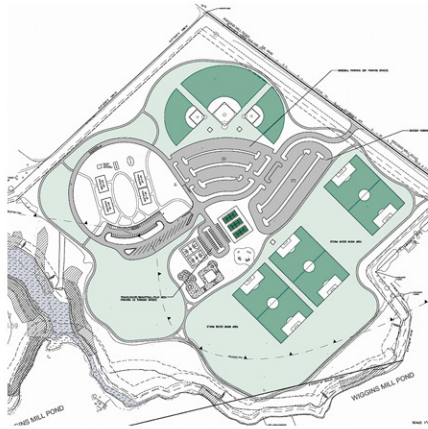




Civil/Site and Land Development Engineering



Karins and Associates has prepared engineering documents for complex land development and subdivision projects throughout the Mid-Atlantic. These have ranged from a master planned community of several hundred acres, thousands of dwelling units, and several hundred thousand square feet of commercial retail/office space to a simple minor lot subdivision or addition to existing retail and office space.

Karins is intimately acquainted with the zoning and subdivision regulations of the incorporated and unincorporated districts within these jurisdictions. The firm has designed and developed engineering drawings and obtained all approvals and permits necessary for the following:

- Property Survey and Boundary Determination
- Feasibility Study
- Land Use Analysis
- Conceptual Planning
- Design to Conform to Local Code and Regulations
- Minor and Major Land Development Plan
- Minor and Major Subdivision Plan
- Re-Development Plan
- Mixed Use Development Plans
- Individual Lines and Grades Plan
- Sanitary Sewer Plan and Profile
- Water Distribution Plan and Profile
- Sanitary Sewer Pump Stations
- Lighting Plan
- Subdivision Street Construction Plan and Profile
- Entrance Plan Design and Permitting
- Sediment and Stormwater Plan
- Stormwater Management Analysis (Green Technology Design)
- Flood Analysis and Floodplain Determination
- Drainage Improvements
- Construction Engineering