

GENERAL NOTES:

- (1) ZONING: R-R RUAL RESIDENTIAL
- (2) EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, AND PLAT NUMBER. LOT-6 PLAT# 10@97
- (3) TAX MAP 123, GRID: A-4".
- (4) 200-FOOT MAP REFERENCE (WSSC 217SE01)
- (5) PURPOSE OF SUBDIVISON: 1 LOT (LOT 6) AND ARE PROPOSING TO SUBDIVIDE IT INTO TWO LOTS FOR THE CONSTRUCTION OF ONE NEW SFD.
- (6) PRIOR APPROVALS: NO PRIOR APPROVAL SUBDIVISION FOR THIS SITE.
- (7) TOTAL ACREAGE, GROSS/NET AND BY ZONE: (1.328 AC, 57,847 S.F., 20,000 S.F.)
- (8) NET DEVELOPABLE AREA OUTSIDE OF PMA = 1.328 ACRES.
- (9) ACREAGE OF ENVIROMENTAL REGULATED FEATURES = 0"
- (10) ACREAGE OF 100-YEAR FLOODPLAIN. (THE PROPERTY IS SITUATED OUTSIDE OF THE 100 YEAR FLOOD PLAIN).
- (11) ACREAGE OF ROAD DEDICATION: THERE IS NO ROAD DEDICATION ON THIS PROPERTY.
- (12) EXISTING ZOINING/USE: R-R SINGLE- FAMILY DETACHED DWELLING"
- (13) PROPOSED USE AS SINGLE FAMILY DETACHED DWELLING.
- (14) BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE. AS A SINGLE FAMILY DETACHED.
- (15) DENSITY = (NO. OF DWELLING/TOTAL ACREAGE)(DWELLING UNITS 2+57,847-RIGHT-OF-WAY DEDICATION (4,369 S. F.) 51,367 AFTER DEDICATION TOTAL ACREAGE 51,367:20,000 = 2.568
- (16) MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS. (LOT SIZE-20,000)
- (17) MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE.(100').
- (18) SUSTAINABLE GROWTH TIER. (MINOR SUBDIVISION IS PERMITTED TO CONNECT TO PUBLIC SEWER).
- (19) ANDREWS, INTERIM LAND USE CONTROL. (THE PROPERTY IS NOT LOCATED WITH IN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE.)
- (20) CENTER OR CORRIDOR LOCATION. (CENTER OR CORRIDOR LOCATION WILL BE DONE AT DEVELOPMENT OF PROPERTY
- (21) STORMWATER MANAGEMENT CONCEPT # (51209-2020-00 AND APPROVAL DATE 1/22/2021)
- (22) WATER/SEWER CATEGORY DESIGNATION ARE (SEWER CATEGORY S-3, WATER CATEGORY W-3).
- (23) AVIATION POLICY AREA. (THE SITE IS NOT LOCATED WITHIN AN (APA) AVIATION POLICY AREA).
- (24) MANDATORY PARK DEDICATION REQUIREMENT. (TO PROVIDE A PROPOSAL FOR MANDATORY PARK DEDICATION.) SECTION 24-134 OF THE SUBDIVISION REGULARTION. THIS REQUIRED IS APPLIED AT THE PPS NOT LATER AT BUILDING PERMIT THE APPLICANT MAY PROPOSE FEE-IN-LIEU)
- (25) CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY (THERE ARE NO CEMETERIES OR CONTIGOUS SPICIES NEAR OR ON THIS SITE).
- (26) TO PROVIDE A PROPOSAL FOR MANDATORY PARK DEDICATION. THE LAND OR FEES, OR COMBINATION THEREOF, ARE TO BE USED ONLY FOR THE PURPOSE OF PROVIDING, ACQUIRING, OPERATING OR MAINTAINING PAR OR FACILITIES REASONABLY ACCESSIBLE TO THE DEVELOPMENT.
- (27) TYPE 1 TREE CONSERVATION PLAN EXEMPTION NUMBER (S-123-2021)
- (28) WITHIN CHESAPEAKE BAY CRITICAL AREA (THE SITE IS NOT LOCATED WITHIN THE CHEASAPEAKE BAY CRITICAL AREA). (CBCA)
- (29) WETLANDS: THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATES CONCERN AS DEFINED IN COMAR 26.23.06.01.
- (30) THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA, NRCS WEB SOIL SURVEY WSS IN A CUSTOM SOIL RESOURCE REPORT). FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON FEBRUARY 5, 2020.
- (31) THE ARE NO MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST TRUST OR ORGANIZATION ASSOCIATED WITH THIS SITE.
- (32) BOUNDARY INFORMATION IS TAKEN FROM DEED AND PUBLIC RECORD FROM PRINCE GEORGE'S COUNTY.

ACCOUNT NO. 05-0319202  
N/F  
MOSBY DAVID L & EMMA J  
EXISTING USES: OCCUPIED  
LOT 14  
ESTATE AT WARBURTON MANOR  
P.B. 101 P. 13  
L. 9803 F. 718  
PREMISES ADDRESS: 12810 JEANIE COURT  
FORT WASHINGTON, MD 20744  
MAILING ADDRESS: 12810 JEANIE COURT  
FORT WASHINGTON, MD 20744-5343  
USE: RESIDENTIAL  
ZONING: R-R  
AREA: 10,141 S.F.

20  
ACCOUNT NO. 05-03005253  
N/F  
MITCHELL BETTY J REAL EST TRUST  
EXISTING USES: OCCUPIED  
LOT 20  
ESTATE AT WARBURTON MANOR  
P.B. 175 P. 22  
L. 19771 F. 535  
PREMISES ADDRESS: 805 WARBURTON LANE  
FORT WASHINGTON, MD 20744  
MAILING ADDRESS: 805 WARBURTON LANE  
FORT WASHINGTON, MD 20744-5361  
USE: RESIDENTIAL  
ZONING: R-R  
AREA: 22,218 S.F.

ACCOUNT NO. 05-0335950  
N/F  
ANTEZANA RICHARD  
LOT 6  
ESTATE AT WARBURTON MANOR  
P.B. 10 P. 97  
L. 032659 F. 00380  
PREMISES ADDRESS: 801 WARBURTON LANE  
FORT WASHINGTON, MD 20744  
MAILING ADDRESS: 801 WARBURTON LANE  
FORT WASHINGTON, MD 20744-  
USE: RESIDENTIAL  
ZONING: R-R  
AREA: 57,847 S.F.

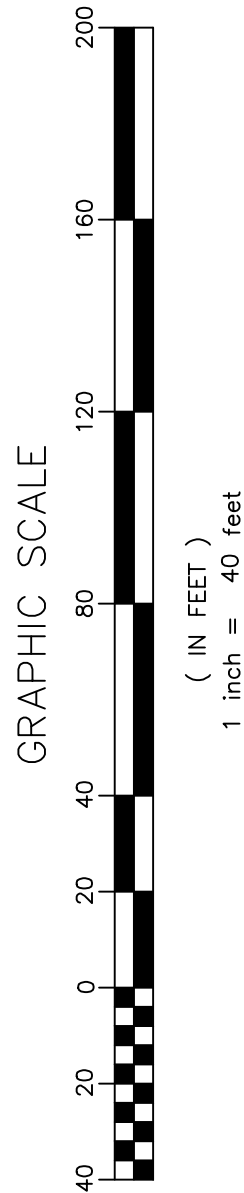
ACCOUNT NO. 05-0397901  
N/F  
TYSON GREGORY R & ARLENE M  
EXISTING USES: OCCUPIED  
BLOCK C LOT 1  
SUB: WARBURTON MANOR  
P.B. 63 P. 19  
L. 4987 F. 139  
PREMISES ADDRESS: 708 BRICKER DRIVE  
FORT WASHINGTON, MD 20744  
MAILING ADDRESS: 708 BRICKER DRIVE  
FORT WASHINGTON, MD 20744-5347  
USE: RESIDENTIAL  
ZONING: R-80  
AREA: 10,011 S.F.

ACCOUNT NO. 05-0386854  
N/F  
LOVE SAMUEL L  
EXISTING USES: OCCUPIED  
BLOCK A LOT 1  
SUB: WARBURTON MANOR  
PLAT BOOK 63 @ FOLIO. 19  
L. 5140 F. 67  
PREMISES ADDRESS: 726 WARBURTON LANE  
FORT WASHINGTON, MD 20744  
MAILING ADDRESS: 726 WARBURTON LANE  
FORT WASHINGTON, MD 20744-5356  
USE: RESIDENTIAL  
ZONING: R-80  
AREA: 10,009 S.F.

PARCEL 5  
ACCOUNT NO. 05-0404269  
N/F  
EXISTING USE: OCCUPIED  
VERAL LIGGINS ETAL  
LAMONT K. COATES ETAL  
EXISTING USES: OCCUPIED  
PARCEL 5  
FRANCES E. COATES  
L. 487 F. 181  
PREMISES ADDRESS: 12947 OLD FORT ROAD  
FORT WASHINGTON, MD 20744  
MAILING ADDRESS: 12947 OLD FORT ROAD  
FORT WASHINGTON, MD 20744-5361  
USE: RESIDENTIAL  
ZONING: R-R  
1.41 AC. OR 61,419 S.F.

VICINITY MAP  
SCALE: 1"=2000'  
MAP 0132 GRID 00A4 LOT6

- LEGEND
- IPF - IRON PIPE FOUND
  - IRF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - IPIN - IRON PIN
  - TBR - TO BE REMOVED
  - SEWER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - UTILITY POLE
  - QUY ANCHOR
  - TREE
  - SANITARY LINE
  - EXISTING CONTOURS
  - 200 SPOT ELEVATIONS
  - SILT+FENCE
  - LIMIT OF DISTURBANCE
  - WIRE FENCE
  - WOOD FENCE
  - BENCH MARK



DATE	REVISION	BY

PROFESSIONAL SEAL

STATE OF MARYLAND

RONALD L. MARSHALL

Lic. No. 15837

PROFESSIONAL

4-19043

801 WARBURTON LANE  
FORT WASHINGTON, MD 20744

GRAPHIC SCALE 1"=40'

DATE: 10/22/20

JOB NUMBER: 1001-2020

FILE NUMBER:

PLOTTED:

DRAWN BY: CE

SHEET 2 of 2

SURVEYORS DEVELOPMENT & ASSOCIATES, LLC

Residential, Commercial, Industrial and Land Surveys  
3230 CHILLUM ROAD SUITE 101  
MOUNT RAINIER MARYLAND 20712  
TEL: (301) 919-3639  
WWW.SURVEYORS.DALLC.COM

PRELIMINARY PLAN OF SUBDIVISION  
LOT 1 & 2  
PRADO SUBDIVISION  
OWNER: ANTEZANA RICHARD PRADO SOFIA  
LIBER 32659 FOLIO 380  
801 WARBURTON LANE  
FORT WASHINGTON MD 20744  
ELECTION DISTRICT 05  
PRINCE GEORGE'S COUNTY MARYLAND