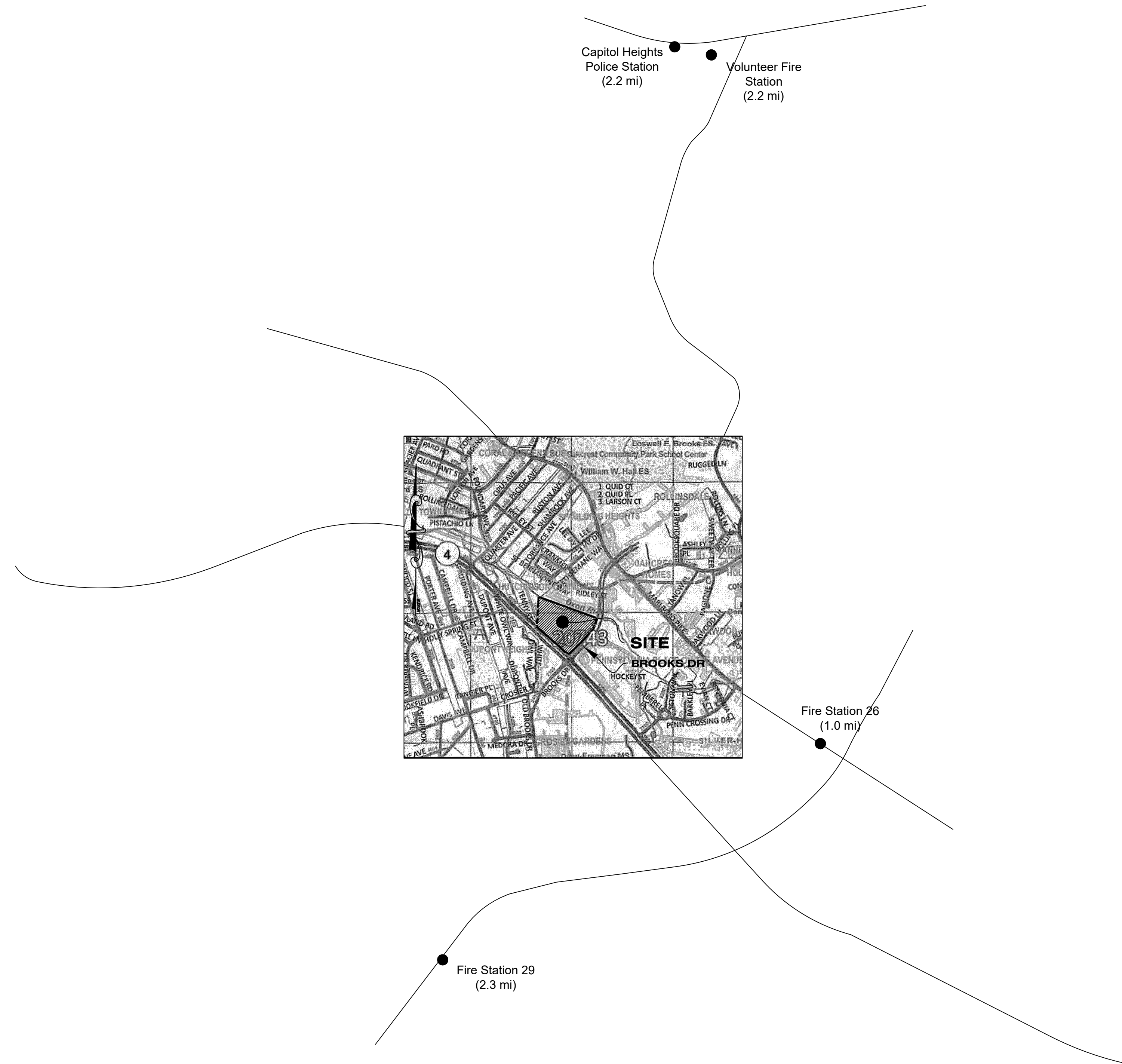
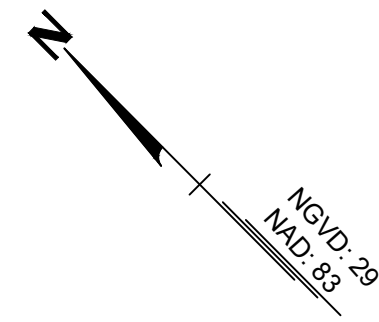


PRELIMINARY PLAN #4-20031

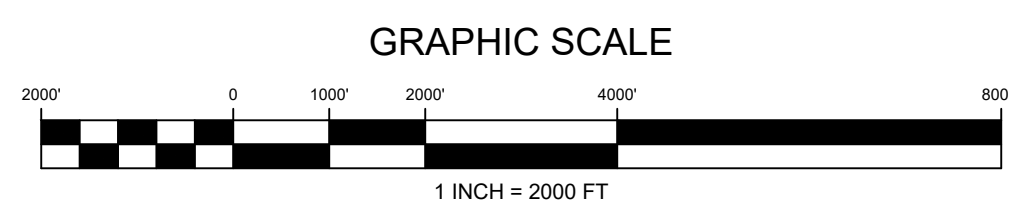
BROOKS DRIVE PROPERTY

6th ELECTION DISTRICT - SPAULDINGS
PRINCE GEORGE'S COUNTY, MARYLAND



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CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction



REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:
Oakcrest West LLC
C/O Scott Management Inc.
300 N Lee St
SUITE 200
Alexandria, VA 22314-2658

BROOKS DRIVE PROPERTY

TAX MAP 80 GRID F1
200 FOOT MAP 203SE05
ELECTION DISTRICT No. 6
SPAULDINGS, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: NAT BALLARD		
RELEASE FOR ☐		
BY: _____	DATE: _____	

PRELIMINARY PLAN
4-20031
VICINITY MAP

PROFESSIONAL
CERTIFICATION

*I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 40787
EXPIRATION DATE: 6/19/21

SCALE:
1" = 2000'

JOB No. 1283E

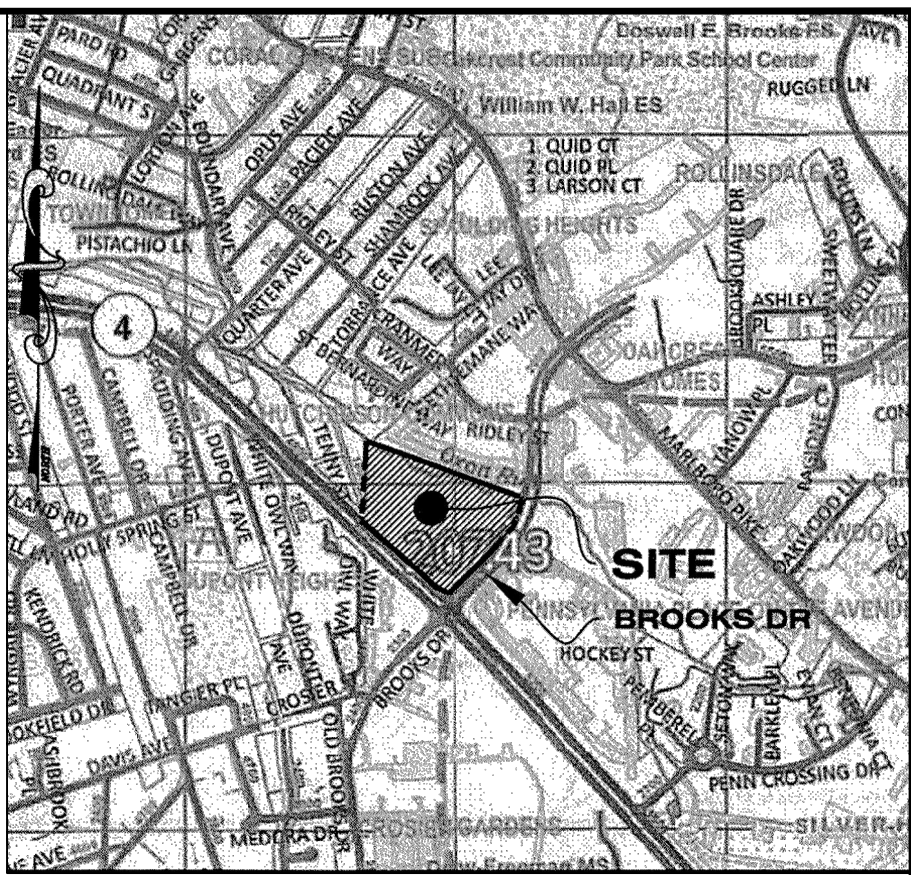
DATE: OCT. 2020

SHEET No. 1 of 2

PRELIMINARY PLAN #4-20031

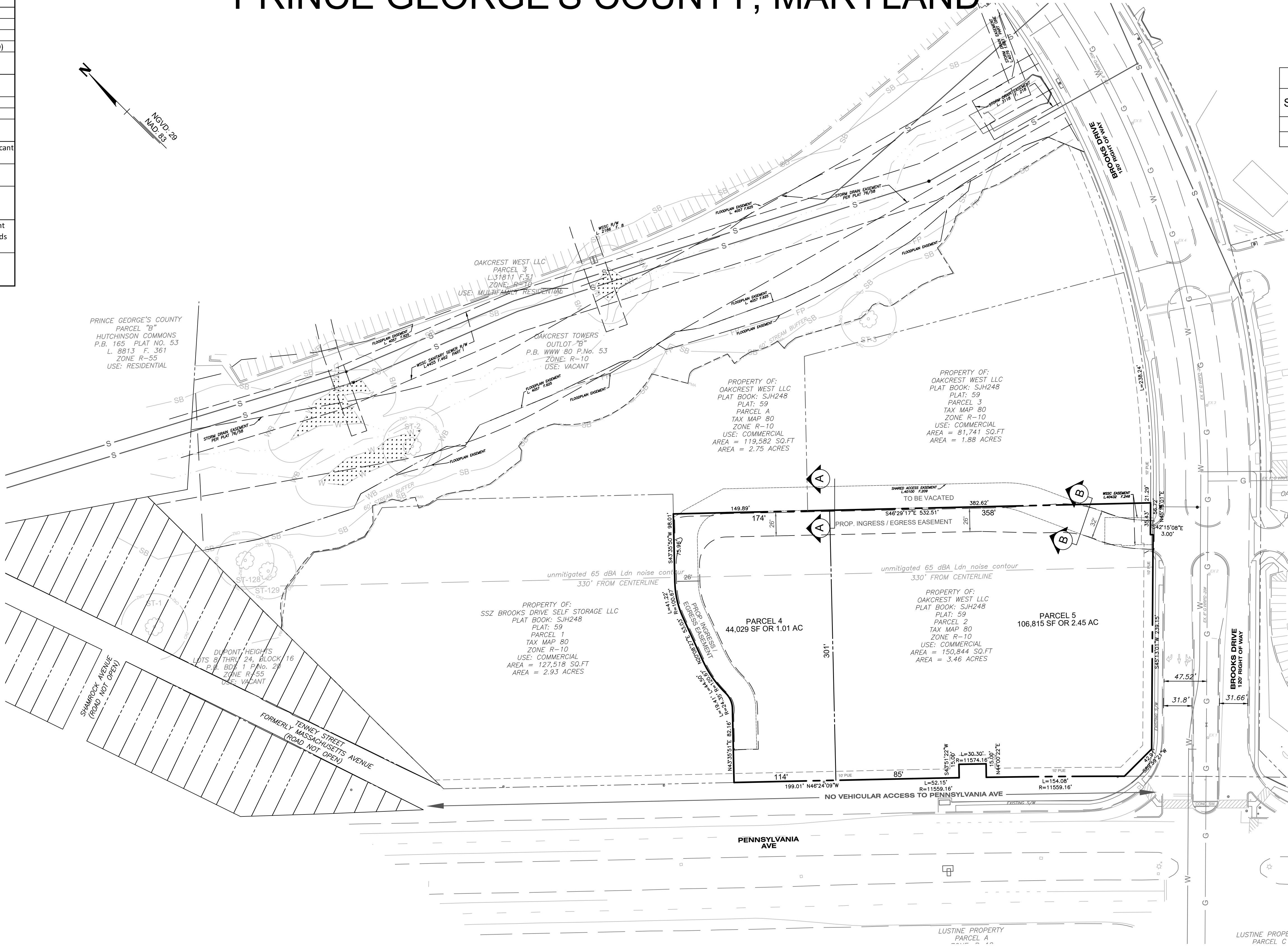
BROOKS DRIVE PROPERTY

6th ELECTION DISTRICT - SPAULDINGS
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
1" = 200'

GENERAL NOTES	
1 The proposed project is named:	Brooks Drive South
2 The subject property consists of the following:	Parcel 2 (Plat Book SJH248, Page 59) OSP-15038; OSP-16037; DSP-16037-01; NRI-027-12; 4-12002, 4-16018; TCP1-001-13; TCP1-001-13-01; TCP2-005-2016;
3 The prior approvals are as listed:	3.46 Acres
4 The subject property proposes:	R-10 (Multifamily High Density Residential)
5 The subject property is currently zoned:	Business Advancement and food Access Infill
6 The proposed use of this property is:	2 Parcels
7 This subdivision proposes:	None
8 Breakdown of proposed dwelling units by type:	Existing Gross Floor Area - 8,619 sf Parcel 4- Fast Food - 3,000 sf Parcel 5- Convenience Store - 5,619 sf
9 Gross floor area of existing and proposed:	2035E05
10 200 foot map reference number:	Tax map 80, grid F1
11 Tax map number and grid:	NO
12 Aviation Policy Area:	W-3 / S-3
13 Existing Water/Sewer Designation:	W-3 / S-3
14 Proposed Water/Sewer Designation:	#61317-2016-02 Approval Date: 06/5/2020
15 Stormwater Management concept plan number:	YES - Along all public right of ways
16 10-foot public utility easement along all rights-of-way:	N/A
17 Mandatory park dedication:	NO
18 Cemeteries on or contiguous to the property:	NO
19 Historic sites in or in the vicinity of the property:	TCP2-005-2016 (APPROVED); TCP2-005-2016-01 (APPROVED)
20 Type Two Conservation Plan:	NO
21 Wetlands:	NO
22 Streams:	NO
23 100-year floodplain:	NO
24 Within Chesapeake Critical Bay Area (CBCA):	NO
25 Source of topography:	The topography shown on this plan heron from aerial topography survey, March 2011.
26 Applicant:	Oakcrest West, LLC C/O Scott Management Inc. is the applicant for the subject property
27 The 65dBA falls within the limits of this application	Yes, the 65dBA contour shown is from MNCPPC data and is 330' from the centerline of Pennsylvania Ave MD-4
28 In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust organization	NO
29 During demolition/construction phases of the project, no dust shall be allowed to cross over property lines and impact adjacent properties. The applicant shall conform to construction activity dust control requirements specified in 2011 Maryland Standards and Specifications for soil erosion and sediment control.	
30 The following noise control procedures are to be implemented during the construction phase of the project: no construction noise shall be allowed to adversely impact activities on adjacent properties. The Applicant shall conform to the construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County code.	

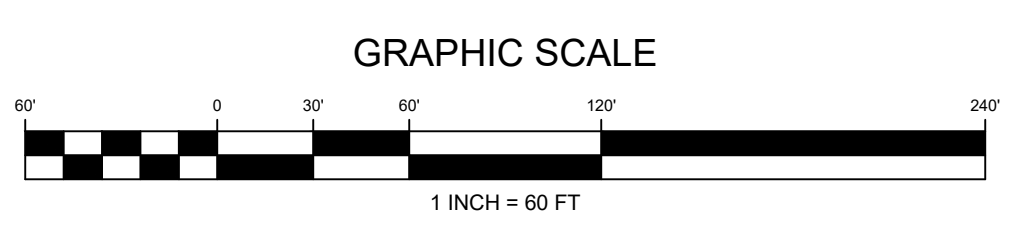
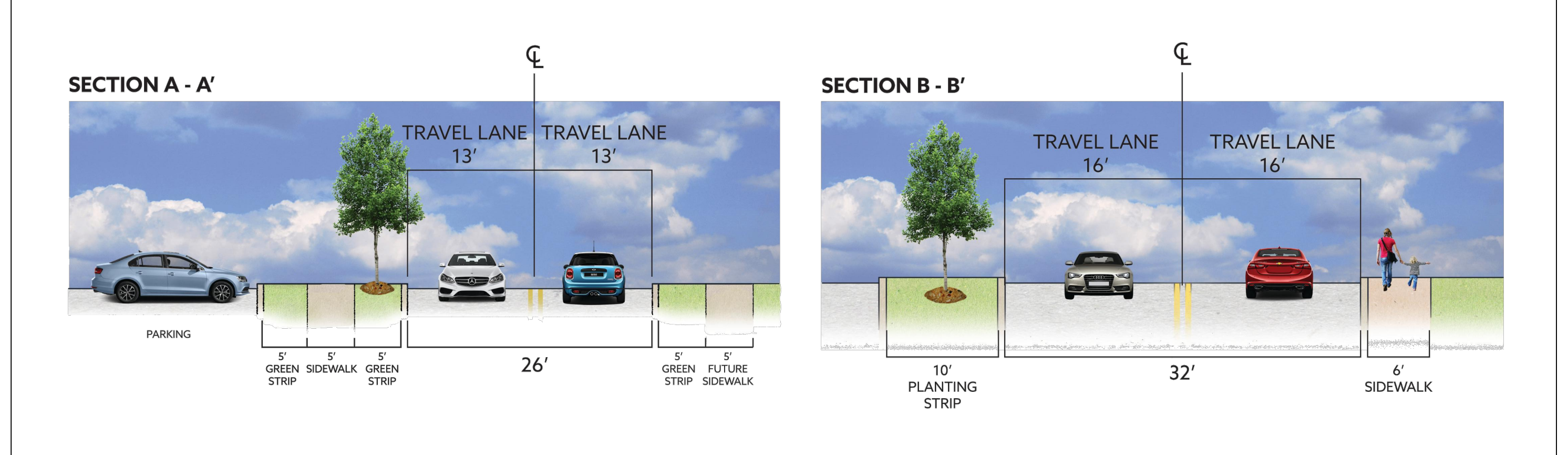


SITE STATISTICS	
GROSS TRACT AREA	3.46 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	3.46 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	3.46 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF

DEVELOPMENT SUMMARY TABLE			
LAND USE	ACRES	LAND PERCENTAGE	
COMMERCIAL	2.57	74%	
OPEN SPACE	0.89	26%	
TOTAL	3.46	100%	

PARCEL AREA SUMMARY TABLE				
LOT/PARCEL	S.F.	ACRES	DESCRIPTION	DEDICATION
PARCEL 4	44,029	1.01	COMMERCIAL	PRIVATE
PARCEL 5	106,815	2.45	COMMERCIAL	PRIVATE
TOTAL	150,844	3.46		

LEGEND:	
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. ESMT
---	EX. BLDG
---	EX. SIDEWALK
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. WETLAND
---	EX. WETLAND BUFFER
---	EX. PRIMARY MGMT AREA/STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA/FLOODPLAIN
---	EX. FLOODPLAIN BRL
---	EX. POND
---	EX. UNMITIGATED 65 DB LINE
---	PR. R.O.W.
---	PR. LOT LINE
---	PR. BLDG
---	PR. SIDEWALK
---	PR. PARKING STRIPING
---	PR. FACE OF CURB
---	PR. BACK OF CURB
---	PR. ROAD PAVEMENT
---	PR. SEWER
---	PR. WATER
---	PR. STORM DRAIN
---	PR. PUE
---	PR. EASEMENT
---	PR. WOOD FENCE
---	PR. ORNAMENTAL FENCE
---	REQUIRED LOT DEPTH
---	WETLAND



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PRELIMINARY PLAN OF SUBDIVISION 4-20031
WSSC MAP 203SE05
TAX MAP 80, GRID F1

PRELIMINARY PLAN 4-20031

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SHEET No. 2 OF 2