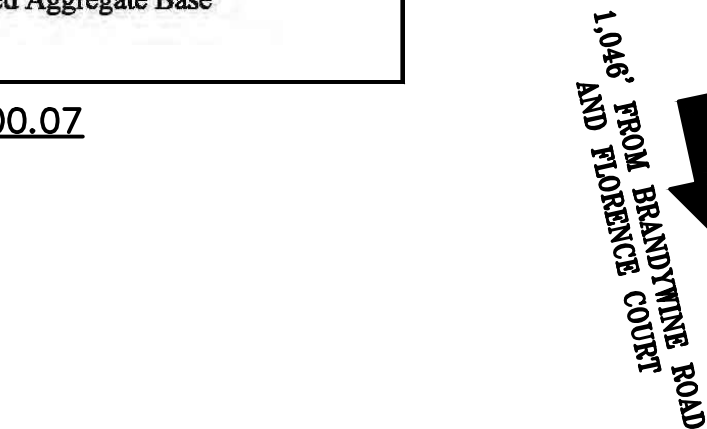
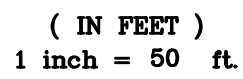


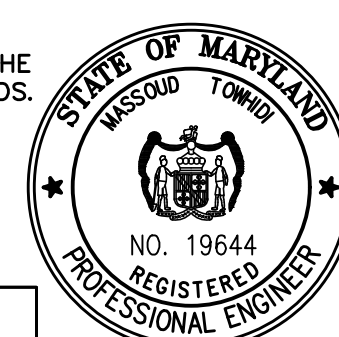
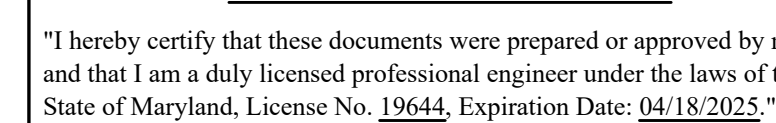


NOT TO SCALE

1. EXISTING PARCELS: 7 & 19
2. DEED DESCRIPTION FOR PARCELS 137 & 38:
P. 7 L. 47226 F. 353
P. 19 L. 47226 F. 353
3. TAX MAP GRID: 12502
4. 200 SHEET NO: 213SE06
5. PURPOSE OF SUBDIVISION: 19 LOTS AND 2 PARCELS FOR THE DEVELOPMENT OF 19 SINGLE-FAMILY DETACHED DWELLINGS.
6. PRIOR APPROVALS ON RECORDS: NRI-140-2022
7. TOTAL ACRES:
PARCEL 7: 5.69 AC.
PARCEL 19: 1.58 AC.
TOTAL GROSS AREA: 7.27 AC.
8. BRANDYWINE ROAD R/W DEDICATION: 0.09 AC.
GLORIOUS COURT R/W DEDICATION: 1.82 AC.
NET LOT AREA: 5.36 AC.
9. THERE IS NO PRIMARY MANAGED AREA ON SITE.
10. THERE ARE NO REGULATED ENVIRONMENTAL FEATURES ON SITE.
11. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
12. ROAD DEDICATION: 0.09 AC.
13. EXISTING ZONE: PRIOR R-80 (EXISTING RSF-95)
14. PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL.
15. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
16. DENSITY CALCULATIONS: MAXIMUM DWELLING UNITS PER NET ACRE = 4.58
DWELLING UNITS ALLOW:
4.58 X 83.33 AC. = 38 DWELLING UNITS
PROPOSED DWELLING UNITS: 19 DWELLING UNITS.
PROPOSED DENSITY: 19 UNITS / 83.33 AC. = 2.28 UNITS PER ACRE
17. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 9,500 S.F.
18. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE:
FRONT STREET LINE: 60'
FRONT BUILDING LINE: 75'
19. SUSTAINABLE GROWTH TIER: 1
20. MILITARY INSTALLATION OVERLAY ZONE: NO
21. CENTER OF CORRIDOR LOCATION: NO
22. EXISTING AND PROPOSED GROSS FLOOR AREA: N/A
23. STORM WATER MANAGEMENT APPROVAL: #2306-2023-0 (PENDING)

EXISTING: S-3W-3
29. PROPOSED: S-3W-3
30. METHOD OF SEWAGE DISPOSAL: PUBLIC COMMUNITY SYSTEM S-3
31. AVIATION POLICY AREA: N/A
32. MANDATORY DEDICATION WILL BE MET WITH THE PROVIDED BY FEE -AND-LIUE.
33. THERE IS NO CEMETERY ADJACENT TO THE SUBJECT PROPERTY
34. HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
35. THIS PROPERTY IS NOT WITH CHESAPEAKE BAY CRITICAL AREA OVERLAY .
36. TYPE 1 CONSERVATION PLAN: TOP 0-000-2022
37. THIS PROPERTY IS NOT WITH CHESAPEAKE BAY CRITICAL AREA OVERLAY .
38. WETLANDS: NO
39. STREAMS: NO
40. SOIL TYPES ARE AS FOLLOW: Hgb-HOGHOLE-GROSSSTOWN COMPLES, AND
Saa-SASSIFRASS SANDY LOAM. INFORMATION PROVIDED BY NRI-140-2022.
41. THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND
DEPARTMENTAL JUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION
FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
42. PROPERTY ADDRESS: 10050 BRANDYWINE ROAD, CLINTON MD. 20735
43. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
44. ELECTION DISTRICT: 09
45. MUNICIPALITY: N/A
46. THERE ARE STEEP SLOPES ON THE PROPERTY.
47. NUMBER OF PROPOSED LOTS: 19 LOTS
48. CUL-DE-SAC TO BE IN ACCORDANCE WITH DPW#1 ST. #200.15
49. PROPERTY OWNER: AKEM GABRIEL ETAL. AND MANTAB EVELYNE.

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No.20007, Expiration Date:09/25/2024".



4-23006

REVISIONS	
DATE: DEC., 2022	
DWN. RC	CHECKED MT
SCALE: 1" = 50'	
PROJECT/FILE NO. 22-118	
SHEET NO. 1 OF 1	