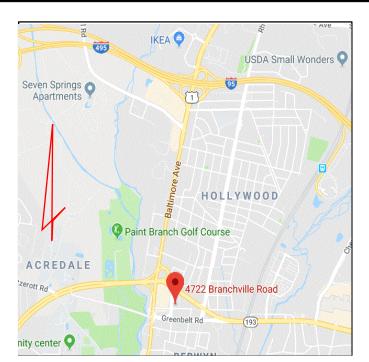


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Iric	Rating	Hydrological Soil Group	Drainage Class
onff	Hydric	D	Moderately Well Drained
on/-I	Hydric	D	Moderately Well Drained
1			



VICINITY MAP GENERAL NOTES SCALE: 1"=2000' 1. Legal Description: Parcel 175, Deed Ref.: L 41860 @ F 357 2. Tax Map : 25 ; Grid : E-4 3. W.S.S.C. 200' Sheet Number : 210 NE 04 4. Purpose of Subdivision: Proposing (2) Single Family Detached 5. Prior Approvals: N/A 6. Property Area (Gross): 15,925 SF OR 0.3656 AC Property Area (Net): 15,925 SF OR 0.3656 AC 7. Net Area outside PMA : N/A 8. Acreage of Environmental Regulated Area : N/A 9. Acreage of 100 YR Floodplain : N/A 10. Acreage of Road Dedication : N/A 11. Existing Zoning: R-55 ; Use: Residential 12. Proposed Property Use : Residential
 13. Proposed Unit Types : 2 Single Family Residential Lot
 14. Density Calculations : (0.3656)x6.7= 2.45 Units allowed
 15. Minimum Lot Size Required: 6,500 SF 16. Minimum Lot Width @ Street: 45', @ Building: 65' 17. Sustainable Growth Tier : Yes ; Tier 1 18. Military Installation Overlay Zone : No 19. Interim Land Use Control Zone (ILUC): No 20. Center or Corridor Location: No 21. Existing Floor Area: N/A Proposed Floor Area: N/A 22. SWM Concept Plan # 19970-2019, dated May 22, 2019. 23. Water Supply : Public ; Water Catagory : W-3 24. Sewer Supply : Public ; Sewer Catagory : S-3
25. Aviation Policy Area : N/A
26. Mandatory Park Dedication: No, Fee in Lieu
27. Cemeteries on or contiguous to the property: No 28. Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust

- or organization: NO 29. Historic District : N/A
- 30. This site is exempt from the Woodland Conservation Ordinance.
- 31. Site within the Chesapeake Bay Critical Area: NO 32. Wetlands Or Perennial Streams : N/A
- 33. Approved NRI-055-2019 Dated 6-13-2019
- 34. Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- 35. Gateway Sign Or Entrance Feature Proposed : N/A 36. Nearest Fire Department Station : Branchville Company, College Park 37. Nearest Police Station : Berwyn Heights Police Station

DED
R–55 SINGLE FAMILY DETACHED
nimum Lot Area: 6,543 SF n. Street Frontage: 65.25' n. Front Building Line: 65.25'
back Front: 25' Side: 8'/17' Rear: 20'
Iding Heights will be less than 35'

6. Density Provided: 2 less than 2.4 allowed 7. Building Coverage: will be less than 30%

	4-19027
OWNER/APPLICANT/DEVELOPER	PRELIMINARY PLAN OF SUBDIVISION
Rider QOF LLC 1750 P St. NW, Apt PH6, Washington DC 20036 240-418-6550	4722 BRANCHVILLE RD Parcel 175 BRANCHVILLE CORNER Berwyn (21 șt) Election District Prince George's County, Maryland
1" = 20' CONTRACT No.:	19-10SHEET1 OF1