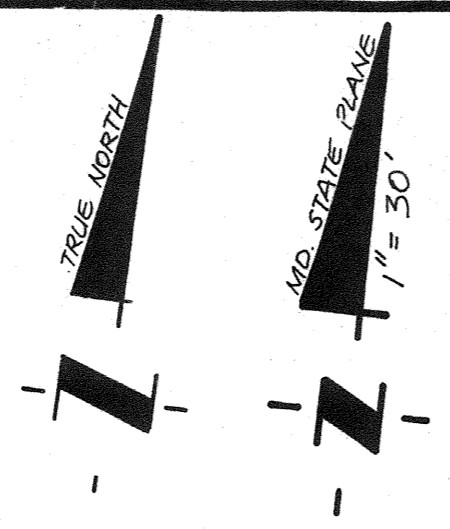


VICINITY MAP  
SCALE: 1" = 2000'

N 258, 400  
E 804, 350



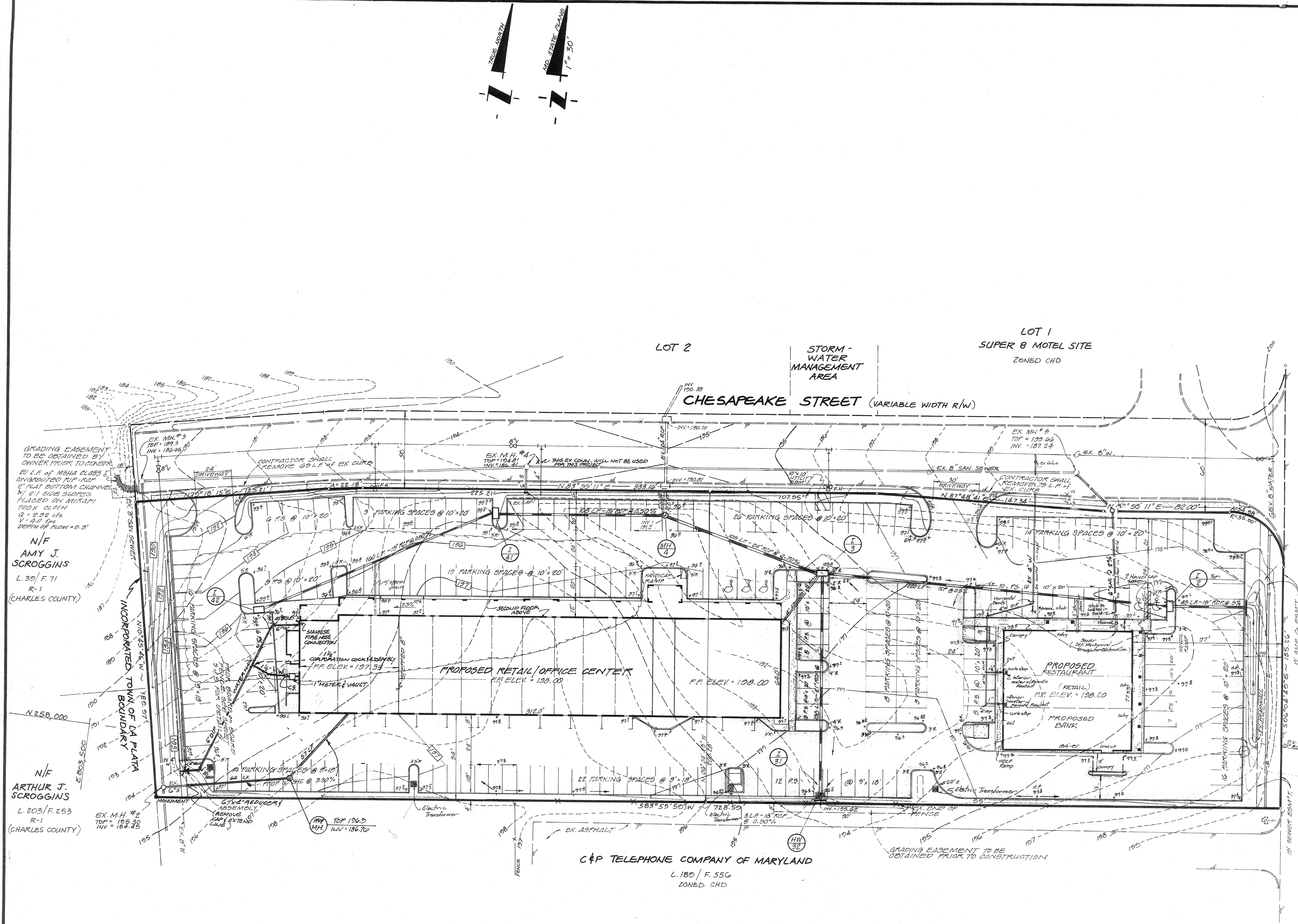
- GENERAL NOTES
- Total Area of Parcel... 3.32 Ac.
  - Existing Zoning... CH-D Commercial Highway Dist.
  - Proposed Use... Mixed Use Office/Retail and Restaurant
  - Parking Req'd... Office - 1/200 S.F. = 113.8  
Retail - 1/200 S.F. = 90.6  
Restaurant - 1/100 S.F. = 67.0  
Handicap - 3 first 100 spaces  
1/100 above 100 = 5
- Total Parking Spaces Req'd. = 274
- Parking Shown... Office/Retail = 168 (10'x20')  
Restaurant = 67 (9'x18')  
Handicap = 5 (12'x20')
- Total Parking Spaces Provided = 240
- NOTE: A VARIANCE WAS GRANTED BY THE TOWN OF LA PLATA BOARD OF ZONING APPEALS JULY 14, 1988 FOR 34 PARKING SPACES (10'x20') FOR JOINT USE BETWEEN OFFICE AND RESTAURANT. 69 SPACES WERE REDUCED FROM 10'x20' TO 9'x18' AT REAR OF OFFICE/RETAIL CENTER.
- NOTE: A VARIANCE WAS GRANTED BY THE TOWN OF LA PLATA BOARD OF ZONING APPEALS SEPTEMBER 22, 1988 FOR A REDUCTION OF SIGN HEIGHTS ALONG 1-1/2 ZONED PROPERTY FROM MINIMUM 20' AND 6" HT. BRICK WALL TO 20' AND 6" HT. BO. ON HD. FENCE.

- GENERAL CONSTRUCTION NOTES
- Refer to "1981 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for standard details and detailed specifications of each practice specified herein.
  - All materials, construction methods, and standards used in the installation of curb and gutter, paving, sidewalk, water, sewer, etc., shall be in accordance with the latest standards and specifications of the Town of La Plata and the Maryland State Highway Administration. Specifications for construction and materials dated Jan. 1982 and as amended.
  - Unless specifically noted, all gravity sewer lines may be Class 50 DIP or SDR 35 PVC, installed in accordance with manufacturer's specifications. All sewer lines shall be water tight at the completion of construction. All sanitary sewer cleanouts to be placed as per plan.
  - Water house connections will be 1 1/2" Type "K" copper or 4" ductile iron as specified on the plans. Corporation stops to be placed at property line or at easement line.
  - Building will be equipped with a Badger-Recordall road-o-matic with a remote register mounted on the exterior of the building. Location of remote readout to be as directed by the Town of La Plata.
  - The location of all existing underground utilities are shown in an approximate way and have not been independently verified by the owner, engineer or their representatives. The contractor shall determine the exact location of all existing utilities prior to commencing work, and agrees to be fully responsible for any and all damages which may occur by the contractor's failure to exactly locate and preserve any and all utility lines.
  - Contractor shall notify representatives of all applicable utility companies 48 hours in advance of any work in areas where utilities are present.

REVISED PARKING SPACE COMPUTATIONS

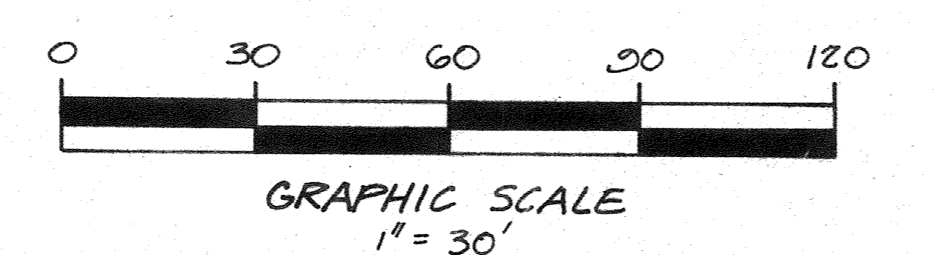
1) OFFICE/RETAIL CENTER	42,856 SF
2) BANK/RETAIL SPACE (PRINT BUILDING)	4,000 SF
	RECD. 1 PS./200 SF.
	42,856 SF
	238.28 @ 239 PS.
3) RESTAURANT	2,500 SF
	RECD. 1 PS./100 SF.
	25 PS.
4) TOTAL PARKING SPACES REQ'D	264 PS.
5) TOTAL PARKING SPACES SHOWN	233 PS.*
a) Total PS. 10'x20'	164 PS.
b) Total PS. 9'x18'	64 PS.
c) Total PS. 12'x20' (Handicap)	5 PS.
d) Total waived Parking Space	34 PS.

(WITH WAIVER = 267 PS.)  
REVISED 11-28-89



APPROVAL

TOWN OF LA PLATA PLANNING COMMISSION		DATE
Drafting MJD	DATE	REVISIONS
Check RVD		
Design MJD	11-20-89	REVISED Restaurant Building, Parking Court Utilities (see)
Check TPN	5-12-89	REVISED PER TOWN OF LA PLATA COMMENTS, JLD/THW



SALDITT GROUP ARCHITECTS  
2810 OLD LEE HIGHWAY, SUITE 240  
FAIRFAX, VA. 22031 (703) 641-3844

OWNER & DEVELOPER  
MARYLAND QUALITY HOMES, INC.  
ROUTE 4, BOX 4114  
LA PLATA, MARYLAND 20646

SITE DEVELOPEMENT PLAN

POTOMAC SQUARE  
LOTS 3&4 LANDS OF SOUTHBOUND ASSOCIATES LTD. PARTNERSHIP  
1ST ELECTION DISTRICT TOWN OF LA PLATA CHARLES COUNTY, MD.

Sheet	DATE	JOB NUMBER
1	NOV, 1988	
of	SCALE	
5	1" = 30'	13-88-026

KIDDE CONSULTANTS, INC.  
ENGINEERS • ARCHITECTS • PLANNERS  
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LA PLATA, MARYLAND 20646