

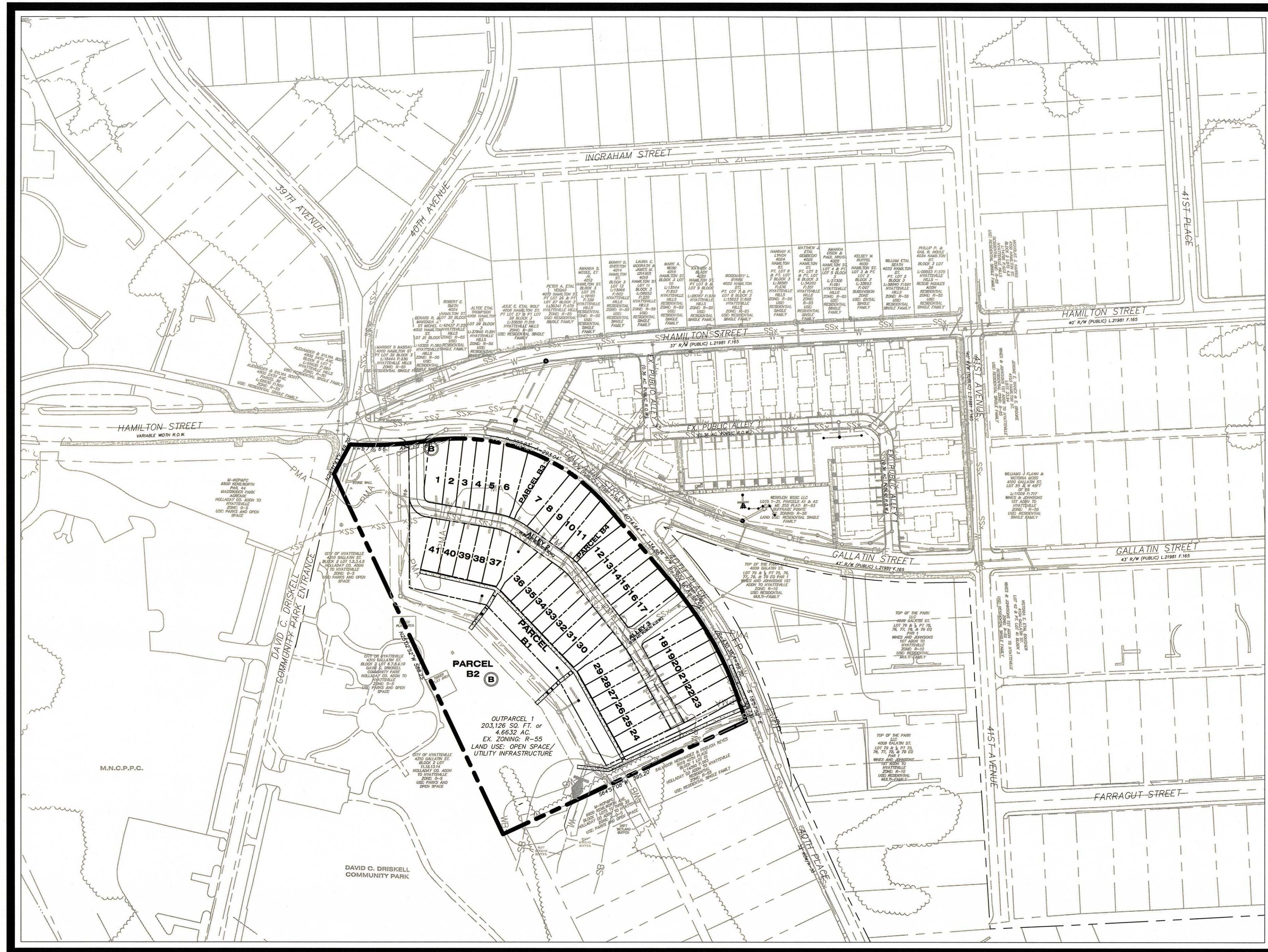
SUFFRAGE POINT

PRELIMINARY PLAN OF SUBDIVISION: 4-21052

GENERAL NOTES:

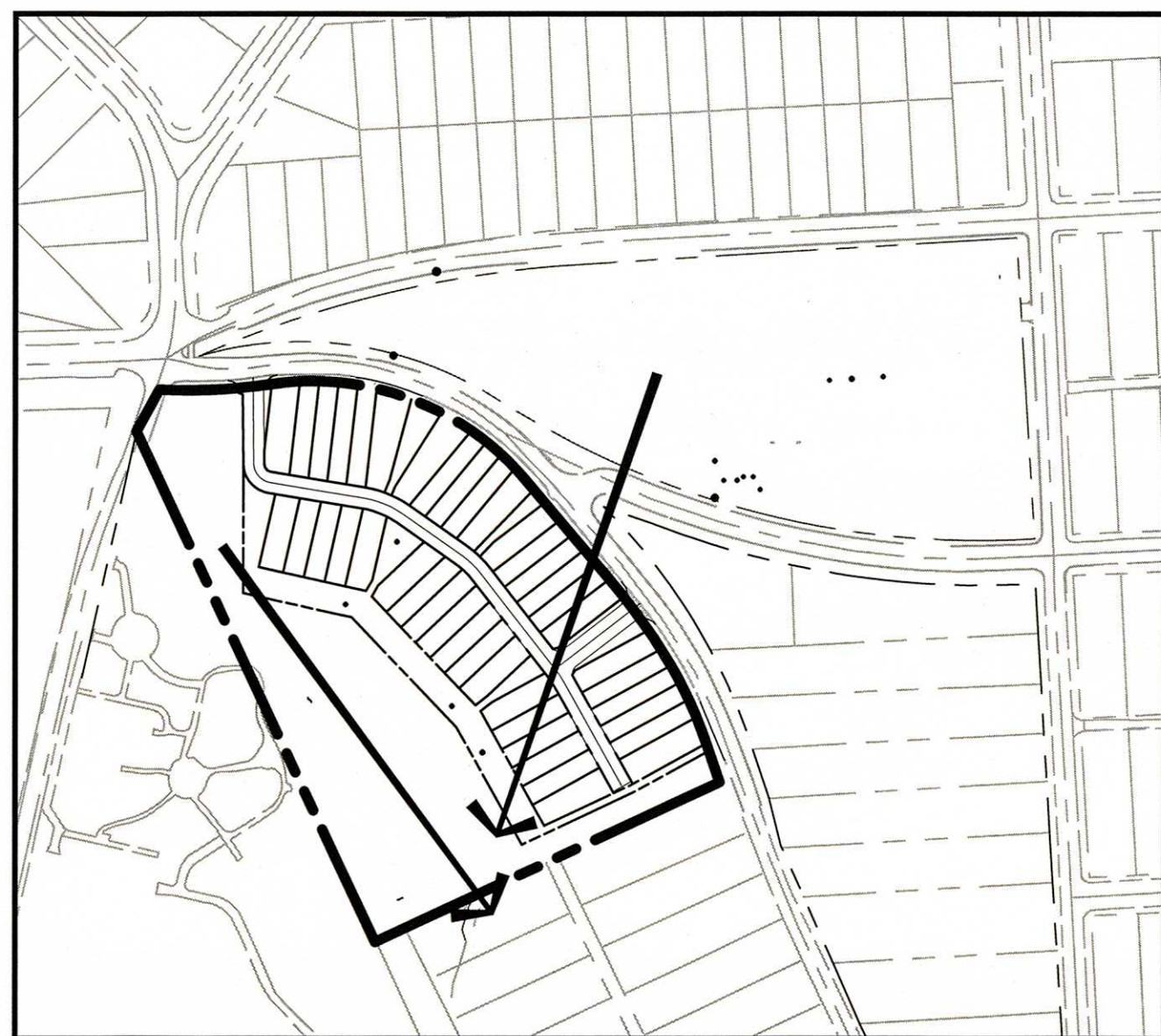
- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, & PLAT NUMBER
 - OUTPARCEL 1; RECORDED IN PLAT BOOK ME 285 PAGE 83
 - L. 42312 F. 541
 - TAX MAP 50 GRIDS A1, B1
- 200 FOOT MAP REFERENCE (WSSC); 206NE03
- PURPOSE OF SUBDIVISION: RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY 41 TOWNHOUSES.
- PRIOR 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-D 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 FORTY-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 & APA#): 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: C&D, 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 26.23.06.01
- WETLANDS ARE SHOWN ON NRI-047-018, PREPARED BY KLEBASCO ENVIRONMENTAL LLC, IN A STUDY DATED FEBRUARY 2018, RECONFIRMED IN THE FIELD BY MICHAEL J. KLEBASCO 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:
WERRLEIN WSSC LLC
522 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

CONTACT:
JONATHAN WERRLEIN
443-510-1274
Jonathan@werrleinproperties.com

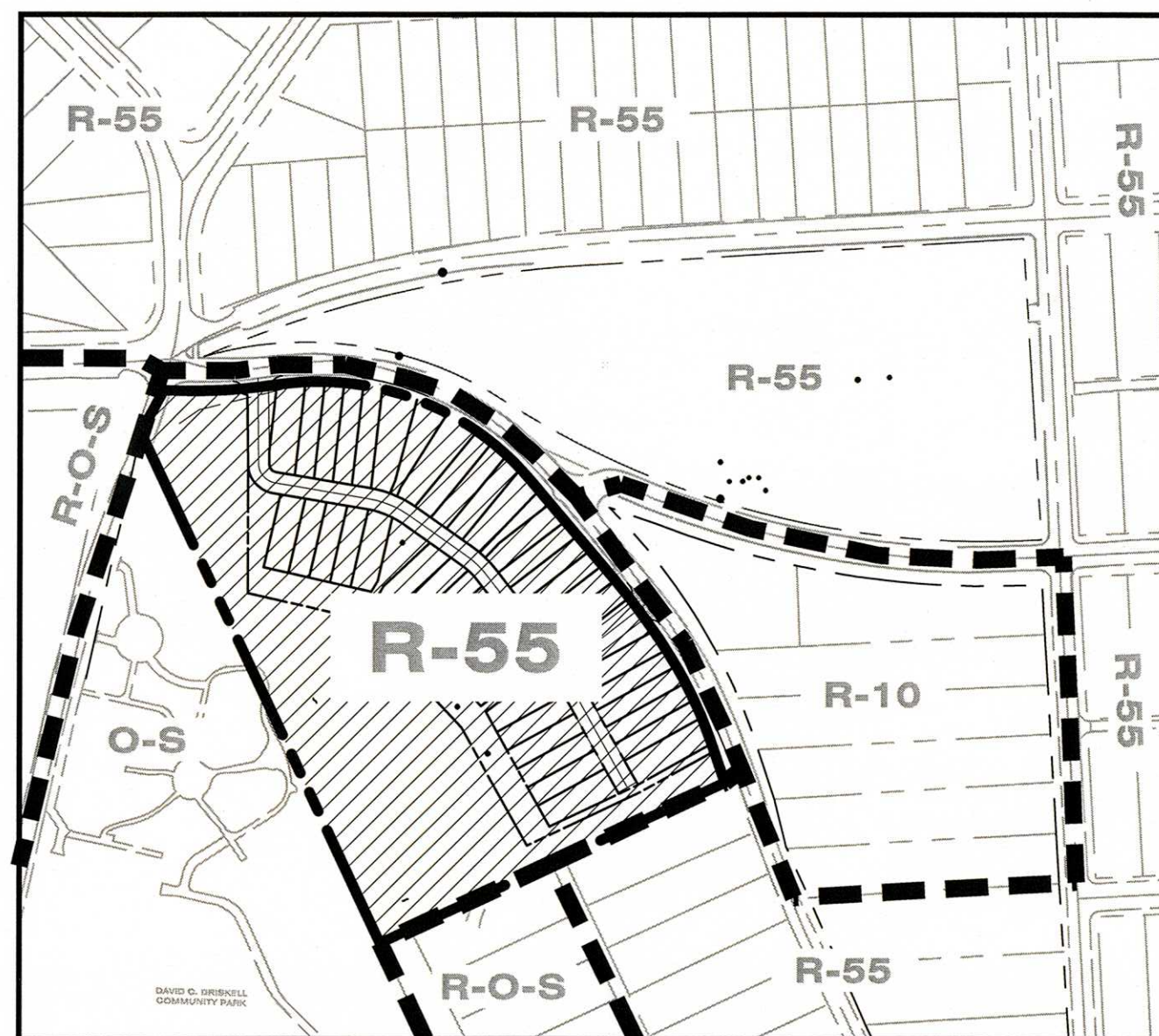


1 LOCATION PLAN
1 PLAN VIEW

SCALE 1" = 100'



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

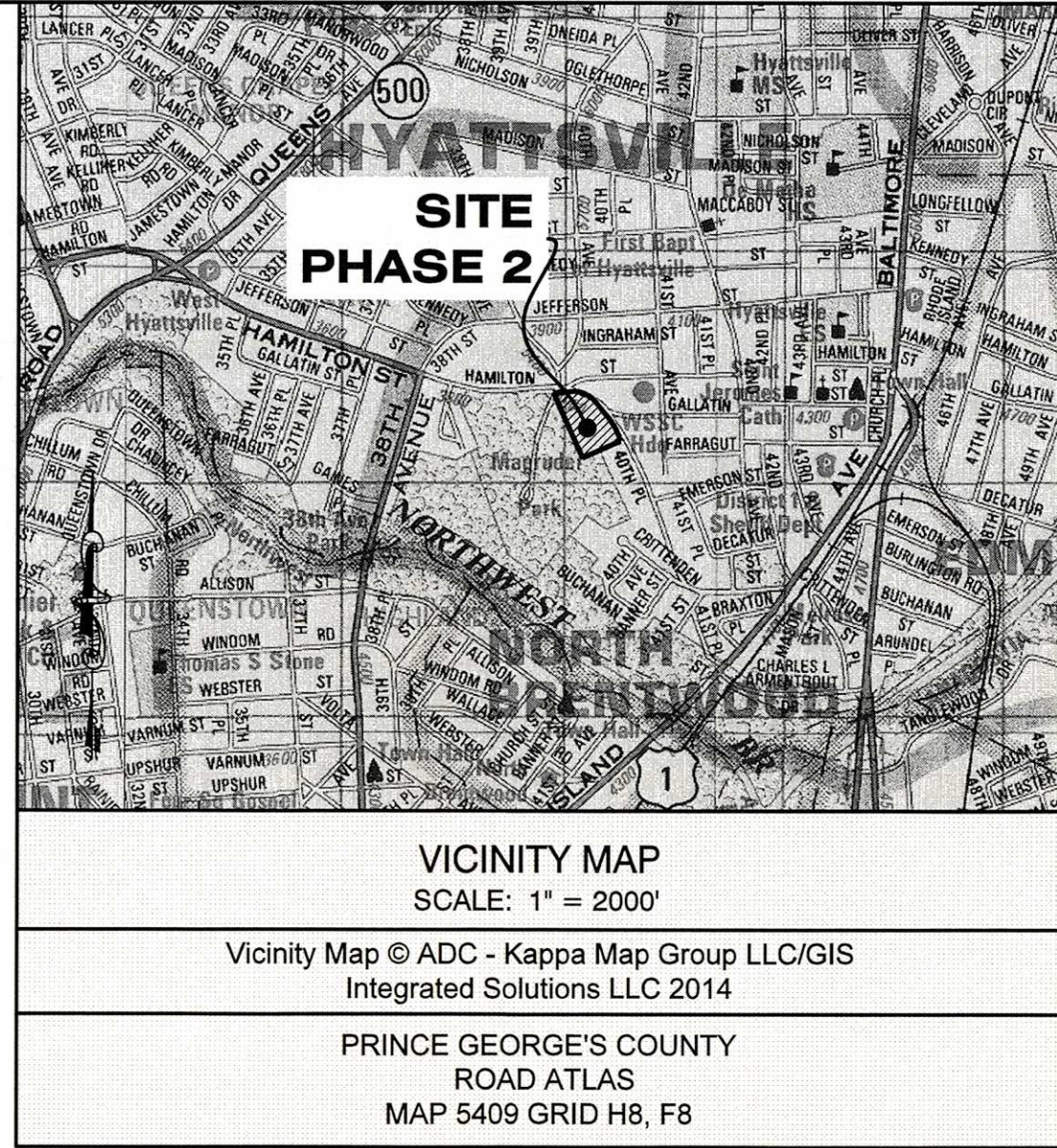


3 ZONING MAP DETAIL
1 SCALE: 1"=175'

LEGEND	
	EXISTING BOUNDARY
	EXISTING ADJACENT PROPERTY
	EXISTING GAS LINE
	PRIMARY MANAGEMENT AREA/75' 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 FFS-10827
	APPROVED FLOODPLAIN EASEMENT FFS-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 J. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/30/2022



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.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.751.5551
301.751.0188 (FAX)
www.dewberry.com

APPLICANT

WERRLEIN WSSC LLC
522 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

CONTACT

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SUFFRAGE POINT
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-21052
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

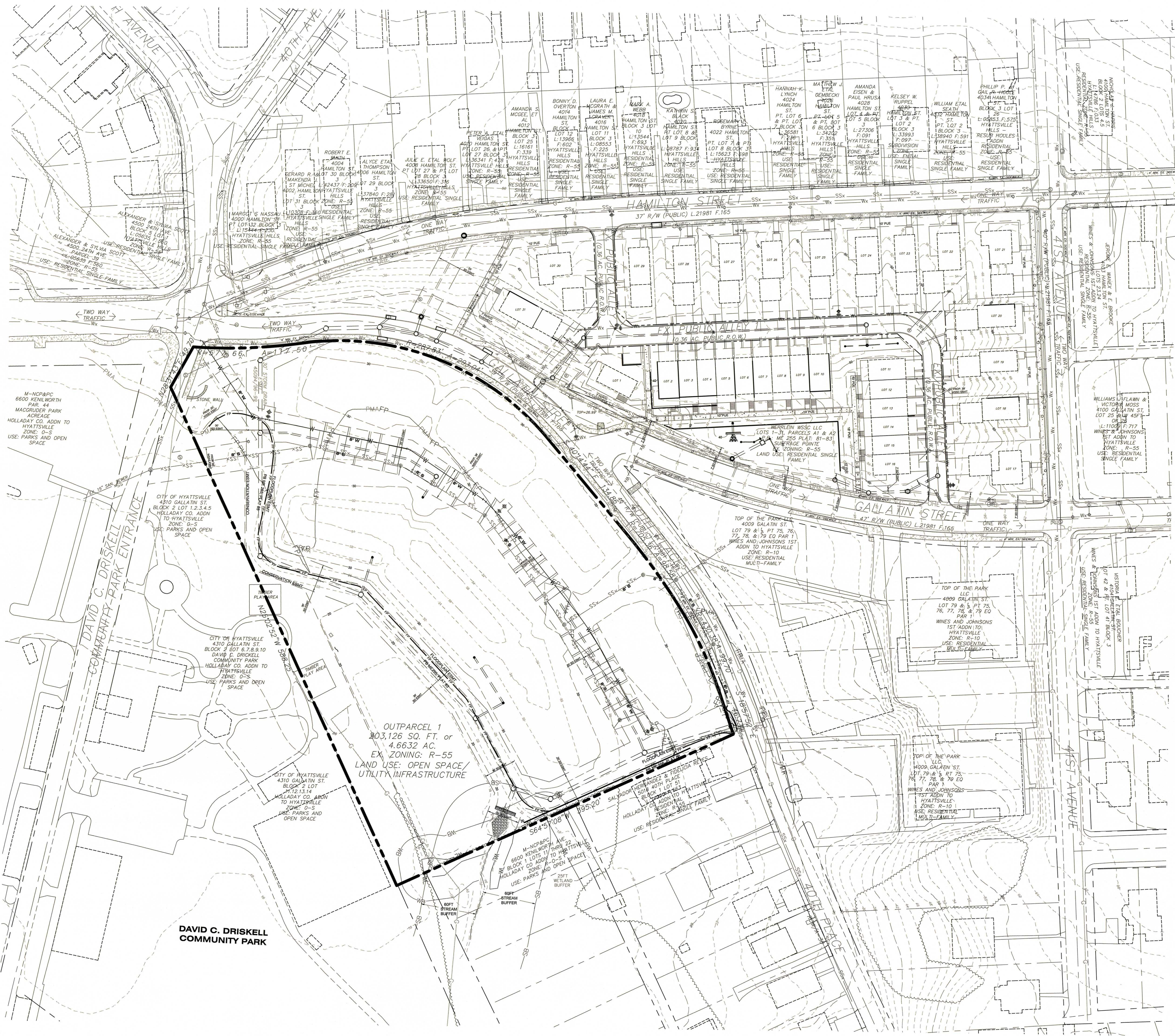
TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50099455

1

SHEET NO. 1 OF 3



LEGEND

210
212

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING BOUNDARY
EXISTING ADJACENT PROPERTY
EXISTING GAS LINE
PRIMARY MANAGEMENT AREA/5' STREAM BUFFER
EXISTING FLOODPLAIN
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER EASEMENT
EXISTING STORM DRAIN
EXISTING SIDEWALK
EXISTING BUILDING
APPROVED FLOODPLAIN FPS-10827

- DEMOLITION NOTE:**
1. ALL EXISTING PAVEMENT AND RUBBLE WITHIN SITE BOUNDARY WILL BE REMOVED AT TIME OF CONSTRUCTION.
 2. ALL EXISTING BUILDINGS AND STRUCTURES WILL BE REMOVED WITHIN SITE BOUNDARY AT TIME OF CONSTRUCTION.
 3. ALL UNDERGROUND AND ABOVE UTILITIES ON SITE WILL BE REMOVED OR RELOCATED, UNLESS OTHERWISE NOTED.
 4. ALL EXISTING FENCE AND GATES WILL BE REMOVED.

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4001 FORBES BOULEVARD
SUITE 300
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301.731.5551
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SUFFRAGE POINT
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-21052
PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
TAX MAP 50 GRID A1, B1
2007 MAP REFERENCE 208NE03

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

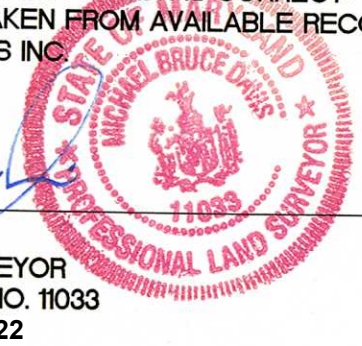
No.	DATE	BY	Description
REVISIONS			

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

TITLE
PRELIMINARY PLAN OF SUBDIVISION
EXISTING CONDITIONS AND REMOVAL PLAN
DEWBERRY JOB NO. 50099455

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Michael E. Davis
MICHAEL E. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2022



NOT FOR CONSTRUCTION

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.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.

TAX MAP 50 GRID A1, B1
200' MAP REFERENCE 206NE

SCALE

0 50' 100'

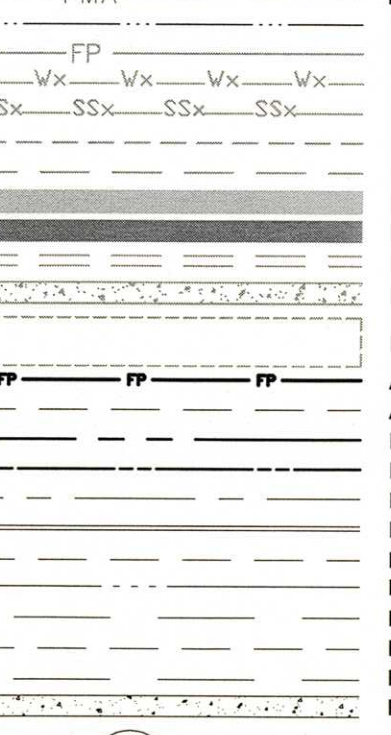
SCALE: 1"=50'

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

DEWBERRY JOB NO. 50099455

3

SHEET NO. 3 OF 3



EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING BOUNDARY
EXISTING ADJACENT PROPERTY
EXISTING GAS LINE
PRIMARY MANAGEMENT AREA/S STREAM BUFFER
EXISTING STREAM
EXISTING FLOODPLAIN
EXISTING EASEMENT
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-1082T
APPROVED FLOODPLAIN EASEMENT FPS-1082T
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

(R)

PARCEL A1

8

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

NOTE
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FOR: DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 1103
EXPIRATION DATE: 09/10/2022