

Joe Wustner

RE/MAX ONE

113 Howard St,
La Plata, MD 20646

Phone: 301-752-5550

Broker: 410-535-6291

Email:joewustner@verizon.net

\$329,000

**Build your
business
here!**

**Great location off
Industrial Park
Drive with parking
and utilities in
place!**

**Fully developed
lot approved for
7,128 SQFT
office/flex space.**

**An aerial of the
property.**

**0.30+/- Acres
of Commercial
Land**





- **Property Class:**
Industrial
 - **Lot:** 0003
 - **Legal Subdivision:**
ST CHARLES IND
PARK SUB
 - **Zoning:** PUD
 - **County Legal
Description:** UNIT 3
PARK PLACE
WALDORF CONDO
ST CHARLES
INDUSTRIAL PA
 - **SQFT:** 13,155 +/-
 - **Acres:** 0.30+/-
 - **County/State:**
Charles County,
MD
-

**For More
Information
Please Contact:**

Joe Wustner
joewustner@verizon.net
(301) 752 - 5550 Cell (410) 535-6291 Broker
113 Howard Street, La Plata, MD 20646



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GENERAL NOTES

1. Slopes of work: This project proposes the construction of a total of 21,686 SF of off road parking, three building pads, one perimeter wall and two stormwater detention basins constructed in accordance with July 1996 Standards and Specifications for Construction Manual.
2. All work shall be in accordance with the latest CHS as County Department of Planning and Growth Management's design standards and specifications for Construction Manual, the latest edition of the Charlotte-County Department of Planning and Growth Management's Design Standards and Specifications for Construction Manual, and existing New York City at 1-800-257-7777, all hours of the day, for any excavation work.
3. The contractor, for contacting the Chertex County Department of Planning and Growth Management/Development Services Department, 24 hours prior to the start of construction in accordance to all permits issued @ (301) 645-0818.
4. Maximum width of any cut shall be greater than three (3) feet horizontal to one (1) foot vertical. Slopes from the road right-of-way shall be not greater than two (2) feet horizontal to one (1) foot vertical.
5. Certified compaction tests are required for all trench/bottom fill areas in accordance with Section 5.3.1 and 7.9 of the current Chertex County Grading and Sediment Control Ordinance.
6. Minimum cover over all pipes or conduits shall be compacted to a point at least (2') above the top of the water sewer and storm drain before construction of, or excavation for, any foundation or other structure.
7. The contractor shall adhere to the latest edition of the Chertex County Standards & Specifications for Construction, Final report prepared by the Chertex County Department of Planning and Growth Management.
7. Existing utilities and obstructions shown are from the best available records and shall be verified by field investigation.
8. The site is served by public water and sewer service to be constructed.
9. All utility easements shall be shown on the P&I map.
9. Stormwater management is provided in the existing regional facility within the St. Charles Center area.
10. Lighting and signage is to be in accordance with city specifications.
11. The parcel is found on tax map 15, Block C, Parcel 4 zoning: PD-B industrial.
12. Total site acre: 3.318 Acre
14. Disturbed acre: 0.742C
15. Building coverage: 13,676 sq. ft. (existing) + 13,676 sq. ft. (total)
16. Proposed building footprint: 14,145
17. Parking required = 147 spaces (see Note below.)
18. Parking provided = (see notes below, left)
19. All parking spaces to be paved in concrete and asphalt installed in accordance with Section 2.0 boundary and topography shown herein in final run October 1998
21. Owner/Developer:
Call Development Contractors, Inc.
3007H Business Center
Charlotte NC 28262
c/o John Patrick
22. Architect/Engineer:
Janard, Davis & Gunzill, Inc.
3475 Leesawood Drive,
Katy Texas, TX 77450
23. Per Article 8B, the Chertex County Forest Conservation exempt from providing forest conservation:
24. Proposed impervious Area Ratio: 93.02% of 144,533
25. Proposed Floor Area Ratio: 30.87% of 144,533
- Ex. Payment: \$4,763.41
- Ex. Payment to be Shared: 0%
- Ex. Payment to R/W Adjacent: 54,763.41
- Total Impervious Area: 54,763.41
- Interior Green Space Required: 1,548 sf (28%)
- Interior Green Space Required (10% of Impervious Area): 8,902.37

CHARLES COUNTY

ZONING APPROVAL _____

Date: 2/28/06 by DRP

THIS PLAN APPEARS TO BE:

NOT AUTHORITY TO COMPLY
WITH ZONING REGULATIONS

CODE OR ORDINANCE. ALL WORK
SUBJECT TO INSPECTION.

APPROVAL. KEEP THESE IN AN

THE JOBSITE

US TRUCK BOM	NO ADDRESS	
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PARK PLACE ~ PHASE 2
6TH ELE T N ISTRIC
CHARLES C U TY, MARYLAND

FINAL SITE PLAN	SCALE
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FINAL SITE PLAN

IN 196 000-000	CONTRACT 008057
CHP 43	REFERENCE 000075

LORENZI, DODDS, AND GUNNILL

END PLANS ARCHITECTS

PITTSBURGH, PA. 15106-1000 | 412.381.2200 | www.pittsburghpa.gov

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