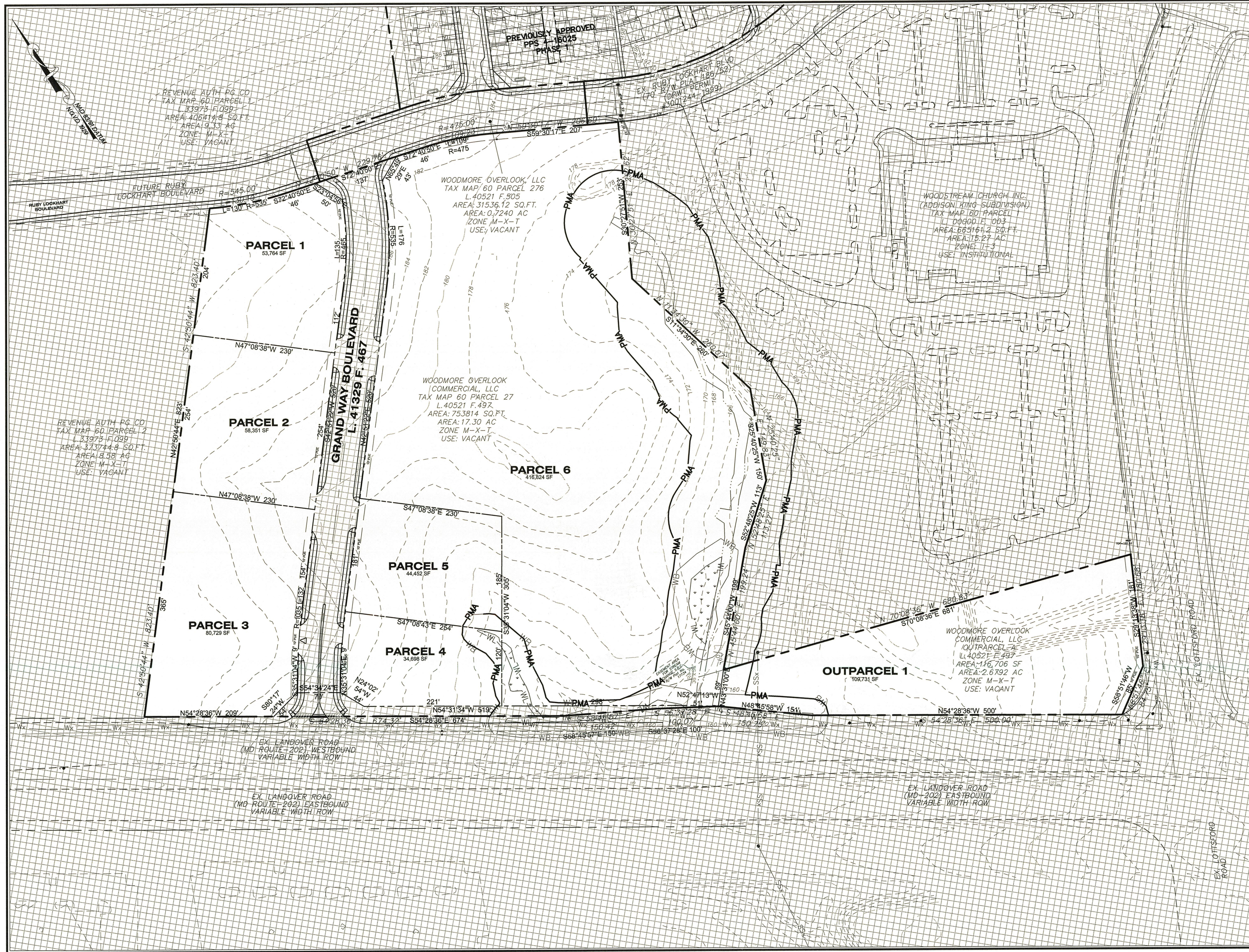


WOODMORE OVERLOOK COMMERCIAL PRELIMINARY PLAN OF SUBDIVISION: 4-18007

GENERAL NOTES:

- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, & PLAT NUMBER
 - TAX MAP 60: PARCEL 27 AND OUTPARCEL "A" L.40521 F.497 GRID E3
- 200 FOOT MAP REFERENCE (WSSC): 203NE08
- PURPOSE OF SUBDIVISION: MIXED USE.
- PRIOR APPROVALS: NRI-010-10-03, CSP-10004 (PGCPB RESOLUTION NUMBER 11-116),PPS-4-10022, DSP-16025, PPS-4-16019.
- TOTAL ACREAGE: GROSS: 19.98 NET DEVELOPABLE AREA OUTSIDE OF PMA: 17.30 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.68 ACRES
- ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 ACRES
- ACREAGE OF ROAD DEDICATION: 1.65 ACRES
- EXISTING ZONING/USE: M-X-T ZONE / VACANT USE
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL AND COMMERCIAL.
 - PARCELS 1 THROUGH 6
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 164 MULTI-FAMILY UNITS
- DENSITY CALCULATION (FAR):
 - PERMITTED FAR: 1.4, 8.0 WITH OPTIONAL METHOD
 - PROPOSED FAR: PHASE 1: 675,000 SF / 1,145,628 (26.30 ACRES) = 0.59 FAR
PHASE 2: 371,106 SF / 870,328 (19.98 ACRES) = 0.43 FAR
TOTAL: 1,046,106 SF / 2,015,956 (46.28 ACRES) = 0.52 FAR
 - PREVIOUSLY PROPOSED FAR PER CSP-1004: 1.4 ACRES OR 2,800,995 SF (1.4 X 2,000, 711 SF TRACT AREA)
- MINIMUM LOT SIZE REQUIRED: EXEMPT PER 27-544 (c)(2)- LOT SIZE AND LOT WIDTH DO NOT APPLY.
- MINIMUM LOT WIDTH AT FRONT OF BUILDING LINE AND FRONT OF STREET LINE: 20'
- SUSTAINABLE GROWTH ACT: TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CORRIDOR LOCATION: NO
- GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):
 - EXISTING: N/A
 - PROPOSED: 157,286 SF
- STORMWATER MANAGEMENT CONCEPT NUMBER: 38393-2018, SUBMITTED AUGUST 05, 2018
- WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: S-4 & W-4
 - PROPOSED: S-3 & W-3
- AVIATION POLICY AREA (AIRPORT NAME & APA#): NO AVIATION POLICY AREAS ARE KNOWN TO EXIST ON SITE.
- MANDATORY PARK DEDICATION: NO
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: YES, TCP1/001/11-03
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
- STREAMS: YES
- SOILS BY TYPE: Cnb (COLLINGTON-WIST COMPLEX 0-2% SLOPES), Cnc (COLLINGTON-WIST COMPLEX, 2-5% SLOPES), UdaF (UDORTHENTS, HIGHWAY 0-65% SLOPES), We (WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED)
- SOURCE OF TOPOGRAPHY/AERIAL FLOWN TOPOGRAPHY, BY MCKENZIE SNYDER, INC. ON 23 MARCH 2009, AS SHOWN BY DEWBERRY 2016.
- 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
- EXISTING EASEMENTS ARE SHOWN.
 - MD ROUTE 202: STREAM EASEMENT, S.R.C RIGHT OF WAY PLAT NO. 1773427 JANUARY 2009
 - WOODSTREAM BAPTIST CHURCH: SEWER EASEMENT, L.12349 F. 712
- 10' PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY IN LOCATIONS AS SHOWN ON PLAN: YES
- SOURCE OF BOUNDARY: DEWBERRY- JUNE 12, 2018.
- OWNER & APPLICANT:
WOODMORE OVERLOOK COMMERCIAL, LLC
4326 MOUNTAIN ROAD
PASADENA, MD 21122

CONTACT:
SEAN F. BRUCE
sfdevelopment@gmail.com
301.502.0956

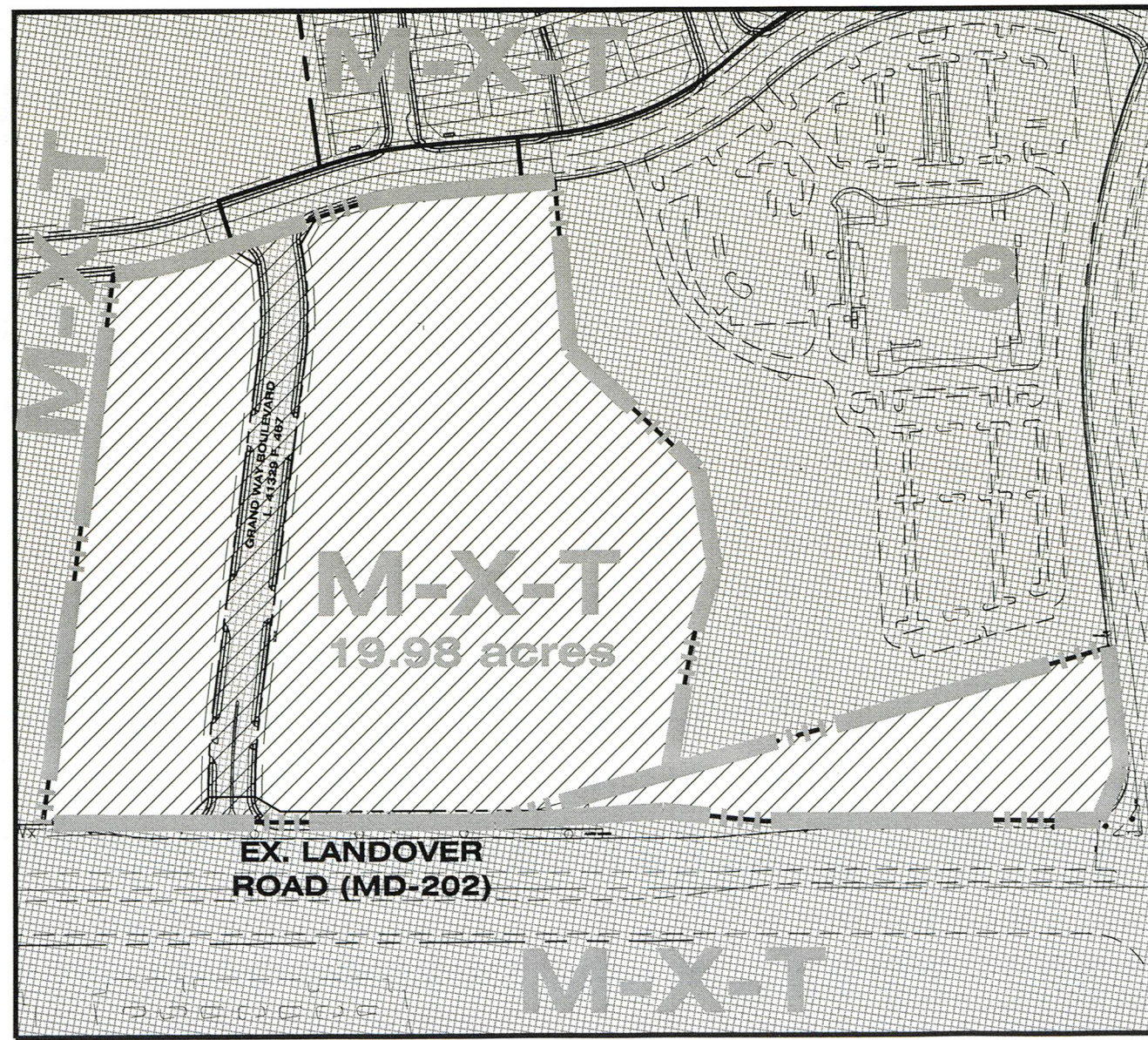


1 LOCATION PLAN
1 PLAN VIEW

SCALE 1" = 100'



2 PROPOSED DRAINAGE AREA MAP DETAIL
1 SCALE: 1"=250'



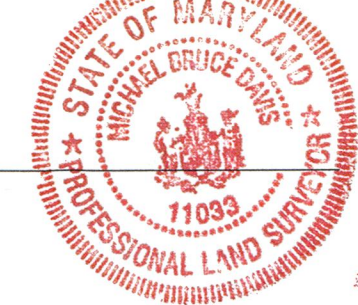
3 ZONING MAP DETAIL
1 SCALE: 1"=250'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- PRIMARY MANAGEMENT AREA/75' STREAM BUFFER
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- EXISTING WETLANDS
- EXISTING FLOODPLAIN EASEMENT
- EXISTING FLOODPLAIN BUFFER
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED SIDEWALK
- PROPOSED PARCEL AND AREA
- AREA COVERED UNDER SEPARATE APPROVAL
- WETLAND HATCH

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR: DEWBERRY ENGINEERS, INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/30/2020



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRELIMINARY PLAN 4-18007

TCP
PLANNING BOARD ACTION: _____
PER PGCPB RESOLUTION #: _____
ADOPTION DATE: _____
SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE

NOT FOR CONSTRUCTION

FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: WOODMORE OVERLOOK COMMERCIAL
PROJECT NUMBER: 4-18007

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number



Dewberry
Engineers Inc.
4501 FORBES BOULEVARD
SUITE 300
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301.731.6551
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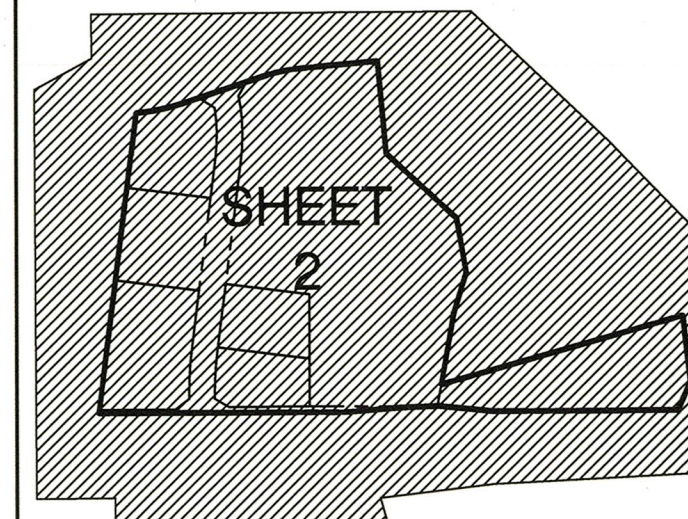
APPLICANT
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WOODMORE OVERLOOK COMMERCIAL
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-18007
PRINCE GEORGES COUNTY, MD
13TH ELECTION DISTRICT
TAX MAP 60 GRID E3
200' MAP REFERENCE 203NE08

SEAL

KEY PLAN



SCALE
0 100' 200'
SCALE: 1"=100'

No. DATE BY Description
REVISIONS

DRAWN BY: NRS
APPROVED BY: MBD
CHECKED BY: RAL
DATE: SEPTEMBER 2018

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50082585

1
SHEET NO. 1 OF 2

