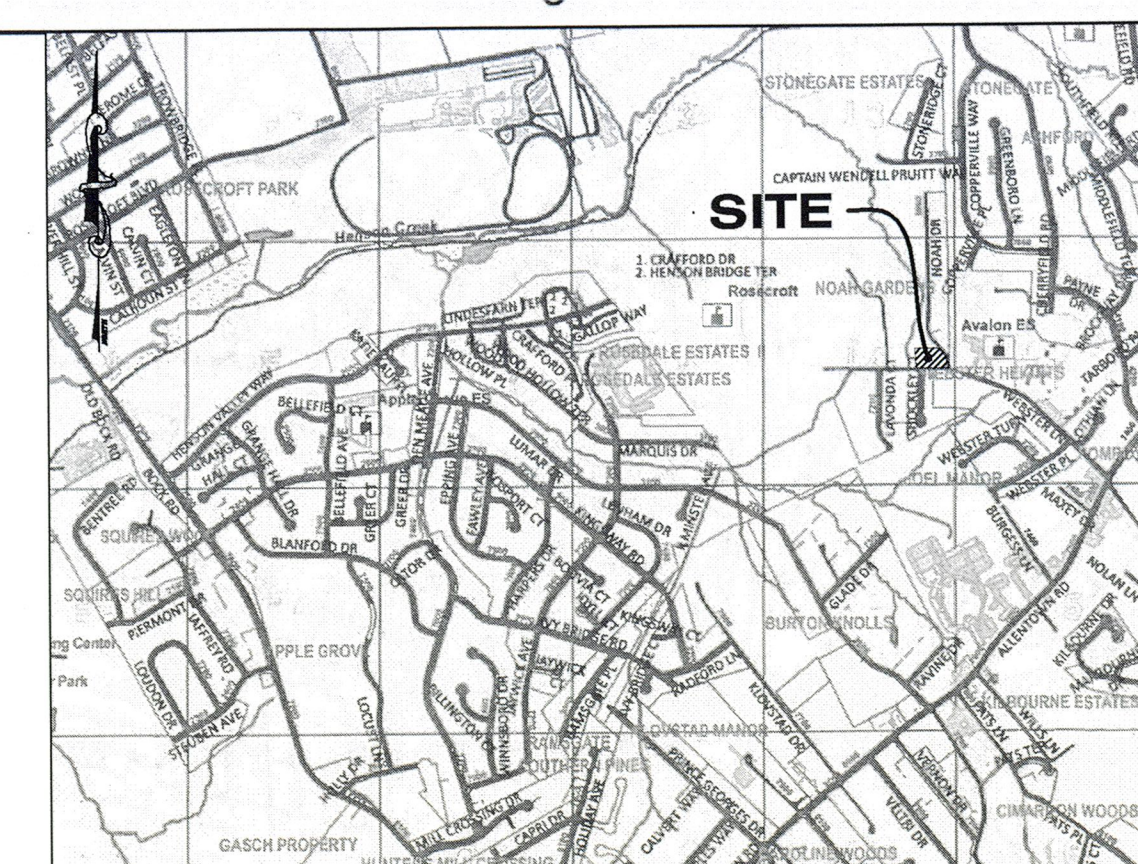


JOSHUA WOODS

PRELIMINARY PLAN OF MINOR SUBDIVISION: 4-18019



VICINITY MAP
SCALE: 1" = 200'

Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5765 GRID J-4



Dewberry
Engineers Inc.

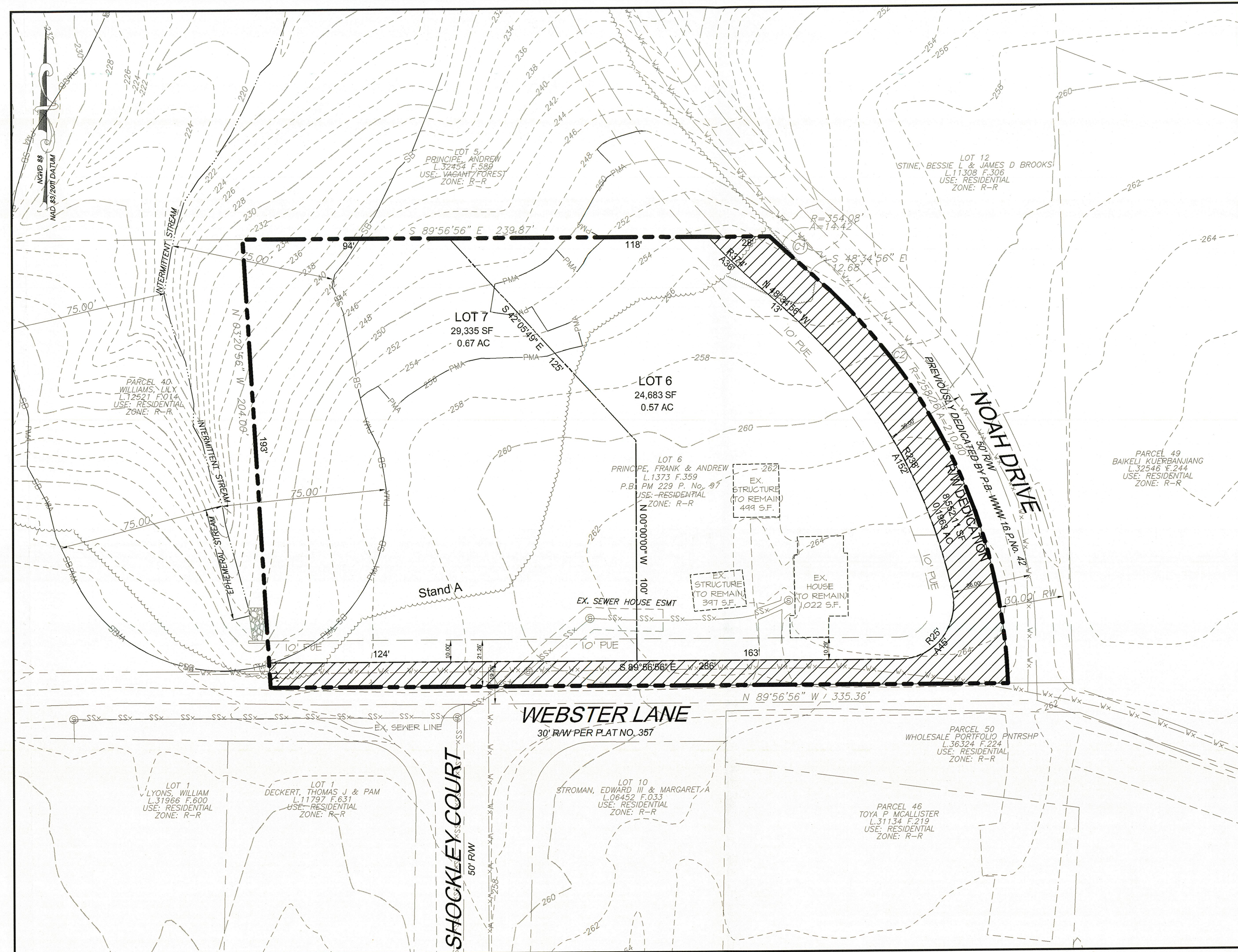
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
FRANK PRINCIPLE
3540 CRAIN HIGHWAY #295
BOWIE, MD 20716
(301) 335-7168

CONTACT:
FRANK PRINCIPLE
(301) 355-7168

GENERAL NOTES

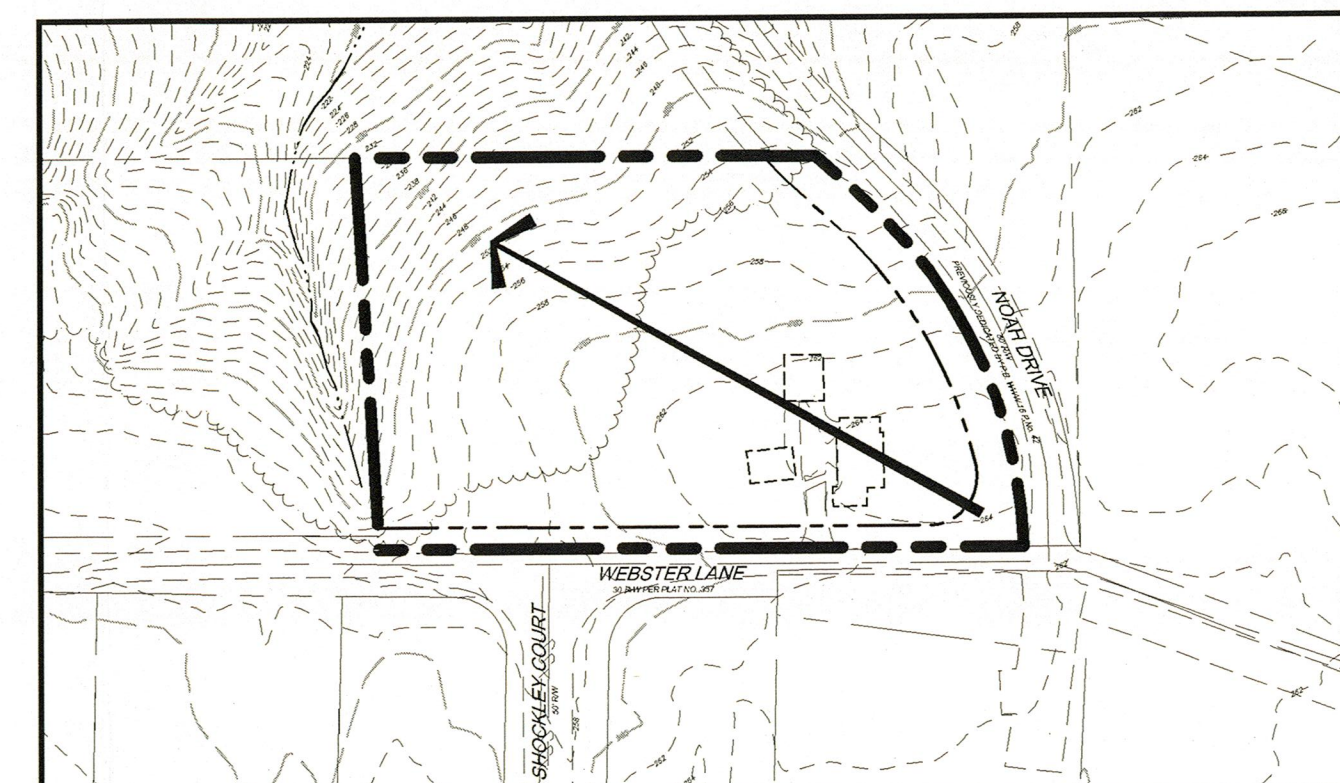
- EXISTING PARCEL AND/OR LOT NUMBER: 6
- TAX MAP NUMBER, AND GRID :
TAX MAP NUMBER: 106
GRID: B2
- 200 FOOT MAP REFERENCE: 200SE04 & 210SE04
- PURPOSE OF SUBDIVISION: SINGLE FAMILY DETACHED
- PRIOR APPROVALS: NRI-095-07, PRELIMINARY PLAN 4-04075, TCPI-036-04, SDCP 40612-2018-0
- TOTAL ACREAGE: 1.43 AC.
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.10 AC.
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.33 AC.
- ACREAGE OF 100-YEAR FLOODPLAIN: N/A
- ACREAGE OF ROAD DEDICATION: 0.1963 AC.
- EXISTING ZONING/ LAND USE:
ZONING: R-R (RURAL RESIDENTIAL)
LAND USE: RESIDENTIAL - SINGLE FAMILY
- PROPOSED USE OF PROPERTY: PROPOSED LOTS TO BE SINGLE FAMILY DETACHED DWELLINGS (RESIDENTIAL)
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 2 SINGLE FAMILY DETACHED DWELLINGS
- DENSITY CALCULATION:
MAXIMUM DWELLING UNITS PER ACRE: 2.17
ESTIMATED AVERAGE DWELLING UNIT PER ACRE: 1.85
PROPOSED DWELLING UNITS PER ACRE: 1.39
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISIONS REGULATIONS: 20,000 S.F.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 100'
- SUSTAINABLE GROWTH TER: YES, TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: N/A
- CENTER CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER #40612-2018-0 AND APPROVAL DATE: 1/10/2019
- WATER/SEWER CATEGORY DESIGNATION:
(EXISTING): W-4 / S-4
(PROPOSED): W-4 / S-4
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION (IF APPLICABLE, HOW TO BE PROVIDED): N/A
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: YES
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO (OFFSITE, WITHIN 100')
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SOILS BY SOIL TYPE: BaC, BuB, CwG FROM USGS REPORT DATED MAY 24, 2018, NRI-096-07-01 SUBMITTED JULY 27, 2018, APPROVED SEPTEMBER 24, 2018.
- SUBDIVISION NAME: JOSHUA WOODS
- NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 2 LOTS (LOT 6 & 7)
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL STREETS: YES
- SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY, 2014
- APPLICANT:
FRANK PRINCIPLE
3540 CRAIN HIGHWAY #295
BOWIE, MD 20716



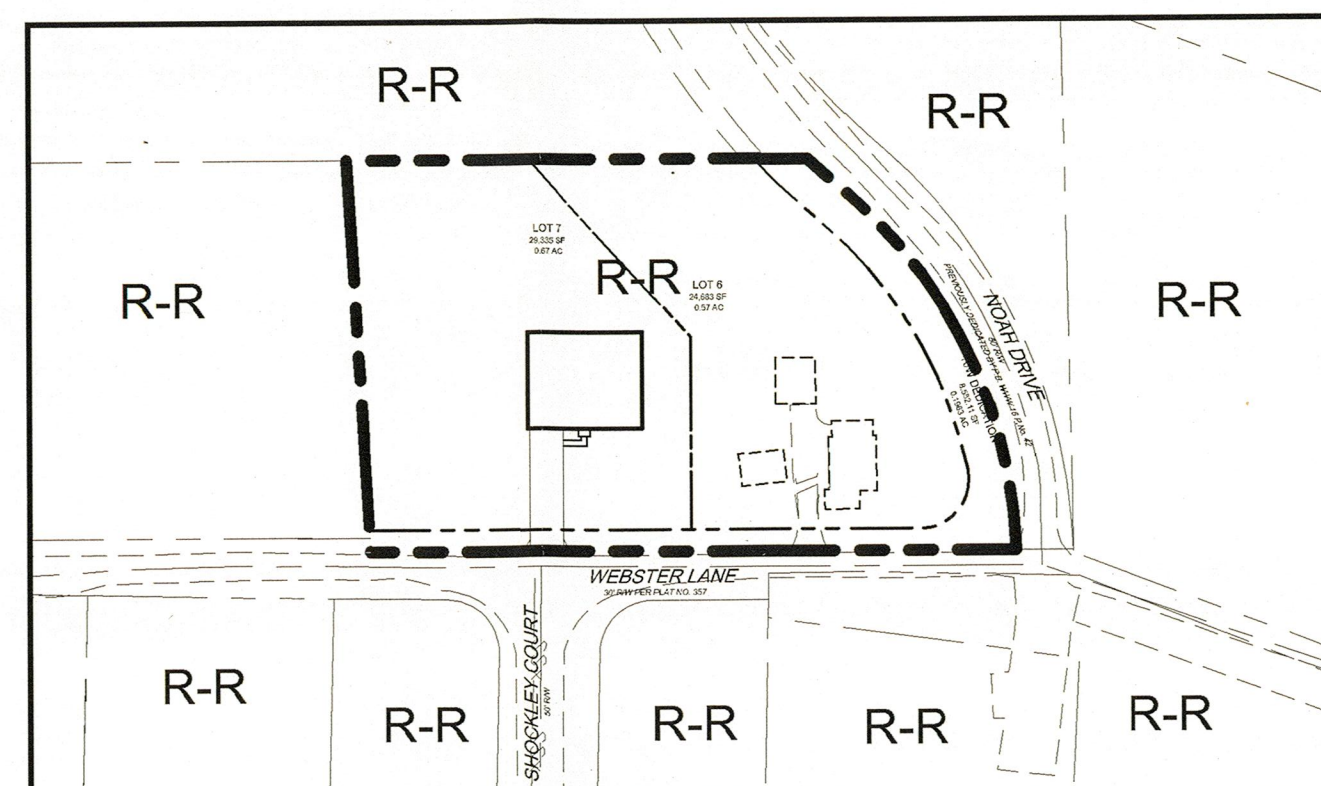
1 SITE PLAN
SCALE: 1" = 30'

PROPERTY BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
G1	354.08'	14.42'	14.42'	S 41°24'56" E	2°20'01"	7.21'
G2	258.26'	210.40'	209.04'	S 25°11'15" E	46°14'23"	111.75'



2 PROPOSED DRAINAGE AREA MAP DETAIL
SCALE: 1" = 100'



3 EXISTING ZONING
SCALE: 1" = 100'

LEGEND

210' - EXISTING MAJOR CONTOUR
212' - EXISTING MINOR CONTOUR
PMA - EXISTING PROPERTY BOUNDARY
PMA - EXISTING ADJACENT PROPERTY
PATIENT MANAGEMENT AREA
W - EXISTING STREAM
WB - EXISTING WETLAND
SB - EXISTING STREAM BUFFER
Wx - EXISTING TREE LINE
SSx - EXISTING HEDGEROW
Wx - EXISTING WATER
SSx - EXISTING SANITARY SEWER
SSx - EXISTING SANITARY SEWER EASEMENT
210' - EXISTING WATER EASEMENT
212' - PROPOSED MAJOR CONTOUR
210' - PROPOSED MINOR CONTOUR
212' - PROPOSED PARCEL LINE
PROPOSED PROPERTY LINE
ROAD CENTERLINE
CURB
PROPOSED WATER
PROPOSED SANITARY SEWER
STORM DRAIN
LIMIT OF DISTURBANCE
PROPOSED PUE (PUBLIC UTILITY EASEMENT)
EXISTING RIGHT OF WAY TO BE DEDICATED

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.

1/23/2019
DATE
MICHAEL J. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 41033 EXPIRATION DATE: 09/10/2020

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAN 4-18019
TCP
PLANNING BOARD ACTION:
PER PGCPB RESOLUTION #:
ADOPTION DATE:
SIGNATURE APPROVAL DATE:
AUTHORIZED SIGNATURE

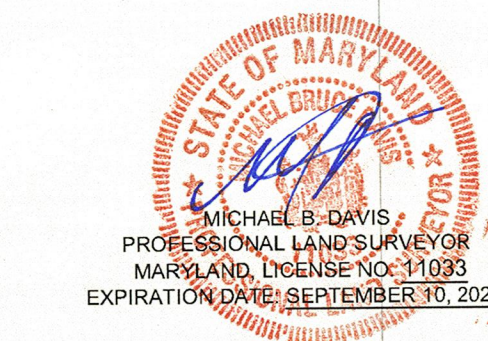
NOT FOR CONSTRUCTION

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

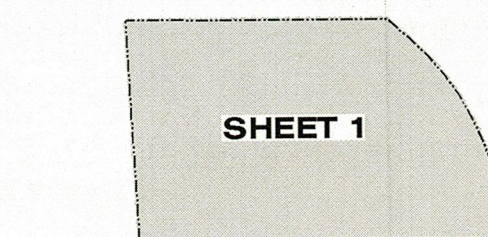
M-NCPPC APPROVAL
PROJECT NAME: JOSHUA WOODS
PROJECT NUMBER: 4-18019
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number

JOSHUA WOODS
PRELIMINARY PLAN OF SUBDIVISION
(EXISTING LOT 6 - 7214 WEBSTER LANE)
PRINCE GEORGE'S COUNTY, MD
12TH ELECTION DISTRICT
TAX MAP 106 GRID B2
200' MAP REFERENCE 209SE04 & 210SE04

SEAL



KEY PLAN



SCALE
0' 30' 60'
1"=30'

No.	DATE	BY	Description

	DRAWN BY	AD
	APPROVED BY	RMC
	CHECKED BY	AKL
	DATE	JANUARY 2019

TITLE
PRELIMINARY PLAN

COVER SHEET

PROJECT NO. 50092736

1

SHEET NO. 1 OF 1