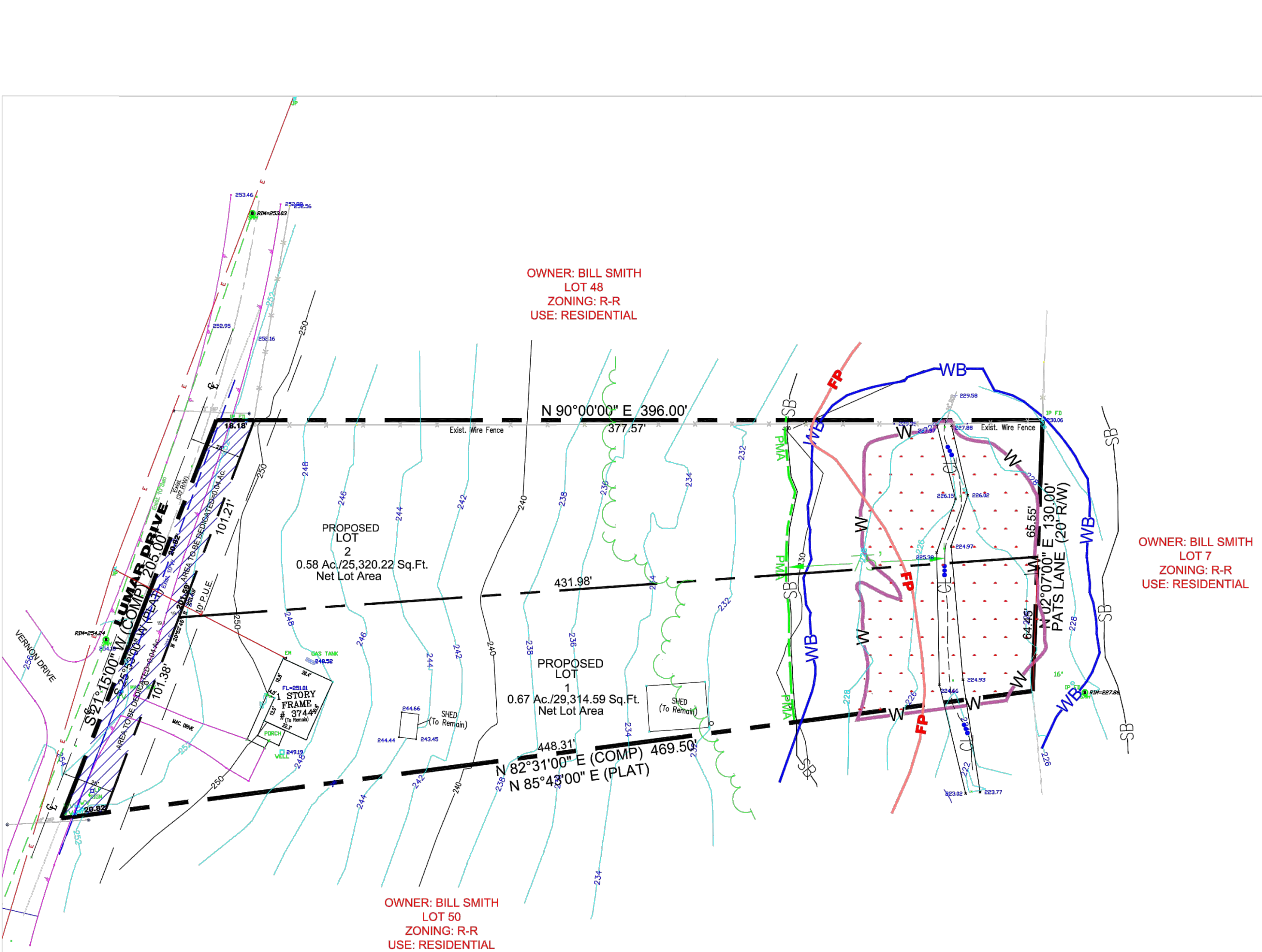




	Proposed Lot 1 (Ac.)	Proposed Lot 1 (Ac.)	
FLOODPLAIN	0.08	0.14	
DEDICATION	0.04	0.04	
NET LOT	0.67	0.58	
TOTAL AREA	0.79	0.76	1.55 Ac.



Table B-4. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	106C4
Administrative	WSSC Grid (Sheet 20)	211SE04
Administrative	Planning Area (Plan Area)	76B
Administrative	Election District (ED)	9
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1358
Administrative	Traffic Analysis Zone (PG County) (TAZ-PG)	1358

Table B-5. Natural Resources Inventory Site Statistics Table

Existing Site Statistics	Total ¹
Gross tract area	1.55
100-year floodplain	0.22
Net tract area	1.33
Woodland ² in the floodplain	0.22
Woodland ² net tract	0.38
Woodland ² total	0.60
PMA	0.37
Primary Buffer ³	0.37
Secondary Buffer ⁴	0.00
Regulated streams (linear feet of centerline)	138
Riparian (wooded) buffer up to 300 feet wide ⁴	N/A

NRI-FSD PLAN LEGEND

- 100YR FLOODPLAIN
- PRIMARY MANAGEMENT AREA (PMA)
- WETLAND
- PROPERTY BOUNDARY
- EXISTING 2-FOOT CONTOURS
- SOILS BOUNDARY
- EXISTING TREE LINE
- ROADWAY DEDICATION
- ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING WIRE FENCE
- 10' P.U.E. - 10' PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT

Surveyor's Certificate

I hereby certify to the best of my knowledge and belief that the information shown hereon is based on actual field measurements and that there are no encroachments across the property, unless otherwise shown.

ANTHONY G. CURRIE, PLS
MD REG. NO. 560

1/11/2024
DATE

DIGITERRA design

LANDSCAPE ARCHITECTS SITE PLANNERS
LUMAR DRIVE
3744 LUMAR DRIVE
FORT WASHINGTON, MARYLAND 20744
301.87.8271 WWW.DIGITERRA.DESIGN

PROJECT NO.: 219-0731
DESIGNED BY: DVO
DRAWN BY: CT
CHECKED BY: LTH
JURISDICTION: PRINCE GEORGES

CLIENT
CFPR, LLC
6912 BRADLEY BLVD
BETHESDA, MARYLAND 20914

PRELIMINARY PLAN
SHEET TITLE
PROJECT TITLE
LUMAR SUBDIVISION
3744 LUMAR DRIVE
FORT WASHINGTON, MARYLAND 20744
PPS4-22055+ADQ2022-059

DATE
1/5/24
10/30/23
9/14/23
7/14/23
1/24/23

REVISION
REVISED PER MNCPPC COMMENTS
REVISED PER MNCPPC COMMENTS
REVISED PER MNCPPC COMMENTS
REVISED PER MNCPPC COMMENTS

NO.
1
2
3
4

FILE
219-0731

DATE
JAN. 5, 2024

SCALE
1"=30'

PLAN NUMBER
PPS-1