

GENERAL NOTES

- Existing parcel lot, deed description, Liber Folio and plat number
Existing Parcels Liber Folio Plat Number
Parcels A & B L 16957 F 561 PG 131 P 41
Parcels H TO BE RECORDED
- Tax Map: 145 Grd B4 & C4
- 200 foot map reference (WSSC): 2185E07, 2185E18, 2185E18
- This plan is for the subdivision of Brandywine Commerce Center Parcel 'H', Block 'H', and Parcels 'A' & 'B', Block 'B', into 212 residential lots and 7 HOA parcels for open space, private roads, and a community building.
- Prior approvals: ZMA A-6688-0001, CDP-0901/01, PPS 4-06003, SDP-1304, SDP-1701 thru SDP-1701/04
- Site Area: Gross 72.29 Ac.
Net: 56.72 Ac.
* The total site is within the L-A-C Zone, of which 31.48 Ac is within the Military Installation Overlay Zone for Noise
- Net developable area outside PMA: 53.90 Ac.
- Acreage of Environmental Regulated Features: 17.88 Ac.
- Acreage of 100-year floodplain: 15.57 Ac.
- Public Road Dedication is as follows:
Brandywine Road: 17,491 SF (0.40 Ac)
Public Road Block A: 104,525 SF (2.41 Ac)
Public Road Block B: 130,609 SF (2.99 Ac)
- Existing zoning: L-A-C (Local Activity Center) and M-I-O (Military Installation Overlay)
Existing use: vacant
- Proposed use of property: Mixed Retirement Development, including areas proposed for recreational facilities, open space, stormwater management, and to fulfill tree conservation requirements.
- Breakdown of proposed dwelling units by type: 102 one family detached, 110 one family semi-detached
- Density calculation: 2.93 du
- Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130): N/A - see CDP-0901/01 development standards on this sheet
- Minimum lot width at Front Building Line: N/A - see CDP-0901/01 development standards on this sheet
Minimum lot width at front street line: N/A - see CDP-0901/01 development standards on this sheet
- Sustainable Growth Tier: Yes, 1
- Military Installation Overlay Zone: Yes, noise intensity.
- Center or Corridor location: No
- Existing Gross Floor Area: 0 SF
Proposed Gross Floor Area: 2,200 SF (Community Building)
- Stormwater Management Concept number and approval date: 11355-2009-03 (approved 12/16/2020)
- Water/Sewer Category Designation Existing and Proposed: W-3/S-3
- Aviation Policy Area: No
- Mandatory Park Dedication Requirement: This proposal will provide onsite recreational facilities in lieu of Mandatory Park Dedication. Additionally this proposal will provide for a Master Plan Hiker/Biker trail and neighborhood trail connections to be built along Mattawoman Drive.
- Cemeteries on or contiguous to the property: No
- Historic Site on or in the vicinity of the property: Yes
854-032-27 - Chapel of the Incarnation (0.16+/- miles from property)
854-032-30 - Old Bank of Brandywine (0.24+/- miles from property)
- Natural Resources Inventory Plan: Yes, NRI-002-07-04 (approved 02/12/21)
- Type One Conservation Plan: Yes, TCP1-151-90 (pending approval)
- Within Chesapeake Bay Critical Area: No
- Wetlands: Yes
- Streams: Yes
- Soils by soil type and source of soil information: shown on NRI
- In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No
- A public utility easement is to be established adjacent to all public roads. Existing Mattawoman Drive and Proposed Roads A & B, Block A, and D, E, F, & G, Block B are public roads. All other roads and alleys will be private.
- Existing topography was obtained by aerial survey. Boundary information was prepared by Ben Dyer Associates, Inc.
- Owner: Timothy Brandywine Investments One, LLC
212 Priest Bridge Drive, Suite 18
Crofton, MD 21114
- Public utility assessments and Landscape Buffers documented on the "Section One and Section Two, Brandywine Commerce Center" record plats (VJ 18141 and VJ 18142) will be abandoned with the recording of the new final plats.
- A Phase II Noise Study shall be submitted for the site along with the Specific Design Plan, to the proposed residential structures. This study shall address appropriate mitigation measures to achieve acceptable interior and exterior noise levels on this site.
- A minimum 50-foot building restriction line (BRL) is shown on the plan for all residential buildings along Mattawoman Drive. At the time of Specific Design Plan, a lesser BRL may be proposed if it is determined that it provides sufficient area to adequately buffer the dwellings from the roadway.
- The Design Standards shown herein shall apply to the development. (Modifications to the standards may be permitted on a lot-by-lot basis by the Planning Board at the time of Specific Design Plan if circumstances warrant.)
- Final layout and unit count will be reviewed at Specific Design Plan.

CDP-0901/01 DEVELOPMENT STANDARDS

The Following standards shall apply to the development. (Modifications to the standards may be permitted on a lot-by-lot basis by the Planning Board at the time of Specific Design Plan if circumstances warrant.)

RESIDENTIAL USES L-A-C ZONE¹

MIXED RETIREMENT DEVELOPMENT:

	One-Family Detached	Single-Family Semidetached ^{1,4}
Minimum Net Lot Area	5,000 SF	5,000 SF
Minimum Frontage at Street R.O.W.	40 feet	30 feet
Minimum Frontage at Front B.R.L.	50 feet	30 feet
Minimum Frontage - Corner Lot	50 feet	30 feet
Maximum Lot Coverage (%)	75%	75%
Minimum Building Setback from Mattawoman Drive ⁵	50 feet	30 feet
Minimum Front Setback ²	5 feet	5 feet
Minimum Side Setback ²	5 feet	5 feet
Minimum Distance Between Buildings	10 feet	10 feet
Minimum Rear Setback ²	20 feet	20 feet
Minimum Side Setback to Street ²	15 feet	5 feet
Minimum Residential Building Height ²	40 feet	45 feet
Maximum Percentage of Total Units	N/A	N/A
Minimum Frontage on cul-de-sac	30 feet	30 feet

- All parking is governed under Part 11 of the Zoning Ordinance.
- Shops and/or steps may encroach into yard area.
- Fences and retaining walls up to six feet high may be constructed anywhere in a rear yard without meeting setback requirements.
- Fences in the front yard shall not be more than three feet high.
- This percentage is for building coverage (and not for lot coverage) of the overall net tract area.
- At the time of SDP, these distances may be modified if it is determined by the Planning Board, that adequate measures are provided to protect all residential buildings from the traffic nuisances of Mattawoman Drive.
- These height limits may be increased if a variance and/or modification is granted by the Planning Board at the time of SDP.

ACCESSORY BUILDINGS L-A-C ZONE:

Maximum Lot Coverage (%)	25 feet
Minimum Setback from Front Street Line	50 feet
Minimum Setback from Side Lot Line	2 feet
Minimum Setback from Rear Lot Line	2 feet
Corner Lot - Minimum Setback from Side Street Line	7 feet
(along which an abutting lot fronts)	
Maximum building height above grade	15 feet

Note: No accessory building shall be located closer to the street line than the main building on the lot or parcel.

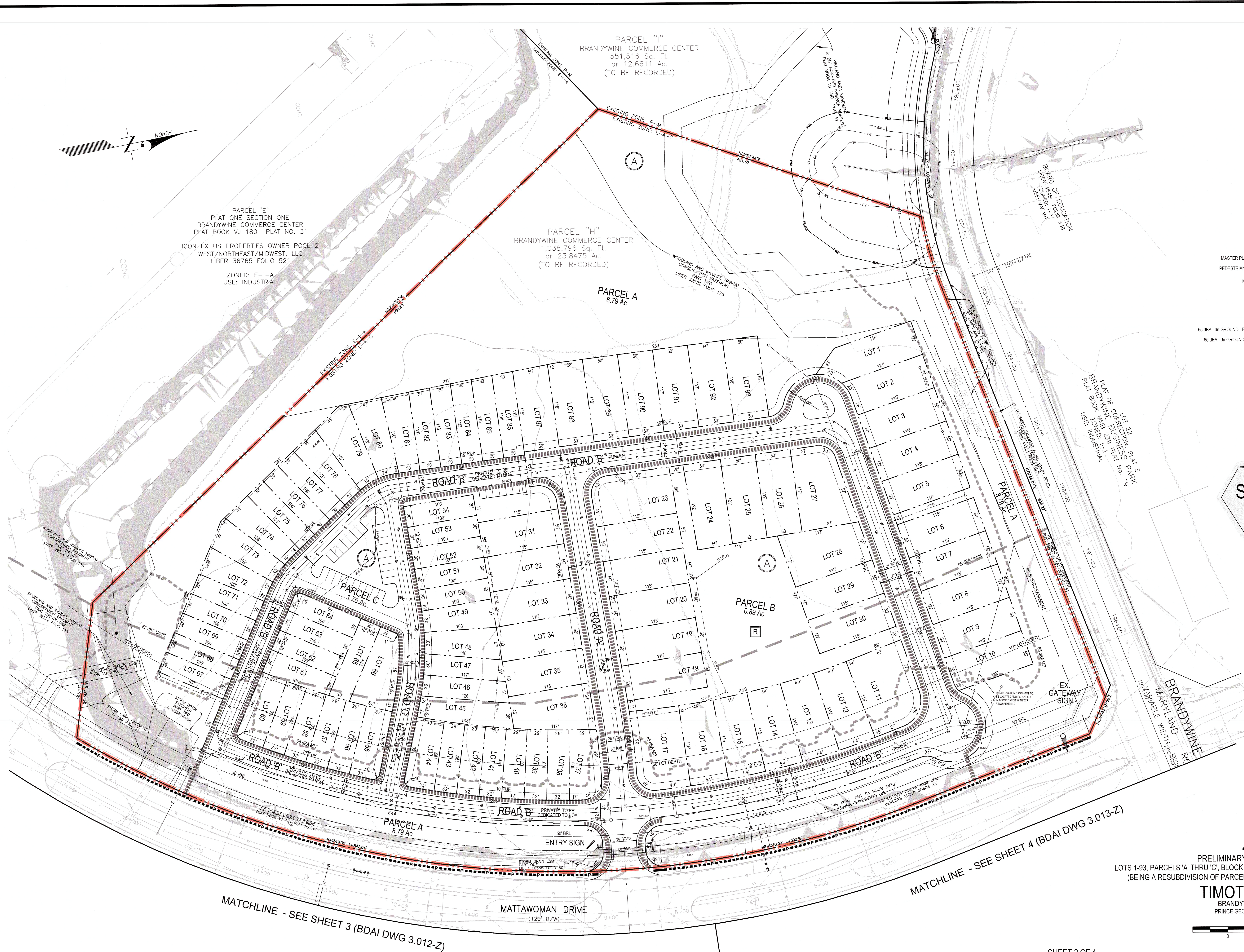
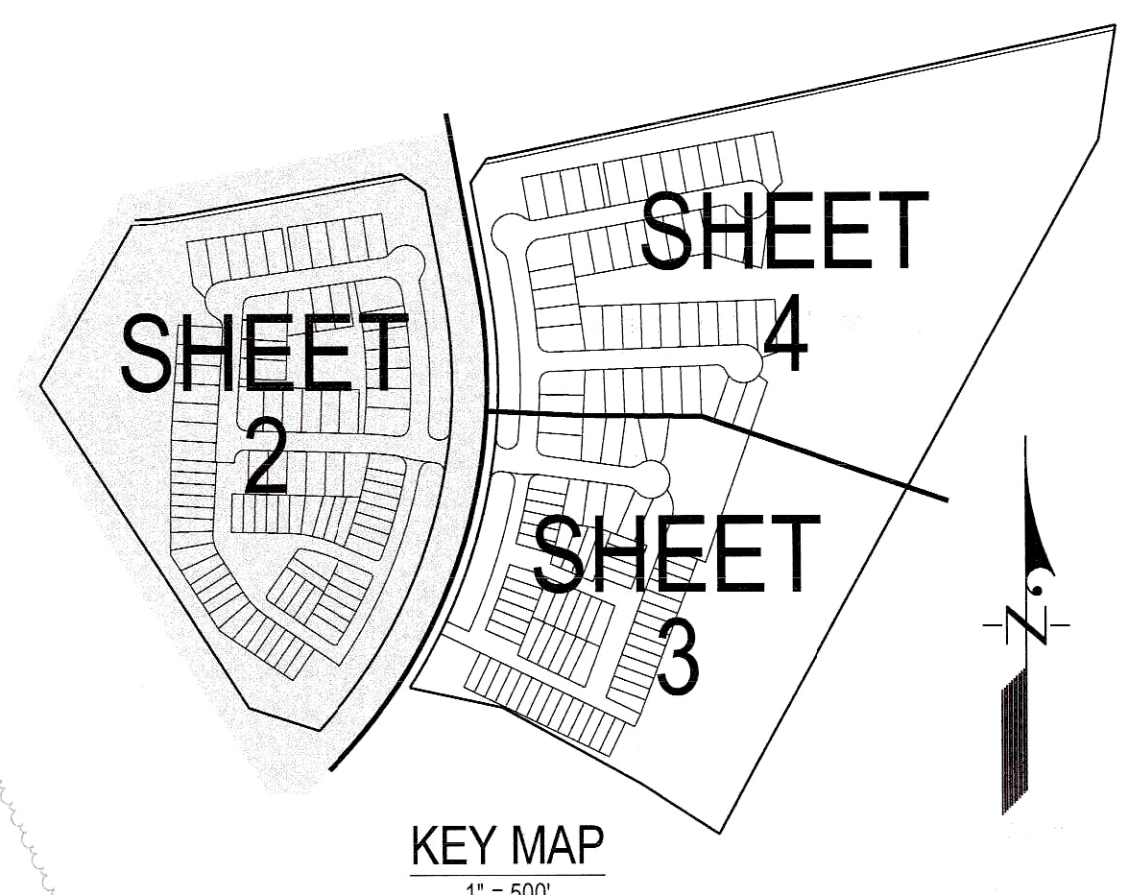
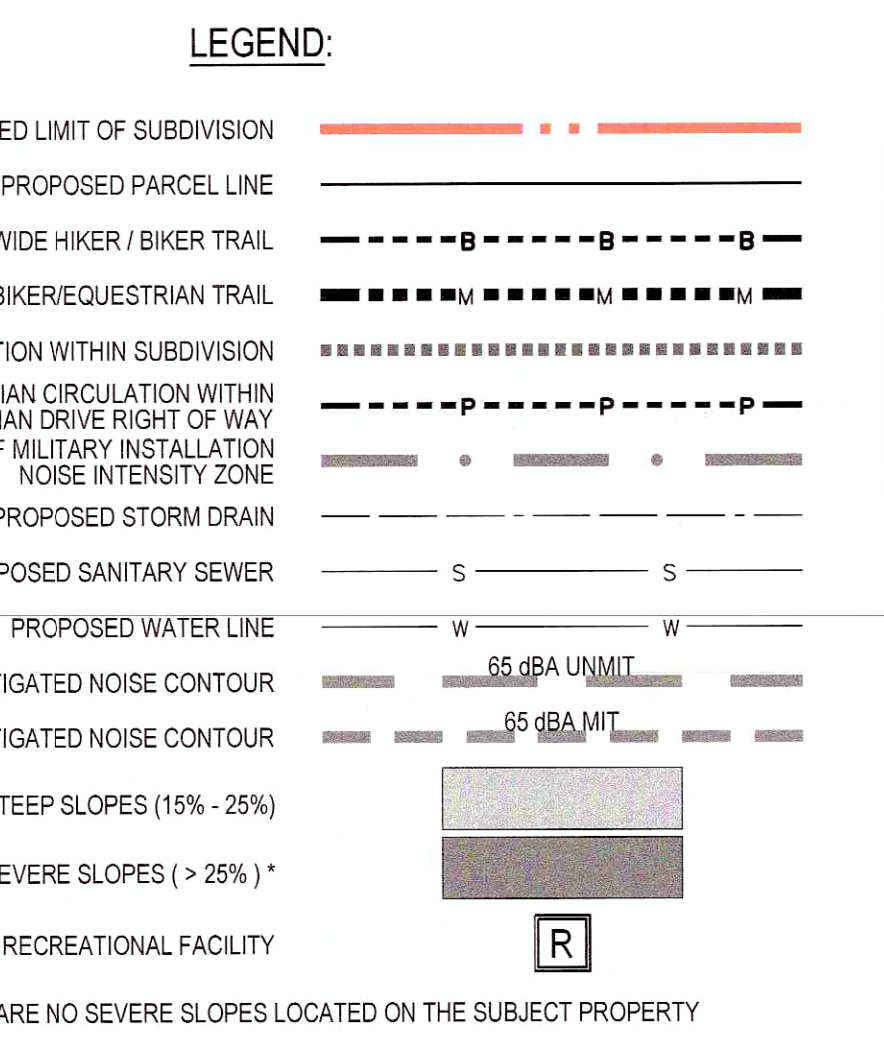
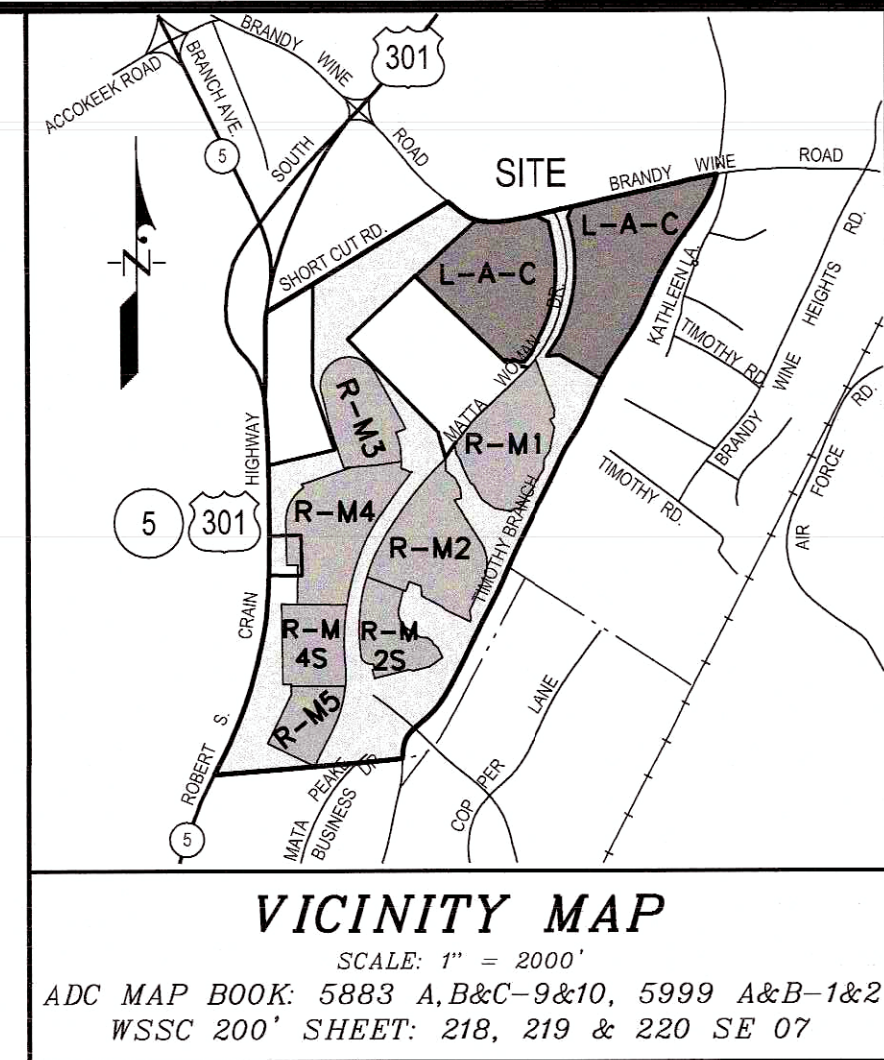
PRIVATE RECREATIONAL FACILITIES/OPEN SPACE PARCELS	
BLOCK A	PARCEL B GAZEBO, SEATING AREA, WALKING PATHS
	PARCEL C OPEN SPACE
	PARCEL A MASTERPLAN TRAIL, FITNESS STATIONS
BLOCK B	PARCEL B MASTERPLAN TRAIL, FITNESS STATIONS
	PARCEL D COMMUNITY BUILDING, DOG PARK, BOCCIE COURT, PICKLE BALL COURT, OPEN SPACE

LOT AND PARCEL AREA - BLOCK A	
Name	Area (SF)
LOT 1	6,640
LOT 2	5,799
LOT 3	5,750
LOT 4	5,750
LOT 5	5,750
LOT 6	5,750
LOT 7	5,750
LOT 8	5,750
LOT 9	5,750
LOT 10	5,738
LOT 11	9,135
LOT 12	5,940
LOT 13	5,940
LOT 14	5,940
LOT 15	5,940
LOT 16	5,940
LOT 17	8,108
LOT 18	5,750
LOT 19	5,750
LOT 20	5,748
LOT 21	5,748
LOT 22	5,748
LOT 23	7,668
LOT 24	6,264
LOT 25	5,988
LOT 26	5,912
LOT 27	8,015
LOT 28	7,700
LOT 29	5,750
LOT 30	5,754
LOT 31	5,753
LOT 32	5,753
LOT 33	5,753

LOT AND PARCEL AREA - BLOCK B	
Name	Area (SF)
LOT 34	5,752
LOT 35	5,751
LOT 36	6,554
LOT 37	4,197
LOT 38	3,078
LOT 39	3,078
LOT 40	3,078
LOT 41	3,078
LOT 42	3,078
LOT 43	3,078
LOT 44	4,157
LOT 45	4,491
LOT 46	4,631
LOT 47	4,387
LOT 48	4,043
LOT 49	3,572
LOT 50	3,001
LOT 51	3,000
LOT 52	3,000
LOT 53	3,000
LOT 54	3,000
LOT 55	3,966
LOT 56	3,078
LOT 57	3,078
LOT 58	3,078
LOT 59	3,078
LOT 60	3,966
LOT 61	3,184
LOT 62	3,000
LOT 63	3,000
LOT 64	3,000
LOT 65	3,000
LOT 66	5,293

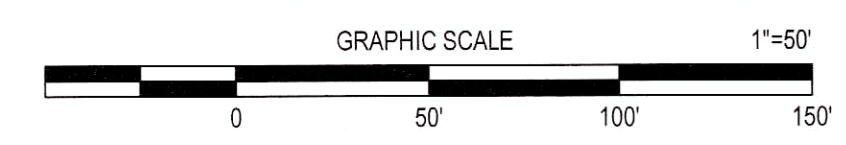
PARCEL A 382,794	PARCEL B 38,593	PARCEL C 76,517
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LOT 67 3,000	LOT 68 3,000	LOT 69 3,000	LOT 70 3,000	LOT 71 3,000	LOT 72 3,579	LOT 73 3,999	LOT 74 3,971	LOT 75 3,180	LOT 76 3,180	LOT 77 3,180	LOT 78 3,916	LOT 79 4,993	LOT 80 4,271	LOT 81 3,864	LOT 82 3,367	LOT 83 3,414	LOT 84 3,461	LOT 85 3,509	LOT 86 3,556	LOT 87 5,816	LOT 88 5,902	LOT 89 5,883	LOT 90 5,861	LOT 91 5,838	LOT 92 5,816	LOT 93 5,793	LOT 94 5,750	LOT 95 5,750	LOT 96 5,750	LOT 97 5,750	LOT 98 5,750	LOT 99 5,750	LOT 100 5,750	LOT 101 5,750	LOT 102 5,750	LOT 103 5,750	LOT 104 5,750	LOT 105 5,750	LOT 106 5,750	LOT 107 5,750	LOT 108 5,750	LOT 109 5,750	LOT 110 5,750	LOT 111 5,750	LOT 112 5,750	LOT 113 5,750	LOT 114 5,750	LOT 115 5,750	LOT 116 5,750	LOT 117 5,750	LOT 118 5,750	LOT 119 5,750	LOT 120 5,750	LOT 121 5,750	LOT 122 5,750	LOT 123 5,750	LOT 124 5,750	LOT 125 5,750	LOT 126 5,750	LOT 127 5,750	LOT 128 5,750	LOT 129 5,750	LOT 130 5,750	LOT 131 5,750	LOT 132 5,750	LOT 133 5,750	LOT 134 5,750	LOT 135 5,750	LOT 136 5,750	LOT 137 5,750	LOT 138 5,750	LOT 139 5,750	LOT 140 5,750	LOT 141 5,750	LOT 142 5,750	LOT 143 5,750	LOT 144 5,750	LOT 145 5,750	LOT 146 5,750	LOT 147 5,750	LOT 148 5,750	LOT 149 5,750	LOT 150 5,750	LOT 151 5,750	LOT 152 5,750	LOT 153 5,750	LOT 154 5,750	LOT 155 5,750	LOT 156 5,750	LOT 157 5,750	LOT 158 5,750	LOT 159 5,750	LOT 160 5,750	LOT 161 5,750	LOT 162 5,750	LOT 163 5,750	LOT 164 5,750	LOT 165 5,750	LOT 166 5,750	LOT 167 5,750	LOT 168 5,750	LOT 169 5,750	LOT 170 5,750	LOT 171 5,750	LOT 172 5,750	LOT 173 5,750	LOT 174 5,750	LOT 175 5,750	LOT 176 5,750	LOT 177 5,750	LOT 178 5,750	LOT 179 5,750	LOT 180 5,750	LOT 181 5,750	LOT 182 5,750	LOT 183 5,750	LOT 184 5,750	LOT 185 5,750	LOT 186 5,750	LOT 187 5,750	LOT 188 5,750	LOT 189 5,750	LOT 190 5,750	LOT 191 5,750	LOT 192 5,750	LOT 193 5,750	LOT 194 5,750	LOT 195 5,750	LOT 196 5,750	LOT 197 5,750	LOT 198 5,750	LOT 199 5,750	LOT 200 5,750	LOT 201 5,750	LOT 202 5,750	LOT 203 5,750	LOT 204 5,750	LOT 205 5,750	LOT 206 5,750	LOT 207 5,750	LOT 208 5,750	LOT 209 5,750	LOT 210 5,750	LOT 211 5,750	LOT 212 5,750	LOT 213 5,750	LOT 214 5,750	LOT 215 5,750	LOT 216 5,750	LOT 217 5,750	LOT 218 5,750	LOT 219 5,750	LOT 220 5,750	LOT 221 5,750	LOT 222 5,750	LOT 223 5,750	LOT 224 5,750	LOT 225 5,750	LOT 226 5,750	LOT 227 5,750	LOT 228 5,750	LOT 229 5,750	LOT 230 5,750	LOT 231 5,750	LOT 232 5,750	LOT 233 5,750	LOT 234 5,750	LOT 235 5,750	LOT 236 5,750	LOT 237 5,750	LOT 238 5,750	LOT 239 5,750	LOT 240 5,750	LOT 241 5,750	LOT 242 5,750	LOT 243 5,750	LOT 244 5,750	LOT 245 5,750	LOT 246 5,750	LOT 247 5,750	LOT 248 5,750	LOT 249 5,750	LOT 250 5,750	LOT 251 5,750	LOT 252 5,750	LOT 253 5,750	LOT 254 5,750	LOT 255 5,750	LOT 256 5,750	LOT 257 5,750	LOT 258 5,750	LOT 259 5,750	LOT 260 5,750	LOT 261 5,750	LOT 262 5,750	LOT 263 5,750	LOT 264 5,750	LOT 265 5,750	LOT 266 5,750	LOT 267 5,750	LOT 268 5,750	LOT 269 5,750	LOT 270 5,750	LOT 271 5,750	LOT 272 5,750	LOT 273 5,750	LOT 274 5,750	LOT 275 5,750	LOT 276 5,750	LOT 277 5,750	LOT 278 5,750	LOT 279 5,750	LOT 280 5,750	LOT 281 5,750	LOT 282 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5,750	LOT 354 5,750	LOT 355 5,750	LOT 356 5,750	LOT 357 5,750	LOT 358 5,750	LOT 359 5,750	LOT 360 5,750	LOT 361 5,750	LOT 362 5,750	LOT 363 5,750	LOT 364 5,750	LOT 365 5,750	LOT 366 5,750	LOT 367 5,750	LOT 368 5,750	LOT 369 5,750	LOT 370 5,750	LOT 371 5,750	LOT 372 5,750	LOT 373 5,750	LOT 374 5,750	LOT 375 5,750	LOT 376 5,750	LOT 377 5,750	LOT 378 5,750	LOT 379 5,750	LOT 380 5,750	LOT 381 5,750	LOT 382 5,750	LOT 383 5,750	LOT 384 5,750	LOT 385 5,750	LOT 386 5,750	LOT 387 5,750	LOT 388 5,750	LOT 389 5,750	LOT 390 5,750	LOT 391 5,750	LOT 392 5,750	LOT 393 5,750	LOT 394 5,750	LOT 395 5,750	LOT 396 5,750	LOT 397 5,750	LOT 398 5,750	LOT 399 5,750	LOT 400 5,750	LOT 401 5,750	LOT 402 5,750	LOT 403 5,750	LOT 404 5,750	LOT 405 5,750	LOT 406 5,750	LOT 407 5,750	LOT 408 5,750	LOT 409 5,750	LOT 410 5,750	LOT 411 5,750	LOT 412 5,750	LOT 413 5,750	LOT 414 5,750	LOT 415 5,750	LOT 416 5,750	LOT 417 5,750	LOT 418 5,750	LOT 419 5,750	LOT 420 5,750	LOT 421 5,750	LOT 422 5,750	LOT 423 5,750	LOT 424 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4-19051
PRELIMINARY PLAN OF SUBDIVISION
LOTS 1-93, PARCELS 'A' THRU 'C', BLOCK 'A', AND LOTS 1-119, PARCELS 'A' THRU 'D', BLOCK 'B'
(BEING A RESUBDIVISION OF PARCEL 'H', BLOCK 'A', AND PARCELS 'A' & 'B', BLOCK 'B')

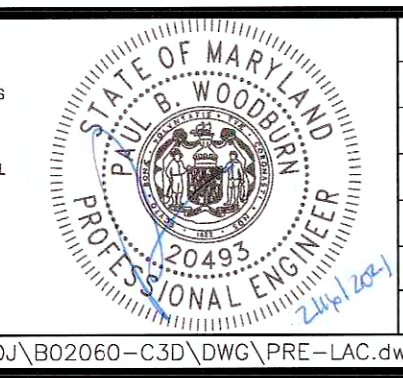
TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
2124 PRIEST BRIDGE DRIVE, SUITE 18
CROFTON, MD 21114

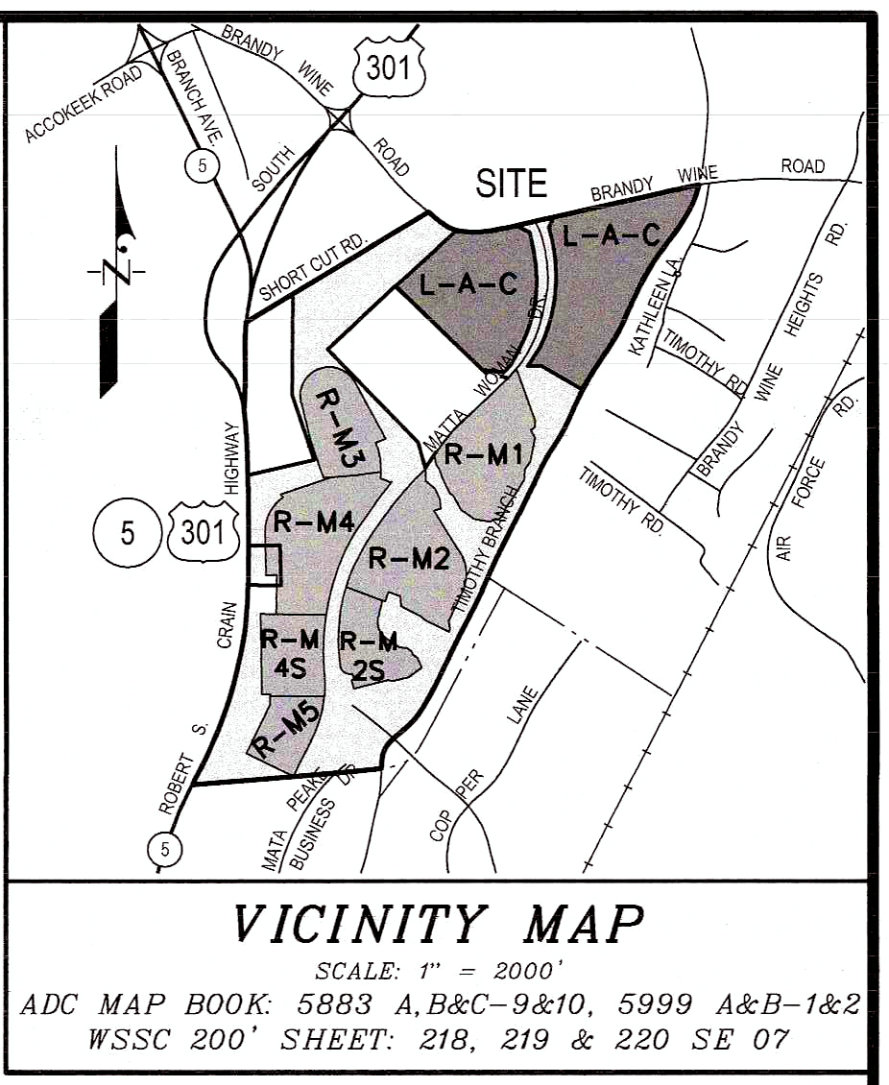
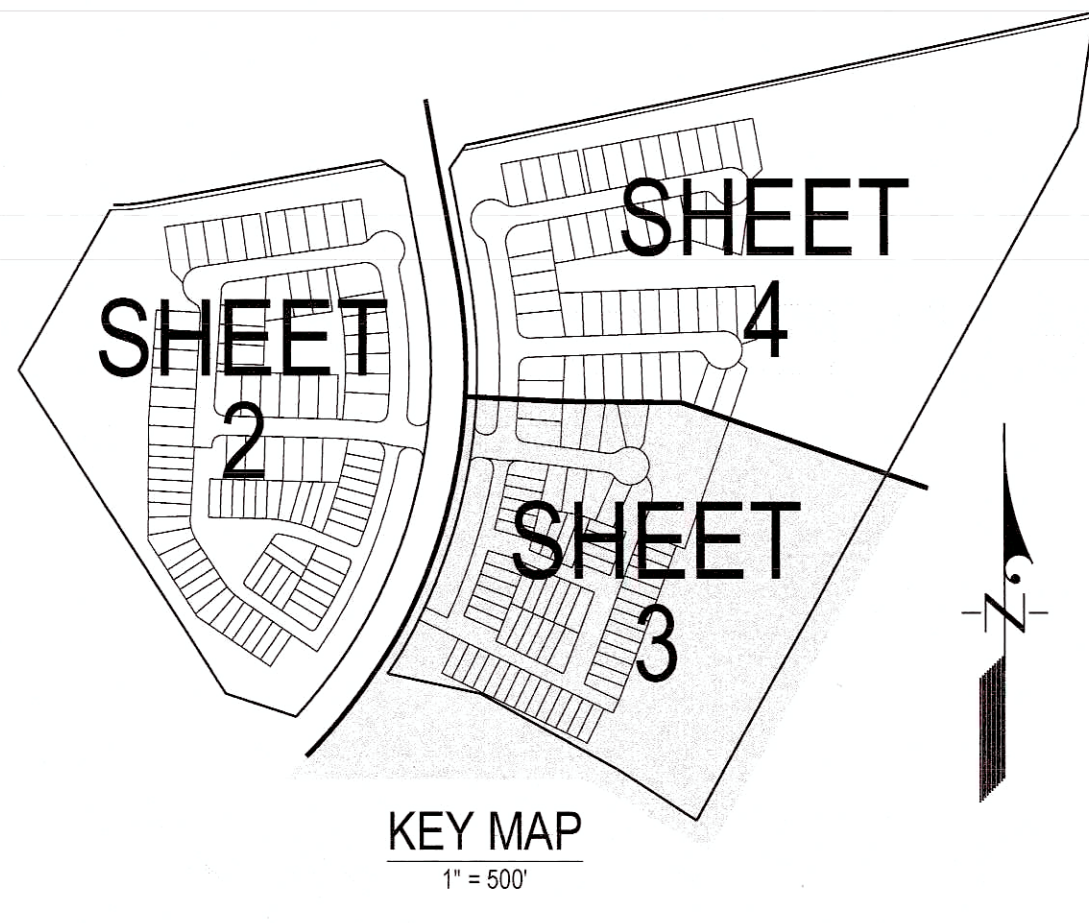
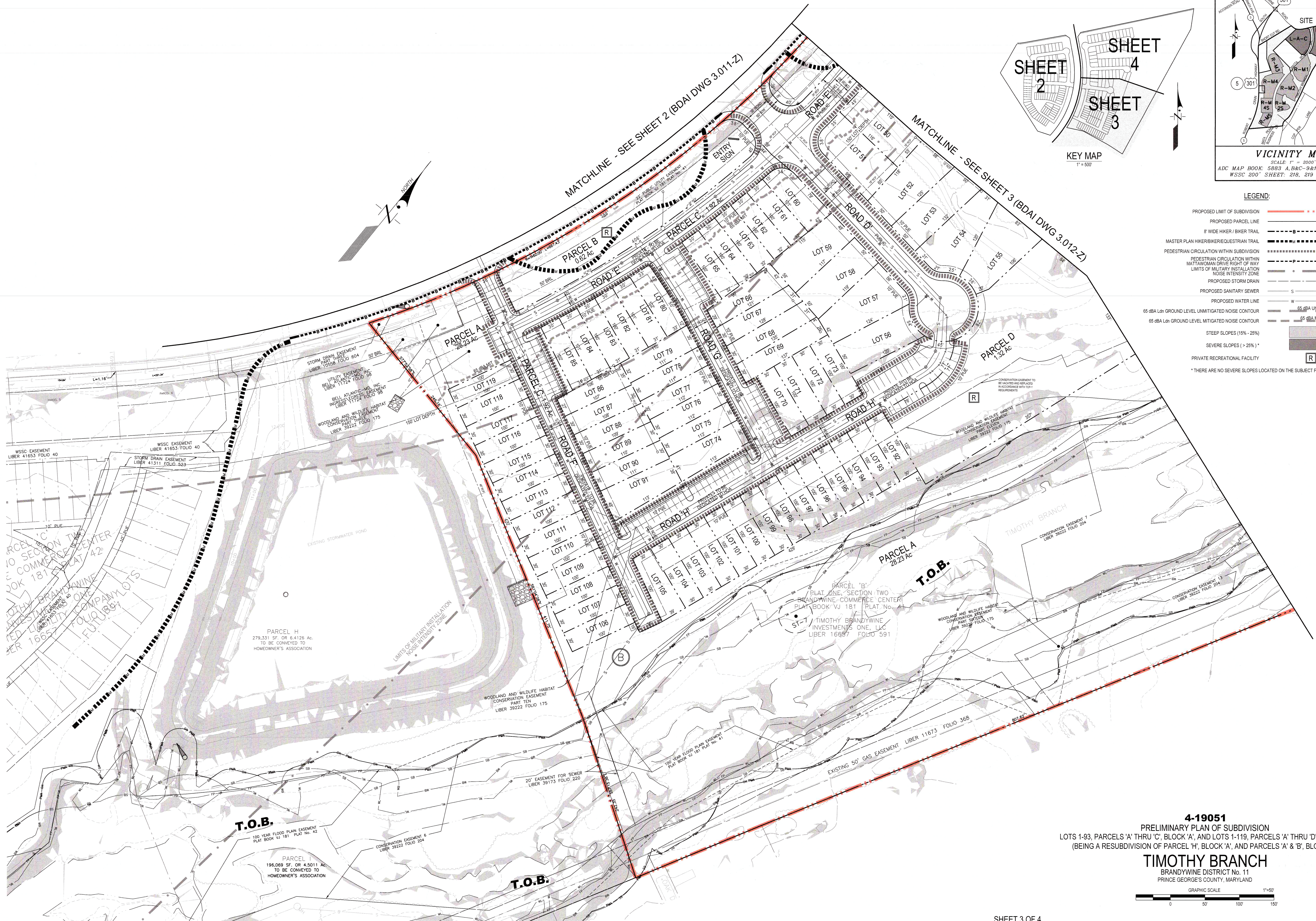
APPLICANT
TIMOTHY BRANCH, INC.
2124 PRIEST BRIDGE DRIVE, SUITE 18
CROFTON, MD 21114

SHEET 2 OF 4



DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
SEPTEMBER 2020	REVISIONS	MAN	SEPTEMBER 2020	REVISIONS	MAN

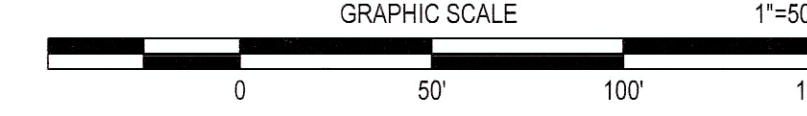
11721 WOODBURY ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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- LEGEND:**
- PROPOSED LIMIT OF SUBDIVISION
 - PROPOSED PARCEL LINE
 - 8' WIDE HIKER / BIKER TRAIL
 - MASTER PLAN HIKER/BIKER/PEDESTRIAN TRAIL
 - PEDESTRIAN CIRCULATION WITHIN SUBDIVISION
 - PEDESTRIAN CIRCULATION WITHIN MATTAWOMAN DRIVE RIGHT OF WAY
 - LIMITS OF MILITARY INSTALLATION
 - NOISE INTENSITY ZONE
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - 65 dBA Ldn GROUND LEVEL UNMITIGATED NOISE CONTOUR
 - 65 dBA Ldn GROUND LEVEL MITIGATED NOISE CONTOUR
 - STEEP SLOPES (15% - 25%)
 - SEVERE SLOPES (> 25%)
 - PRIVATE RECREATIONAL FACILITY
- * THERE ARE NO SEVERE SLOPES LOCATED ON THE SUBJECT PROPERTY

4-19051
PRELIMINARY PLAN OF SUBDIVISION
LOTS 1-93, PARCELS 'A' THRU 'C', BLOCK 'A', AND LOTS 1-119, PARCELS 'A' THRU 'D', BLOCK 'B'
(BEING A RESUBDIVISION OF PARCEL 'H', BLOCK 'A', AND PARCELS 'A' & 'B', BLOCK 'B')

TIMOTHY BRANCH
BRANDYWINE DISTRICT No. 11
PRINCE GEORGE'S COUNTY, MARYLAND

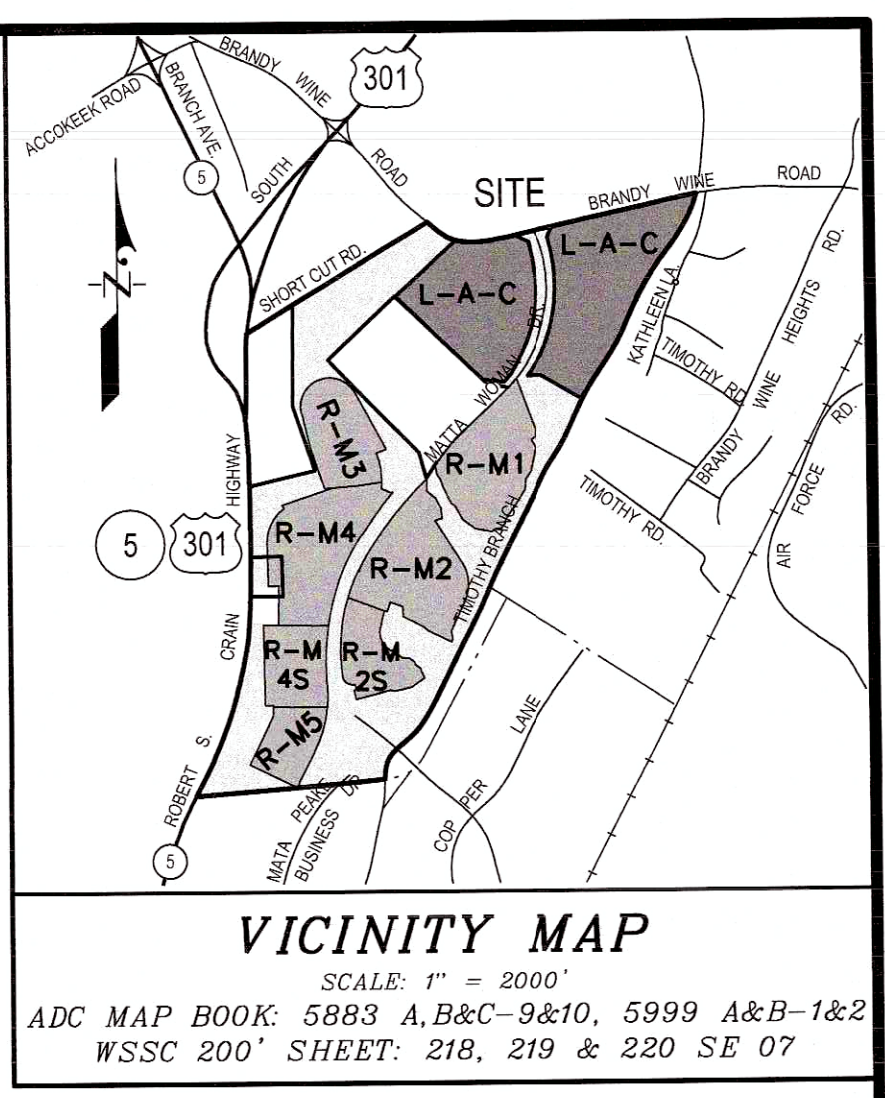


OWNER
TIMOTHY BRANDYWINE INVESTMENTS ONE, LLC
2124 PRIEST BRIDGE DRIVE, SUITE 18
CROFTON, MD 21114

APPLICANT
TIMOTHY BRANCH, INC.
2124 PRIEST BRIDGE DRIVE, SUITE 18
CROFTON, MD 21114

SHEET 3 OF 4

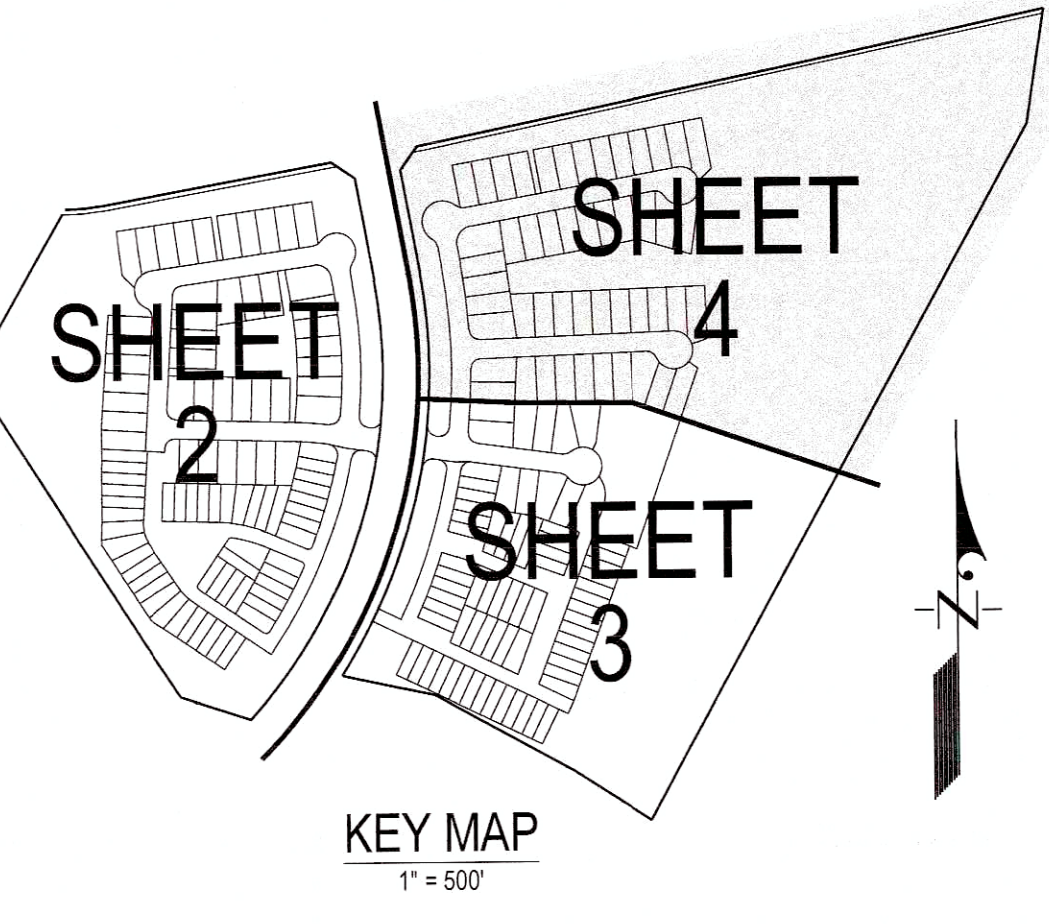
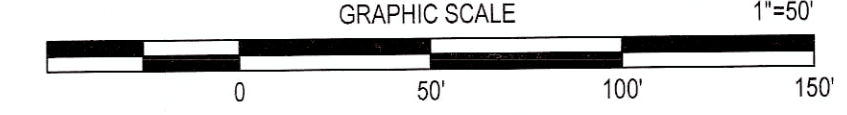
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. PAUL B. WOODWARD, PE LICENSE NO. 8480 EXPIRATION DATE 06/30/2024		11721 WOODBONE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.	
DATE	DESCRIPTION	BY	REVISIONS
SEPTEMBER 2020		CEG MAN PBW	J-B02060
		DATE	3.012-Z



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SHEET 4 OF 4

DATE	DESCRIPTION	BY	REVISIONS
SEPTEMBER 2020		MAN	
SEPTEMBER 2020		PBW	
SEPTEMBER 2020		MAN	

11121 WOODMORE ROAD, SUITE 200
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