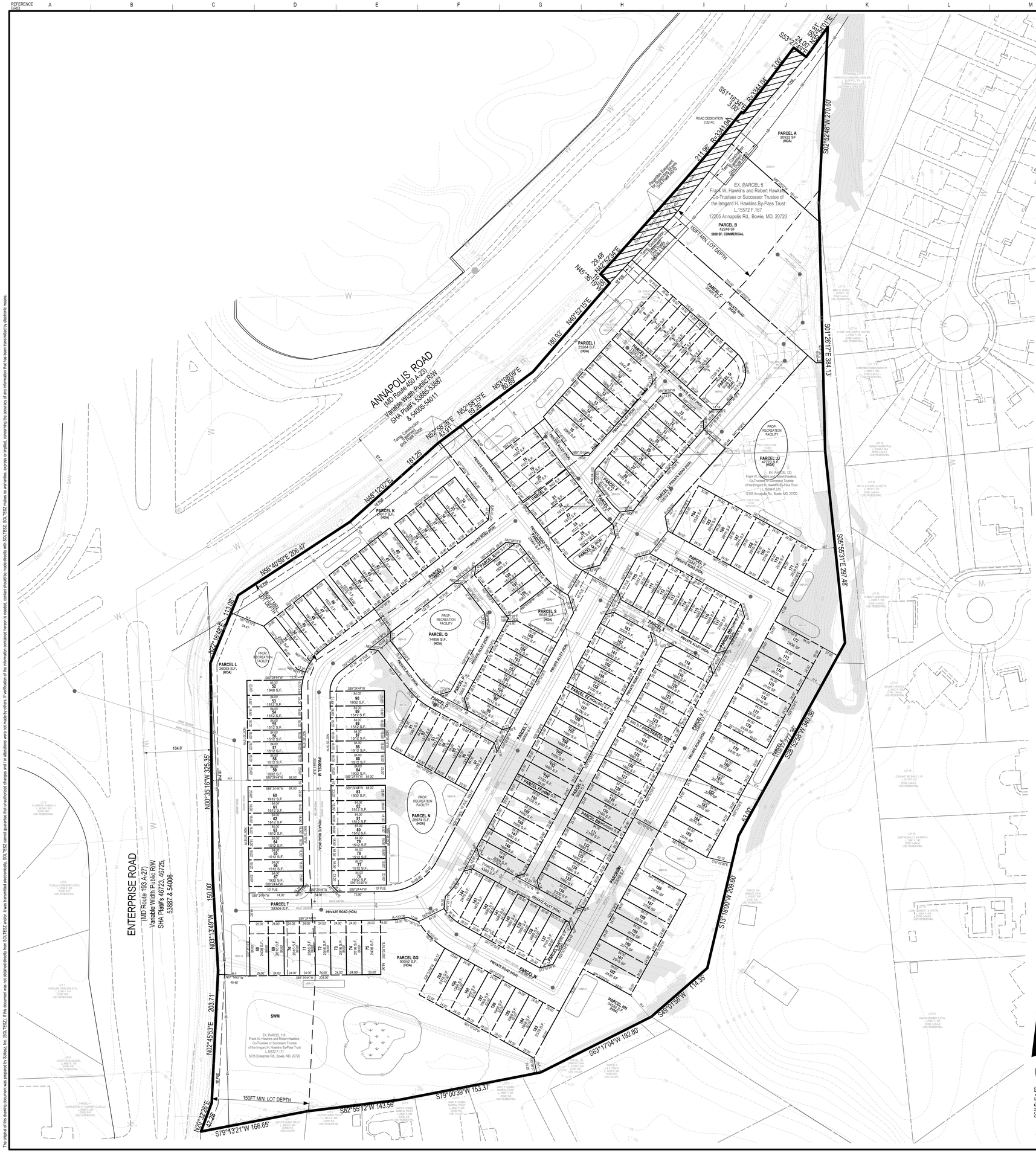

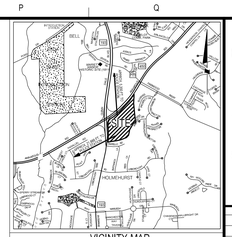

VICINITY MAP

GENERAL NOTES:

1. EXISTING PARCEL 5: HAWKINS BY PASS TRUST L.15572 F.167- 4.28 AC.
   EXISTING PARCEL 118: HAWKINS BY PASS TRUST L.15572 F.171- 13.5 AC.
   EXISTING PARCEL 123: HAWKINS BY PASS TRUST L.15594 F.275- 4.51 AC.
2. TAX MAP & GRID: 45-E3, F3
3. WSSC 200 FT REF: 207NE11
4. PURPOSE OF SUBDIVISION: 200 SINGLE- FAMILY ATTACHED & 5000SF COMMERCIAL
5. PRIOR APPROVALS: NONE
6. GROSS ACREAGE: 22.29 AC.+/-
   NET ACREAGE: 22.29 AC.+/-
7. NET DEVELOPABLE OUTSIDE OF PMA: 20.28AC.+/-
8. ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.+/-
9. 100 YEAR FLOODPLAIN: 0.00 AC.+/-
10. ROAD DEDICATION: 0.22 ACRES
11. EXISTING ZONING: R-E (SUBJECT TO TEXT AMENDMENT CB-50-2021 DR-2)
    EXISTING USE:
    NURSERY/LANDSCAPE CONTRACTOR
12. PROPOSED USE: SINGLE-FAMILY ATTACHED & COMMERCIAL

    PROPOSED NUMBER OF LOTS: 200 LOTS
    PROPOSED NUMBER OF PARCELS: 36 PARCELS
    PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
13. PROPOSED DWELLING UNIT BY TYPE: 200 SINGLE-FAMILY ATTACHED
14. DENSITY PROPOSED: 200DU/22.29AC= 9.0 DU/AC
15. MINIMUM LOT SIZE REQUIRED: (SUBJECT TO TEXT AMENDMENT CB-50-2021 DR-2)
16. MINIMUM LOT WIDTH AT:
    FRONT BLDG LINE: N/A
    FRONT STREET LINE: N/A
17. SUSTAINABLE GROWTH TIER: YES, TIER 2
18. MILITARY INSTALLATION OVERLAY ZONE: NONE
19. CENTER OR CORRIDOR LOCATION: NONE
20. EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
    PROPOSED GROSS FLOOR AREA: 5,000 SF
21. STORMWATER MANAGEMENT CONCEPT # 45700-2021-00
22. EXISTING WATER/SEWER DESIGNATION: W-4 & S-4
    PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
23. AVIATION POLICY AREA: N/A
24. MANDATORY PARK DEDICATION: PROPOSING ON-SITE FACILITIES
25. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
26. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
27. TYPE ONE CONSERVATION PLAN: YES, TCP1-
28. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
29. WETLANDS ARE PRESENT ON SITE.
30. NO STREAMS ARE PRESENT ON SITE.
31. SOILS: ADELPHIA-HOLMDEL COMPLEX (AdB)
    COLLINGTON WIST COMPLEX (CnB,CnC,CnD)
    UDORTHENTS, HIGHWAY (UdwF)
    THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS)
32. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

LEGEND

- SITE BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PMA (PRIMARY MANAGEMENT AREA)
- WETLAND
- 25' WETLAND BUFFER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- EXISTING SEWER
- 15 -OVER 25% STEEP SLOPES
- 65 dBA Ldn UNMITIGATED LINE

SURVEYOR'S AND ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY PERFORMED BY RODGERS CONSULTING.

STATE OF MARYLAND CHRISTOPHER J. VALLTOS No. 21986 PROFESSIONAL LAND SURVEYOR

6/8/22
DATE

CHRISTOPHER J. VALLTOS
PROPERTY LAND SURVEYOR
MD. REG. NO. #21986
EXPIRES: 08/06/22

SOLTESZ, LLC
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Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO EXCAVATION. ALL UTILITIES SHOWN ARE ESTIMATED. ANY UTILITIES NOT SHOWN ON THIS PLAN OR THAT BELIES THE ANTICIPATED LOCATION LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

TIMBERLAKE HOMES
304 HARRY S. TRUMAN PARKWAY
SUITE M
ANNAPOLIS, MD 21401
PHONE # 443-837-3110
FAX # 301-336-0885
MR. GREG McANINCH

PLAN VIEW

PRELIMINARY PLAN 4-21058
FAIRWOOD SQUARE
ENTERPRISE & ANNAPOLIS ROAD
QUEEN ANNE (7th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
45, F3	RE
WSSC 200' SHEET	
207NE11	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NGVD 29	
1" = 50'	DATE: 6/8/2022
SHEET 1 OF 1	DESIGNED: INITIALS
	TECHNICIAN: INITIALS
	CHECKED: INITIALS
	CAD STD'S VERSION: V8 / NCS
PROJECT NO: 3902-04-00	

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