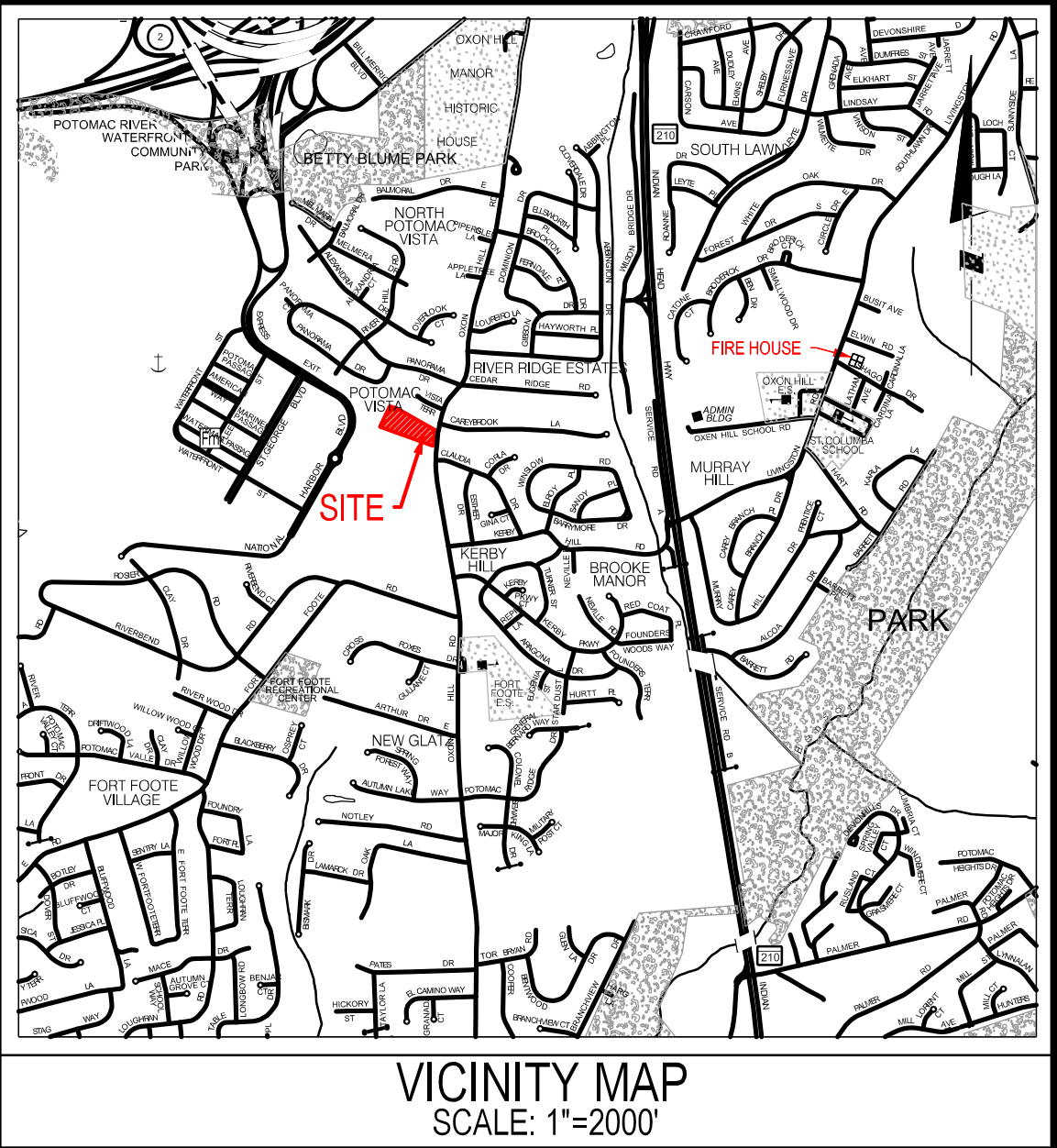


O'LOUGHLIN PROPERTY
PRELIMINARY PLAN OF SUBDIVISION (MINOR)



GENERAL NOTES:

- EXISTING LOT AND PARCEL: .3 PARCELS
PARCEL 71: L.14868 F.480
PARCEL 41: L.14868 F.480
PARCEL 42: L.13057 F.400
TAX MAP: 104 GRID: E3 & E4
WSSO: 200 FT REF: 210S01 & 210S01
PURPOSE OF SUBDIVISION: TO CONSOLIDATE EXISTING 3 PARCELS INTO 1 LOT
PRIOR APPROVALS: CSP-98012-02, AC-00001
GROSS ACREAGE: 3.14 AC.-+
NET ACREAGE: 3.14 AC.
NET DEVELOPABLE OUTSIDE OF PMA: 0.0 AC.
ENVIRONMENTAL REGULATED FEATURES: 0.0 AC.
100 YEAR FLOODPLAIN: 0.0 AC.-+
ROAD DEDICATION: 0.0 ACRES
EXISTING ZONING: R-R
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
PROPOSED NUMBER OF LOTS: 1
PROPOSED NUMBER OF PARCELS: 0
PROPOSED NUMBER OF OUTLOTS: 0
TOTAL DWELLING UNIT: 1
PROPOSED DWELLING UNIT: 1
EXISTING DWELLING UNIT: NONE
DENSITY CALCULATION: 1 DU/3.14 AC. = 0.32 DU/AC.
MINIMUM LOT SIZE REQUIRED: N/A
MINIMUM LOT WIDTH AT:
FRONT BLDG LINE: 50'
FRONT STREET LINE: 25'
SUSTAINABLE GROWTH TIER: YES, TIER 1
ANDREWS, INTERIM LAND USE CONTROL: NO
CENTER OR CORRIDOR: NO
EXISTING GROSS FLOOR AREA TO REMAIN: 0.0 SF
PROPOSED GROSS FLOOR AREA: 0.0 SF
STORMWATER MANAGEMENT CONCEPT: #28002-2004-02, APPROVAL DATE: JANUARY 19, 2017
WATER/SEWER CATEGORY DESIGNATION:
EXISTING: S-3, W-3
PROPOSED: S-3, W-3
AVIATION POLICY AREA: N/A
MANDATORY PARK DEDICATION REQUIREMENT: NO
NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
NO HISTORIC SITES ON THE VICINITY OF THE PROPERTY.
TYPE ONE CONSERVATION PLAN.
SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
NO WETLANDS PRESENT ON SITE.
NO STREAM IS PRESENT ON SITE.
SOILS BY SOIL TYPE: C&E
SOURCE OF SOIL INFORMATION: WEB SOIL SURVEY
NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION
WATERFRONT ENTRAINMENT COMPLEX: PIO NATIONAL HARBOR PER CSP-98012-02 REVISION FOR EXPANSION TO INCLUDE SUBJECT PROPERTY.

- LEGEND
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - PROPOSED LOT LINE

SURVEYOR'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.



DATE: 2-12-19
JOHN W. KOSTIC
PROPERTY LINE SURVEYOR
MD. REG. NO. # 473
EXPIRATION 01-06-2021

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. 48928 - EXPIRATION 02/20/2019



PRELIMINARY PLAN OF SUBDIVISION (MINOR)
O'LOUGHLIN PROPERTY
7721 AND 7725 OXON HILL ROAD, OXON HILL, MD

OXON HILL (12TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
1	DESIGNED: BCG		FEBRUARY 2006
2	TECHNICIAN: BCG		V8 - 2005
3	CHECKED: CJB		

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 1-800-251-7777, 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

POTOMAC VISTA L.C.
C/O THE PETERSON COMPANIES
12500 FAIR LAKES CIRCLE, SUITE 400
FAIRFAX, VIRGINIA 22033
PHONE # (703) 631-7512
CONTACT: MR. RON WAGNER

MAP	GRID	D9
TAX MAP	104 E3, E4	R-R
WSSO 200' SHEET	210S01	210S01
SITE DATUM		
HORIZONTAL:		
VERTICAL:		



SHEET	1
OF	1
PROJECT NO.	1006-01