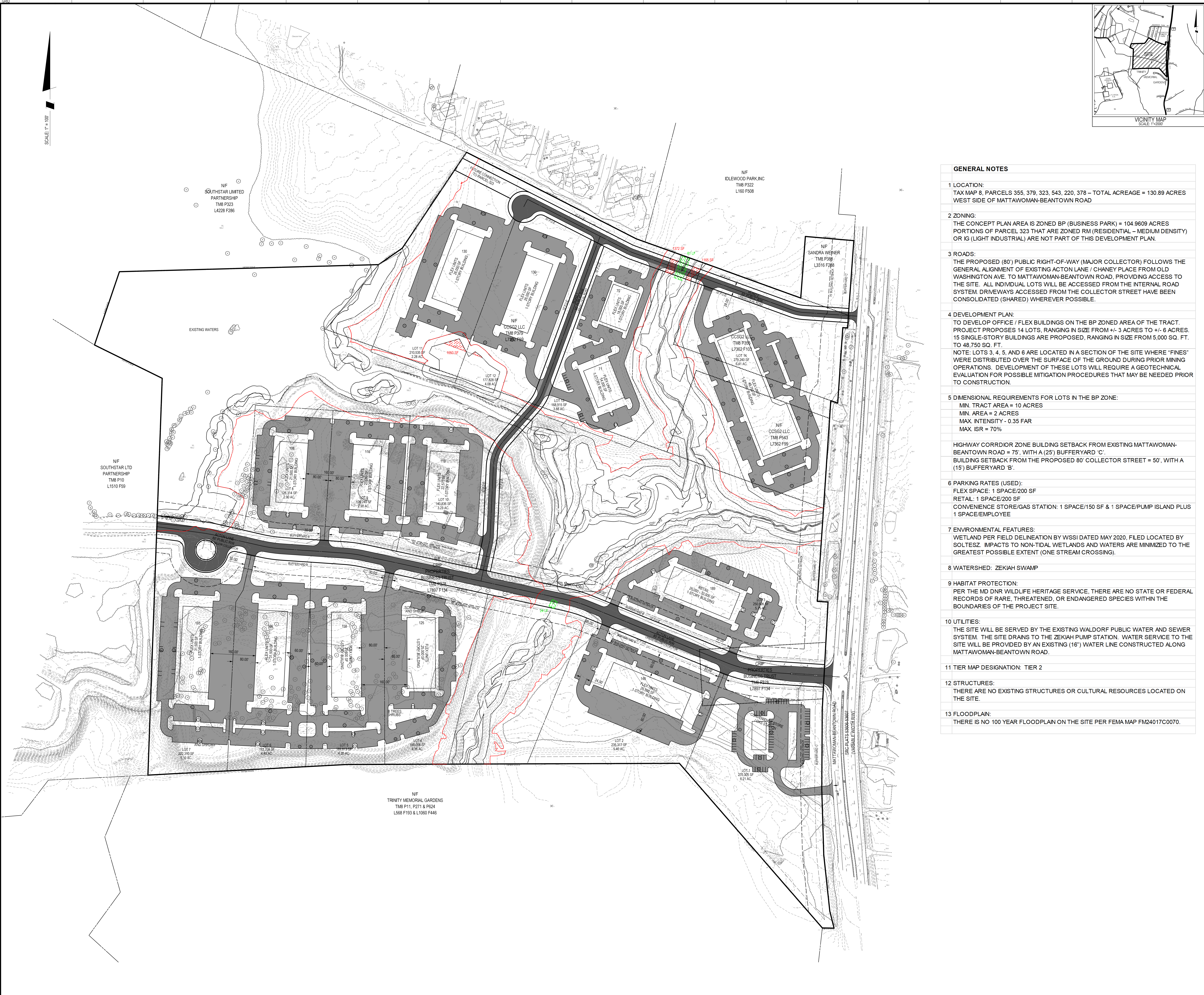


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Engineering  
 Surveying  
 Planning  
 Environmental Sciences

- GENERAL NOTES**
- LOCATION:**  
TAX MAP 8, PARCELS 355, 379, 323, 543, 220, 378 – TOTAL ACREAGE = 130.89 ACRES  
WEST SIDE OF MATTAWOMAN-BEANTOWN ROAD
  - ZONING:**  
THE CONCEPT PLAN AREA IS ZONED BP (BUSINESS PARK) = 104 9609 ACRES  
PORTIONS OF PARCEL 323 THAT ARE ZONED RM (RESIDENTIAL - MEDIUM DENSITY)  
OR IG (LIGHT INDUSTRIAL) ARE NOT PART OF THIS DEVELOPMENT PLAN.
  - ROADS:**  
THE PROPOSED (80') PUBLIC RIGHT-OF-WAY (MAJOR COLLECTOR) FOLLOWS THE  
GENERAL ALIGNMENT OF EXISTING ACTON LANE / CHANEY PLACE FROM OLD  
WASHINGTON AVE. TO MATTAWOMAN-BEANTOWN ROAD, PROVIDING ACCESS TO  
THE SITE. ALL INDIVIDUAL LOTS WILL BE ACCESSED FROM THE INTERNAL ROAD  
SYSTEM. DRIVEWAYS ACCESSED FROM THE COLLECTOR STREET HAVE BEEN  
CONSOLIDATED (SHARED) WHEREVER POSSIBLE.
  - DEVELOPMENT PLAN:**  
TO DEVELOP OFFICE / FLEX BUILDINGS ON THE BP ZONED AREA OF THE TRACT.  
PROJECT PROPOSES 14 LOTS, RANGING IN SIZE FROM +/- 3 ACRES TO +/- 6 ACRES.  
15 SINGLE-STORY BUILDINGS ARE PROPOSED, RANGING IN SIZE FROM 5,000 SQ. FT.  
TO 48,750 SQ. FT.  
NOTE: LOTS 3, 4, 5, AND 6 ARE LOCATED IN A SECTION OF THE SITE WHERE "FINES"  
WERE DISTRIBUTED OVER THE SURFACE OF THE GROUND DURING PRIOR MINING  
OPERATIONS. DEVELOPMENT OF THESE LOTS WILL REQUIRE A GEOTECHNICAL  
EVALUATION FOR POSSIBLE MITIGATION PROCEDURES THAT MAY BE NEEDED PRIOR  
TO CONSTRUCTION.
  - DIMENSIONAL REQUIREMENTS FOR LOTS IN THE BP ZONE:**  
MIN. TRACT AREA = 10 ACRES  
MIN. AREA = 2 ACRES  
MAX. INTENSITY - 0.35 FAR  
MAX. ISR = 70%
  - HIGHWAY CORRIDOR ZONE BUILDING SETBACK FROM EXISTING MATTAWOMAN-  
BEANTOWN ROAD = 75', WITH A (25') BUFFERYARD 'C'.  
BUILDING SETBACK FROM THE PROPOSED 80' COLLECTOR STREET = 50', WITH A  
(15') BUFFERYARD 'B'.**
  - PARKING RATES (USED):**  
FLEX SPACE: 1 SPACE/200 SF  
RETAIL: 1 SPACE/200 SF  
CONVENIENCE STORE/GAS STATION: 1 SPACE/150 SF & 1 SPACE/PUMP ISLAND PLUS  
1 SPACE/EMPLOYEE
  - ENVIRONMENTAL FEATURES:**  
WETLAND PER FIELD DELINEATION BY WSSI DATED MAY 2020, FILED LOCATED BY  
SOLTESZ. IMPACTS TO NON-TIDAL WETLANDS AND WATERS ARE MINIMIZED TO THE  
GREATEST POSSIBLE EXTENT (ONE STREAM CROSSING).
  - WATERSHED: ZEKIAH SWAMP**
  - HABITAT PROTECTION:**  
PER THE MD DNR WILDLIFE HERITAGE SERVICE, THERE ARE NO STATE OR FEDERAL  
RECORDS OF RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE  
BOUNDARIES OF THE PROJECT SITE.
  - UTILITIES:**  
THE SITE WILL BE SERVED BY THE EXISTING WALDORF PUBLIC WATER AND SEWER  
SYSTEM. THE SITE DRAINS TO THE ZEKIAH PUMP STATION. WATER SERVICE TO THE  
SITE WILL BE PROVIDED BY AN EXISTING (16") WATER LINE CONSTRUCTED ALONG  
MATTAWOMAN-BEANTOWN ROAD.
  - TIER MAP DESIGNATION: TIER 2**
  - STRUCTURES:**  
THERE ARE NO EXISTING STRUCTURES OR CULTURAL RESOURCES LOCATED ON  
THE SITE.
  - FLOODPLAIN:**  
THERE IS NO 100 YEAR FLOODPLAIN ON THE SITE PER FEMA MAP FM24017C0070.

**MSS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES  
 WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR  
 MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL  
 EXISTING UTILITIES AND VERIFY THE DEPTHS BY PENETRATION TEST  
 CONTACT "MSS UTILITY" AT 1-800-357-7777. 48 HOURS PRIOR TO  
 THE START OF CONSTRUCTION. IF CLEARANCES ARE LESS THAN  
 SHOWN ON THE PLAN OR FIELD NOTES, THE CONTRACTOR MUST  
 BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS  
 THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

**OWNER / DEVELOPER / APPLICANT**

RELIABLE COMMERCIAL CONSTRUCTION  
 2410 EVERGREEN ROAD  
 GAITHERSBURG, MD 20878

**PROFESSIONAL CERTIFICATION**

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. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

CONCEPTUAL LOT LAYOUT

LAKE ACTON BUSINESS PARK

SOUTH ELECTRON DISTRICT, CHARLES COUNTY, MARYLAND

TAX MAP & GRID	ZONING CATEGORY: BP
WATER & SEWER CATEGORY	
SITE DATUM HORIZONTAL: _____ VERTICAL: _____	
DATE: 02/04/2020 DESIGNED: CMF TECHNICAL: TCS CHECKED: MPP DATE: 02/04/2020 VERSION: V8 / NCS	
SHEET 1 OF 1	
PROJECT NO: 1148-07-01	