

GENERAL NOTES

- This plan is for a Use and Occupancy Permit for office space, (general and medical) in the two existing buildings at 7905 and 7915 Malcolm Road.
- The subject property is identified as Lot 7, Karlsson Subdivision as shown on Record Plat Book NLP 119, Plat No. 33.
- Tax Map: 107, Grid D4
- WSSC Grid: 210SE06
- The area of the property is 143,030 SF (3.2835 Acres).
- The property is improved with 2 structures: Two four-story office buildings (36,000 SF GFA each)
- The property was originally developed as shown between 1984 and 1993, as evidenced by aerial photography. There have been no subsequent additions to the original gross floor area or to impervious surfaces.
- The subject property and all adjoining properties are zoned CS (Commercial Service, Current), CM (Miscellaneous Commercial, Prior).

9. Parking

A. Required: ~~248 spaces~~ 248 spaces

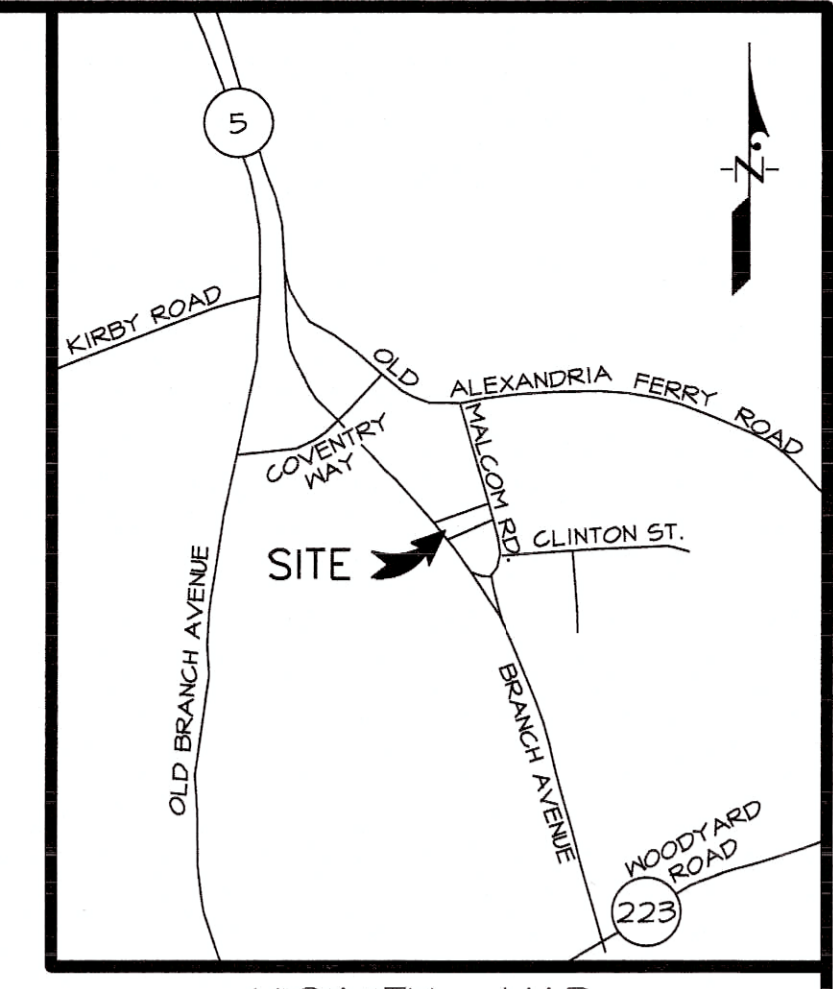
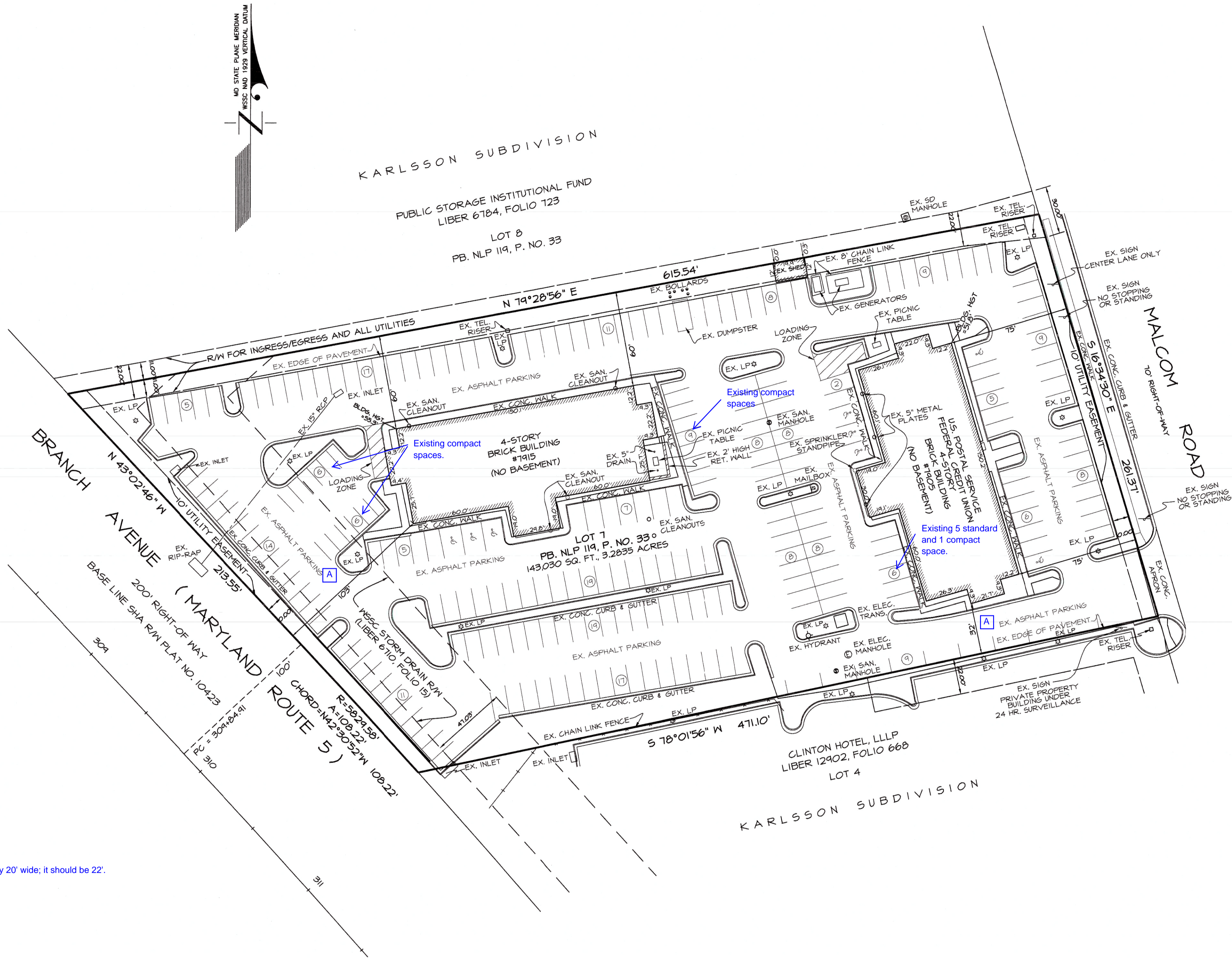
Use	Rate	Requirement
General Office (27,500 SF)	1 space/100 SF (0-1500 SF)	275 275 spaces
Medical Office (44,500 SF)	1 space/250 SF	178 178 spaces
		Total: 453 453 spaces

Note: Of which at least 146 (32% of requirement) must be non-compact.

- B. Provided: ~~248 spaces as follows:~~ 248 spaces as follows:
- 231 Standard Spaces @ 9.5' x 19' min.
 - 9 Standard Parallel Spaces @ 8' x 22' min.
 - 8 Standard Handicap Spaces @ 8' x 19'.

6. Loading
- A. Required: 1 space
- | Use | Rate | Requirement |
|----------------------------|---------------------------------------|----------------|
| Office (General & Medical) | 0 spaces (0 - 10,000 SF) | 0 spaces |
| | 1 space (10,000 - 100,000 SF) | 1 space |
| | 1 space per 100,000 SF (100,000 SF +) | 0 spaces |
| | | Total: 1 space |
- B. Provided: 2 spaces at 12' x 33'
7. Landscape Manual Compliance: The site is exempt from Landscape Manual requirements because it was fully developed prior to January 1, 1990, no increase in gross floor area or impervious surface area is proposed, and there is no proposed change of use from a lower to a higher impact category.
8. Tree Canopy Coverage Compliance: The site is exempt from Tree Canopy Coverage requirements because no disturbance is proposed.

A The existing drive aisle is only 20' wide; it should be 22'.



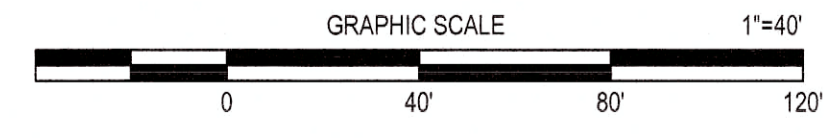
VICINITY MAP

LEGEND

--- 78 ---	EXISTING CONTOUR
--- 78 ---	PROPOSED CONTOUR
• 108.3	EXISTING SPOT ELEVATION
• 110.3	PROPOSED SPOT ELEVATION
--- 08.3 ---	LIMIT OF DISTURBANCE
→	PROPOSED FLOW ARROW
▨	PROPOSED CLASS 1 FILL
▩	PROPOSED CONCRETE PAVING
▧	PROPOSED HEAVY DUTY CONCRETE PAVING
▦	PROPOSED HEAVY DUTY ASPHALT PAVING
□	PROPOSED DOOR LOCATIONS
▲▲	PROPOSED FIRE HYDRANT
S	EXISTING SEWER
W	EXISTING WATER
D	EXISTING STORM DRAIN
□	PROPOSED STORM DRAIN
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
⊕	STANDARD PARKING SPACES
⊕	COMPACT PARKING SPACES
⊕	HANDICAPPED PARKING SPACES
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
x x	PROPOSED CHAIN LINK FENCE
// //	PROPOSED WOOD SCREEN FENCE

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY-EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

PARKING STUDY B: PRIOR REGULATIONS - CS ZONE
 USE AND OCCUPANCY SITE PLAN
 LOT 7
KARLSSON SUBDIVISION
 SURRATTS DISTRICT No. 9
 PRINCE GEORGE'S COUNTY, MARYLAND



PROFESSIONAL CERTIFICATION 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. MICHAEL A. NOVY, PE LICENSE NO. 1771 EXPIRATION DATE: 10/30/28		11721 WOODHURST ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2022 BEN DYER ASSOCIATES, INC.	
DATE	DESCRIPTION	BY	REVISIONS
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SCALE: 1"=40'	DATE: APRIL 2022	RECORD NO. J-B06024	DRAWING NO. 6.001-Y