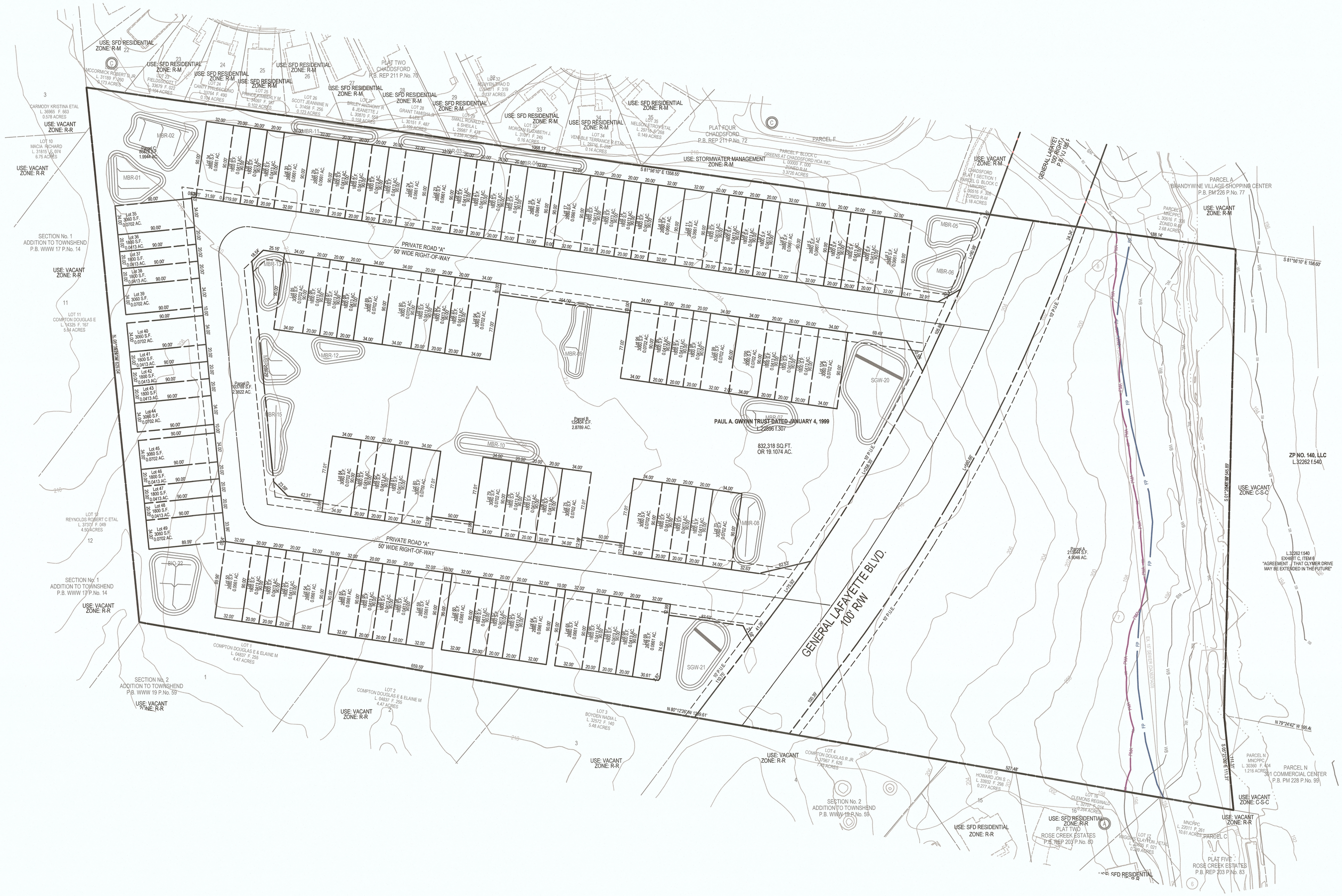
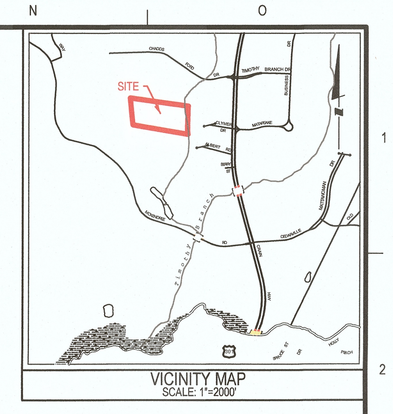
The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and / or alterations were not made by others. If verification of the information contained hereon is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

REFERENCE GRID: A B C D E F G H I J K L M N O





1. EXISTING PARCEL 30
   LIBER: 22896 FOLIO: 307
2. TAX MAP, GRID: 154-E4
3. 200 FOOT MAP REFERENCE (WSSC): 220SE07
4. PURPOSE OF SUBDIVISION: SINGLE FAMILY ATTACHED RESIDENTIAL
5. PRIOR APPROVALS: N/A
6. GROSS ACREAGE: 19.11 AC
   NET ACREAGE: 17.48 AC
7. NET DEVELOPABLE AREA OUTSIDE OF PMA: 17.16 AC
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 1.79 AC
9. ACREAGE OF 100-YEAR FLOODPLAIN: 1.63 AC
10. ACREAGE OF ROAD DEDICATION: 1.58 AC
11. EXISTING ZONING/USE: R-T/VACANT
12. PROPOSED USE OF PROPERTY: SINGLE FAMILY ATTACHED RESIDENTIAL
13. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 104 TOWNHOME UNITS
14. DENSITY CALCULATION: 6.0 D.U./ACRE ALLOWED
    104 DU / 17.48 AC = 5.9 D.U./ACRE
15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): 1,800 SQ.FT.
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 100'
17. SUSTAINABLE GROWTH TIER: TIER 1
18. MILITARY INSTALLATION OVERLAY ZONE: NO
19. CENTER OR CORRIDOR LOCATION: YES, BRANCH AVENUE
20. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
21. STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE
22. WATER/SEWER CATEGORY DESIGNATION EXISTING: 3
    WATER/SEWER CATEGORY DESIGNATION PROPOSED: 3
23. AVIATION POLICY AREA (AIRPORT NAME AND APA#): N/A
24. MANDATORY PARK DEDICATION REQUIREMENT: ON-SITE FACILITIES
25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
27. TYPE ONE CONSERVATION PLAN: YES
28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
29. WETLANDS: YES
30. STREAMS: YES
31. SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI): N/A - NRI SUBMITTED
32. 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

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

STATE OF MARYLAND — JOHN WILLIAM KOSTIC — No. 473 — PROPERTY LINE SURVEYOR

JOHN W. KOSTIC — DATE 2-12-19
PROPERTY LINE SURVEYOR
MD. REG. NO. #473
EXPIRES 1/6/21

MICHAEL E. WAGNER — DATE
PROFESSIONAL ENGINEER
MD. REG. NO. #12270
EXPIRES 1/13/21

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-18017
TCP
PLANNING BOARD ACTION:
PER PGCPB RESOLUTION#:
ADOPTION DATE:
SIGNATURE APPROVAL DATE:
AUTHORIZED SIGNATURE

THIS BLOCK IS 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

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

PROJECT NAME: GWYNN PROPERTY

PROJECT NUMBER: 4-18017

50 25 0 50 100

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. 12270 EXPIRATION DATE: 1/13/21

STATE OF MARYLAND — MICHAEL E. WAGNER — No. 12270 — REGISTERED PROFESSIONAL ENGINEER — 2/12/19

PRELIMINARY PLAN OF SUBDIVISION 4-18017

THE ENCLAVE AT BRANDYWINE

BRANDYWINE (11TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: JUNE 2018
DESIGNED: DJB
CAD STANDARDS VERSION: VS - NCS
TECHNICIAN: DJB
CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

SHIELD INVESTMENTS, LLC
2077 SOMERVILLE ROAD
SUITE 226
ANNAPOLIS, MD 21401
(410) 266-5110

CONTACT: KEVIN SETZER

TAX MAP	ZONING CATEGORY:
154-E4	R-T
WSSC 200' SHEET	XXXX:
220SE06-07	
SITE DATUM	XXXX:
HORIZONTAL:	
VERTICAL:	

2/12/19

ONE INCH — 1" = 50'

SHEET 1 OF 1

PROJECT NO. 3844-00-00

P:\38440000\Planning\Pre\Sheet_Files\Master_Sheets\PREL.sht Scale= 50.0000 sf / in. User= bgillette PLTdrv= Color.pltcfg Pentbl= TEXT_SUB.tbl 2/12/2019 2:37:14 PM