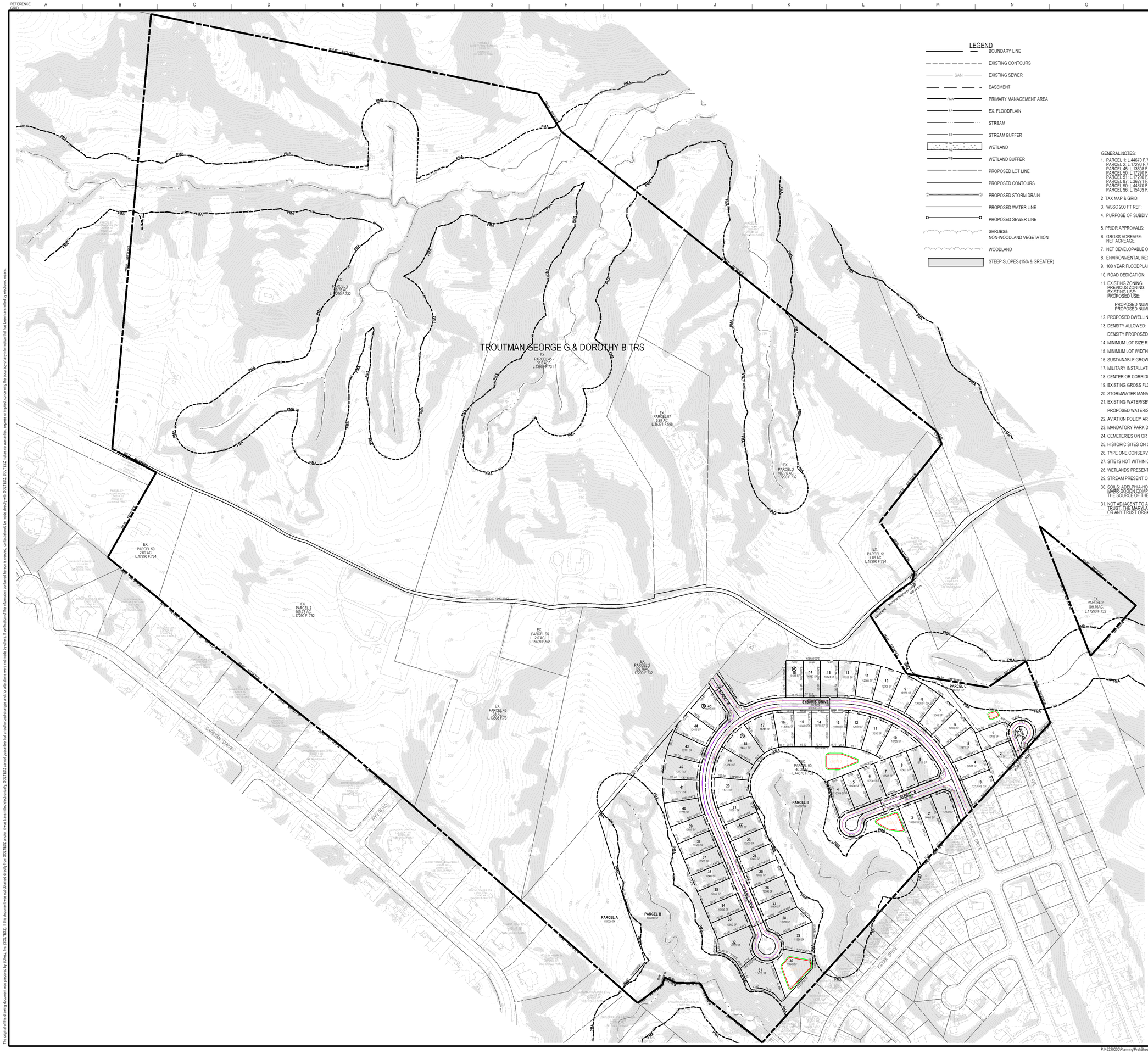

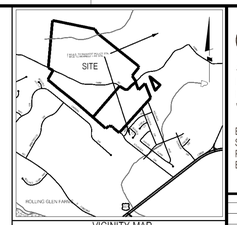

VICINITY MAP
SCALE: 1"=2000'

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SEWER
- EASEMENT
- PRIMARY MANAGEMENT AREA
- EX. FLOODPLAIN
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- SHRUBS& NON-WOODLAND VEGETATION
- WOODLAND
- STEEP SLOPES (15% & GREATER)

GENERAL NOTES:

1. PARCEL 1: L.44670 F.732
   PARCEL 2: L.17290 F.732
   PARCEL 45: L.13608 F.731
   PARCEL 50: L.17290 F.734
   PARCEL 51: L.17290 F.734
   PARCEL 87: L.36271 F.558
   PARCEL 90: L.44670 F.732
   PARCEL 95: L.15409 F.545
2. TAX MAP & GRID: 109-E1, E2, F1, & F2
3. WSSC 200 FT REF: 208SE10&11, 209SE10 & 11
4. PURPOSE OF SUBDIVISION: SINGLE FAMILY DWELLINGS & FOLOCROSS FIELD
5. PRIOR APPROVALS: NONE
6. GROSS ACREAGE: 202.31 AC.+/-.
   NET ACREAGE: 194.44 AC.
7. NET DEVELOPABLE OUTSIDE OF PMA: 170.26 AC.+/-.
8. ENVIRONMENTAL REGULATED FEATURES: 46.74 AC.+/-.
9. 100 YEAR FLOODPLAIN: 7.87 AC.+/-.
10. ROAD DEDICATION: 0 AC.
11. EXISTING ZONING: A-R
    PREVIOUS ZONING: R-A
    EXISTING USE: VACANT/WOODED
    PROPOSED USE: SINGLE FAMILY DWELLINGS AND FOLOCROSS FIELD
    PROPOSED NUMBER OF LOTS: 50 LOTS.
    PROPOSED NUMBER OF PARCELS: 3 PARCELS.
12. PROPOSED DWELLING UNIT BY TYPE: 50 SINGLE FAMILY
13. DENSITY ALLOWED: 8DU/ GROSS ACRE OR 1736DU
    DENSITY PROPOSED: 60DU/217AC(GROSS) OR 0.27
14. MINIMUM LOT SIZE REQUIRED: 10,000 SF (CB-081-20210)
15. MINIMUM LOT WIDTH:
16. SUSTAINABLE GROWTH TIER: YES, TIER 2 & 3.
17. MILITARY INSTALLATION OVERLAY ZONE:
18. CENTER OR CORRIDOR LOCATION: NONE
19. EXISTING GROSS FLOOR AREA TO REMAIN: 0SF
20. STORMWATER MANAGEMENT CONCEPT: #
21. EXISTING WATER/SEWER DESIGNATION: W-4 S-4
    PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3.
22. AVIATION POLICY AREA: N/A.
23. MANDATORY PARK DEDICATION:
24. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NO
25. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
26. TYPE ONE CONSERVATION PLAN: TCP1-
27. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
28. WETLANDS PRESENT ON SITE: YES
29. STREAM PRESENT ON SITE: YES
30. SOILS: ADELPHIA-HOLMDEL COMPLEX, DODON FINE SANDY LOAM, MARR-DODON COMPLEX, WESTPHALIA AND DODON.
    THE SOURCE OF THE SOILS INFORMATION: USDA NRCS WEB SOIL SURVEY (WSS).
31. NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

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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 48 HOURS PRIOR TO EXCAVATION. IF UNDERGROUND UTILITIES ARE FOUND TO BE SHOWN ON THIS PLAN OR THIRTEEN (13) INCHES, WHICHEVER IS 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

TROUTMAN LIVING TRUST

6530 S OSBORNE RD
UPPER MARLBORO, MD 20772
XXXX
SANDRA WISEMAN
WISEMANST@GMAIL.COM

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.: 40830 **EXPIRATION DATE:** XXXX

STATE OF MARYLAND · DAVID JOHN BURKE · No. 5010 · LANDSCAPE ARCHITECT

PRELIMINARY PLAN OF SUBDIVISION

PPS-4-25002
TROUTMAN FARM
6412 SOUTH OSBORNE ROAD
UPPER MARLBORO, MD 20772

UPPER MARLBORO | 11th ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP: 0109	ZONING CATEGORY: AR
WSSC 200' SHEET: 209SE11	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
1" = 120'	DATE: 3/24/2025
	DESIGNED: DJB
	TECHNICIAN: DJB
SHEET 1 OF 1	CHECKED: DJB
	CAD STD'S VERSION: ORD / NCS
PROJECT NO.: 45320000	

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