

SUFFRAGE POINT SOUTH

PRELIMINARY PLAN OF SUBDIVISION: 4-19053

GENERAL NOTES:

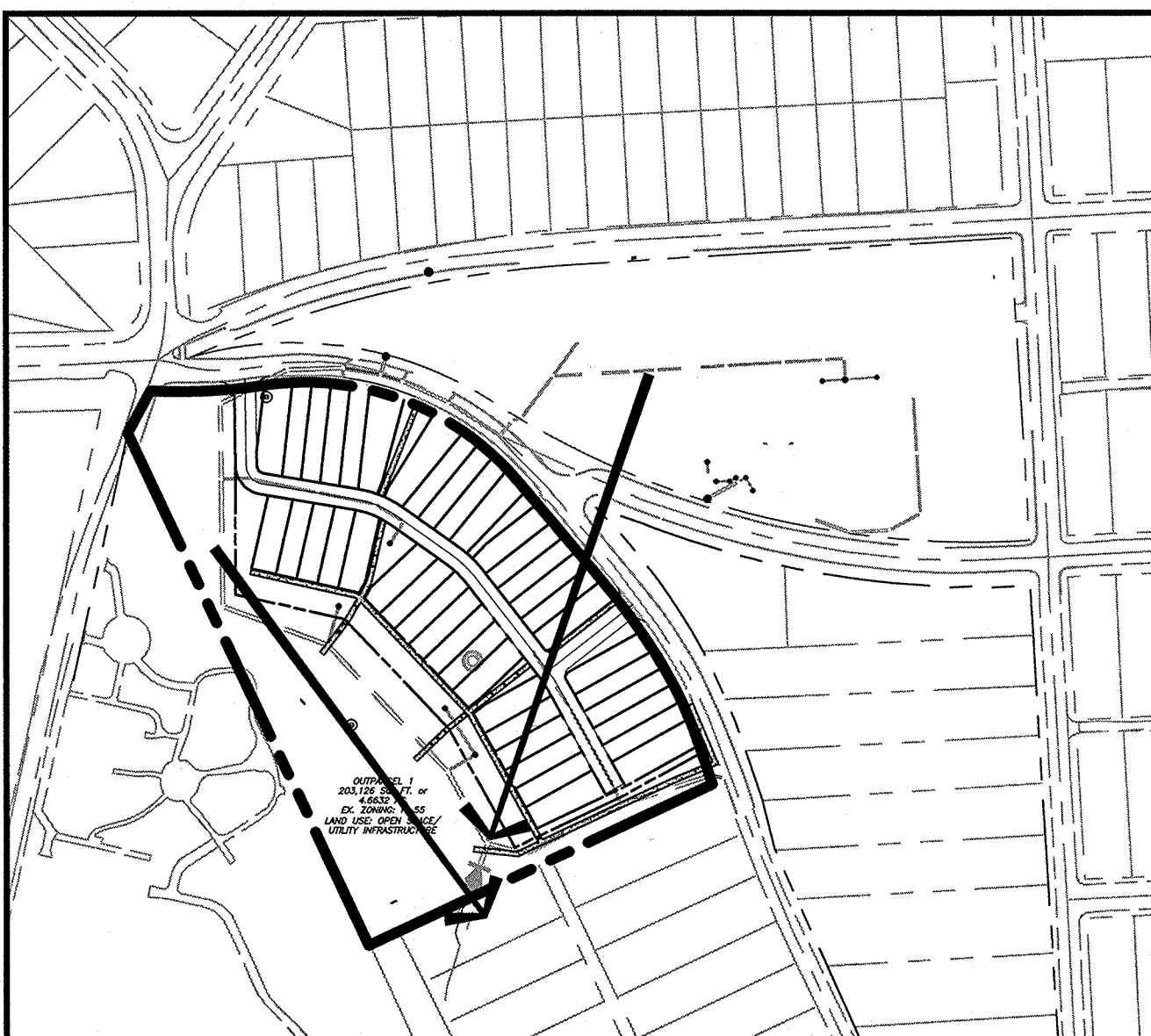
- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, & PLAT NUMBER
 - OUTPARCEL 1; RECORDED IN PLAT BOOK ME 255 PAGE 83
 - L. 42312 F. 541
 - TAX MAP 50 GRIDS A1, B1
- 200 FOOT MAP REFERENCE (WSSC): 206NE03
- PURPOSE OF SUBDIVISION: RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY 41 TOWNHOUSES.
- PRIOR APPROVALS: NRI-047-018; CSP-18002; PPS-4-18001; DSP-18005
- TOTAL ACREAGE: GROSS: 4.66 ACRES
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.71 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.95 ACRES
- ACREAGE OF 100-YEAR FLOODPLAIN: 2.95 ACRES
- ACREAGE OF ROAD/ALLEY DEDICATION: 0.40 ACRES
- EXISTING ZONING/USE: R-55, OPEN SPACE WITH UTILITY INFRASTRUCTURE. REFER TO CSP-18002 FOR CONDITIONS OF ALLOWABLE DEVELOPMENT. THIS PROPERTY IS WITHIN THE D-D-O ZONE.
- PROPOSED USE OF PROPERTY: RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOMES
 - LOTS: 41
 - PARCELS: 4
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 41 TOWNHOMES UNITS
- DENSITY CALCULATION: THE PRELIMINARY PLAN DENSITY OF FOURTY-ONE LOTS (41) IS IN CONFORMANCE WITH CSP-18002 AS APPROVED ON SEPTEMBER 19, 2019 AND SUBSEQUENTLY CERTIFIED.
- MINIMUM LOT SIZE REQUIRED: PER TRADITIONAL NEIGHBORHOOD CHARACTER AREA DDOZ STANDARDS, THE MINIMUM LOT SIZE REQUIRED IS 1,400 SQFT.
- MINIMUM LOT SIZE PROPOSED: 1,752 SF
- MINIMUM LOT WIDTH AT FRONT OF BUILDING LINE AND FRONT OF STREET LINE: 20'
- SUSTAINABLE GROWTH TIER: TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):
 - EXISTING: N/A
 - PROPOSED: N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 10823-2018-00, APPROVED MARCH 22, 2019.
- WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: S-3 & W-3
 - PROPOSED: S-3 & W-3
- AVIATION POLICY AREA (AIRPORT NAME & APAR): NO AVIATION POLICY AREAS ARE KNOWN TO EXIST ON SITE
- MANDATORY PARK DEDICATION: FEE IN LIEU
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: EXEMPT PER WOODLAND CONSERVATION EXEMPTION NUMBER S-193-2020 APPROVED ON DECEMBER 15, 2020
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
- STREAMS: YES
- SOILS BY TYPE: Cgd, Ch, RuB
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: FIELD TOPO BY DEWBERRY ENGINEERS INC. ON FEBRUARY 2018.
- THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 28.23.06.01
- WETLANDS ARE SHOWN ON NRI-047-018, PREPARED BY KLEBASKO ENVIRONMENTAL LLC, IN A STUDY DATED FEBRUARY 2018, RECONFIRMED IN THE FIELD BY MICHAEL J. KLEBASKO OF WETLAND STUDIES AND SOLUTIONS, INC. ON FEBRUARY 2018, AND APPROVED BY MNCPPC ON OCTOBER 31, 2018.
- EXISTING MAJOR IMPROVEMENTS WITHIN 50' OF THE PROPERTY LINE ARE SHOWN.
- EXISTING EASEMENTS ARE SHOWN.
 - WSSC EASEMENT, PART 1, 2, & 3: L. 29181 F.165
- ALL EXISTING PAVEMENT AND RIGHT-OF-WAY ARE SHOWN.
- 10' PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC ROAD RIGHT-OF-WAY IN LOCATIONS AS SHOWN ON PLAN: YES
- BOUNDARY COMPILED BY DEWBERRY, FEBRUARY 2018.
- OWNER & APPLICANT:
OWNER/APPLICANT:
WERREIN WSSC LLC
522 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

CONTACT:
JONATHAN WERREIN
443-510-1274
Jonathan@werreinproperties.com

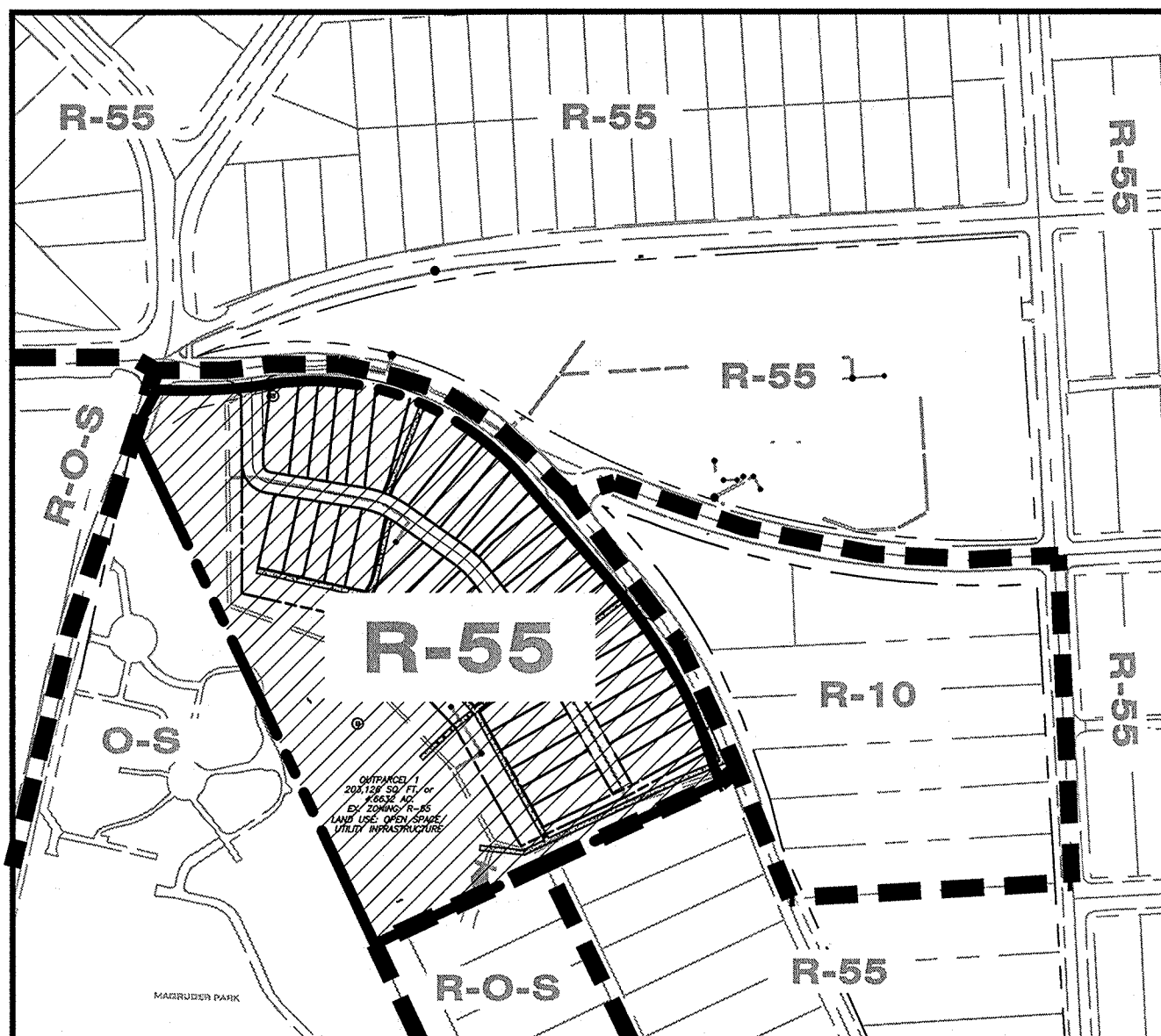


1 LOCATION PLAN
1 PLAN VIEW

SCALE 1" = 100'
0' 100' 200'



2 PROPOSED DRAINAGE AREA MAP DETAIL
1 SCALE: 1"=175'
NOTE: REFER TO SITE DEVELOPMENT CONCEPT PLAN #10823-2018-0



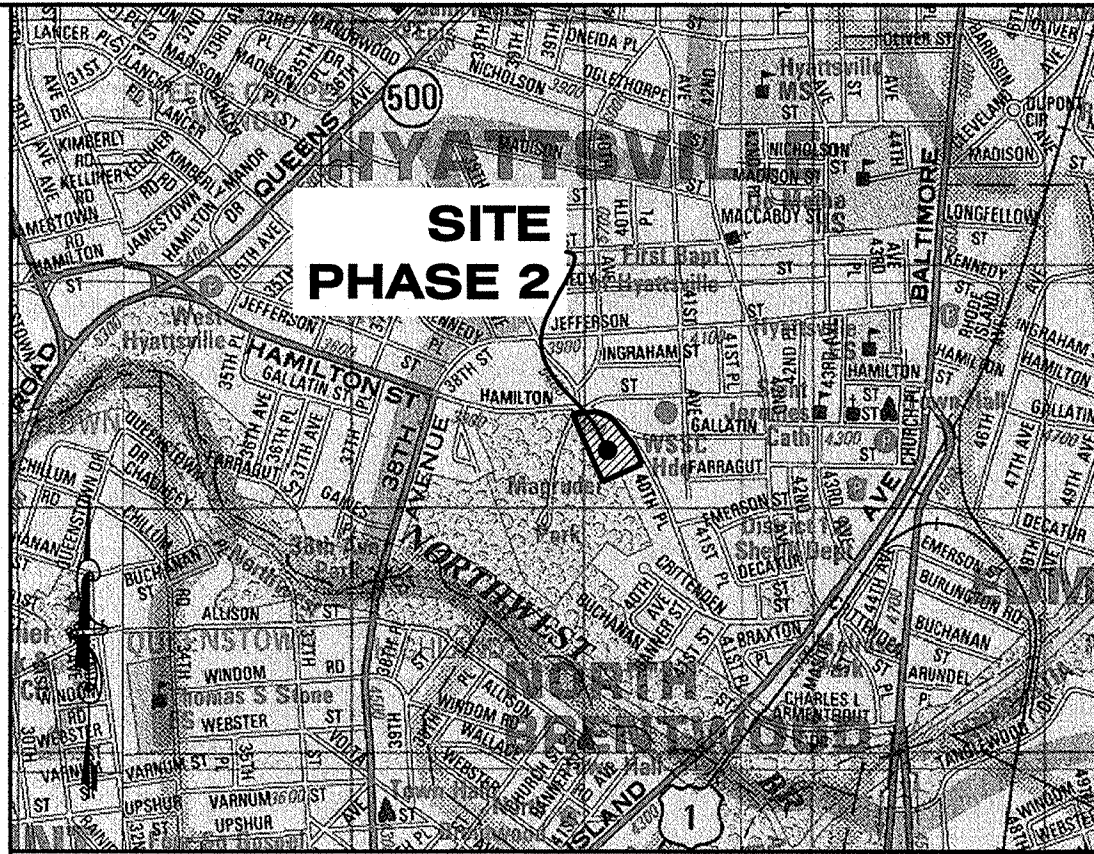
3 ZONING MAP DETAIL
1 SCALE: 1"=175'

LEGEND

- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING GAS LINE
- PRIMARY MANAGEMENT AREA/S' STREAM BUFFER
- EXISTING STREAM
- EXISTING FLOODPLAIN
- EXISTING FLOODPLAIN BUFFER
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED STORM DRAIN
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING SIDEWALK
- EXISTING BUILDING
- APPROVED FLOODPLAIN PPS-10827
- APPROVED FLOODPLAIN EASEMENT PPS-10827
- PROPOSED SUBDIVISION BLOCK
- PROPOSED PARCEL
- PROPOSED LOT NUMBER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT. THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS.
FOR DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2018



VICINITY MAP
SCALE: 1" = 2000'
Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014
PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5409 GRID H8, F8

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS AND REMOVAL PLAN
- PLAN SHEET

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	4.66 AC
EXISTING 100-YEAR FLOODPLAIN	2.95 AC
NET TRACT AREA	1.71 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	0.00 AC
EXISTING PMA	2.95 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	3.00 LF

DEVELOPMENT TYPE SUMMARY

LAND USE	ACRES	LAND PERCENTAGE
RESIDENTIAL	1.91	40.99
OPEN SPACE	2.35	50.43
PUBLIC RIGHT-OF-WAY	0.40	8.58
TOTAL	4.66	100%

SUBDIVISION SUMMARY TABLE

TOTAL NUMBER OF PARCELS	4
NUMBER OF BLOCKS	1
NUMBER OF LOTS	41
AVERAGE PARCEL SIZE	25,833 SQFT
AVERAGE LOT SIZE	2,029 SQFT

PARCEL AREA SUMMARY

BLOCK	PARCEL	SQ. FOOTAGE	ACRES	DESCRIPTION	DEDICATION
B	PARCEL 1	19,558	0.45	OPEN SPACE	HOA
B	PARCEL 2	79,958	1.84	OPEN SPACE & SWM	HOA
B	PARCEL 3	1,979	0.04	OPEN SPACE	HOA
B	PARCEL 4	1,037	0.02	OPEN SPACE	HOA
TOTAL HOA DEDICATION					
TOTAL:	4	102,532	2.35	OPEN SPACE & SWM	HOA



Dewberry
Engineers Inc.
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LANHAM, MD 20708
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301.751.0186 (FAX)
www.dewberry.com

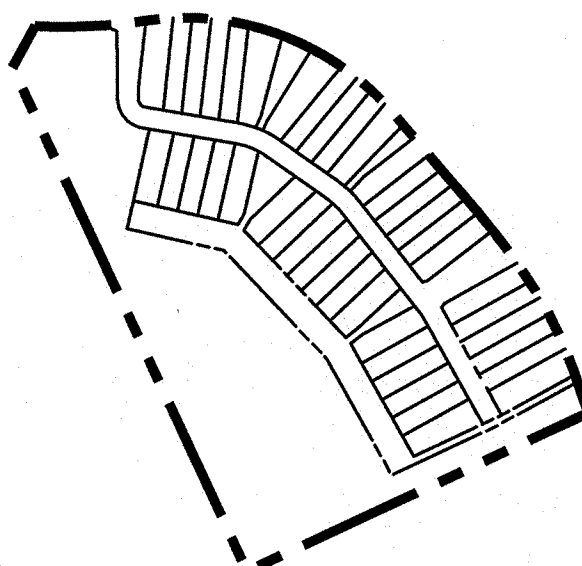
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SUFFRAGE POINT SOUTH
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-19053
PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
TAX MAP 50 GRID A1, B1
200' MAP REFERENCE 206NE03

SEAL

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY ALD
APPROVED BY MLB
CHECKED BY DJS
DATE JANUARY 2021

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50099455

1

SHEET NO. 1 OF 3

A

B

C

D

E

F

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.gis11.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.



LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING GAS LINE
---	PRIMARY MANAGEMENT AREA 75' STREAM BUFFER
---	EXISTING STREAM
---	EXISTING FLOODPLAIN
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	EXISTING STEEP SLOPES 15-25%
---	EXISTING STEEP SLOPES 25% OR GREATER
---	EXISTING STORM DRAIN
---	EXISTING SIDEWALK
---	EXISTING BUILDING
---	APPROVED FLOODPLAIN FPS-10027
---	APPROVED FLOODPLAIN EASEMENT FPS-10027
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED BUILDING RESTRICTION LINE (BRL)
---	PROPOSED STORM DRAIN EASEMENT
---	PROPOSED VSSC RIGHT OF WAY
---	PROPOSED SWM EASEMENT
---	PROPOSED SIDEWALK
---	PROPOSED SUBDIVISION BLOCK
---	PROPOSED PARCEL
---	PROPOSED LOT NUMBER

PARCEL A1
8

NOTE:
ALL PARCELS HAVE A PROPOSED USE OF OPEN SPACE/ SWM WITH DEDICATION TO THE HOA.

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FOR DEWBERRY ENGINEERS INC.

Michael D. Davis
MICHAEL D. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2018



NOT FOR CONSTRUCTION

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: ALD
APPROVED BY: MLB
CHECKED BY: DJS
DATE: JANUARY 2021

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET**

DEWBERRY JOB NO. 50099455

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PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
TAX MAP 50 GRD A1 B1
2007 MAP REFERENCE 200NE03

