

Parkland and Rock Creek

Preliminary Plan Of Subdivision

GENERAL NOTES

- EXISTING P.S.: 16 & 25
P. 16: L. 45749/F. 15
P. 25: L. 38426/F. 089
NO PLAT RECORDED
- TAX MAP NUMBER AND GRID: 83-B3 & B4
- 200 FOOT MAP REFERENCE: 204SE10
- PURPOSE OF SUBDIVISION: PROPOSED SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AGE RESTRICTED (MULTIFAMILY), AND COMMERCIAL USES
- PRIOR APPROVALS: CDP-2101
- TOTAL ACREAGE: 156.87 ACRES
ZONE R-M: 138.74 ACRES
ZONE L-A-C: 18.13 ACRES
NET DEVELOPABLE AREA OUTSIDE PMA: 115.39 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 41.48 ACRES OF PMA
- ACREAGE OF 100 YEAR FLOODPLAIN: 13.57 ACRES
- ACREAGE OF ROAD DEDICATION: +/-18.63 ACRES
- EXISTING ZONE: R-M & L-A-C
- EXISTING USE: AGRICULTURAL
- PROPOSED USE OF PROPERTY: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AGE RESTRICTED (MULTIFAMILY), AND COMMERCIAL USES
- DWELLING UNITS BY TYPE:
TOTAL SINGLE FAMILY DETACHED: 98 UNITS
TOTAL SINGLE FAMILY ATTACHED: 416 UNITS
16' WIDE: 113 UNITS (27% OF TOTAL SFA)
20' WIDE: 127 UNITS (31% OF TOTAL SFA)
24' WIDE: 176 UNITS (42% OF TOTAL SFA)
TOTAL MULTIFAMILY: 160 UNITS
- DENSITY:
R-M ZONE: 138.74 AC GROSS TRACT -50% FLOODPLAIN (13.24 AC) = 132.12 ACRES
BASE DENSITY ALLOWED: 3.6 DU/AC
DENSITY PROPOSED: 462 DU/132.12 AC = 3.5 DU/AC
L-A-C ZONE: 18.13 AC RESIDENTIAL - 0.90 AC COMMERCIAL = 17.23 ACRES
BASE DENSITY ALLOWED: 8.0 DU/AC
DENSITY PROPOSED: 62 DU/17.23 AC = 3.0 DU/AC
- MINIMUM LOT SIZE:
SFD: 5,500 SQ. FT.
SFA:
16' WIDE: 1,200 SQ. FT.
20' WIDE: 1,400 SQ. FT.
22' WIDE: 1,600 SQ. FT.
24' WIDE: 1,800 SQ. FT.
- MINIMUM LOT WIDTH:
SINGLE FAMILY DETACHED:
AT STREET LINE: 50'
AT FRONT BRL: 47'
AT STREET LINE FOR LOTS ON A CONCAVE: 46'
AT STREET (CUL-DE-SAC): 28'
TOWNHOUSES:
AT STREET LINE: 16' *
AT FRONT BRL: 16' *
- SUSTAINABLE GROWTH TIER: 2
- MI02: CONICAL SURFACE 20:1 RIGHT RUNWAY
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON RES. ONLY):
EXISTING GFA: 0 SQ. FT.
PROPOSED GFA: 12,500 SQ. FT.
L-A-C: 12,500 SQ. FT./0.90 ACRES = 0.32 FAR
- STORMWATER MANAGEMENT CONCEPT # 19190-2022, PENDING APPROVAL.
- WATER AND SEWER CATEGORY
EXISTING: 4
PROPOSED: 3
- AVIATION POLICY AREA: NO
- MANDATORY PARK DEDICATION REQUIREMENT: TO BE PROVIDED IN THE FORM OF PRIVATE ON-SITE FACILITIES. RECREATION FACILITIES SHALL BE FURTHER EVALUATED DURING REVIEW OF THE SPECIFIC DESIGN PLAN.
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY:
IN THE VICINITY - TALBURTT TOBACCO BARN (PG 78-9)
- TYPE 1 CONSERVATION PLAN: TCP1-022-2021
- WITHIN CBCA: NO
- WETLANDS: YES
- STREAMS: YES
- SOILS INFORMATION IS PROVIDED ON APPROVED NRI-123-2021.
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- AN APPLICATION SUBMITTED PURSUANT TO AN APPROVED VALID CDP WILL BE REVIEWED AND DECIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT PRIOR TO APRIL 1, 2022, INCLUDING ADEQUACY, PER SECTION 24-1703(b). ADQ APPROVAL IS NOT REQUIRED PRIOR TO THIS PPS APPROVAL. THIS APPLICATION IS FILED PURSUANT TO SECTION 24-1703(b) AND NOT SECTION 24-1900.

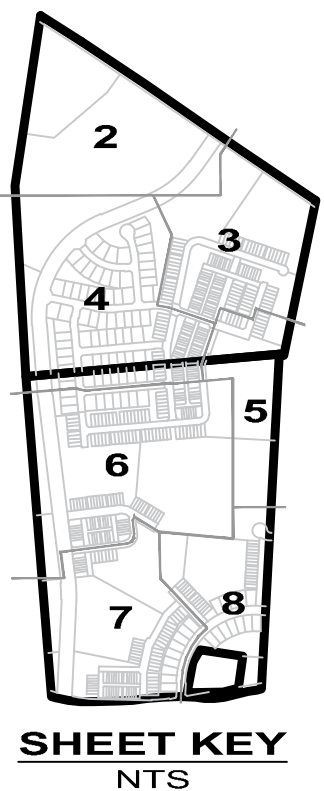
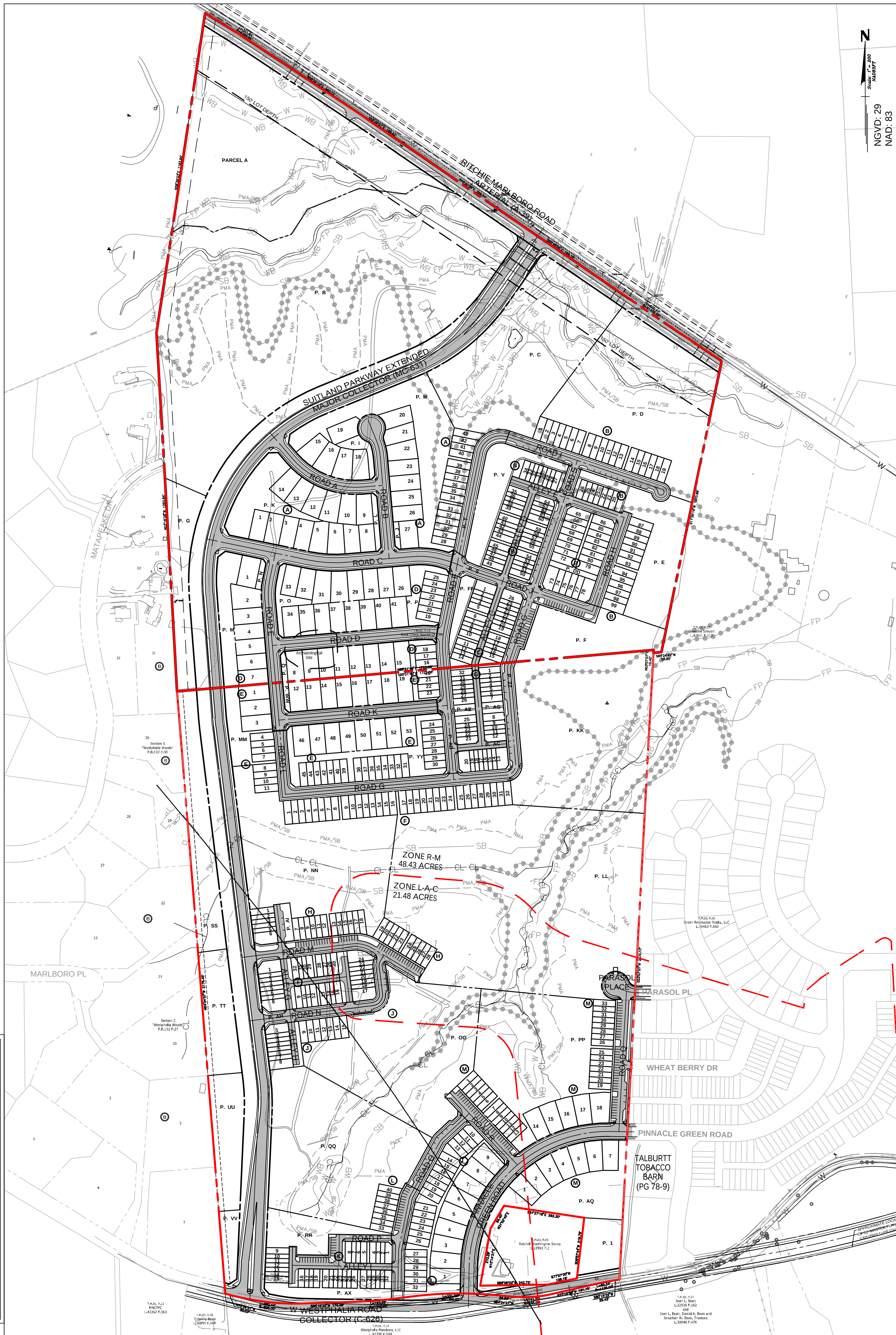
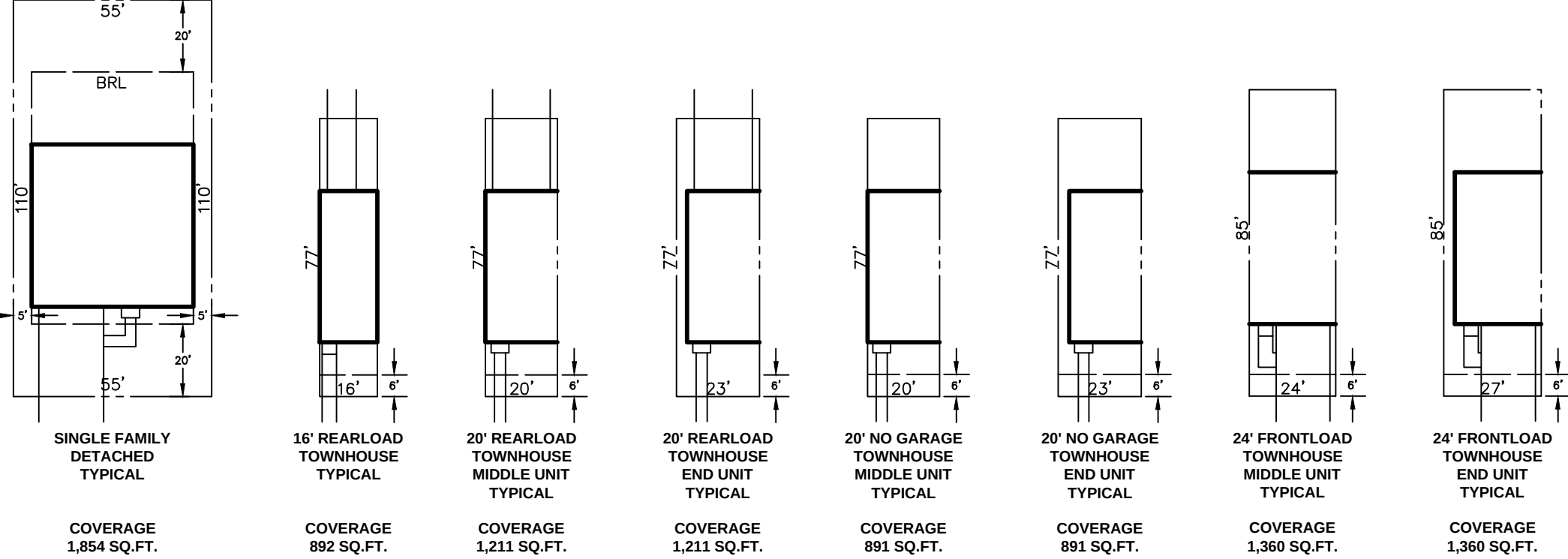
* THE MINIMUM WIDTH IS 16' FOR INTERIOR UNITS AND 20' FOR END UNITS. AT LEAST 70% OF THE SINGLE-FAMILY ATTACHED LOTS SHALL BE A COMBINATION OF 20', 22', AND 24' OR GREATER IN WIDTH TO ACHIEVE THE HIGHEST ARCHITECTURAL QUALITY AND VARIETY OF UNIT SIZES. THE PLANNING BOARD AND/OR THE DISTRICT COUNCIL MAY ALLOW VARIATIONS TO THESE STANDARDS IN ACCORDANCE WITH ZONING ORDINANCE 27-480 DURING REVIEW OF THE PRELIMINARY PLAN OF SUBDIVISION AND SPECIFIC DESIGN PLANS.

ADDITIONAL INFORMATION

- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
- ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON PLANS
- SOURCE OF TOPOGRAPHY: MCKENZIE SNYDER, APRIL 2021
- SOURCE OF BOUNDARY: RODGERS CONSULTING INC. JULY, 2021.
- MARLBORO CLAY COMPLEX IS FOUND TO OCCUR ON THE PROPERTY.

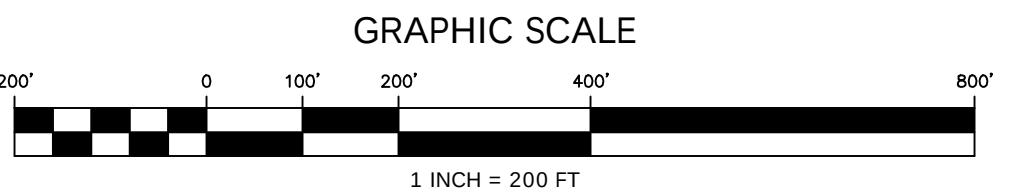
TYPICAL LOTS

40 SCALE



VICINITY MAP
1" = 2,000'

PARCEL	ACRES	DESCRIPTION	DEDICATION
A	8.51	MULTIFAMILY	HOA
B	18.06	OPEN SPACE	HOA
C	5.33	OPEN SPACE	HOA
D	5.16	OPEN SPACE	HOA
E	1.92	OPEN SPACE	HOA
F	1.60	OPEN SPACE	HOA
G	1.37	OPEN SPACE	HOA
H	2.10	OPEN SPACE	HOA
I	0.14	OPEN SPACE	HOA
J	0.04	OPEN SPACE	HOA
K	0.88	OPEN SPACE	HOA
L	0.09	OPEN SPACE	HOA
M	0.65	OPEN SPACE	HOA
N	0.05	OPEN SPACE	HOA
O	0.20	OPEN SPACE	HOA
P	0.29	OPEN SPACE	HOA
Q	0.05	OPEN SPACE	HOA
R	0.10	OPEN SPACE	HOA
S	0.72	PRIVATE ROAD	HOA
T	0.53	PRIVATE ROAD	HOA
U	0.71	PRIVATE ROAD	HOA
V	1.19	OPEN SPACE	HOA
W	0.38	PRIVATE ROAD	HOA
X	0.32	PRIVATE ALLEY	HOA
Y	0.11	PRIVATE ROAD	HOA
Z	0.17	PRIVATE ALLEY	HOA
AA	0.02	OPEN SPACE	HOA
BB	0.02	OPEN SPACE	HOA
CC	0.37	PRIVATE ROAD	HOA
DD	0.13	OPEN SPACE	HOA
EE	0.36	PRIVATE ROAD	HOA
FF	0.33	OPEN SPACE	HOA
GG	0.16	PRIVATE ALLEY	HOA
HH	0.02	OPEN SPACE	HOA
II	0.03	OPEN SPACE	HOA
JJ	0.32	PRIVATE ROAD	HOA
KK	6.04	OPEN SPACE	HOA
LL	12.80	OPEN SPACE	HOA
MM	0.45	OPEN SPACE	HOA
NN	4.67	OPEN SPACE	HOA
OO	5.08	OPEN SPACE	HOA
PP	3.78	OPEN SPACE	HOA
QQ	5.22	OPEN SPACE	HOA
RR	0.83	OPEN SPACE	HOA
SS	1.83	OPEN SPACE	HOA
TT	1.17	OPEN SPACE	HOA
UU	1.19	OPEN SPACE	HOA
VV	0.36	OPEN SPACE	HOA
WW	0.05	OPEN SPACE	HOA
XX	0.06	OPEN SPACE	HOA
YY	0.68	OPEN SPACE	HOA
ZZ	1.57	PRIVATE ROAD	HOA
AB	0.42	PRIVATE ROAD	HOA
AC	0.25	PRIVATE ALLEY	HOA
AD	0.02	OPEN SPACE	HOA
AE	0.07	OPEN SPACE	HOA
AF	0.02	OPEN SPACE	HOA
AG	0.07	OPEN SPACE	HOA
AH	1.50	PRIVATE ROAD	HOA
AI	0.19	PRIVATE ALLEY	HOA
AJ	0.25	PRIVATE ALLEY	HOA
AK	0.16	PRIVATE ALLEY	HOA
AL	0.02	OPEN SPACE	HOA
AM	0.02	OPEN SPACE	HOA
AN	0.14	PRIVATE ALLEY	HOA
AO	0.08	OPEN SPACE	HOA
AP	0.46	OPEN SPACE	HOA
AQ	1.42	OPEN SPACE	HOA
AR	0.69	PRIVATE ROAD	HOA
AS	0.45	PRIVATE ROAD	HOA
AT	0.39	PRIVATE ROAD	HOA
AU	0.47	PRIVATE ROAD	HOA
AV	0.60	PRIVATE ALLEY	HOA
AW	0.02	OPEN SPACE	HOA
AX	0.46	OPEN SPACE	HOA
PUBLIC R/W	17.74	PUBLIC ROAD	PUBLIC
1	0.64	Commercial	BOA



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.
LICENSE NO. 32490
EXPIRATION DATE: 6/06/24



11/15/22

PARKLAND & ROCK CREEK
15TH ELECTION DISTRICT
TAX MAP 83, PARCELS 16 & 25
PRINCE GEORGE'S COUNTY, MARYLAND
L. 38426 F. 059

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

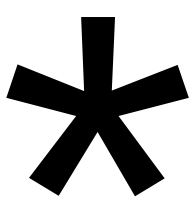
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DRAWN	BCG	4/14/22
REVIEWED	NB	6/24/22
RODGERS CONTACT: Nat Ballard		
RELEASE FOR		
BY: _____ DATE: _____		

COVER SHEET
4-22044

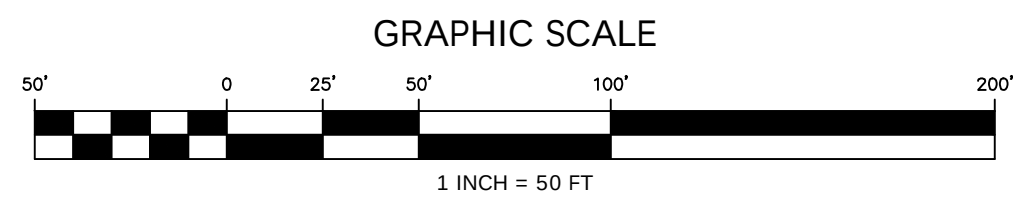
SCALE: 1"=200'
JOB No. 0750P1
DATE: June 2022
SHEET No. 1 OF 9



- LEGEND:**
- EX. BOUNDARY LINE
 - PROPOSED LOD
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREELINE
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/STREAM BUFFER
 - STREAM BUFFER
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/FLOODPLAIN
 - EX. FLOODPLAIN BRL
 - EX. UNMITIGATED 65 DB LINE
 - EX. FOREST STAND
 - EX. MARLBORO CLAY
 - EX. UNMITIGATED 15 SAFETY FACTOR
 - EX. ZONING LINE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. PUE
 - PR. EASEMENT
 - EX. SPECIMEN TREES



APPROXIMATE LOCATION OF PROPOSED RECREATION FACILITIES (QUANTITY AND LOCATION SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT APPLICATIONS). CLUBHOUSE AND POOL TO BE PROVIDED ON ADJACENT PROPERTY



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APPLICANT / DEVELOPER:
Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770
T. (301)368-8760

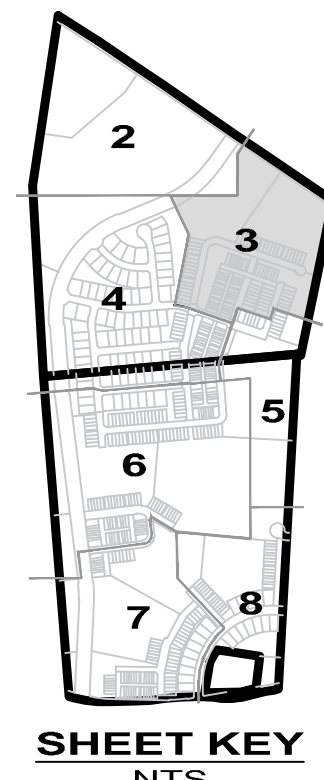
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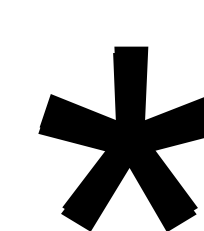
PLAN SHEET
4-22044

SCALE: 1"=50'
JOB No. 0750P1
DATE: June 2022
SHEET No. 2 OF 9

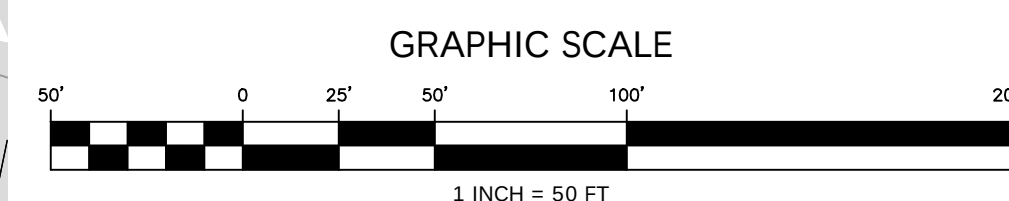


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 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - EX. FOREST STAND
 - EX. MARLBORO CLAY
 - EX. UNMITIGATED 1.5 SAFETY FACTOR
 - EX. ZONING LINE
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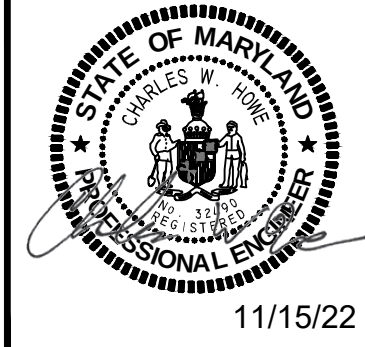
ST-1



APPROXIMATE LOCATION OF PROPOSED RECREATION FACILITIES (QUANTITY AND LOCATION SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT APPLICATIONS). CLUBHOUSE AND POOL TO BE PROVIDED ON ADJACENT PROPERTY



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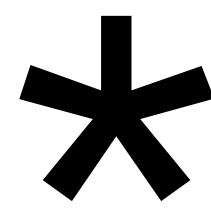
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PLAN SHEET
4-22044

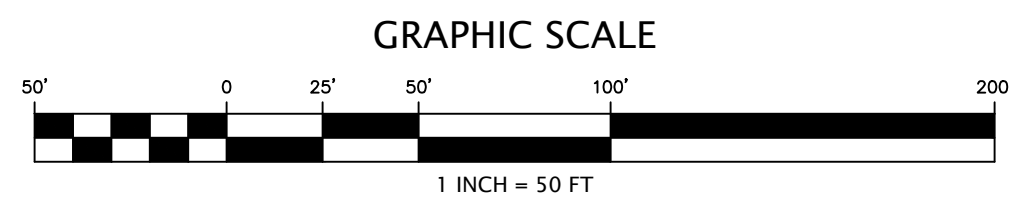
SCALE: 1"=50'
JOB No. 0750P1
DATE: June 2022
SHEET No. 3 OF 9



- LEGEND:**
- EX. BOUNDARY LINE
 - PROPOSED LOD
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREE LINE
 - EX. WATER
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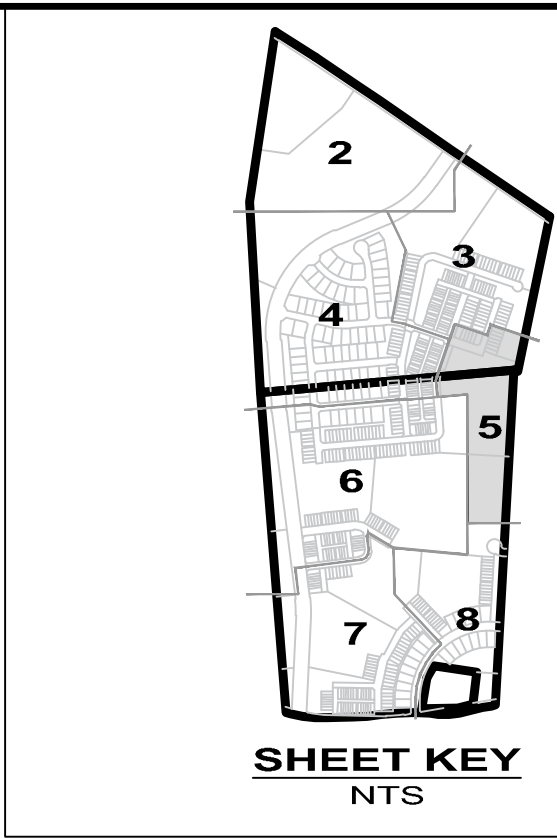
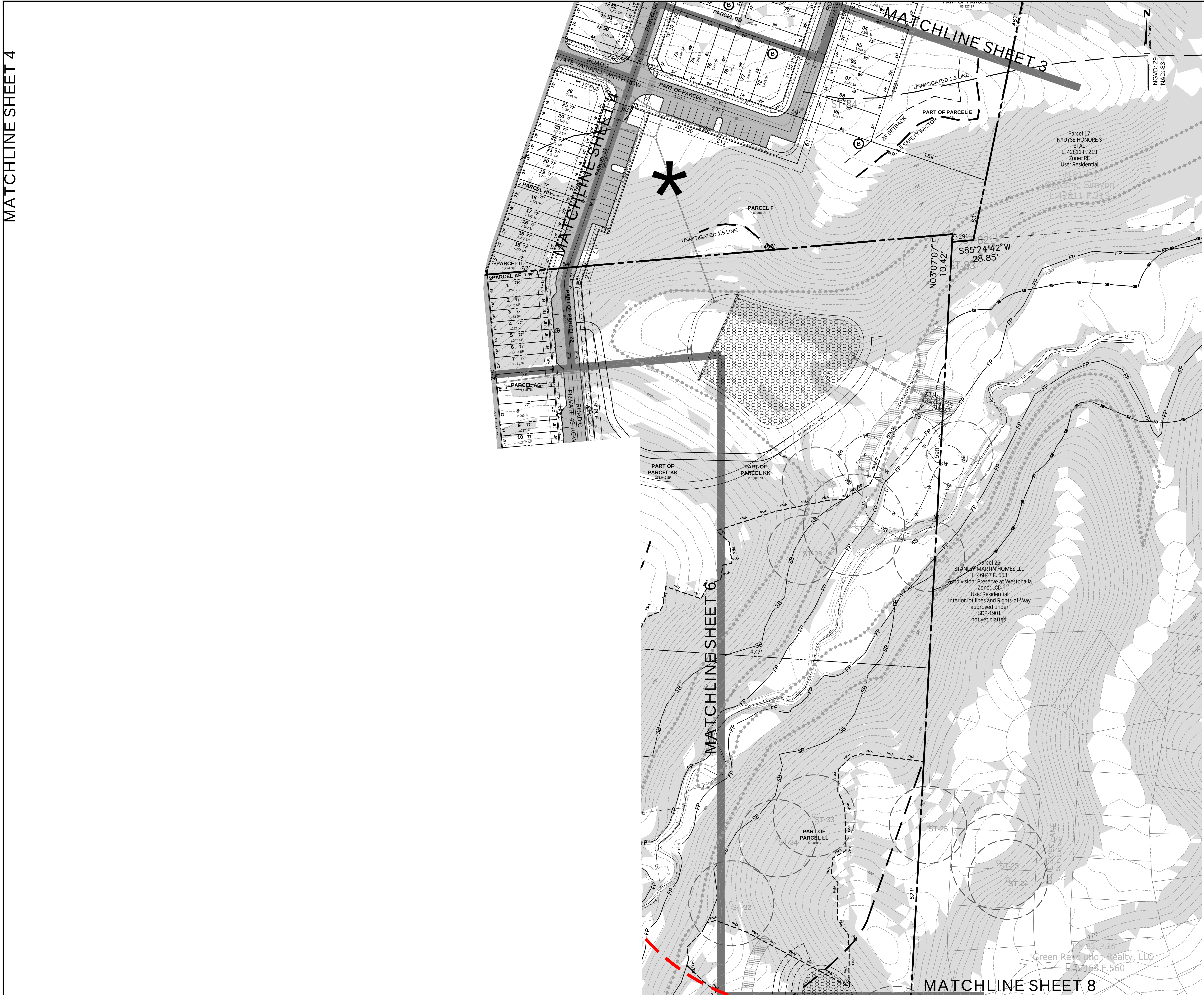
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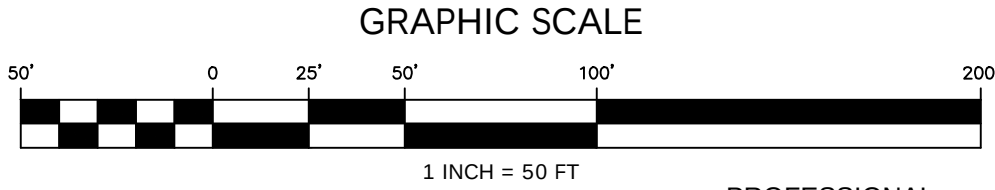
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BY	DATE	

PLAN SHEET
4-22044

SCALE:	1"=50'
JOB No.	0750P1
DATE:	June 2022
SHEET No.	4 OF 9



- LEGEND:**
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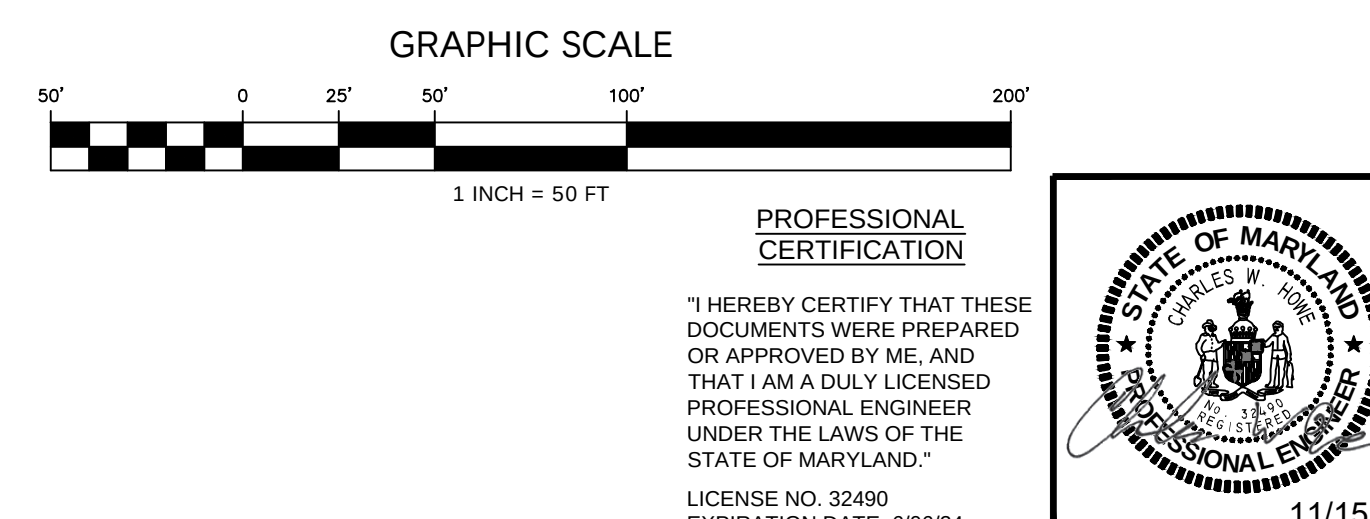
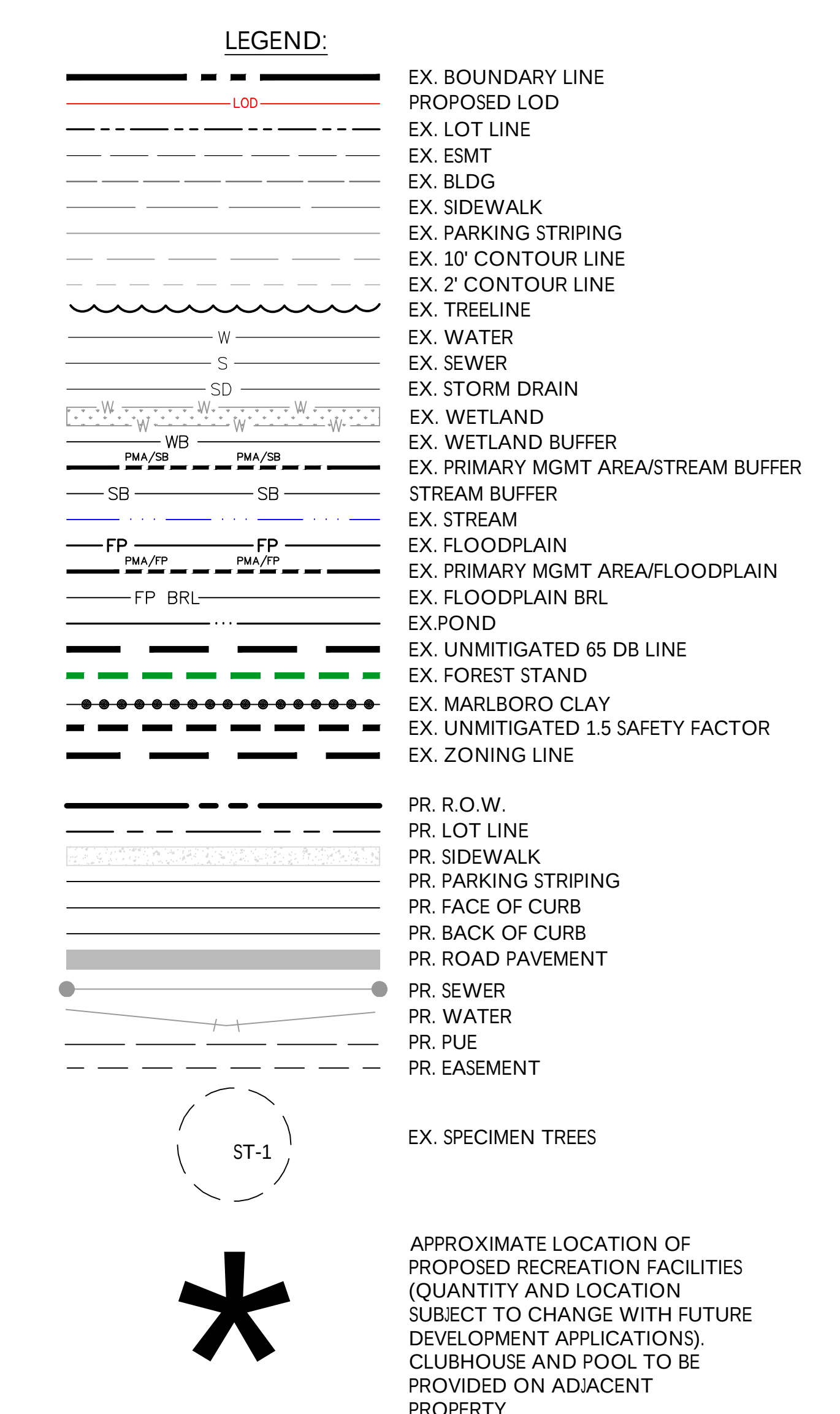
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REVIEWED	NB	6/24/22
RODGERS CONTACT: Nat Ballard		
RELEASE FOR		
BY: _____	DATE: _____	

PLAN SHEET
4-22044

SCALE:	1"=50'
JOB No.	0750P1
DATE:	June 2022
SHEET No.	5 OF 9



APPLICANT / DEVELOPER:

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RODGERS
CONSULTING

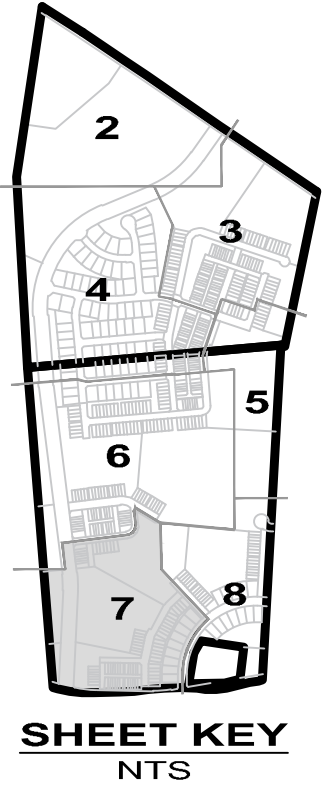
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	BY	DATE
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DRAWN	BCG	4/14/22
REVIEWED	NB	6/24/22
RODGERS CONTACT: Nat Ballard		
RELEASE FOR _____ ☐		
BY _____ DATE _____		

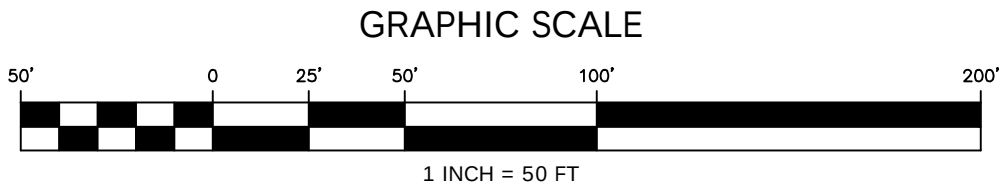
PLAN SHEET 4-22044	SCALE: 1"=50'
	JOB No. 0750P1
	DATE: June 2022
	SHEET No. 6 OF 9



NGVD 29
NAD 83



- LEGEND:**
- EX. BOUNDARY LINE
 - PROPOSED LOD
 - EX. LOT LINE
 - EX. ESMT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREELINE
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/STREAM BUFFER
 - EX. FLOODPLAIN
 - EX. FLOODPLAIN BRL
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - EX. FOREST STAND
 - EX. MARLBORO CLAY
 - EX. UNMITIGATED 1.5 SAFETY FACTOR
 - EX. ZONING LINE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. PUE
 - PR. EASEMENT
 - EX. SPECIMEN TREES



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."
LICENSE NO. 32490
EXPIRATION DATE: 6/06/24



M.91, P.13
MNCPPC
3362 F.363

T.M.83, P.38
Timothy Bean
L.26895 F.404
Zone: RR
Use: Residential

APPLICANT / DEVELOPER:
Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770
T. (301)368-8760

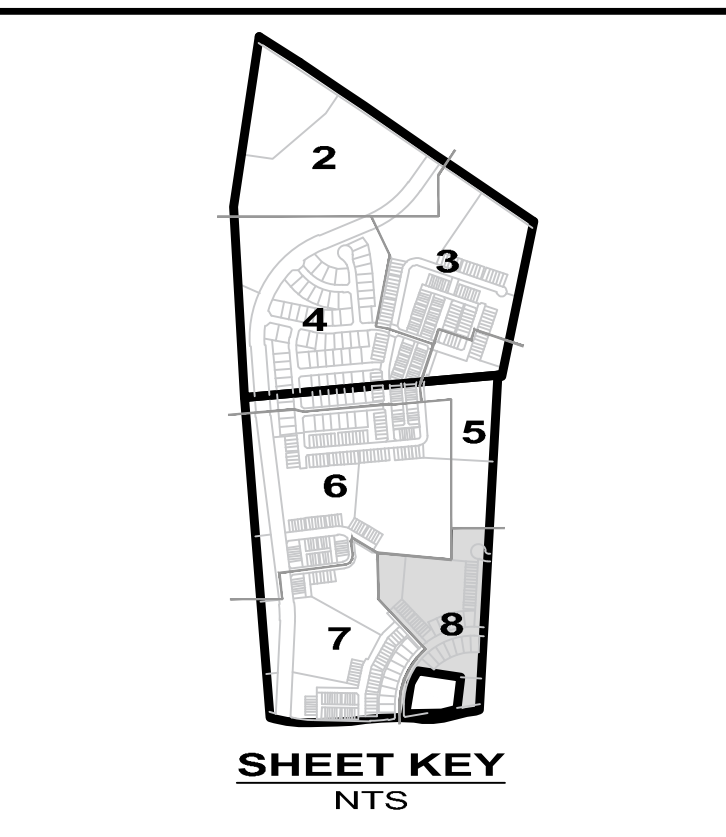
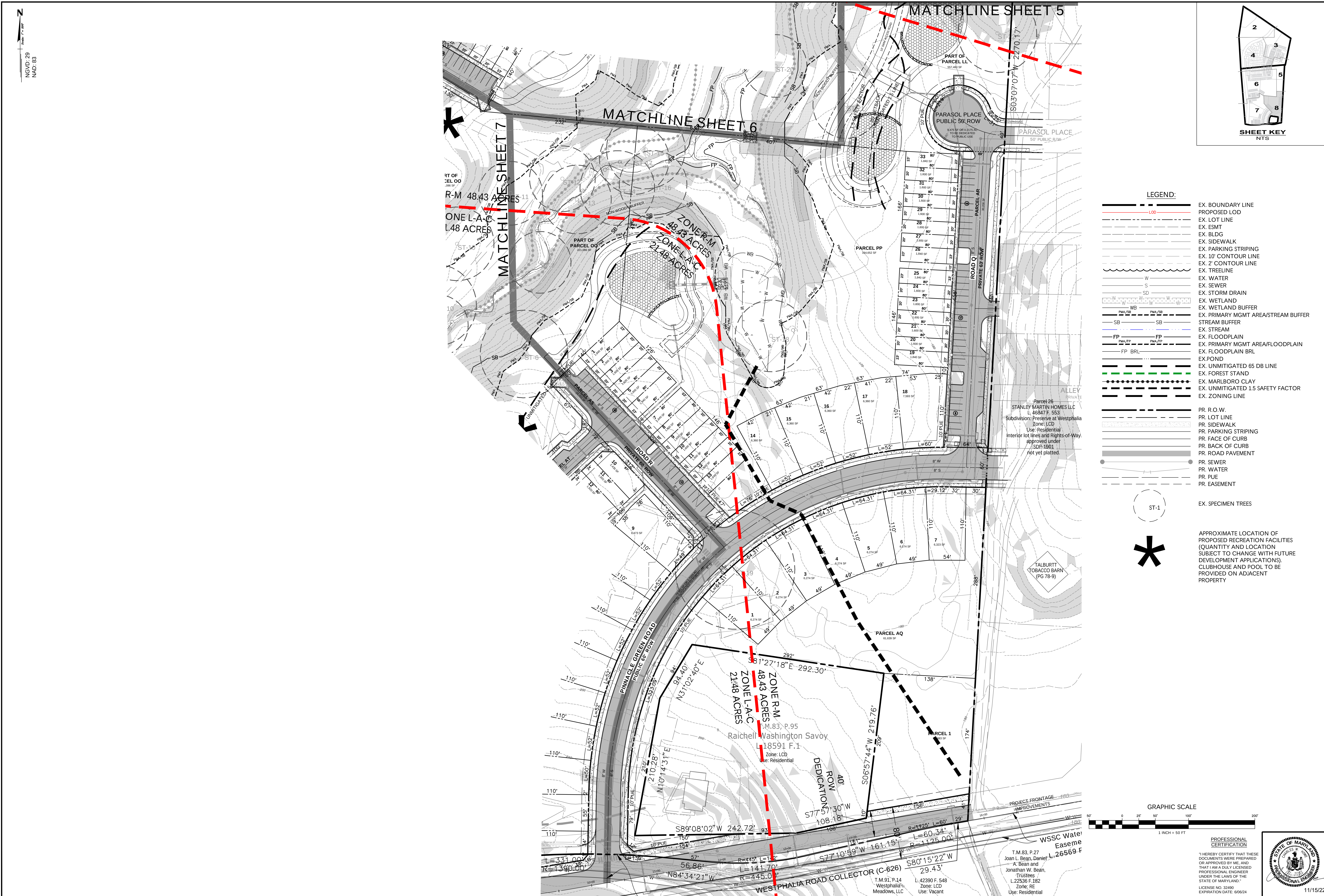
PARKLAND & ROCK CREEK
15TH ELECTION DISTRICT
TAX MAP 83, PARCELS 16 & 25
PRINCE GEORGE'S COUNTY, MARYLAND
L. 38426 F. 059

RODGERS
CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	BCG	4/14/22
DRAWN	BCG	4/14/22
REVIEWED	NB	6/24/22
RODGERS CONTACT: Nat Ballard		
RELEASE FOR		
BY	DATE	

PLAN SHEET
4-22044

SCALE: 1"=50'
JOB No. 0750P1
DATE: June 2022
SHEET No. 7 OF 9



- LEGEND:**
- EX. BOUNDARY LINE
 - PROPOSED LOD
 - EX. LOT LINE
 - EX. ESMIT
 - EX. BLDG
 - EX. SIDEWALK
 - EX. PARKING STRIPING
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREELINE
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. WETLAND
 - EX. WETLAND BUFFER
 - EX. PRIMARY MGMT AREA/STREAM BUFFER
 - EX. STREAM
 - EX. FLOODPLAIN
 - EX. PRIMARY MGMT AREA/FLOODPLAIN
 - EX. FLOODPLAIN BRL
 - EX. POND
 - EX. UNMITIGATED 65 DB LINE
 - EX. FOREST STAND
 - EX. MARLBORO CLAY
 - EX. UNMITIGATED 1.5 SAFETY FACTOR
 - EX. ZONING LINE
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. SIDEWALK
 - PR. PARKING STRIPING
 - PR. FACE OF CURB
 - PR. BACK OF CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. PUE
 - PR. EASEMENT
 - EX. SPECIMEN TREES

APPROXIMATE LOCATION OF PROPOSED RECREATION FACILITIES (QUANTITY AND LOCATION SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT APPLICATIONS). CLUBHOUSE AND POOL TO BE PROVIDED ON ADJACENT PROPERTY



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.
LICENSE NO. 32490
EXPIRATION DATE: 6/06/24



REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770
T. (301)368-8760

PARKLAND & ROCK CREEK
15TH ELECTION DISTRICT
TAX MAP 83, PARCELS 16 & 25
PRINCE GEORGE'S COUNTY, MARYLAND
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BY	DATE
DESIGNED	BCG 4/14/22
DRAWN	BCG 4/14/22
REVIEWED	NB 6/24/22

RODGERS CONTACT: Nat Ballard

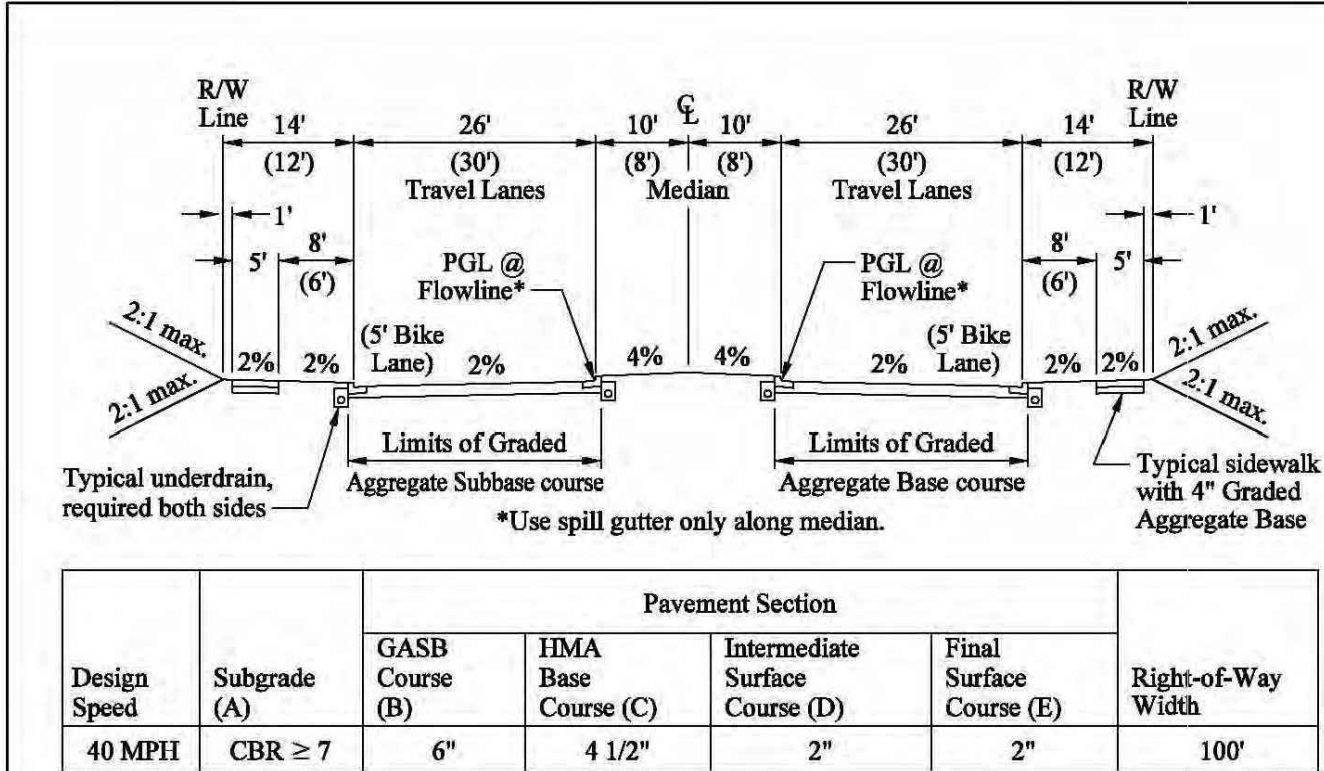
RELEASE FOR ☐

BY: _____ DATE: _____

PLAN SHEET
4-22044

SCALE:	1"=50'
JOB No.	0750P1
DATE:	June 2022
SHEET No.	8 OF 9

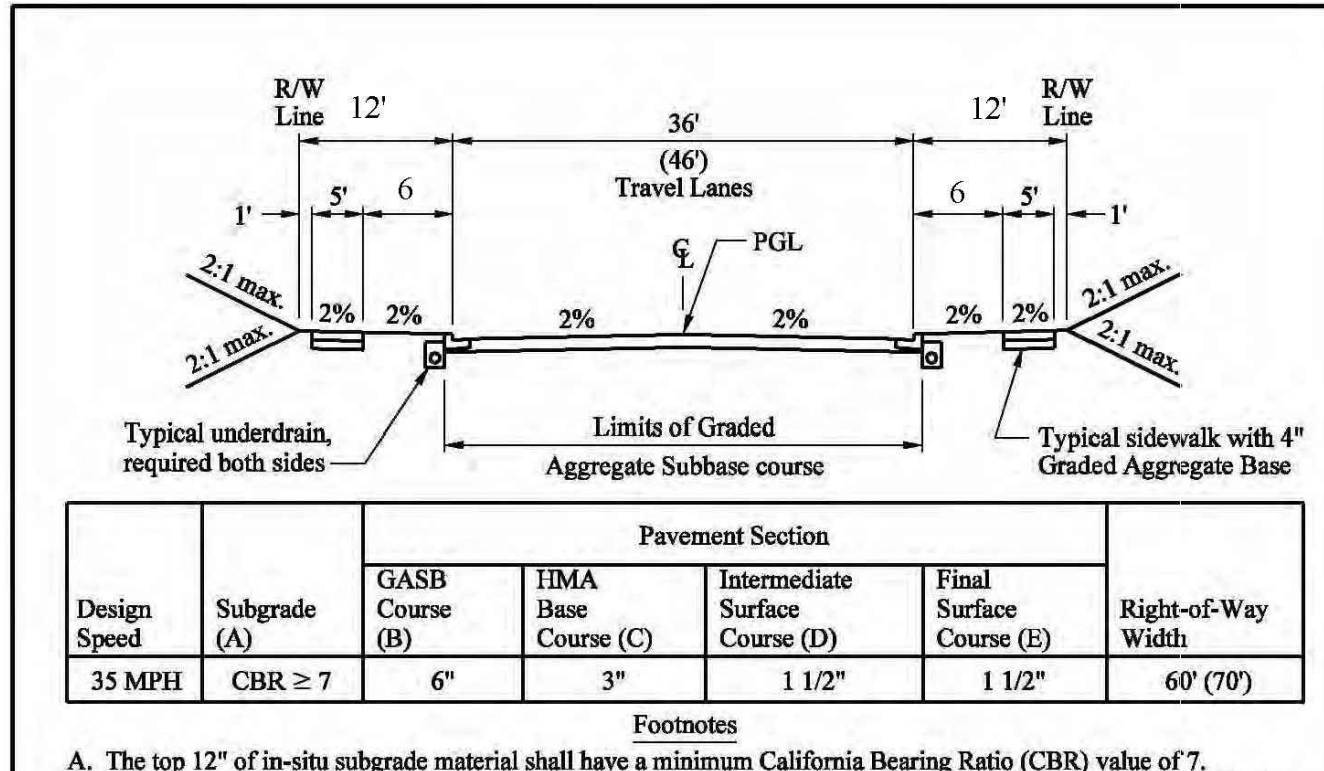
PRELIMINARY NOT FOR CONSTRUCTION



- Footnotes**
- A. The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7.
See Table I-3, I-4, I-5, I-6, I-7, I-8 and I-9 of Section I "Roadway Development Guidelines" for subgrade criteria.
B. Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
C. Superpave Mixture Hot Mix Asphalt (HMA) base, 19mm, PG 64-22. See Section II "Technical Specifications."
D. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 70-22. See Section II "Technical Specifications."
E. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 70-22. See Section II "Technical Specifications."
- General Notes**
1. Travel lanes accommodate two (2) 11-foot minimum lanes and appropriate striping. For bike lanes, alternate configuration shown in parenthesis accommodates two (2) 12-foot lanes, and one (1) 5-foot (one-way) bike lane within the travel lanes. Alternate configuration may require additional dedication to accommodate streetscape.
2. See Table I-2 of Section I "Roadway Development Guidelines" for design criteria.
3. See Section II "Technical Specifications" for materials and method of construction.
4. Refer to Standard 300.13 for underdrain details.
5. Refer to Standards 300.01 and 300.02 for curb and gutter details.
6. Refer to Standards 300.05 through 300.08 for sidewalk details.
7. For hiker/biker trail, right-of-way accommodates 6' hiker/biker trails. See Standard 100.18.
8. Refer to Category 500 for street light standards.
9. Refer to Category 600 for landscaping within the County right-of-way.
10. All unimproved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
11. Use spill curb and gutter in median sections, unless otherwise specified by the Department.
12. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act.
13. Refer to Standards 300.09 and 300.10 for median crosswalk details.
14. Top of outside curb elevation equals Profile Grade Line (PGL) elevation minus 0.12' (0.20') for 6" curb.

APPROVED:		DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		Urban Major Collector Road
REVISION DATE:	APPROVED BY:		
			STD. 100.02

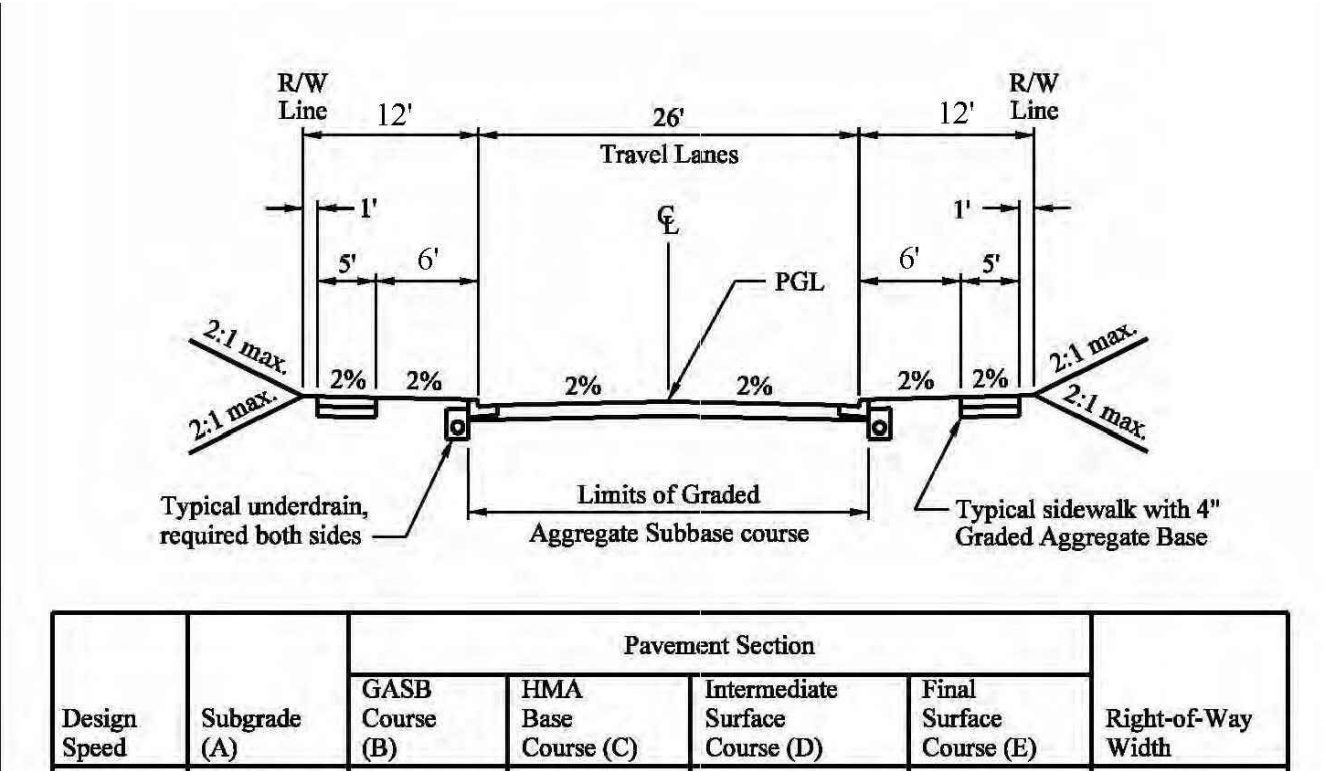
PUBLIC 100' RIGHT OF WAY
Revision 03/14/12 Specifications and Standards for Roadways and Bridges Section III - 3



- Footnotes**
- A. The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7.
See Tables I-3, I-4, I-5, I-6, I-7, I-8 and I-9 of Section I "Roadway Development Guidelines" for subgrade criteria.
B. Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
C. Superpave Mixture Hot Mix Asphalt (HMA) base, 19mm, PG 64-22. See Section II "Technical Specifications."
D. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
E. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
F. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 70-22. See Section II "Technical Specifications."
- General Notes**
1. Travel lanes accommodate two (2) 11-foot minimum lanes and appropriate striping plus 7.5-foot parking lanes on both sides. Alternate configuration shown in parenthesis accommodates two (2) 12-foot lanes, one (1) 12-foot left turn lane, and two (2) 5-foot (one-way) bike lanes within the travel lanes. (Where right-of-way width permits, pavement width may be increased to 38' to allow 8-foot parking lanes.)
2. See Table I-2 of Section I "Roadway Development Guidelines" for design criteria.
3. See Section II "Technical Specifications" for materials and method of construction.
4. Refer to Standard 300.13 for underdrain details.
5. Refer to Standards 300.01 and 300.02 for curb and gutter details.
6. Refer to Standards 300.05 through 300.08 for sidewalk details.
7. Refer to Category 500 for street light standards.
8. Refer to Category 600 for landscaping within the County right-of-way.
9. All unimproved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
10. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act, including acceptable sidewalk passing space requirements.
11. If roadway is designated by the Department as a Transit Route, use modified surface courses as indicated.
12. Top of curb elevation equals Profile Grade Line (PGL) elevation plus 0.04' (minus 0.06') for 6" curb.

APPROVED:		DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		Urban Primary Residential Road
REVISION DATE:	APPROVED BY:		
			STD. 100.06

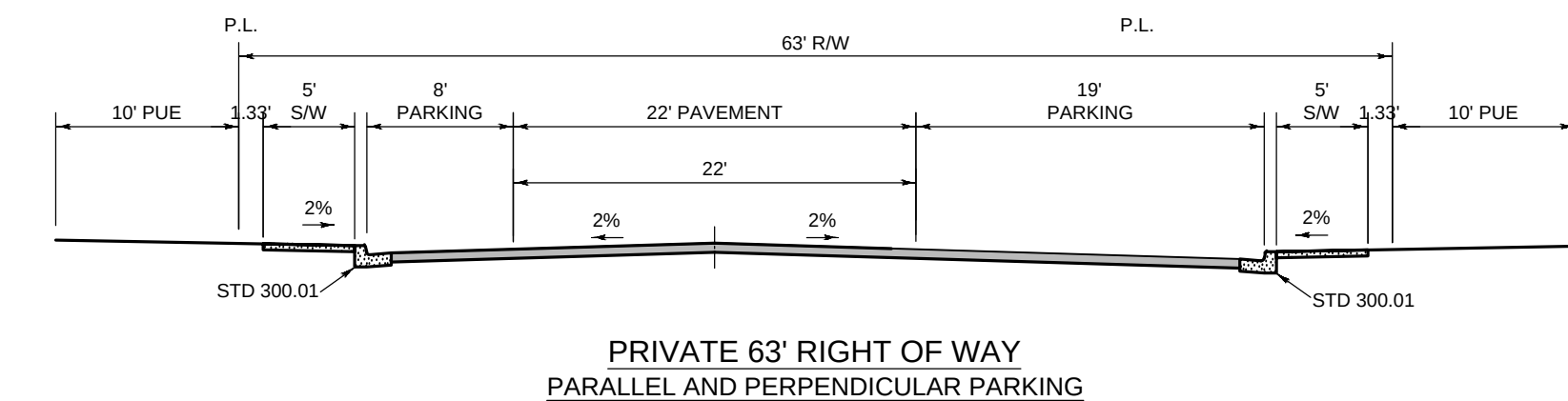
PUBLIC 60' RIGHT OF WAY
Revision 03/14/12 Specifications and Standards for Roadways and Bridges Section III - 7



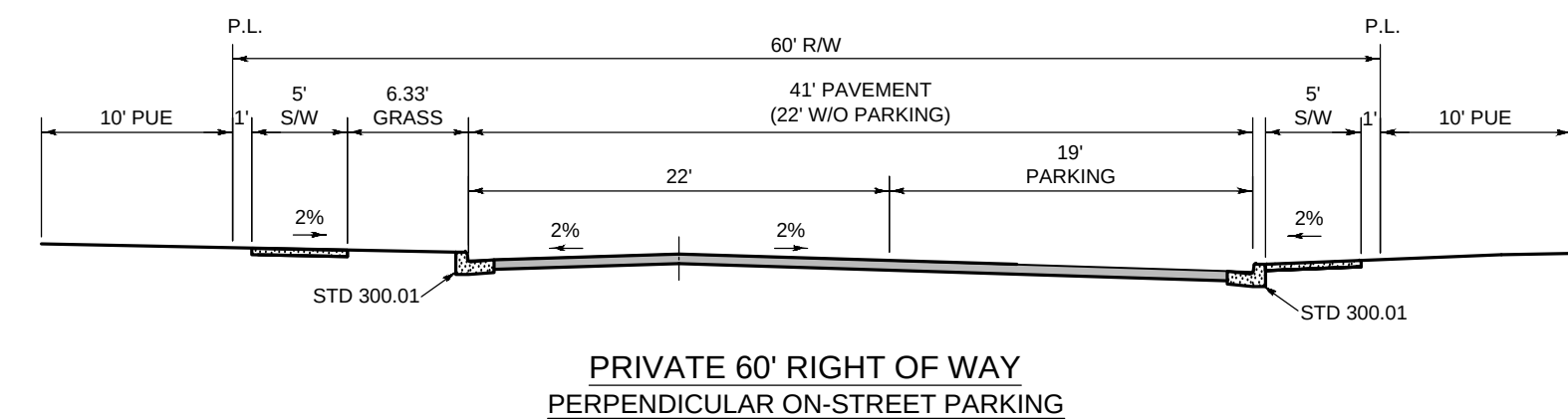
- Footnotes**
- A. The top 12" of in-situ subgrade material shall have a minimum California Bearing Ratio (CBR) value of 7.
See Table I-3, I-4, I-5, I-6, I-7, I-8 and I-9 of Section I "Roadway Development Guidelines" for subgrade criteria.
B. Graded Aggregate Subbase (GASB). See Section II "Technical Specifications."
C. Superpave Mixture Hot Mix Asphalt (HMA) base, 19mm, PG 64-22. See Section II "Technical Specifications."
D. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
E. Superpave Mixture Hot Mix Asphalt (HMA) surface, 9.5mm, PG 64-22. See Section II "Technical Specifications."
- General Notes**
1. Travel lanes accommodate two (2) 11-foot minimum lanes, or one (1) 12-foot lane and parallel parking on both sides.
2. See Table I-2 of Section I "Roadway Development Guidelines" for design criteria.
3. See Section II "Technical Specifications" for materials and method of construction.
4. Refer to Standard 300.13 for underdrain details.
5. Refer to Standards 300.01 and 300.02 for curb and gutter details.
6. Refer to Standards 300.05 through 300.08 for sidewalk details.
7. Refer to Category 500 for street light standards.
8. Refer to Category 600 for landscaping within the County right-of-way.
9. All unimproved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
10. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act, including acceptable sidewalk passing space requirements.
11. Top of curb elevation equals Profile Grade Line (PGL) elevation plus 0.14' for 6" curb.

APPROVED:		DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE		Urban Secondary Residential Road
REVISION DATE:	APPROVED BY:		
			STD. 100.07

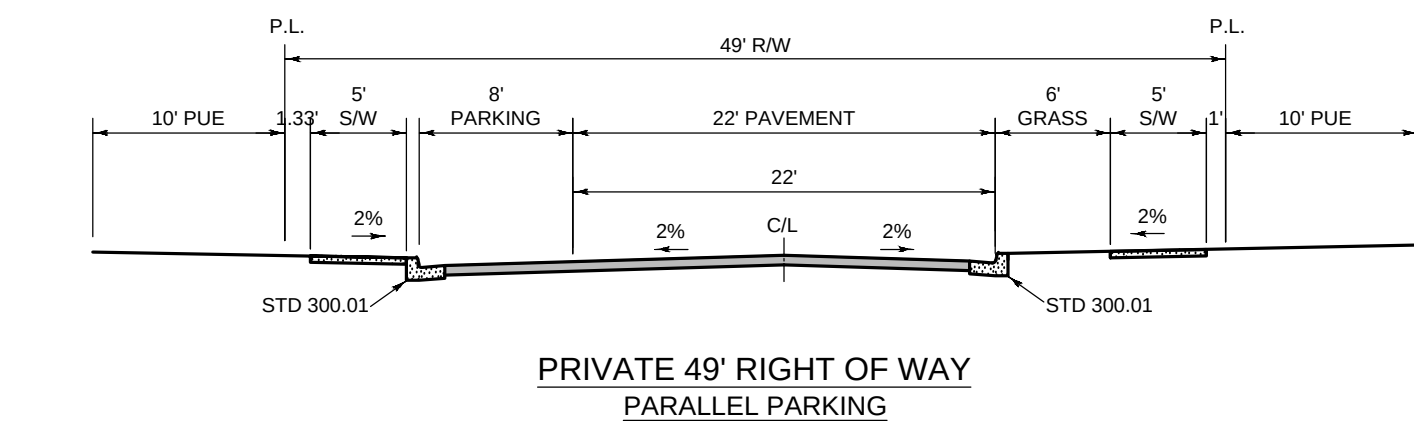
PUBLIC AND PRIVATE 50' RIGHT OF WAY
Revision 03/14/12 Specifications and Standards for Roadways and Bridges Section III - 8



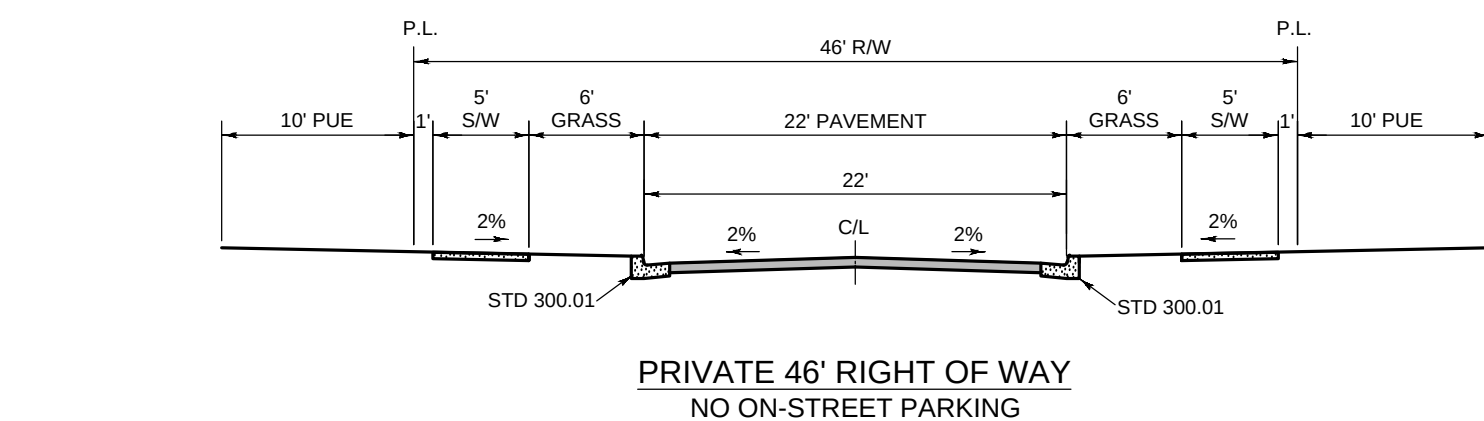
PRIVATE 63' RIGHT OF WAY
PARALLEL AND PERPENDICULAR PARKING



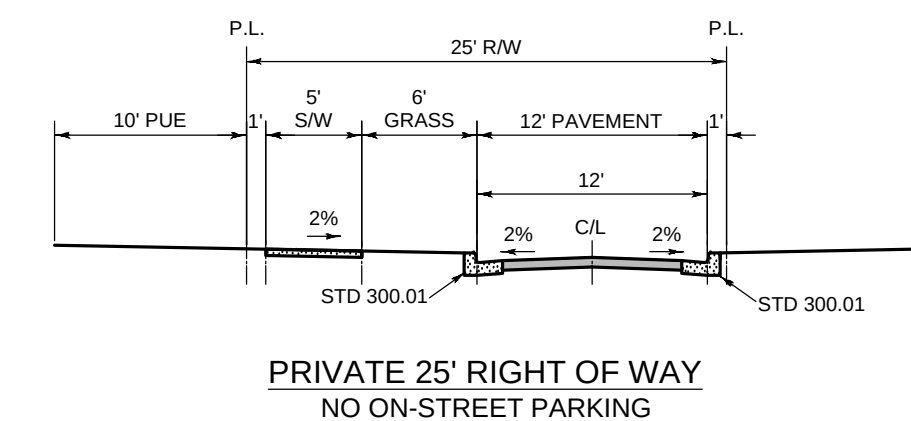
PRIVATE 60' RIGHT OF WAY
PERPENDICULAR ON-STREET PARKING



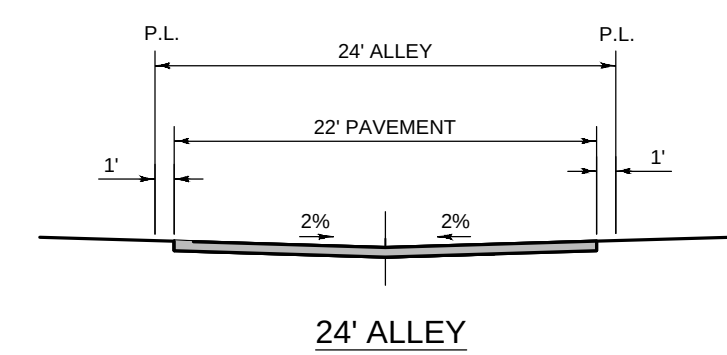
PRIVATE 49' RIGHT OF WAY
PARALLEL PARKING



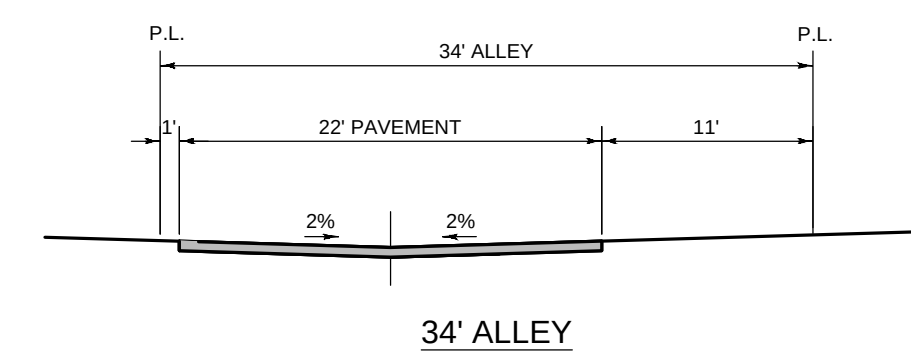
PRIVATE 46' RIGHT OF WAY
NO ON-STREET PARKING



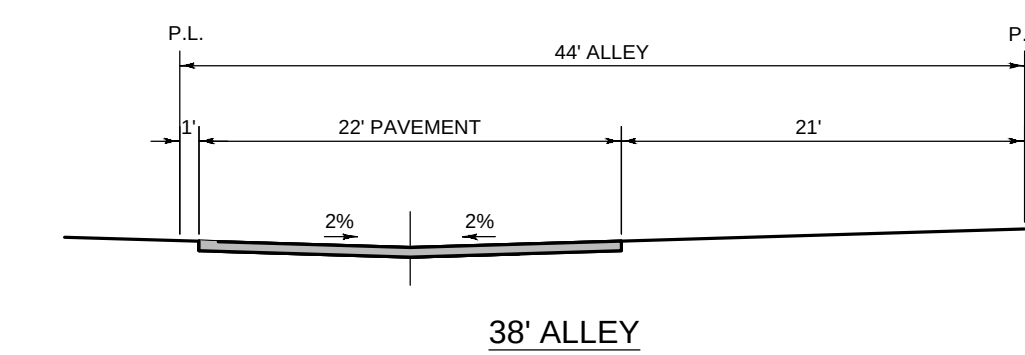
PRIVATE 25' RIGHT OF WAY
NO ON-STREET PARKING
ONE WAY TRAFFIC



24' ALLEY



34' ALLEY



38' ALLEY

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770
T. (301)368-8760

PARKLAND & ROCK CREEK
15TH ELECTION DISTRICT
TAX MAP 83, PARCELS 16 & 25
PRINCE GEORGE'S COUNTY, MARYLAND
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BY	DATE
BASE DATA	
DESIGNED	BCG 4/14/22
DRAWN	BCG 4/14/22
REVIEWED	NB 6/24/22
RODGERS CONTACT: Nat Ballard	
RELEASE FOR ☐	
BY: _____	DATE: _____

ROAD SECTIONS
4-22044

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.
LICENSE NO. 32490
EXPIRATION DATE: 6/06/24



11/15/22

SCALE:	N/A
JOB No.	0750P1
DATE:	June 2022
SHEET No.	9 OF 9