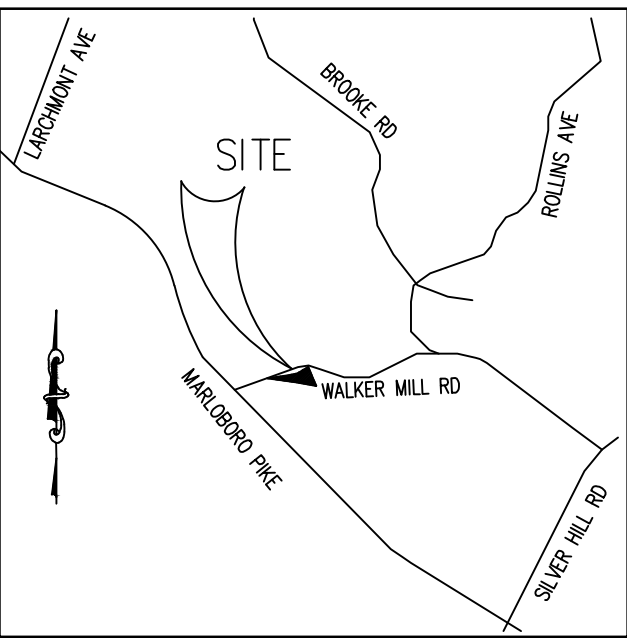
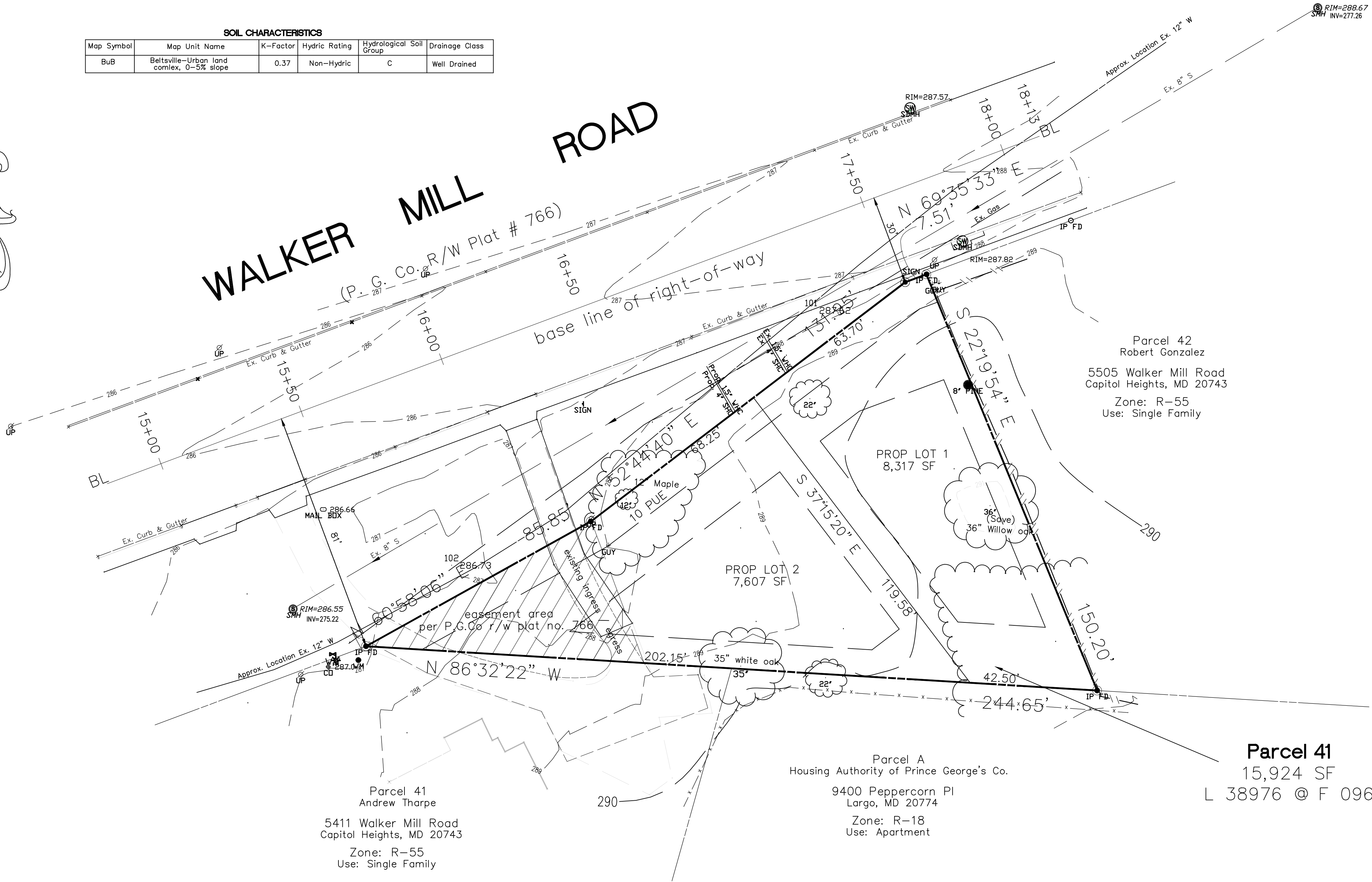


SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
BuB	Beltville-Urban land complex, 0-5% slope	0.37	Non-Hydric	C	Well Drained

MD NAD 83



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- Number of Lots Proposed: (2) SINGLE FAMILY DETACHED
- Existing Zoning: R-55 ;
- Property Use : Residential
- Net Property Area for Parcel 41: 15,924 SF OR 0.3656 AC.
- Tax Accounts: Parcel 41: 0497073
- Water Supply : Public ; Water Category : W-3
- Sewer Supply : Public ; Sewer Category : S-3
- Tax Map : 81 ; Grid : A-1
- W.S.S.C. 200' Sheet Number : 203 SE 05
- PG Map: 18 ; Grid : J-1
- Topographic Information : Field Topo By Applied Civil Engineering
- Flood Plain Information : N/A
- Easement Area : 10' PUE along Existing Road
- Mandatory Park Dedication "Parkland" : NO, Fee-in-Lieu.
- Wetlands Or Perennial Streams : NO
- Historic District : NO
- Adjacent Cemetery : NO
- Gateway Sign Or Entrance Feature Proposed : NO
- Soil Type: See Table
- This site is exempt from the Woodland Conservation Ordinance, Area < 40,000 SF.
- Site within the Chesapeake Bay Critical Area: NO
- Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- Deed Reference : L. 38976, F. 096

Grantor: Vincent Pulumbo
Grantee: Reynaldo DeGuzman

Dated: November 16, 2016

- Sustainable Growth Tier : Yes ; Tier 1
- Interim Land Use Control Zone (ILUC): No
- Military Installation Overlay Zone : No
- Center or Corridor Location: No
- Approved SWM Concept Plan # 9221-2017-00, dated March 18, 2017.

LEGEND

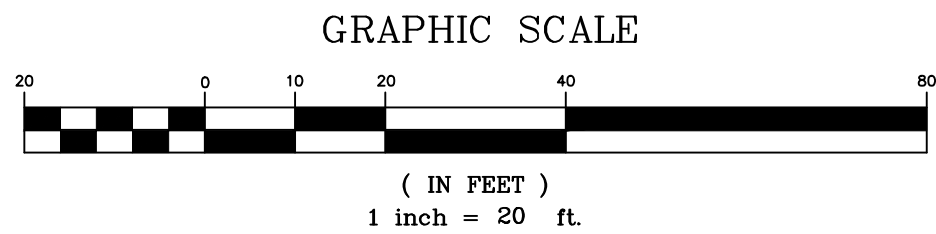
EXISTING CONTOUR	100	100
PROPOSED CONTOUR	100	
PROPERTY LINE		
R/W BASE LINE		
EXISTING DRAIN PIPE		
EXISTING WOOD LINE		
DRYWELL		
SOIL DIVIDE		
ROOF RUNOFF DISCONNECTION (RRD)		
SILT FENCE		
LIMIT OF DISTURBANCE		

ZONING REQUIREMENTS

- ZONE: R-55
USE: SINGLE FAMILY DETACHED
- Minimum Lot Area: 6,500 SF
 - Min. Street Frontage: 45'
 - Min. Front Building Line: 65'
 - Setback
Front: 25'
Side: 8'/17'
Rear: 20'
 - Building Heights 35'
 - Lot Coverage: 30%

UTILITY NOTE

ALL UTILITY ADJUSTMENT AND/OR RELOCATION, i.e., ELECTRIC POLES, FIRE HYDRENT, etc., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/BUILDER TO BE DONE DURING CONSTRUCTION.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
PRELIMINARY PLAN	4-17024
TCP	
PLANNING BOARD ACTION:	
PER PGCPB RESOLUTION #:	
ADOPTION DATE:	
SIGNATURE APPROVAL DATE:	
AUTHORIZED SIGNATURE	

4-17024

E.F.NAME:		REVISIONS		
DESIGNED: ZMS	DATE: Feb. 2017	DATE	BY	
DRAWN: ZMS	DATE: Feb. 2017			
CHECKED:	DATE:			
APPROVED:	DATE:			

APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING

9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER	PRELIMINARY PLAN OF SUBDIVISION
MARKENA LLC, Jose Mararac 6124 Squire Lane Alexandria, VA 22310 301 233-6802	5413 Walker Mill Road Parcel "41" WALKER MILL RESIDENTIAL Spaulding (6,th) Election District Prince George's County, Maryland
SCALE: 1" = 20'	CONTRACT No.: 17-02
SHEET 1 OF 1	