

PRELIMINARY PLAN OF SUBDIVISION
PPS-2022-01
WASHINGTON SQUARE

NARRATIVE:

THE PROPOSED DEVELOPMENT IS LOCATED AT 7464 SUITLAND ROAD, SUITLAND, MARYLAND 20746. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF SUITLAND ROAD AND ARNOLD ROAD, AND TO THE NORTHWEST OF THE INTERSECTION OF ARNOLD ROAD AND WHITEHALL STREET IN PRINCE GEORGE'S COUNTY. THE PROPERTY FRONTS SUITLAND ROAD TO THE SOUTHWEST, ARNOLD ROAD TO THE SOUTHEAST, AND WHITEHALL STREET TO THE EAST.

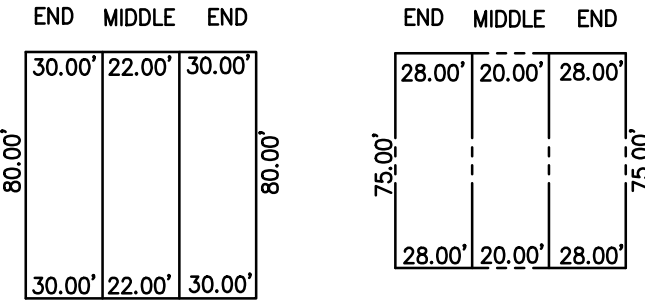
DEVELOPMENT PROPOSED FOR THE SITE INCLUDES THE SUBDIVISION OF THE SUBJECT PARCEL INTO 134 TOWNHOUSE LOTS, HOA PARCELS, INSTALLATION OF NECESSARY UTILITIES, ROADWAYS, PARKING, AND STORMWATER MANAGEMENT FACILITIES. THIS WILL RESULT IN CONSTRUCTION ACTIVITIES WITH LIMITS OF DISTURBANCE OF APPROXIMATELY 16.0 ACRES. PROPOSED ROADWAYS AND STORMWATER MANAGEMENT FACILITIES ARE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND WILL BE PRIVATELY MAINTAINED.

THE SITE IS CURRENTLY VACANT AND COVERED WITH WOODS AND GRASS. THE PROPOSED DEVELOPMENT WILL INCLUDE TOWNHOUSES, SITE AMENITIES, AND ASSOCIATED PARKING AND DRIVES. IN FINAL DEVELOPMENT, THE SITE WILL FEATURE SUBMERGED GRAVEL WETLANDS AND MICRO-BIORETENTION FACILITIES TO PROVIDE WATER QUALITY TREATMENT. THE SUBMERGED GRAVEL WETLANDS WILL ALSO BE USED FOR QUANTITY MANAGEMENT OF THE 100-YEAR STORM EVENT. FOLLOWING TREATMENT, ONSITE FLOW WILL DISCHARGE INTO A TRIBUTARY OF OXON CREEK. NATURAL DRAINAGE COURSES WILL BE MAINTAINED AS PART OF THE PROPOSED DEVELOPMENT.

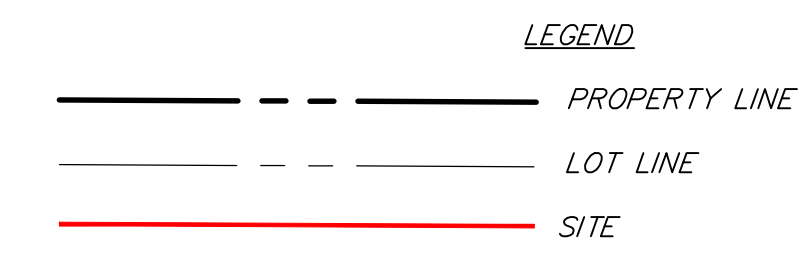
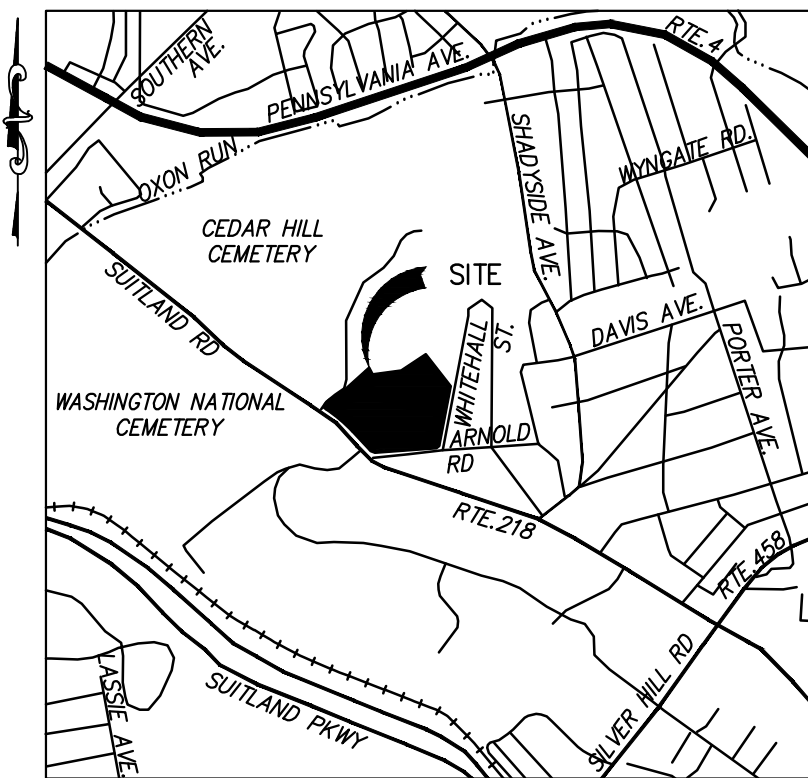
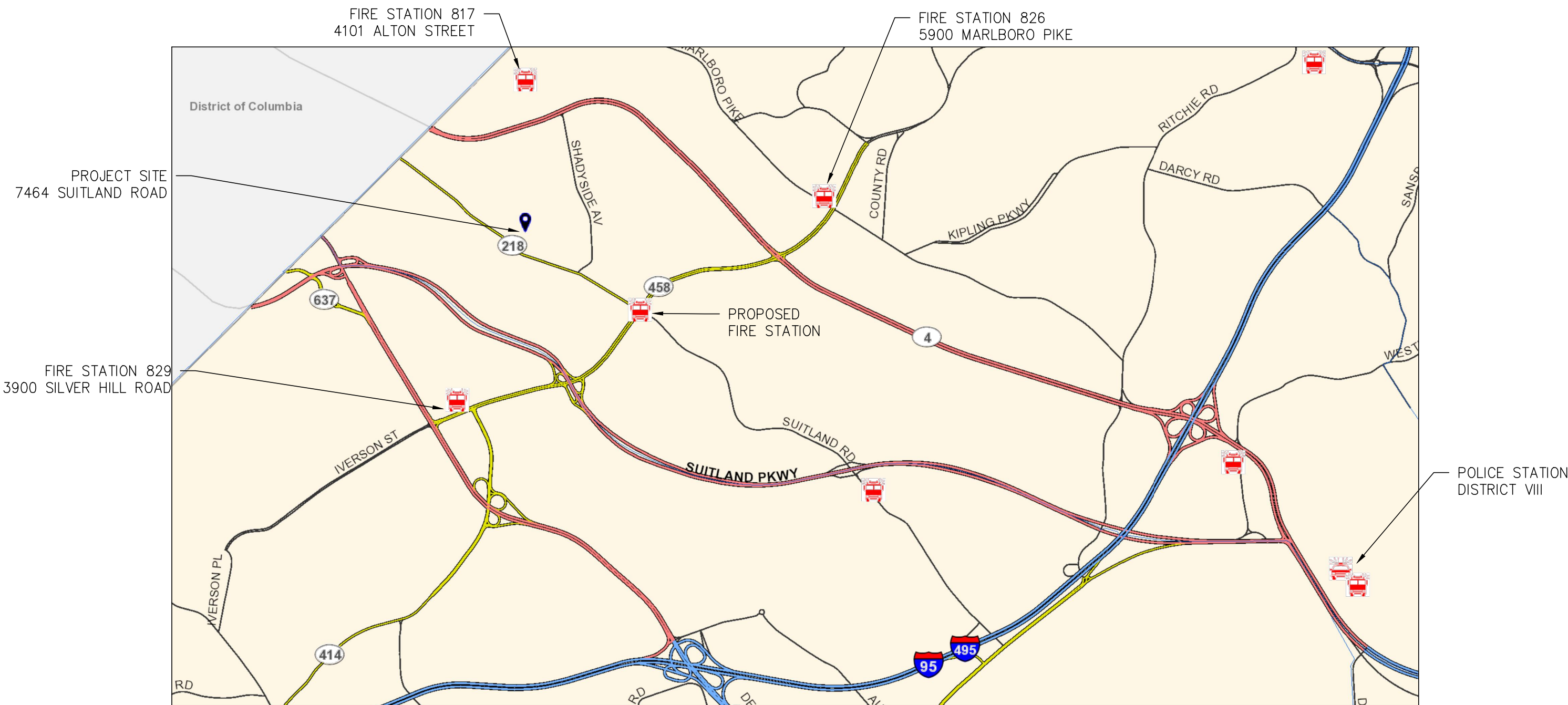
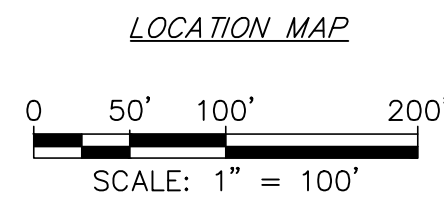
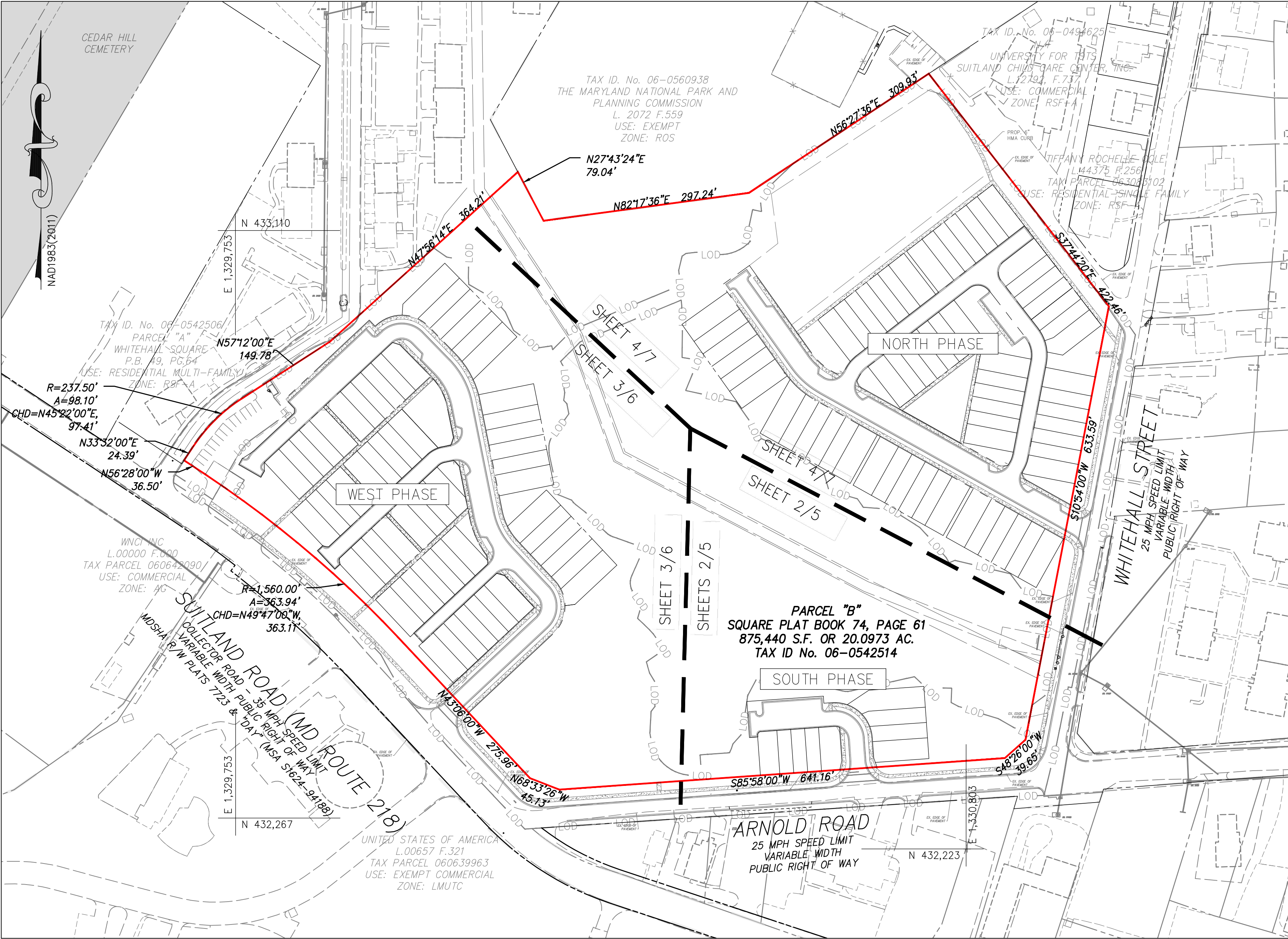
GENERAL NOTES:

- PROPOSED SUBDIVISION NAME: WASHINGTON SQUARE
- PARCEL B, PLAT #A06-7464, PLAT BOOK 74-61
- DEED REFERENCE: 21173/00703
- TAX MAP 80 - GRID C2, C3, D2, D3
- 200 FOOT MAP REFERENCE (WSSC): 204SE04
- PURPOSE OF SUBDIVISION: PURPOSE IS TO SUBDIVIDE PARCEL B INTO 134 TOWNHOUSE LOTS AND 29 HOA PARCELS
- PRIOR APPROVALS:
 - PPS 4-70018 (TO BE SUPERSEDED)
 - FLOODPLAIN DELINEATION FPS 202203, PLAN APPROVAL #5551-2022-0
 - NRI-081-2022
- PROPERTY AREA:
 - GROSS TRACT AREA: 20.10 AC
 - NET TRACT AREA: 18.60 AC
 - NET DEVELOPMENT AREA OUTSIDE PMA: 13.64 AC
 - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 6.46 AC
 - ACREAGE OF 100-YEAR FLOODPLAIN: 1.50 AC
 - ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/USE: RSF-A/VACANT
- PROPOSED ZONING/USE OF PROPERTY: RSF-A/SINGLE FAMILY ATTACHED TOWNHOUSES
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
 - NUMBER OF DWELLING UNITS: 134
 - TYPE: SINGLE FAMILY ATTACHED
 - SIZE: SEE "LOT AREA TABLE" ON SHEETS 5, 6, AND 7.
- DENSITY CALCULATION (RESIDENTIAL ONLY):
 - MAX. ALLOWED: 16.33 UNITS/AC OF NET TRACT AREA
 - PROPOSED: 7.20 UNITS/AC OF NET TRACT AREA
- RSF-A LOT STANDARDS (SEC. 27-4202(1))
 - NET LOT AREA, MIN.: NO REQUIREMENT
 - LOT WIDTH, MIN.: 20 FT
 - LOT FRONTAGE WIDTH, MIN.: 16 FT
- SUSTAINABLE GROWTH TIER: TIER 1
- JOINT BASE ANDREWS, MILITARY INSTALLATION OVERLAY ZONE: NO
- CORRIDOR OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE: 4680-2022-0
- APPROVAL PENDING
- WATER/SEWER CATEGORY:
 - EXISTING: W-3/S-3
 - PROPOSED: W-3/S-3
- SEWAGE DISPOSAL METHOD: PROPOSED CONNECTION TO PUBLIC SEWER
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION AREA: PRIVATE RECREATIONAL FACILITIES PROVIDED ON-SITE
- CEMETERIES: PORTION OF PROPERTY PREVIOUSLY OWNED BY CEDAR HILL CEMETERY
- HISTORIC SITES: NO
- PHASE 1 ARCHAEOLOGICAL SURVEY CONDUCTED BY APPLIED ARCHAEOLOGY AND HISTORY ASSOCIATES, INC. IN MARCH OF 2022
- TYPE ONE CONSERVATION PLAN: YES, T0P1
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: YES
- STREAMS: YES
- SOILS: SEE NRI-081-2022
- 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
- MIN. STREET CONNECTIVITY INDEX SCORE (TABLE 27-6206(1)(1)): 1.50
- LINKS: 22
- NODES: 14
- INDEX SCORE: LINKS/NODES = 22/14 = 1.57

TYPICAL LOT PATTERN:



PARKING REQUIREMENT		
USE OF MEASUREMENT	# OF SPACES	REFERENCE
2.0 PER DWELLING UNIT	268	SEC. 27-6305
1 VISITOR SPACE / 20 DU	7	SEC. 27-6305(g)
TOTAL PARKING REQUIRED	275	
TOTAL PARKING PROVIDED	328	TWO PER DWELLING UNIT (GARAGE) PLUS 60 VISITOR SPACES



SHEET INDEX	
TITLE	SHEET
COVER	1
PRELIMINARY PLAN - SOUTH PHASE	2
PRELIMINARY PLAN - WEST PHASE	3
PRELIMINARY PLAN - NORTH PHASE	4
PROPOSED LOTS & PARCELS - SOUTH PHASE	5
PROPOSED LOTS & PARCELS - WEST PHASE	6
PROPOSED LOTS & PARCELS - NORTH PHASE	7

OWNER:
WHITEHALL ASSOCIATES, LLC
8720 GEORGIA AVENUE
SILVER SPRING, MD 20910

APPLICANT:
K. HOVANNIAN MID-ATLANTIC DIVISION, LLC
ATTN: NICHOLAS GROSELOUSE
2391 BRANDERMILL BOULEVARD, 1ST FLOOR
GAMBRILLS, MD 21054

SURVEYOR:
TAMI LENOX, LS
ATCS, P.L.C.
13861 SUNRISE VALLEY DRIVE,
SUITE 200
HERNDON, VA 20171

ENGINEER:
VICTORIA BALLESTERO, PE
ATCS, P.L.C.
9500 MEDICAL CENTER DR.
SUITE 370
LARGO, MD 20774

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT, THAT I PERSONALLY PREPARED IT AND THAT THE SURVEY WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

ATCS, PLC
BY: JULIAN M. MIRANDA
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21763
LICENSE RENEWAL DATE: 12/15/2022

1/31/2022

DATE



REVISION

NO.	DATE	DESCRIPTION
1	1/31/2022	ISSUED FOR PERMIT

SUBMISSION

NO.	DATE	DESCRIPTION
1	1/31/2022	ISSUED FOR PERMIT

CLIENT

K. HOVANNIAN MID-ATLANTIC DIVISION, LLC
2391 BRANDERMILL BOULEVARD, 1ST FLOOR
GAMBRILLS, MARYLAND 21054

OWNER

WHITEHALL ASSOCIATES, LLC
8720 GEORGIA AVENUE
SILVER SPRING, MD 20910

APPLICANT

K. HOVANNIAN MID-ATLANTIC DIVISION, LLC
ATTN: NICHOLAS GROSELOUSE
2391 BRANDERMILL BOULEVARD, 1ST FLOOR
GAMBRILLS, MD 21054

SURVEYOR

TAMI LENOX, LS
ATCS, P.L.C.
13861 SUNRISE VALLEY DRIVE,
SUITE 200
HERNDON, VA 20171

ENGINEER

VICTORIA BALLESTERO, PE
ATCS, P.L.C.
9500 MEDICAL CENTER DR.
SUITE 370
LARGO, MD 20774

ATCS

ATCS, PLC
BY: JULIAN M. MIRANDA
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21763
LICENSE RENEWAL DATE: 12/15/2022

PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001

COVER SHEET

WASHINGTON SQUARE

TAX ACCT# 060542514, TAX MAP: 80-C2, C3, D2, D3
ZONE: RSF-A
LOCATION: 7464 SUITLAND ROAD
SUITLAND, MARYLAND 20746

AUTHOR: TAB/GB

CHECK: VBM

PROJ.#: 002727

DATE: 09/30/2022

SHEET: 1 of 7

[illegible]



LEGEND

---	LOD	---	LOD	---	LOD	---	LIMITS OF DISTURBANCE
---	---	---	---	---	---	---	PROPERTY BOUNDARY
---	---	---	---	---	---	---	ADJACENT PROPERTY BOUNDARY
---	---	---	---	---	---	---	SOIL TYPE & DIVIDE
---	---	---	---	---	---	---	ZONING LINE
---	---	---	---	---	---	---	EXISTING TREE LINE
---	---	---	---	---	---	---	EXISTING TREE
---	---	---	---	---	---	---	PRIMARY MANAGEMENT AREA
---	---	---	---	---	---	---	EXISTING WETLAND
---	---	---	---	---	---	---	WETLAND BUFFER
---	---	---	---	---	---	---	FLOODPLAIN
---	---	---	---	---	---	---	STREAM BUFFER
---	---	---	---	---	---	---	EXISTING WHITE STRIPE
---	---	---	---	---	---	---	ROADWAY MARKINGS
---	---	---	---	---	---	---	EXISTING YELLOW STRIPE
---	---	---	---	---	---	---	ROADWAY MARKINGS
---	---	---	---	---	---	---	EXISTING EDGE OF PAVEMENT
---	---	---	---	---	---	---	EXISTING CURB AND GUTTER
---	---	---	---	---	---	---	EXISTING OVERHEAD WIRE
---	---	---	---	---	---	---	EXISTING STRUCTURE
---	---	---	---	---	---	---	EXISTING FENCE
---	---	---	---	---	---	---	PROPOSED TREE LINE
---	---	---	---	---	---	---	PROPOSED ROAD CENTERLINE (CL)
---	---	---	---	---	---	---	PROPOSED EDGE OF PAVEMENT
---	---	---	---	---	---	---	PROPOSED CURB AND GUTTER
---	---	---	---	---	---	---	PROPOSED STRUCTURE
---	---	---	---	---	---	---	PROPOSED CONCRETE SIDEWALK
---	---	---	---	---	---	---	PROPOSED SWM FACILITY
---	---	---	---	---	---	---	PROPOSED RETAINING WALL/EXPOSED FOUNDATION
---	---	---	---	---	---	---	EXISTING TOPO (MAJOR)
---	---	---	---	---	---	---	EXISTING TOPO (MINOR)
---	---	---	---	---	---	---	EXISTING STEEP SLOPES 15% TO 25%
---	---	---	---	---	---	---	EXISTING STEEP SLOPES GREATER THAN 25%

SUBMISSION	NO.	DATE	DESCRIPTION
	1	09/30/2022	PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001
REVISION	NO.	DATE	DESCRIPTION
	1	09/30/2022	PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001

ATCS

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
(301) 870-4550
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
RICHMOND - RICHMOND
WWW.ATCSPLC.COM

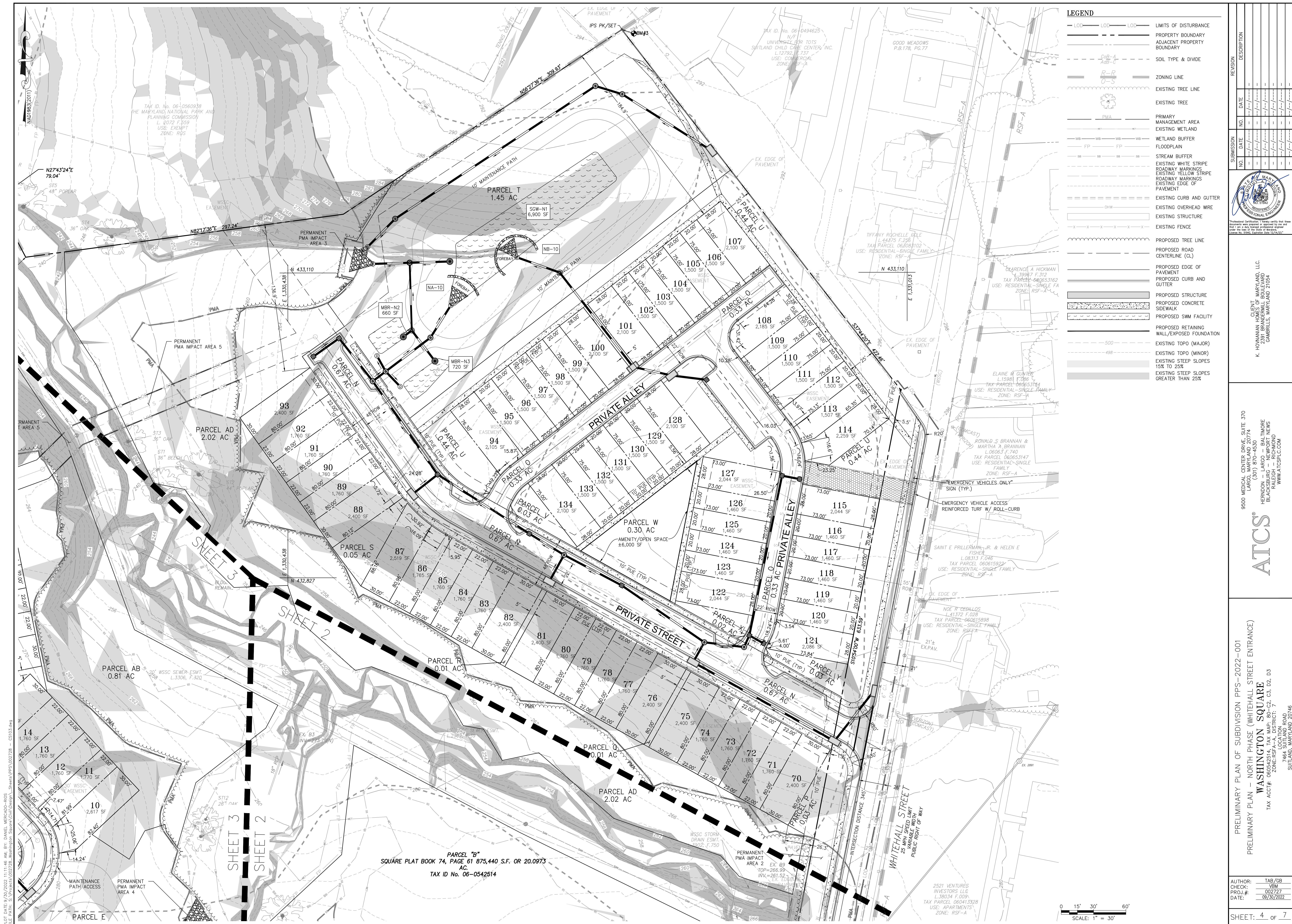
WASHINGTON SQUARE
TAX ACCT# 060542516, TAX MAP: 80-C2, C3, D2, D3
ZONING: RSF-A
LOCATION: 7464 SUITLAND ROAD
SUITLAND, MARYLAND 20746

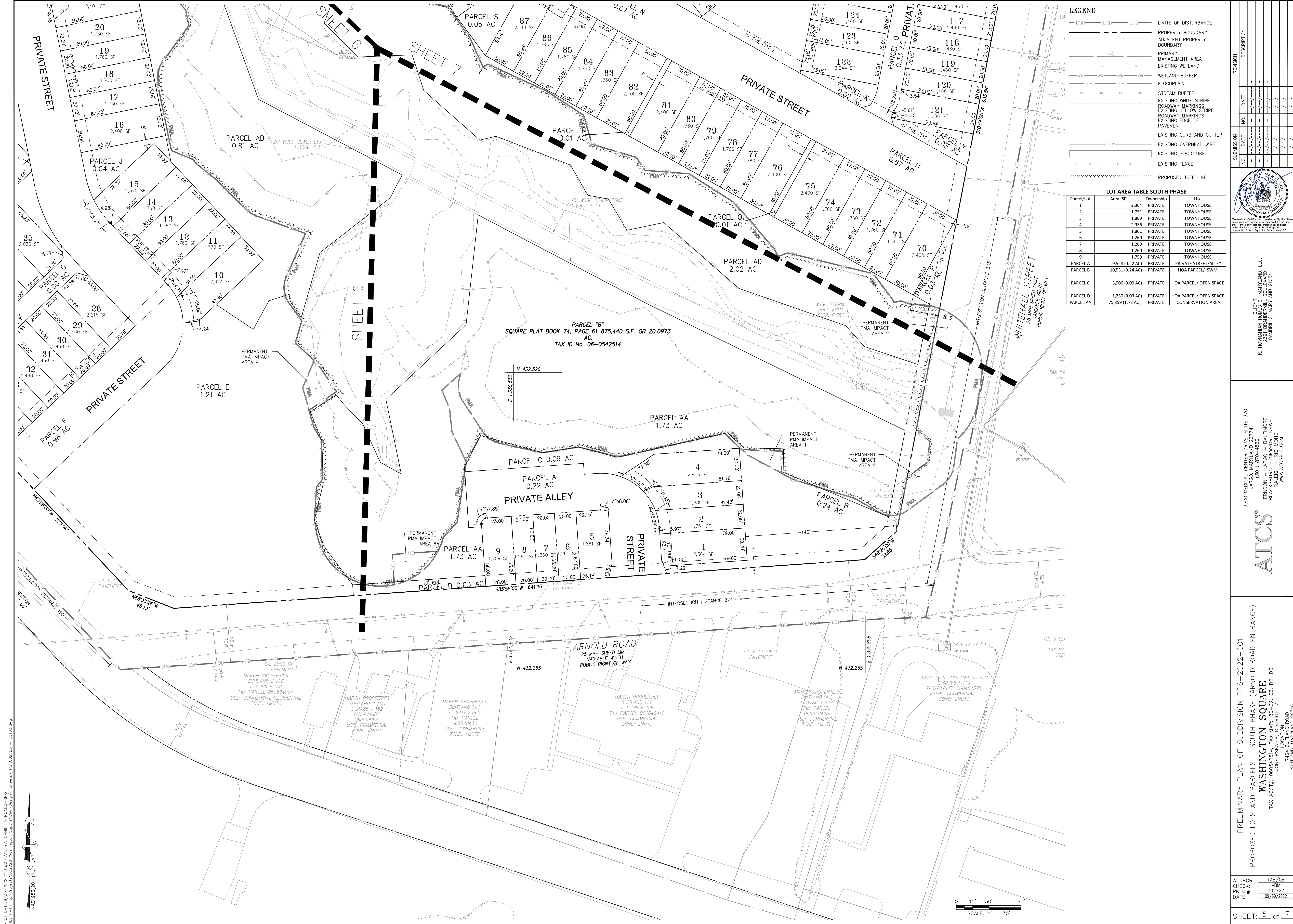
PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001
PRELIMINARY PLAN - WEST PHASE (SUITLAND ROAD ENTRANCE)

WASHINGTON SQUARE
TAX ACCT# 060542516, TAX MAP: 80-C2, C3, D2, D3
ZONING: RSF-A
LOCATION: 7464 SUITLAND ROAD
SUITLAND, MARYLAND 20746

AUTHOR: TAB/GB
CHECK: VEM
PROJ.#: 002727
DATE: 09/30/2022

SHEET: 3 OF 7





LOT AREA TABLE SOUTH PHASE			
Parcel/Lot	Area (SF)	Ownership	Use
1	2,364	PRIVATE	TOWNHOUSE
2	1,751	PRIVATE	TOWNHOUSE
3	1,889	PRIVATE	TOWNHOUSE
4	2,956	PRIVATE	TOWNHOUSE
5	1,861	PRIVATE	TOWNHOUSE
6	1,260	PRIVATE	TOWNHOUSE
7	1,260	PRIVATE	TOWNHOUSE
8	1,260	PRIVATE	TOWNHOUSE
9	1,759	PRIVATE	TOWNHOUSE
PARCEL A	9,528 (0.22 AC)	PRIVATE	PRIVATE STREET/ALLEY
PARCEL B	10,551 (0.24 AC)	PRIVATE	HOA PARCEL/ SWM
PARCEL C	3,906 (0.09 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL D	1,230 (0.03 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL AA	75,359 (1.73 AC)	PRIVATE	CONSERVATION AREA

REVISION

NO.

DATE

DESCRIPTION

SUBMISSION

NO.

DATE

DESCRIPTION

CLIENT

K. HOVANIAN HOMES OF MARYLAND, LLC.
2391 BRANDENWILL BOULEVARD
GAMBRILLS, MARYLAND 21054

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
(301) 870-4550
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
FARMERSBURG - RICHMOND
WWW.ATCSPLC.COM

ATCS

PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001
PROPOSED LOTS AND PARCELS - SOUTH PHASE (ARNOLD ROAD ENTRANCE)
WASHINGTON SQUARE
TAX ACCT# 060542514, TAX MAP: 80-C2, C3, D2, D3
ZONE: RS-1, LOCATION: 7
7464 SUTLAND ROAD
SUTLAND, MARYLAND 20746

AUTHOR:

TAB/GB

CHECK:

VEM

PROJ.#:

002727

DATE:

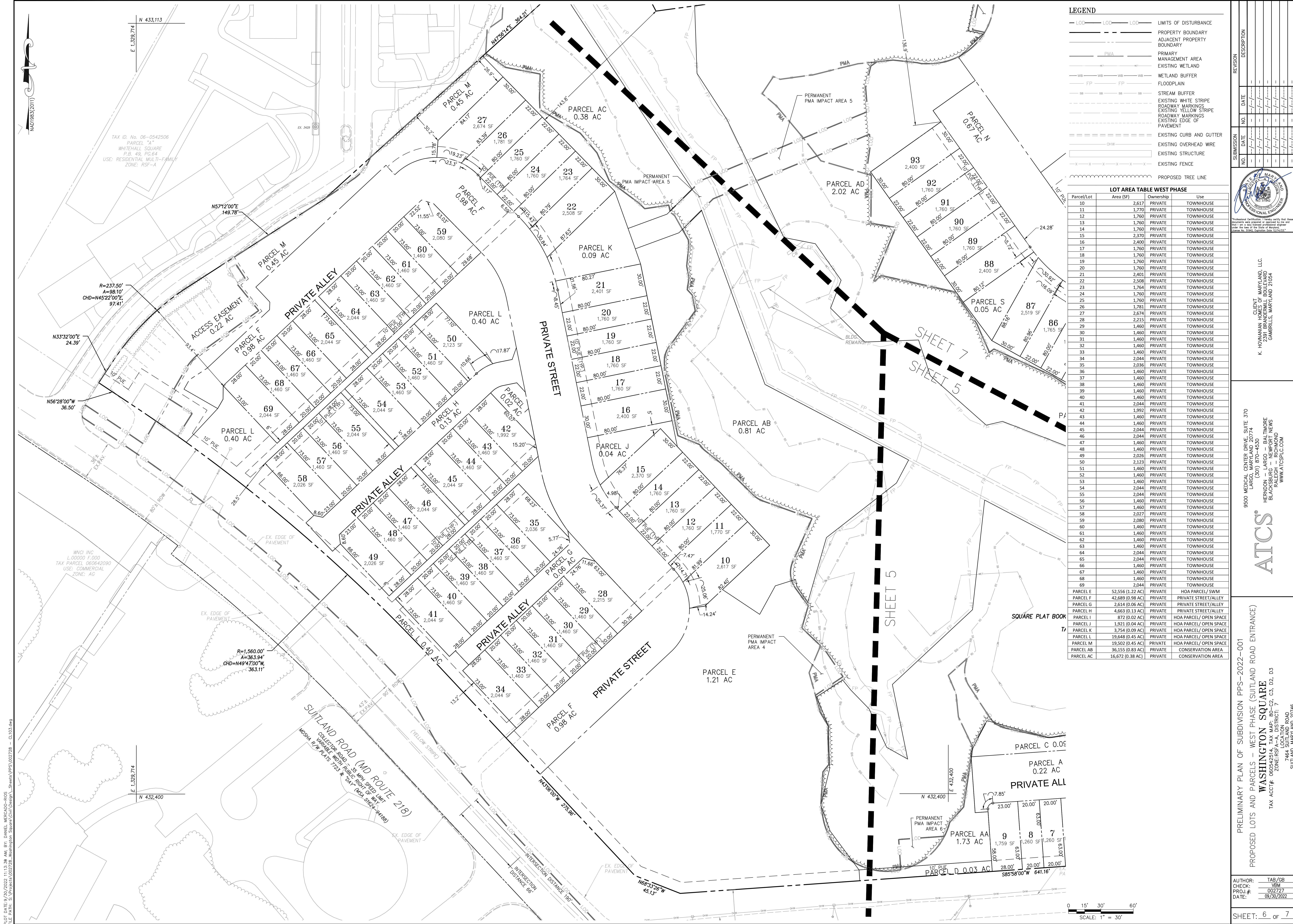
09/30/2022

SHEET:

5

OF

7



LEGEND

- LOD LOD LOD LIMITS OF DISTURBANCE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PMA PRIMARY MANAGEMENT AREA
- EXISTING WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- STREAM BUFFER
- EXISTING WHITE STRIPE
- ROADWAY MARKINGS
- EXISTING YELLOW STRIPE
- ROADWAY MARKINGS
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING OVERHEAD WIRE
- EXISTING STRUCTURE
- EXISTING FENCE
- PROPOSED TREE LINE

LOT AREA TABLE WEST PHASE

Parcel/Lot	Area (SF)	Ownership	Use
10	2,517	PRIVATE	TOWNHOUSE
11	1,770	PRIVATE	TOWNHOUSE
12	1,760	PRIVATE	TOWNHOUSE
13	1,760	PRIVATE	TOWNHOUSE
14	1,760	PRIVATE	TOWNHOUSE
15	2,370	PRIVATE	TOWNHOUSE
16	2,400	PRIVATE	TOWNHOUSE
17	1,760	PRIVATE	TOWNHOUSE
18	1,760	PRIVATE	TOWNHOUSE
19	1,760	PRIVATE	TOWNHOUSE
20	1,760	PRIVATE	TOWNHOUSE
21	2,401	PRIVATE	TOWNHOUSE
22	2,508	PRIVATE	TOWNHOUSE
23	1,764	PRIVATE	TOWNHOUSE
24	1,760	PRIVATE	TOWNHOUSE
25	1,760	PRIVATE	TOWNHOUSE
26	1,781	PRIVATE	TOWNHOUSE
27	2,674	PRIVATE	TOWNHOUSE
28	2,215	PRIVATE	TOWNHOUSE
29	1,460	PRIVATE	TOWNHOUSE
30	1,460	PRIVATE	TOWNHOUSE
31	1,460	PRIVATE	TOWNHOUSE
32	1,460	PRIVATE	TOWNHOUSE
33	1,460	PRIVATE	TOWNHOUSE
34	2,044	PRIVATE	TOWNHOUSE
35	2,036	PRIVATE	TOWNHOUSE
36	1,460	PRIVATE	TOWNHOUSE
37	1,460	PRIVATE	TOWNHOUSE
38	1,460	PRIVATE	TOWNHOUSE
39	1,460	PRIVATE	TOWNHOUSE
40	1,460	PRIVATE	TOWNHOUSE
41	2,044	PRIVATE	TOWNHOUSE
42	1,992	PRIVATE	TOWNHOUSE
43	1,460	PRIVATE	TOWNHOUSE
44	1,460	PRIVATE	TOWNHOUSE
45	2,044	PRIVATE	TOWNHOUSE
46	2,044	PRIVATE	TOWNHOUSE
47	1,460	PRIVATE	TOWNHOUSE
48	1,460	PRIVATE	TOWNHOUSE
49	2,026	PRIVATE	TOWNHOUSE
50	2,123	PRIVATE	TOWNHOUSE
51	1,460	PRIVATE	TOWNHOUSE
52	1,460	PRIVATE	TOWNHOUSE
53	1,460	PRIVATE	TOWNHOUSE
54	2,044	PRIVATE	TOWNHOUSE
55	2,044	PRIVATE	TOWNHOUSE
56	1,460	PRIVATE	TOWNHOUSE
57	1,460	PRIVATE	TOWNHOUSE
58	2,027	PRIVATE	TOWNHOUSE
59	2,080	PRIVATE	TOWNHOUSE
60	1,460	PRIVATE	TOWNHOUSE
61	1,460	PRIVATE	TOWNHOUSE
62	1,460	PRIVATE	TOWNHOUSE
63	1,460	PRIVATE	TOWNHOUSE
64	2,044	PRIVATE	TOWNHOUSE
65	2,044	PRIVATE	TOWNHOUSE
66	1,460	PRIVATE	TOWNHOUSE
67	1,460	PRIVATE	TOWNHOUSE
68	1,460	PRIVATE	TOWNHOUSE
69	2,044	PRIVATE	TOWNHOUSE
70	2,044	PRIVATE	TOWNHOUSE
71	1,460	PRIVATE	TOWNHOUSE
72	1,460	PRIVATE	TOWNHOUSE
73	1,460	PRIVATE	TOWNHOUSE
74	1,460	PRIVATE	TOWNHOUSE
75	1,460	PRIVATE	TOWNHOUSE
76	1,460	PRIVATE	TOWNHOUSE
77	1,460	PRIVATE	TOWNHOUSE
78	1,460	PRIVATE	TOWNHOUSE
79	1,460	PRIVATE	TOWNHOUSE
80	1,460	PRIVATE	TOWNHOUSE
81	1,460	PRIVATE	TOWNHOUSE
82	1,460	PRIVATE	TOWNHOUSE
83	1,460	PRIVATE	TOWNHOUSE
84	1,460	PRIVATE	TOWNHOUSE
85	1,460	PRIVATE	TOWNHOUSE
86	1,765	PRIVATE	TOWNHOUSE
87	2,519	PRIVATE	TOWNHOUSE
88	2,400	PRIVATE	TOWNHOUSE
89	1,760	PRIVATE	TOWNHOUSE
90	1,760	PRIVATE	TOWNHOUSE
91	1,760	PRIVATE	TOWNHOUSE
92	1,760	PRIVATE	TOWNHOUSE
93	2,400	PRIVATE	TOWNHOUSE
PARCEL A	0.22 AC	PRIVATE	CONSERVATION AREA
PARCEL B	0.38 AC	PRIVATE	CONSERVATION AREA
PARCEL C	0.05 AC	PRIVATE	CONSERVATION AREA
PARCEL D	0.03 AC	PRIVATE	CONSERVATION AREA
PARCEL E	1.21 AC	PRIVATE	CONSERVATION AREA
PARCEL F	0.98 AC	PRIVATE	CONSERVATION AREA
PARCEL G	0.06 AC	PRIVATE	CONSERVATION AREA
PARCEL H	0.13 AC	PRIVATE	CONSERVATION AREA
PARCEL I	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL J	0.04 AC	PRIVATE	CONSERVATION AREA
PARCEL K	0.09 AC	PRIVATE	CONSERVATION AREA
PARCEL L	0.40 AC	PRIVATE	CONSERVATION AREA
PARCEL M	0.45 AC	PRIVATE	CONSERVATION AREA
PARCEL N	0.67 AC	PRIVATE	CONSERVATION AREA
PARCEL O	0.05 AC	PRIVATE	CONSERVATION AREA
PARCEL P	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL Q	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL R	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL S	0.05 AC	PRIVATE	CONSERVATION AREA
PARCEL T	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL U	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL V	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL W	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL X	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL Y	0.02 AC	PRIVATE	CONSERVATION AREA
PARCEL Z	0.02 AC	PRIVATE	CONSERVATION AREA

ATCS

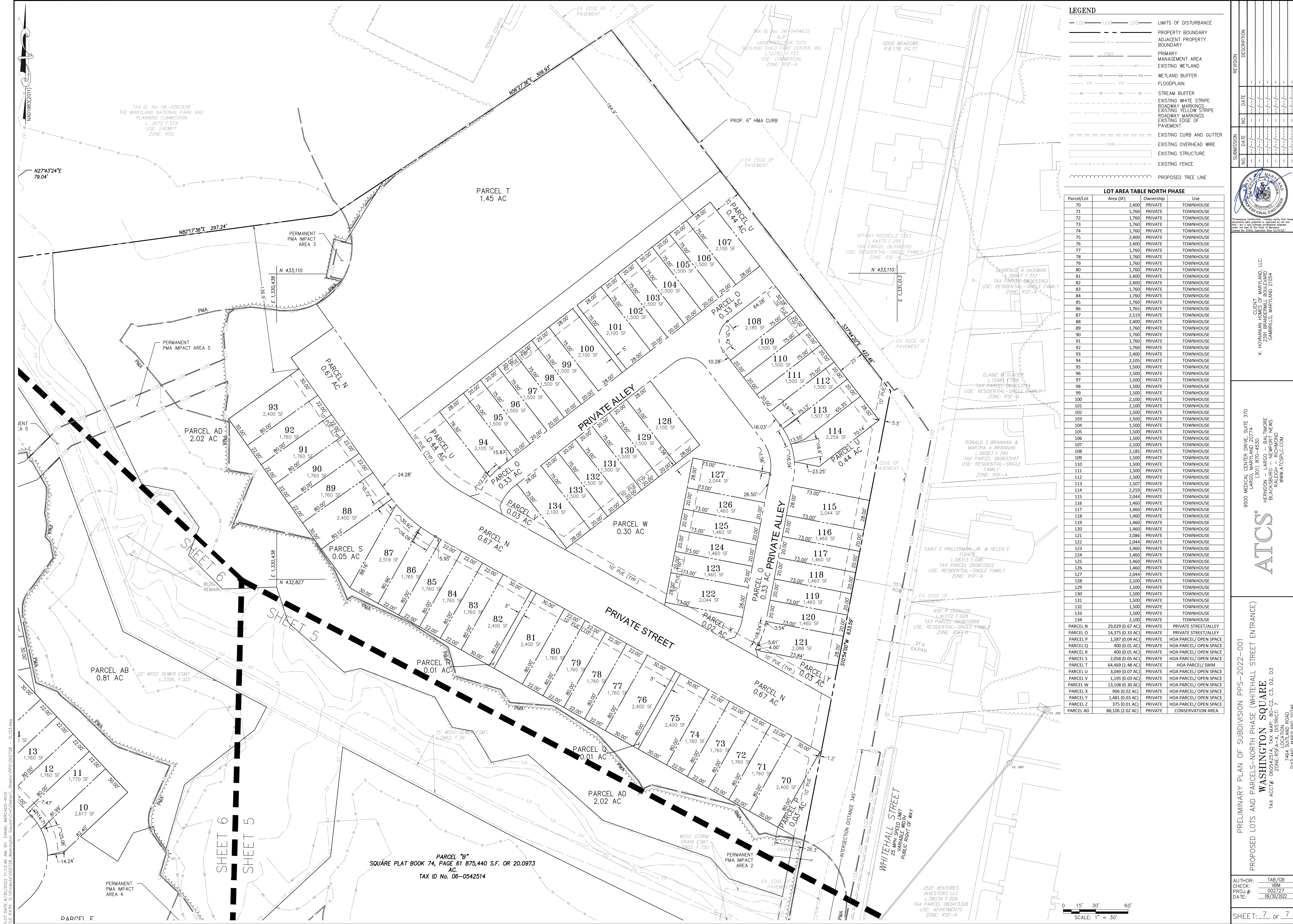
9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
(301) 870-4530
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
RICHMOND
WWW.ATCSINC.COM

PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001
PROPOSED LOTS AND PARCELS - WEST PHASE (SUITLAND ROAD ENTRANCE)
WASHINGTON SQUARE
TAX ACCT# 060542516, TAX MAP: 80-C2, C3, D2, D3
ZONE: RS-1, LOCATION: 7644 SUITLAND ROAD, SUITLAND, MARYLAND 20746

REVISION

NO.	DATE	DESCRIPTION
1	09/30/2022	ISSUED FOR REVIEW
2	10/10/2022	REVISIONS
3	10/10/2022	REVISIONS
4	10/10/2022	REVISIONS
5	10/10/2022	REVISIONS
6	10/10/2022	REVISIONS
7	10/10/2022	REVISIONS
8	10/10/2022	REVISIONS
9	10/10/2022	REVISIONS
10	10/10/2022	REVISIONS
11	10/10/2022	REVISIONS
12	10/10/2022	REVISIONS
13	10/10/2022	REVISIONS
14	10/10/2022	REVISIONS
15	10/10/2022	REVISIONS
16	10/10/2022	REVISIONS
17	10/10/2022	REVISIONS
18	10/10/2022	REVISIONS
19	10/10/2022	REVISIONS
20	10/10/2022	REVISIONS
21	10/10/2022	REVISIONS
22	10/10/2022	REVISIONS
23	10/10/2022	REVISIONS
24	10/10/2022	REVISIONS
25	10/10/2022	REVISIONS
26	10/10/2022	REVISIONS
27	10/10/2022	REVISIONS
28	10/10/2022	REVISIONS
29	10/10/2022	REVISIONS
30	10/10/2022	REVISIONS
31	10/10/2022	REVISIONS
32	10/10/2022	REVISIONS
33	10/10/2022	REVISIONS
34	10/10/2022	REVISIONS
35	10/10/2022	REVISIONS
36	10/10/2022	REVISIONS
37	10/10/2022	REVISIONS
38	10/10/2022	REVISIONS
39	10/10/2022	REVISIONS
40	10/10/2022	REVISIONS
41	10/10/2022	REVISIONS
42	10/10/2022	REVISIONS
43	10/10/2022	REVISIONS
44	10/10/2022	REVISIONS
45	10/10/2022	REVISIONS
46	10/10/2022	REVISIONS
47	10/10/2022	REVISIONS
48	10/10/2022	REVISIONS
49	10/10/2022	REVISIONS
50	10/10/2022	REVISIONS
51	10/10/2022	REVISIONS
52	10/10/2022	REVISIONS
53	10/10/2022	REVISIONS
54	10/10/2022	REVISIONS
55	10/10/2022	REVISIONS
56	10/10/2022	REVISIONS
57	10/10/2022	REVISIONS
58	10/10/2022	REVISIONS
59	10/10/2022	REVISIONS
60	10/10/2022	REVISIONS
61	10/10/2022	REVISIONS
62	10/10/2022	REVISIONS
63	10/10/2022	REVISIONS
64	10/10/2022	REVISIONS
65	10/10/2022	REVISIONS
66	10/10/2022	REVISIONS
67	10/10/2022	REVISIONS
68	10/10/2022	REVISIONS
69	10/10/2022	REVISIONS
70	10/10/2022	REVISIONS
71	10/10/2022	REVISIONS
72	10/10/2022	REVISIONS
73	10/10/2022	REVISIONS
74	10/10/2022	REVISIONS
75	10/10/2022	REVISIONS
76	10/10/2022	REVISIONS
77	10/10/2022	REVISIONS
78	10/10/2022	REVISIONS
79	10/10/2022	REVISIONS
80	10/10/2022	REVISIONS
81	10/10/2022	REVISIONS
82	10/10/2022	REVISIONS
83	10/10/2022	REVISIONS
84	10/10/2022	REVISIONS
85	10/10/2022	REVISIONS
86	10/10/2022	REVISIONS
87	10/10/2022	REVISIONS
88	10/10/2022	REVISIONS
89	10/10/2022	REVISIONS
90	10/10/2022	REVISIONS
91	10/10/2022	REVISIONS
92	10/10/2022	REVISIONS
93	10/10/2022	REVISIONS
94	10/10/2022	REVISIONS
95	10/10/2022	REVISIONS
96	10/10/2022	REVISIONS
97	10/10/2022	REVISIONS
98	10/10/2022	REVISIONS
99	10/10/2022	REVISIONS
100	10/10/2022	REVISIONS

SHEET: 6 OF 7



LEGEND

- LOD LOD LOD LIMITS OF DISTURBANCE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PMA PRIMARY MANAGEMENT AREA
- EXISTING WETLAND
- WETLAND BUFFER
- FLOODPLAIN
- STREAM BUFFER
- EXISTING WHITE STRIPE ROADWAY MARKINGS
- EXISTING YELLOW STRIPE ROADWAY MARKINGS
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING OVERHEAD WIRE
- EXISTING STRUCTURE
- EXISTING FENCE
- PROPOSED TREE LINE

LOT AREA TABLE NORTH PHASE			
Parcel/Lot	Area (SF)	Ownership	Use
70	2,400	PRIVATE	TOWNHOUSE
71	1,760	PRIVATE	TOWNHOUSE
72	1,760	PRIVATE	TOWNHOUSE
73	1,760	PRIVATE	TOWNHOUSE
74	1,760	PRIVATE	TOWNHOUSE
75	2,400	PRIVATE	TOWNHOUSE
76	2,400	PRIVATE	TOWNHOUSE
77	1,760	PRIVATE	TOWNHOUSE
78	1,760	PRIVATE	TOWNHOUSE
79	1,760	PRIVATE	TOWNHOUSE
80	1,760	PRIVATE	TOWNHOUSE
81	2,400	PRIVATE	TOWNHOUSE
82	2,400	PRIVATE	TOWNHOUSE
83	1,760	PRIVATE	TOWNHOUSE
84	1,760	PRIVATE	TOWNHOUSE
85	1,760	PRIVATE	TOWNHOUSE
86	1,765	PRIVATE	TOWNHOUSE
87	2,519	PRIVATE	TOWNHOUSE
88	2,400	PRIVATE	TOWNHOUSE
89	1,760	PRIVATE	TOWNHOUSE
90	1,760	PRIVATE	TOWNHOUSE
91	1,760	PRIVATE	TOWNHOUSE
92	1,760	PRIVATE	TOWNHOUSE
93	2,400	PRIVATE	TOWNHOUSE
94	2,105	PRIVATE	TOWNHOUSE
95	1,500	PRIVATE	TOWNHOUSE
96	1,500	PRIVATE	TOWNHOUSE
97	1,500	PRIVATE	TOWNHOUSE
98	1,500	PRIVATE	TOWNHOUSE
99	1,500	PRIVATE	TOWNHOUSE
100	2,100	PRIVATE	TOWNHOUSE
101	2,100	PRIVATE	TOWNHOUSE
102	1,500	PRIVATE	TOWNHOUSE
103	1,500	PRIVATE	TOWNHOUSE
104	1,500	PRIVATE	TOWNHOUSE
105	1,500	PRIVATE	TOWNHOUSE
106	1,500	PRIVATE	TOWNHOUSE
107	2,185	PRIVATE	TOWNHOUSE
108	1,500	PRIVATE	TOWNHOUSE
109	1,500	PRIVATE	TOWNHOUSE
110	1,500	PRIVATE	TOWNHOUSE
111	1,500	PRIVATE	TOWNHOUSE
112	1,500	PRIVATE	TOWNHOUSE
113	1,507	PRIVATE	TOWNHOUSE
114	2,259	PRIVATE	TOWNHOUSE
115	2,044	PRIVATE	TOWNHOUSE
116	1,460	PRIVATE	TOWNHOUSE
117	1,460	PRIVATE	TOWNHOUSE
118	1,460	PRIVATE	TOWNHOUSE
119	1,460	PRIVATE	TOWNHOUSE
120	1,460	PRIVATE	TOWNHOUSE
121	2,086	PRIVATE	TOWNHOUSE
122	2,044	PRIVATE	TOWNHOUSE
123	1,460	PRIVATE	TOWNHOUSE
124	1,460	PRIVATE	TOWNHOUSE
125	1,460	PRIVATE	TOWNHOUSE
126	1,460	PRIVATE	TOWNHOUSE
127	2,044	PRIVATE	TOWNHOUSE
128	2,100	PRIVATE	TOWNHOUSE
129	2,100	PRIVATE	TOWNHOUSE
130	1,500	PRIVATE	TOWNHOUSE
131	1,500	PRIVATE	TOWNHOUSE
132	1,500	PRIVATE	TOWNHOUSE
133	1,500	PRIVATE	TOWNHOUSE
134	2,100	PRIVATE	TOWNHOUSE
PARCEL N	29,029 (0.67 AC)	PRIVATE	PRIVATE STREET/ALLEY
PARCEL O	14,375 (0.33 AC)	PRIVATE	PRIVATE STREET/ALLEY
PARCEL P	1,587 (0.04 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL Q	400 (0.01 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL R	400 (0.01 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL S	2,058 (0.05 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL T	64,469 (1.48 AC)	PRIVATE	HOA PARCEL/ SWM
PARCEL U	3,049 (0.07 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL V	1,195 (0.03 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL W	13,108 (0.30 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL X	905 (0.02 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL Y	1,481 (0.03 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL Z	375 (0.01 AC)	PRIVATE	HOA PARCEL/ OPEN SPACE
PARCEL AD	88,106 (2.02 AC)	PRIVATE	CONSERVATION AREA

ATCS

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
(301) 870-4530

HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
RICHMOND - WWW.ATCSPLC.COM

PRELIMINARY PLAN OF SUBDIVISION PPS-2022-001

PROPOSED LOTS AND PARCELS-NORTH PHASE (WHITEHALL STREET ENTRANCE)

WASHINGTON SQUARE

TAX ACCT# 060542514, TAX MAP: 80-C2, C3, D2, D3
ZONING: RSF-A, LOCATION: 7644 SUTLAND ROAD, SUTLAND, MARYLAND 20746

AUTHOR: TAB/GB

CHECK: VEM

PROJ.#: 002727

DATE: 09/30/2022

SHEET: 7 OF 7