









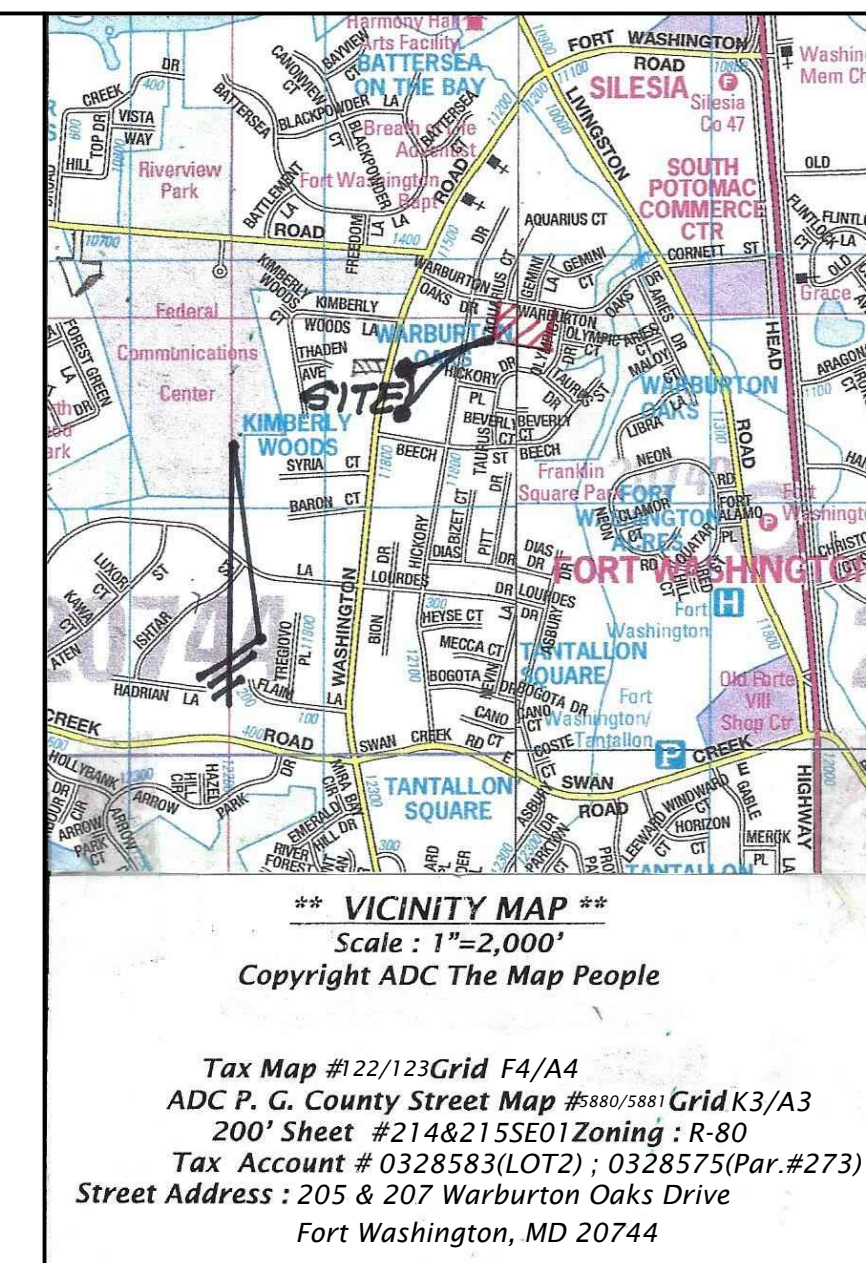
	Property Boundary
	Centerline
	Existing Fence Line
	Existing Improvements
	Existing 2' Contour Line
	Existing 10' Contour Line
	10' Public Utility Easement
	Public Water
	Public Sewer
	Woodline
	Steep Slopes (15% or Greater)
Br.	Brick
Cov.	Covered
w/	with
Bsm't	Basement
No.	Number
du	Dwelling Units
C/S	Concrete Slab



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REGISTRATIONS
MD # 10833
DCLS # 900860

REVISIONS
Removed Well & Revised Acreage-05/15/2020
Revised Note # 13 & 14. 06/03/2020
Revised Plan per MNCPC&PC 07/08/2020

5TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND.

4-20009
MINOR PRELIMINARY PLAN OF SUBDIVISION

LOTS 3, 4 & 5, BLOCK "I"
HURLEY'S ADDITION TO
FRANKLIN SQUARE
(RESUBDIVISION OF LOT 2, BLOCK "I", FRANKLIN SQUARE, Plat Book NLP 115 @
Plat No. 89 & Prop. Of Fred I. & James M. Hurley L. 39507 F. 255 Par. # 273)

A number line is shown with tick marks at -50, 0, 50, 100, and 200. The line is divided into segments by these tick marks. The segments are shaded in a checkerboard pattern: the segment from -50 to 0 is white, 0 to 50 is black, 50 to 100 is white, and 100 to 200 is black.

**FRED HURLEY, JR. and
JAMES M. HURLEY**
205 Warburton Oaks Drive
Ft. Washington, MD 20744
301-292-1523 (Fred)
1-410-730-8584 (James)



- ~~~ NOTES ~~~
1. Existing Parcel lot, deed description/Liber folio and Plat Number Hurley's Addition to Franklin Square, Lot 2, Block "I", Plat Book NLP 115 @ Plat No. 89 & The Property of Fred J. Hurley, Jr. and James M. Hurley, Liber 39507 at Folio 255
 2. Tax Map: 122/123 Grid: F-4/A-4
 3. 200 Foot Map Reference: 214 SE 01 & 215 SE 01
 4. Purpose of Subdivision: The purpose of this subdivision is to take the existing one lot and one parcel and change it to 3 lots.
 5. Stormwater Concept Approval: SWM #18699-2019-0
 6. Total Acreage: Net/Gross: 5.0005 Acres Zoning: 5.0005 Acres
 7. Net Developable Area outside of PMA: 5.0005 Acres
 8. Acreage of Environmental Regulated Features: 0 Acres
 9. Acreage of 100-Year Floodplain: 0 Acres
 10. Acreage of Road Dedication: 0 Acres
 11. Existing Zoning: R-80 One-Family Detached Residential
 12. Existing Use: 2 Existing Single Family Dwellings
 13. Proposed Use of Property: 2 Existing Single Family Dwellings and No additional dwelling proposed at this time.
 14. Breakdown of Proposed Dwelling Units by Type:
None proposed at this time.
 15. Density Calculation: 1.67 du per acre
 16. Minimum Lot Size: 9,500 SF
 17. Minimum Lot Width at Front Building Line: 75 Feet
Minimum Lot Width at Front Street Line: 50 Feet
 18. Sustainable Growth Tier: Tier 1
 19. Center or Corridor location: No
 20. Existing and Proposed Gross Floor Area (non-residential only): N/A
 21. Stormwater Management Concept Number and Approval Date:
SWM #18699-2019-0 and Approved on 03/16/2020
 22. Water/Sewer Category Designation:
Water Category: W-3
Sewer Category: S-3
 23. Aviation Policy Area: N/A
 24. Mandatory Park Dedication: N/A
 25. Cemeteries: N/A
 26. Historic Sites: N/A
 27. Type One Conservation Plan:
Current Tree Conservation Plan Type-1 Plan under Review
 28. Chesapeake Bay Critical Area: No
 29. Wetlands: No
 30. Streams: No
 31. Soils: Provided on NRI Plan
 32. In or Adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No
 33. There are no potential military installation overlay zones on site.
 34. Lot Coverage
Lot 3: 14.6% Lot Coverage
Lot 4: 22.87% Lot Coverage
Lot 5: 0% Lot Coverage
 35. Square Footage of Existing Dwellings
#205: 1,770 Square Feet
#207: 2,482 Square Feet