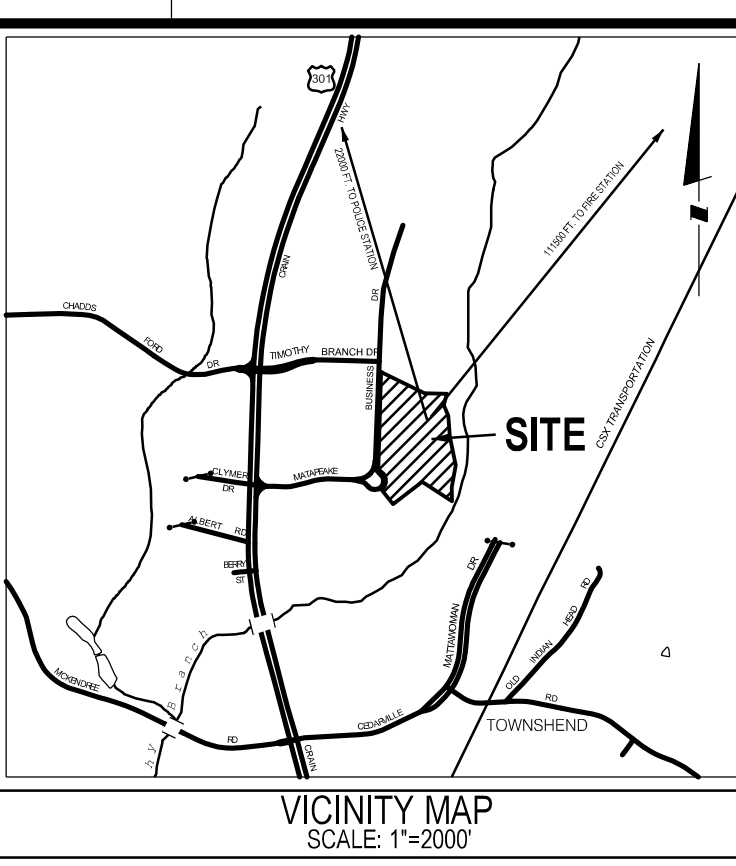




PARCEL TABULATION TABLE		
PARCEL	AREA (SQ. FT.)	PROPOSED PURPOSE
A	10261 S.F.	HOA
B	28099 S.F.	PRIVATE ROAD
C	19650 S.F.	PRIVATE ROAD
D	17086 S.F.	PRIVATE ROAD
E	4431 S.F.	HOA
F	13492 S.F.	PRIVATE ALLEY
G	8854 S.F.	PRIVATE ALLEY
H	2609 S.F.	HOA
I	13352 S.F.	PRIVATE ROAD
J	10085 S.F.	HOA
K	4784 S.F.	HOA
L	7822 S.F.	PRIVATE ALLEY
M	12741 S.F.	HOA
N	44930 S.F.	PRIVATE ROAD
O	54881 S.F.	HOA
P	2972 S.F.	HOA
Q	42265 S.F.	HOA
R	21299 S.F.	SWM POND
S	6644 S.F.	PRIVATE ALLEY

- GENERAL NOTES:
- PARCEL 4: BRANDYWINE REAL ESTATE, LLC, L141206 F.318-7.04 AC.
 - PARCEL 5: BRANDYWINE REAL ESTATE, LLC, L141206 F.318-5.14 AC.
 - TAX MAP & GRID: 155, A3-A4.
 - WSSC 200 FT. RES. 220 SE 07.
 - PURPOSE OF SUBDIVISION: SINGLE FAMILY ATTACHED SUBDIVISION.
 - PRIOR APPROVALS: 4-97124, DSP-0003-01 & TEXT AMENDMENT CB-62-2018.
 - GROSS ACREAGE: 18.58 AC.-+.
 - NET ACREAGE: 18.51 AC.
 - NET DEVELOPABLE OUTSIDE OF PMA: 18.10 AC.-+.
 - ENVIRONMENTAL REGULATED FEATURES: 0.07 AC.-+.
 - 100 YEAR FLOODPLAIN: 0.07 AC.-+.
 - ROAD DEDICATION: 0.11 ACRES.
 - EXISTING ZONING: I-1.
 - SECTOR PLAN: NONE.
 - PROPOSED USE: SINGLE FAMILY ATTACHED.
 - PROPOSED NUMBER OF LOTS: 170 LOTS.
 - PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT.
 - PROPOSED DWELLING UNIT BY TYPE: 170 SINGLE FAMILY ATTACHED.
 - DENSITY ALLOWED: PER CB-62-2018.
 - DENSITY PROPOSED: 170 DU/18.58AC=9.15 DU/AC.
 - MINIMUM LOT SIZE REQUIRED: PER CB-62-2018, 27-5449(I)(2)(E)(G).
 - MINIMUM LOT WIDTH: 47'.
 - FRONT BLDG LINE: N/A.
 - FRONT STREET LINE: N/A.
 - SUSTAINABLE GROWTH TIER: YES, TIER 1.
 - MILITARY INSTALLATION OVERLAY ZONE: NONE.
 - CENTER OR CORRIDOR LOCATION: BRANDYWINE COMMUNITY CENTER.
 - EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF.
 - STORMWATER MANAGEMENT CONCEPT: 6881-1020-0.
 - EXISTING WATERSEWER DESIGNATION: W-3 S-3.
 - PROPOSED WATERSEWER DESIGNATION: W-3 & S-3.
 - AVIATION POLICY AREA: N/A.
 - MANDATORY PARK DEDICATION: ON-SITE FACILITIES ARE BEING PROPOSED.
 - NO CONFLICTS EXIST ON OR CONTIGUOUS TO PROPERTY.
 - NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 - TYPE ONE CONSERVATION PLAN: YES, TOPA.
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO WETLANDS PRESENT ON SITE.
 - THERE IS NO STREAM PRESENT ON SITE.
 - SOILS: CROOM-MARR COMPLEX, UDORTHS-RECLAIMED GRAVEL PITS.
 - THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS).
 - NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

- LEGEND
- SITE BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - ROAD CENTERLINE
 - EASEMENT
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - FLOODPLAIN
 - PMA
 - PROPOSED WATER
 - PROPOSED SEWER
 - EXISTING SEWER

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.



JOHN W. KOSTIC
PROFESSIONAL ENGINEER
MD. REG. NO. 4086
EXPIRES: 06/2021

Bjorn 12/1/20
Bjorn 12/1/20
Bjorn 12/1/20

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. 4086 EXPIRATION DATE: 06/2021

PRELIMINARY PLAN OF SUBDIVISION 4-19011

TOWNES AT BRANDYWINE CROSSING

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

1" = 50'

SHEET 1 OF 1

PROJECT NO. 3844-01-00

SOLTESZ, LLC

Engineering
Surveying
Planning
Environmental Sciences

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

www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: FEBRUARY 2020
DESIGNED: YOR
CAD STANDARDS VERSION: V8-2010
TECHNICAL: YOR
CHECKED: D.B.

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE IS DOUBT, THE CONTRACTOR MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN THOSE SHOWN REQUIRE REVISIONS TO THIS PLAN.

OWNER

BRANDYWINE REAL ESTATE, LLC
2077 SOMERVILLE RD.
SUITE 200
POTOMAC, MARYLAND 21101
CONTACT: KEVIN SETZER
PHONE: 202-499-6100 EXT. 136

APPLICANT

FOULGER PRATT DEVELOPMENT, LLC
12436 PARK POTOMAC AVENUE, SUITE 200
POTOMAC, MARYLAND 20854
CONTACT: CASSIE SCHUPP
PHONE: 202-499-7531

MAP: 155 GRID: A-4
ZONING CATEGORY: I-1
WSSC 200 SHEET: XXXX
220 SE 07: XXXX
SITE DATUM: XXXX
HORIZONTAL: NAD 83
VERTICAL: NGVD 29