

THE PROPOSED DEVELOPMENT SITE IS LOCATED IN UPPER MARLBORO, MARYLAND AT THE SOUTHWEST QUADRANT OF ROBERT CRAIN HIGHWAY (US 301) INTERSECTION WITH LEELEAND ROAD. THE 19.63+-ACRES SITE IS AN ASSEMBLAGE OF 15 PARCELS THAT ARE BOUND TO THE EAST BY US 301, TO THE NORTH BY LEELEAND ROAD, TO THE WEST BY MOORES PLAINS BOULEVARD, AND TO THE SOUTH BY AN UNBUILT PUBLIC STREET, KNOWN AS EFFIE BOWME DRIVE. AN UNBUILT PRIVATE STREET KNOWN AS HIGH STREET CONNECTS LEELEAND ROAD TO EFFIE BOWME DRIVE AND BIFURCATES THE DEVELOPMENT SITE.

THE PROPOSED DEVELOPMENT WILL INCLUDE UP TO 139 24' AND 20' TOWNHOUSES, UP TO 15,000-SF OF COMMERCIAL SPACE, UTILITIES, SITE AMENITIES, AND ASSOCIATED PARKING FOR WHICH STORMWATER QUANTITY CONTROL FOR THE 2-, 10-, AND 100-YEAR FLOOD EVENTS IS PROVIDED IN THE REGIONAL DRAINAGE PLAN. AN IMMEDIATELY DOWNSTREAM, THE ON-SITE SEDIMENT BASIN WILL BE RETROFITTED TO PROVIDE REQUIRED WATER QUALITY TREATMENT FOR THE PROJECT. THE MAJORITY OF THE SITE DRAINS TO EAST BRANCH OF THE COLLINGTON BRANCH WHICH FLOWS TO THE SOUTH. THE ROAD DRAINAGE SYSTEM DRAINS TO THE WEST. THE ROAD INTERSECTION DRAINS TO A UNNAMED TRIBUTARY OF DISTRICT BRANCH WHICH ALSO FLOWS TO PATUXENT RIVER. DEVELOPMENT WILL OCCUR IN THREE PHASES.

GENERAL NOTES:

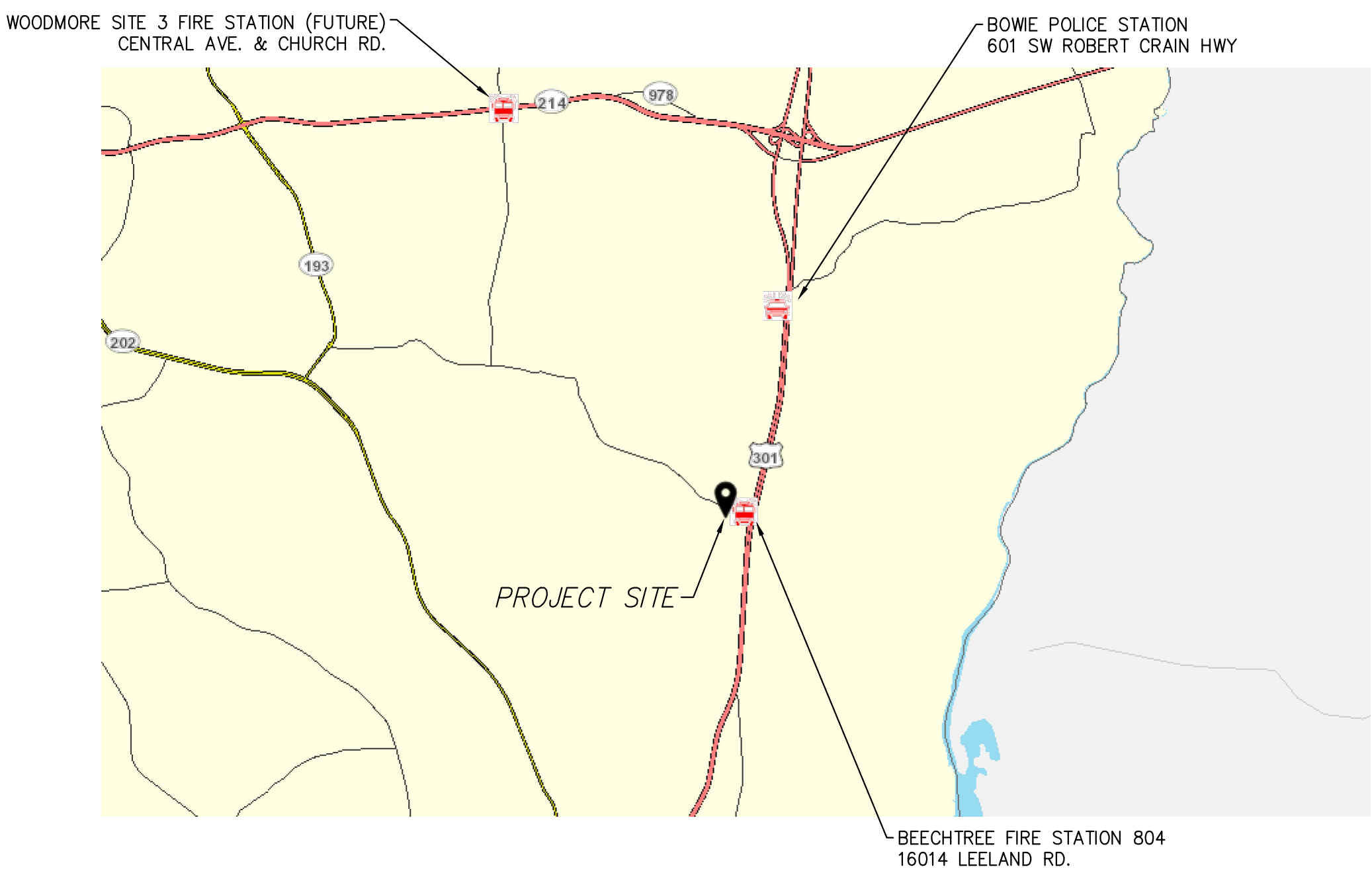
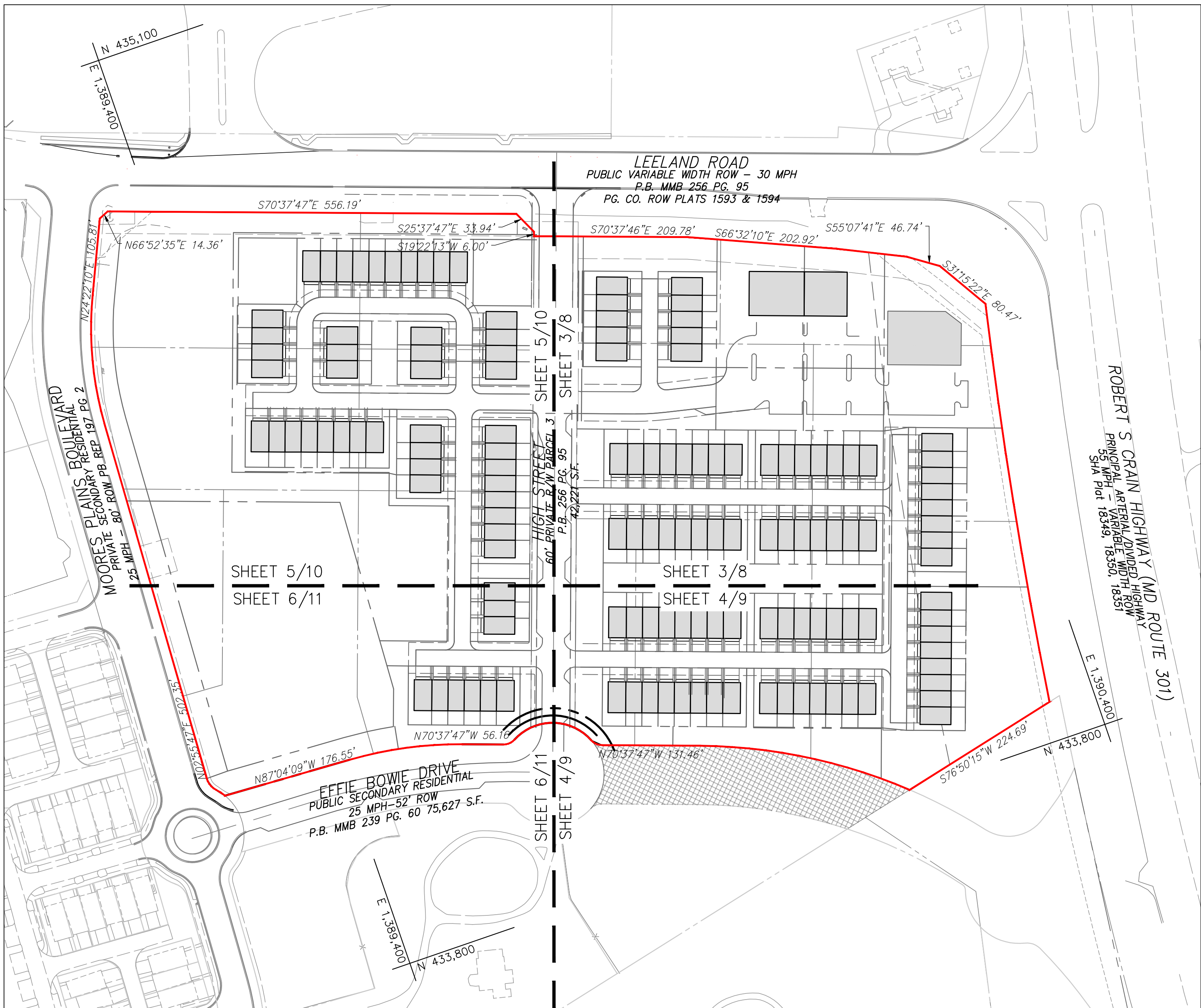
1. *REFER TO EXISTING PARCEL INFORMATION TABLE BELOW
2. PROPOSED SUBDIVISION NAME: BEECHTREE
3. TAX MAP 8501, C22, B501, 80 GRID C2, C3, D2, D3
4. 200 FOOT MAP REFERENCE (WSSC): 2035E14
5. PURPOSE OF SUBDIVISION: SUBDIVIDE EXISTING PARCELS INTO 139 TOWNHOUSE LOTS AND
6. COMMERCIAL RESTAURANT LOTS
7. TOTAL NUMBER OF PROPOSED PARCELS: 36
8. TOTAL NUMBER OF PROPOSED LOTS: 139
9. PRIOR APPROVALS:
10. FINO-SIT--00217--2024
11. FINO-SIT--00470--2024
12. NRI--081--2025
13. PPS--4--0491
14. OSO--13037
15. TCP2--001--14
16. PROPERTY AREA:
17. GROSS TRACT AREA: 19.63 AC
18. NET TRACT AREA: 19.63 AC
19. NET DEVELOPMENT AREA OUTSIDE PMA: 18.97 AC
20. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.66 AC
21. ACREAGE OF 100-YEAR FLOODPLAIN: 0.00 AC
22. ACREAGE OF ROAD DEDICATION: 0.00 AC
23. EXISTING ZONING/USE: CGO/VACANT
24. PROPOSED ZONING/USE OF PROPERTY: CGO/ TOWNHOUSE AND RESTAURANT
25. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
26. NUMBER OF DWELLING UNITS: 139
27. TYPE: SINGLE FAMILY ATTACHED (TOWNHOUSE)
28. SIZE: SEE "LOT AREA TABLE" ON SHEETS 8, 9, 10, AND 11.
29. DENSITY CALCULATION:
30. MAX. ALLOWED: 20.00 UNITS/AC OF NET TRACT AREA
31. PROPOSED: 7.08 UNITS/AC OF NET TRACT AREA
32. CGO LOT STANDARDS FOR TOWNHOUSE (SEC. 27-420.3(d))
33. NET LOT AREA, MIN.: NO REQUIREMENT
34. LOT WIDTH, MIN.: 20 FT
35. LOT COVERAGE, MAX: 65%
36. FRONT YARD DEPTH, MIN: 10 FT
37. SIDE YARD DEPTH, MIN: 8 FT
38. REAR YARD DEPTH, MIN: 15 FT
39. SUSTAINABLE GROWTH TIER: TIER 1
40. JOINT ANDSEWERS, MILITARY INSTALLATION OVERLAY ZONE: NO
41. CENTER OR CORRIDOR LOCATION: NO
42. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):EXISTING: 0 SF,
43. PROPOSED: 15,000 SF
44. STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE: SDCP--00466--2024
45. (UNDER REVIEW)
46. WATER/SEWER CATEGORY:
47. EXISTING: W-3/S-3
48. PROPOSED: W-3/S-3
49. WASTE DISPOSAL METHOD: PROPOSED CONNECTION TO PUBLIC SEWER
50. AVIATION POLICY AREA: N/A
51. MANDATORY PARK DEDICATION AREA: THE MANDATORY DEDICATION OF PARKLAND
52. REQUIREMENT IS TO BE FULFILLED BY PROVIDING OR FUNDING RECREATIONAL FACILITIES TO
53. MEET THE RECREATIONAL NEEDS OF THE PROJECTED POPULATION.
54. CEMETERIES: NO
55. HISTORIC SITES: NO
56. PHASE 1 ESA COMPLETED BY HYDRO-TECHRA GROUP IN MARCH OF 2022.
57. TYPE ONE CONSERVATION PLAN: YES, TCP1--011--10
58. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
59. WETLANDS: YES
60. STREAMS: NO
61. SOILS: NRI--004--2025 (APPROVED ON 02/25/2025)
62. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE
63. MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR
64. ORGANIZATION: NO
65. MIN. STRATEGIC CONNECTIVITY INDEX SCORE (TABLE 27-6206(f)(1)): 1.4
66. LINKS: 27
67. INDEX SCORE: LINKS/NODES = 27/20 = 1.4

*EXISTING PARCEL INFORMATION						
PARCEL/LOT	PLAT NUMBER	LIBER FOJO	PLAT BOOK	DEED REFERENCE	AREA (S.F.)	AREA (AC.)
2	2	L:11372 F: 320	060-089	3246073	43422	0.00
3					42227	0.97
4	3	L:09791 F: 547	061-013	3256095	28060	0.64
5	3	L:09791 F: 547	061-013	3256095	43963	1.01
6	2	L:11372 F:320	060-089	3246073	66756	1.53
7	2	L:11372 F: 320	060-089	3246073	45567	1.05
8	3	L:09791 F: 547	061-013	3256095	76723	1.76
9	3	L:09791 F: 547	061-013	3256095	62027	1.42
10	2	L:11372 F: 320	060-089	3246073	77467	1.78
11	2	L:11372 F: 320	060-089	3246073	81021	1.86
12	3	L:09791 F: 547	061-013	3256095	24861	0.57
13	3	L:09791 F: 547	061-013	3256095	74603	1.71
14	3	L:09791 F: 547	061-013	3256095	98229	2.26
16	2	L:11372 F: 320	060-089	3239060	148540	3.41
A	3	L:11372 F: 320	060-089	3246073	26239	0.60

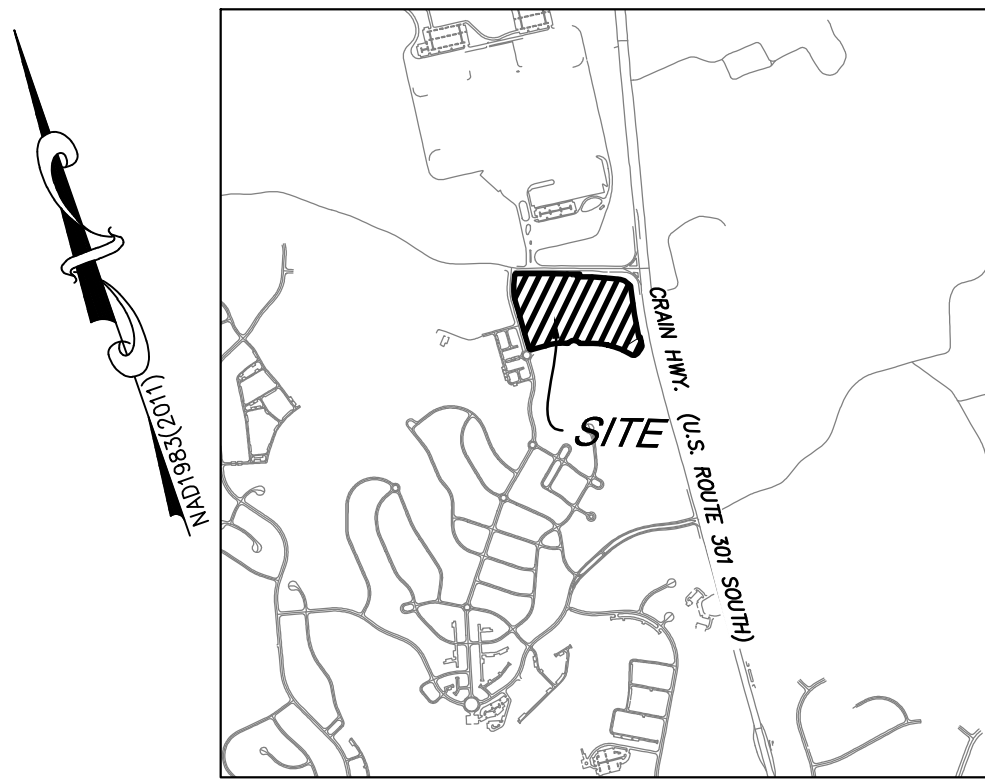
PARKING REQUIREMENT		
USE OF MEASUREMENT	# OF SPACES	REFERENCE
2.0 PER DWELLING UNIT	278	SEC. 27-6305
1 VISITOR SPACE / 20 DU	7	SEC. 27-6305(g)
RESTAURANT: 10 PER 1,000 SF SEATING AREA	100	SEC. 27-6305(a)
TOTAL PARKING REQUIRED	385	
TOTAL PARKING PROVIDED	385	89 PERPENDICULAR SPACES, 278 GARAGE SPACES, 18 PARALLEL SPACES

	END	MIDDLE	END
30.00'	32.00'	22.00'	32.00'
	32.00'	22.00'	32.00'

NAO18038(3/2011)



POLICE/FIRE AND RESCUE FACILITIES MAP
SCALE: 1" = 5000'



 PROPERTY LINE
 LOT LINE
 SITE

SHEET INDEX	
TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS - OVERALL	2
PRELIMINARY PLAN - OVERALL	3
PRELIMINARY PLAN - NORTHEAST	4
PRELIMINARY PLAN - SOUTHEAST	5
PRELIMINARY PLAN - NORTHWEST	6
PRELIMINARY PLAN - SOUTHWEST	7
PROPOSED LOTS & PARCELS - OVERALL	8
PROPOSED LOTS & PARCELS - NORTHEAST	9
PROPOSED LOTS & PARCELS - SOUTHEAST	10
PROPOSED LOTS & PARCELS - NORTHWEST	11
PROPOSED LOTS & PARCELS - SOUTHWEST	12
PRIVATE STREET CROSS SECTION A-A	13
PRIVATE STREET CROSS SECTION B-B	14
PRIVATE STREET CROSS SECTION C-C	15

SURVEYOR:

ENGINEER:

VICTORIA BALLESTERO, PE
9500 MEDICAL CENTER DRIVE,
SUITE 370
LARGO, MARYLAND 20774

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT, THAT I EITHER PERSONALLY PREPARED IT OR WAS IN DIRECT SUPERVISION OF ITS PREPARATION, 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.

Ken LaBonte

06/10/2025

ATCS
BY: RENA DEE BUTLER
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21617
LICENSE RENEWAL DATE: JUNE 27, 2025

[illegible]

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. 54795, Expiration Date 8/31/25."

CLIENT
ATTAR ENTERPRISES
P.O. BOX 21542
BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO MARYLAND 20774

ATCS®

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035

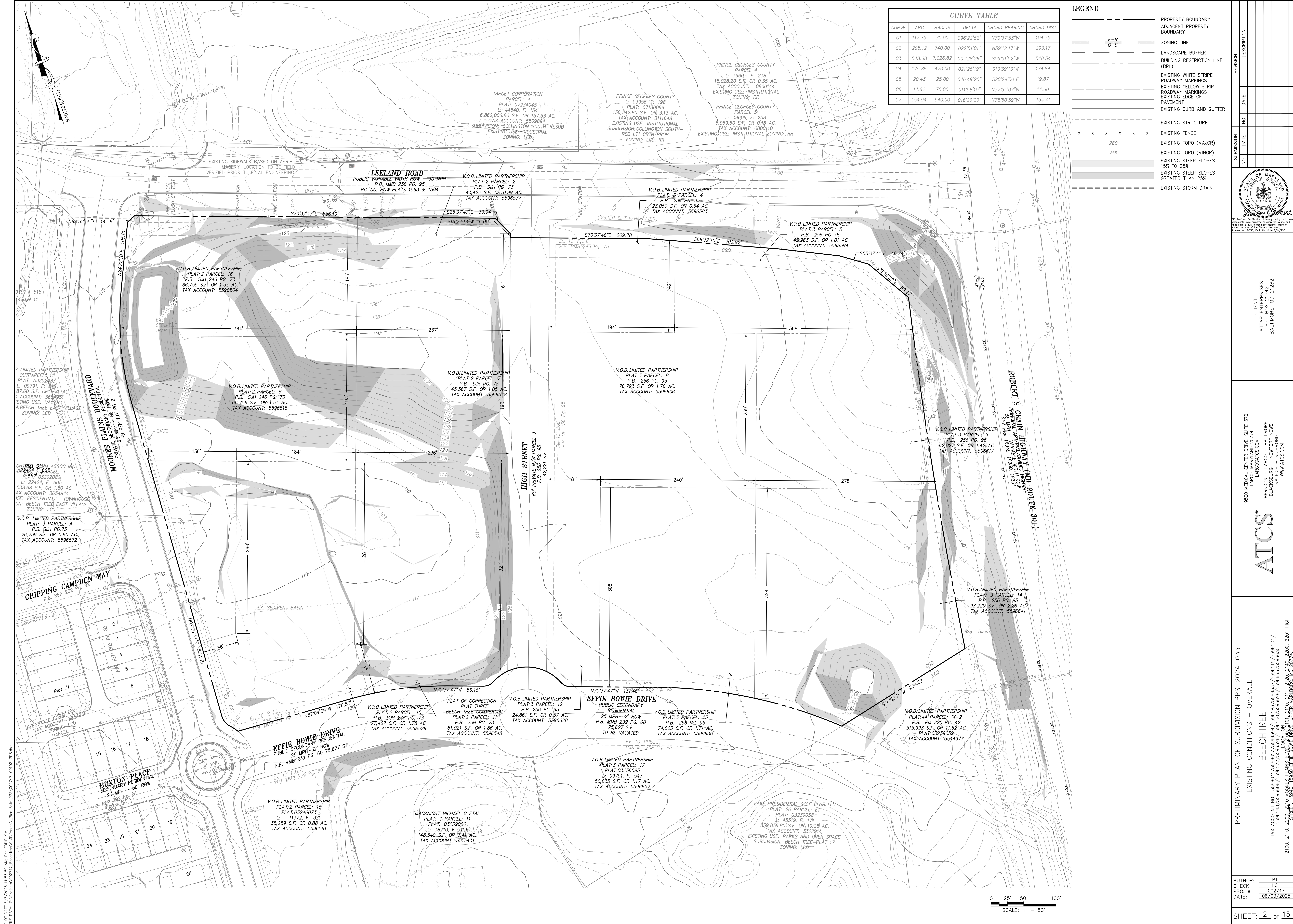
COVER SHEET

BEECHTREE

TAX ACCOUNT NO.: 55986641/55986617/55986594/55985583/55985537/55986515/55986504/
55986548/55986606/55986572/55986526/55985550/55986628/55986663/55986630

AUTHOR:	PT
CHECK:	LC
PROJ.#:	002747
DATE:	06/03/2025

SHEET: 1 OF 15



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	117.75	70.00	096°22'52"	N70°37'53"W	104.35
C2	295.12	740.00	022°51'01"	N59°12'17"W	293.17
C3	548.68	7,026.82	004°28'26"	S09°51'52"W	548.54
C4	175.86	470.00	021°26'19"	S13°39'13"W	174.84
C5	20.43	25.00	046°49'20"	S20°29'50"E	19.87
C6	14.62	70.00	011°58'10"	N37°54'07"W	14.60
C7	154.94	540.00	016°26'23"	N78°50'59"W	154.41

- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - ZONING LINE
 - LANDSCAPE BUFFER
 - BUILDING RESTRICTION LINE (BRL)
 - EXISTING WHITE STRIPE ROADWAY MARKINGS
 - EXISTING YELLOW STRIP ROADWAY MARKINGS
 - EXISTING EDGE OF PAVEMENT
 - EXISTING CURB AND GUTTER
 - EXISTING STRUCTURE
 - EXISTING FENCE
 - EXISTING TOPO (MAJOR)
 - EXISTING TOPO (MINOR)
 - EXISTING STEEP SLOPES 15% TO 25%
 - EXISTING STEEP SLOPES GREATER THAN 25%
 - EXISTING STORM DRAIN

REVISION

NO.	DATE	DESCRIPTION

SUBMISSION

NO.	DATE	DESCRIPTION

CLIENT

ATTAR ENTERPRISES
P.O. BOX 21542
BALTIMORE, MD 21282

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
LARGO@ATCS.COM
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
WWW.ATCS.COM

ATCS

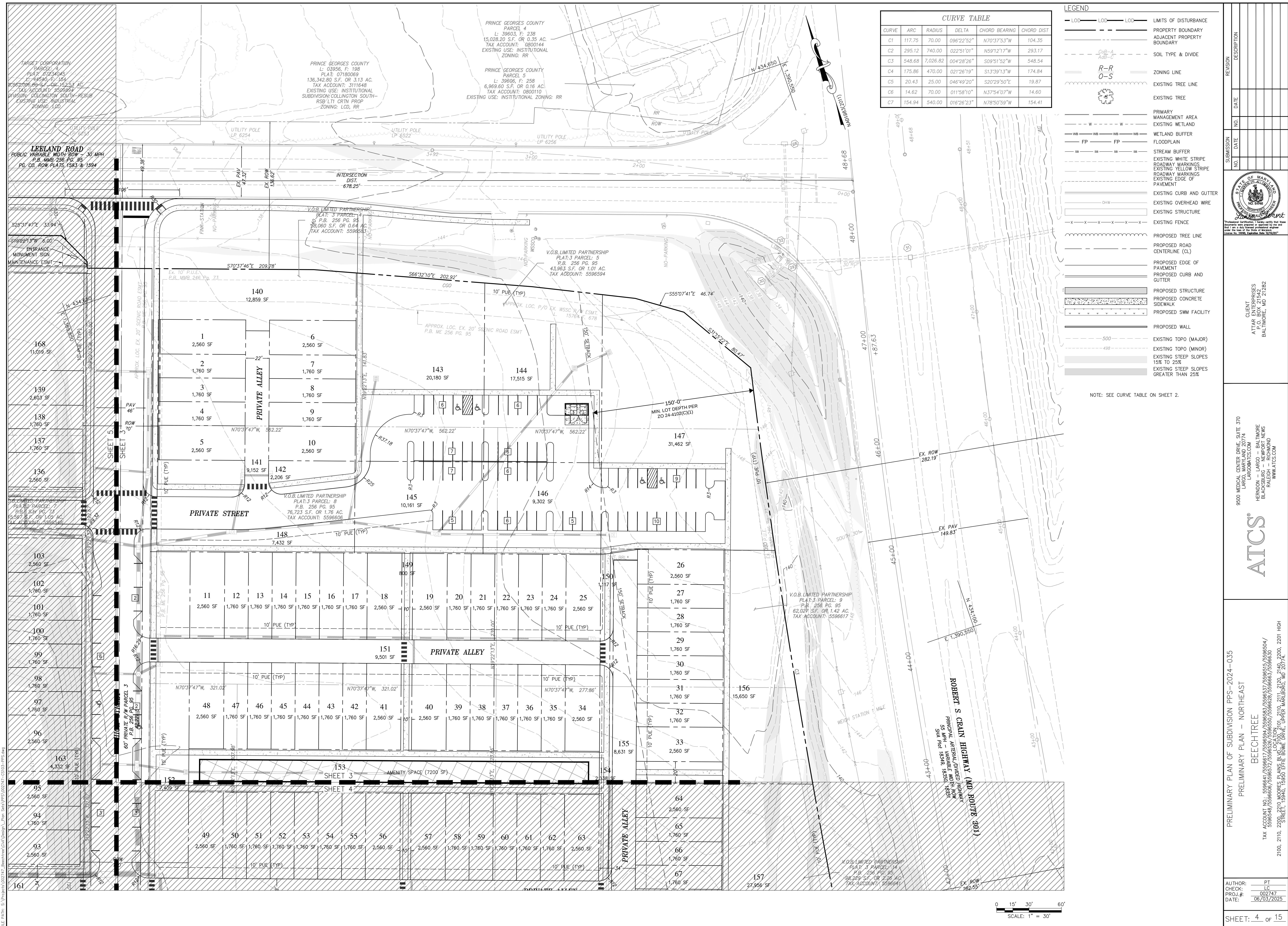
PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035
EXISTING CONDITIONS - OVERALL
BEECHTREE

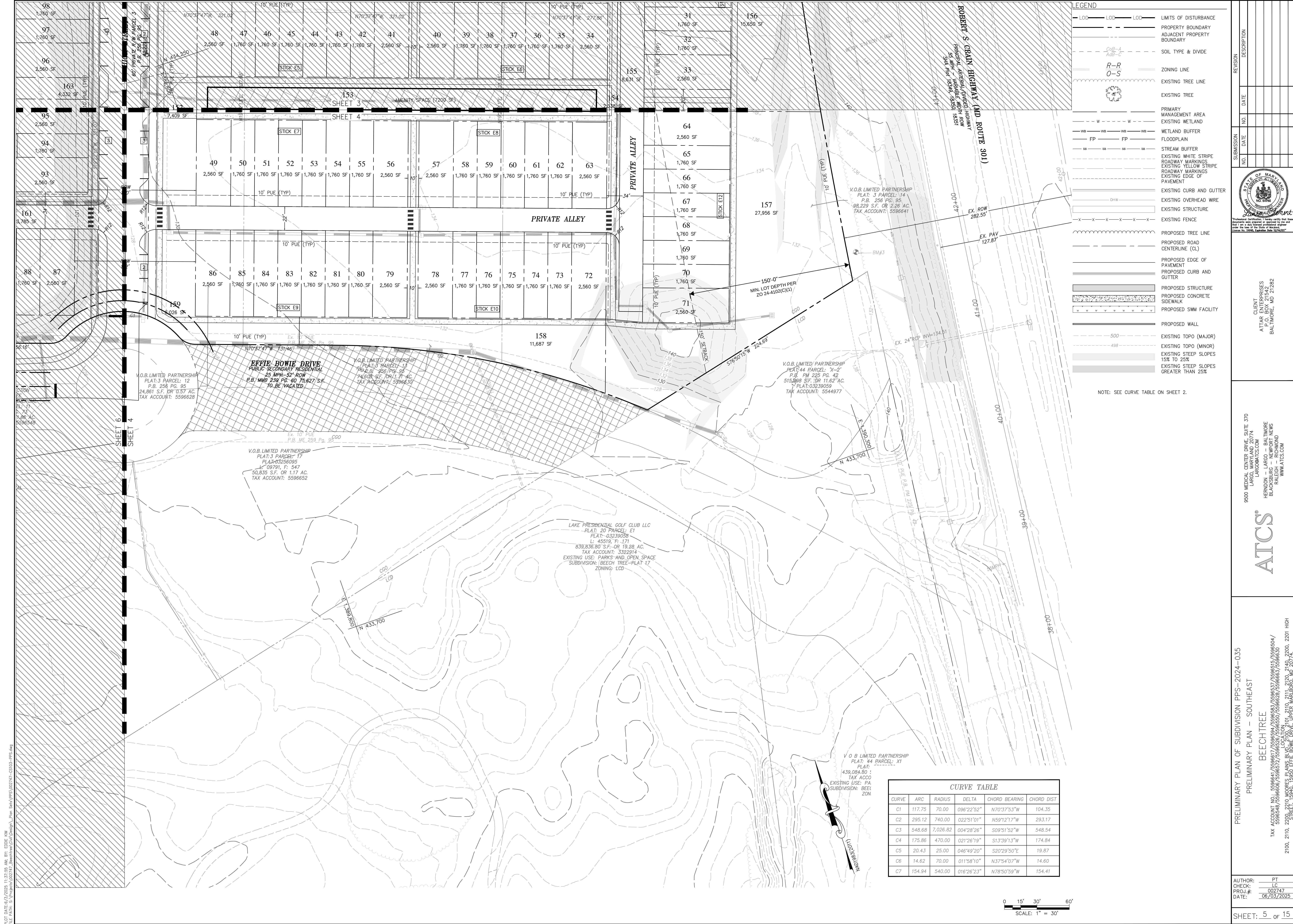
AUTHOR: PT
CHECK: LC
PROJ.#: 002747
DATE: 06/03/2025

TAX ACCOUNT NO.: 5596641/5596617/5596637/5596515/5596504/
5596549/5596606/5596572/5596580/5596663/5596630
2100, 2110, 2200, 2210 MOORES PLAINS BLVD, 2100, 2110, 2120, 2140, 2200, 2201 HIGH STREET, 15940, 15950 EFFIE BOWIE DRIVE, UPPER MARLBORO, MD 20774

SHEET: 2 OF 15



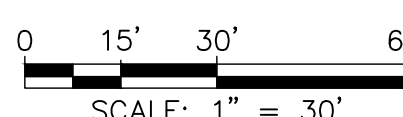




- LEGEND**
- LOD --- LOD --- LIMITS OF DISTURBANCE
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - SOIL TYPE & DIVIDE
 - ZONING LINE
 - EXISTING TREE LINE
 - EXISTING TREE
 - PRIMARY MANAGEMENT AREA
 - EXISTING WETLAND
 - WETLAND BUFFER
 - FLOODPLAIN
 - STREAM BUFFER
 - EXISTING WHITE STRIPE ROADWAY 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 WALL
 - EXISTING TOPO (MAJOR)
 - EXISTING TOPO (MINOR)
 - EXISTING STEEP SLOPES 15% TO 25%
 - EXISTING STEEP SLOPES GREATER THAN 25%

NOTE: SEE CURVE TABLE ON SHEET 2.

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST	
C1	117.75	70.00	096°22'52"	N70°37'53"W	104.35	
C2	295.12	740.00	022°51'01"	N59°12'17"W	293.17	
C3	548.68	7,026.82	004°28'26"	S09°51'52"W	548.54	
C4	175.86	470.00	021°26'19"	S13°39'13"W	174.84	
C5	20.43	25.00	046°48'20"	S20°29'50"E	19.87	
C6	14.62	70.00	011°58'10"	N37°54'07"W	14.60	
C7	154.94	540.00	016°26'23"	N78°50'59"W	154.41	



REVISION

DESCRIPTION

DATE

NO.

SUBMISSION

DATE

NO.

CLIENT

ATTAR ENTERPRISES

P.O. BOX 21542

BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370

LARGO, MARYLAND 20774

LARGO@ATCS.COM

HERNDON - LARGO - BALTIMORE

BLACKSBURG - NEWPORT NEWS

VA WWW.ATCS.COM

ATCS

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035

PRELIMINARY PLAN - SOUTHEAST

BEECHTREE

TAX ACCOUNT NO.: 5596641/5596637/5596635/5596615/5596504/5596549/5596606/5596652/5596650/5596628/5596663/5596630

2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520, 7530, 7540, 7550, 7560, 7570, 7580, 7590, 7600, 7610, 7620, 7630, 7640, 7650, 7660, 7670, 7680, 7690, 7700, 7710, 7720, 7730, 7740, 7750, 7760, 7770, 7780, 7790, 7800, 7810, 7820, 7830, 7840, 7850, 7860, 7870, 7880, 7890, 7900, 7910, 7920, 7930, 7940, 7950, 7960, 7970, 7980, 7990, 8000, 8010, 8020, 8030, 8040, 8050, 8060, 8070, 8080, 8090, 8100, 8110, 8120, 8130, 8140, 8150, 8160, 8170, 8180, 8190, 8200, 8210, 8220, 8230, 8240, 8250, 8260, 8270, 8280, 8290, 8300, 8310, 8320, 8330, 8340, 8350, 8360, 8370, 8380, 8390, 8400, 8410, 8420, 8430, 8440, 8450, 8460, 8470, 8480, 8490, 8500, 8510, 8520, 8530, 8540, 8550, 8560, 8570, 8580, 8590, 8600, 8610, 8620, 8630, 8640, 8650, 8660, 8670, 8680, 8690, 8700, 8710, 8720, 8730, 8740, 8750, 8760, 8770, 8780, 8790, 8800, 8810, 8820, 8830, 8840, 8850, 8860, 8870, 8880, 8890, 8900, 8910, 8920, 8930, 8940, 8950, 8960, 8970, 8980, 8990, 9000, 9010, 9020, 9030, 9040, 9050, 9060, 9070, 9080, 9090, 9100, 9110, 9120, 9130, 9140, 9150, 9160, 9170, 9180, 9190, 9200, 9210, 9220, 9230, 9240, 9250, 9260, 9270, 9280, 9290, 9300, 9310, 9320, 9330, 9340, 9350, 9360, 9370, 9380, 9390, 9400, 9410, 9420, 9430, 9440, 9450, 9460, 9470, 9480, 9490, 9500, 9510, 9520, 9530, 9540, 9550, 9560, 9570, 9580, 9590, 9600, 9610, 9620, 9630, 9640, 9650, 9660, 9670, 9680, 9690, 9700, 9710, 9720, 9730, 9740, 9750, 9760, 9770, 9780, 9790, 9800, 9810, 9820, 9830, 9840, 9850, 9860, 9870, 9880, 9890, 9900, 9910, 9920, 9930, 9940, 9950, 9960, 9970, 9980, 9990, 10000

AUTHOR:

CHECK:

PROJ. #:

DATE:

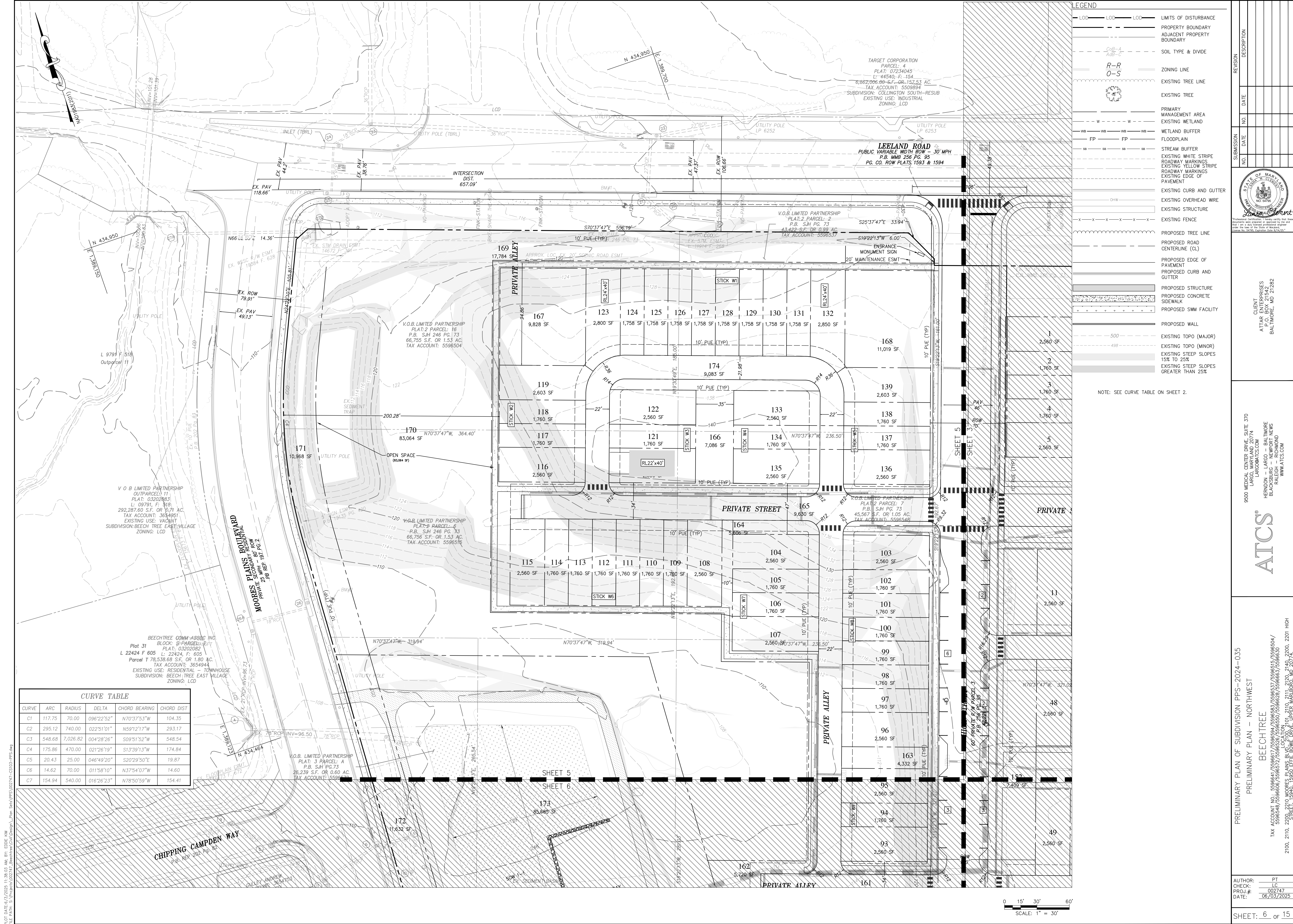
PT

LC

002747

06/03/2025

SHEET: 5 of 15



LEGEND

- LOD LOD LIMITS OF DISTURBANCE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SOIL TYPE & DIVIDE
- R-R O-S ZONING LINE
- EXISTING TREE LINE
- EXISTING TREE
- PRIMARY MANAGEMENT AREA
- EXISTING WETLAND
- W W WETLAND BUFFER
- FP FP FLOODPLAIN
- SB SB 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
- X X X X X 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 WALL
- 500 EXISTING TOPO (MAJOR)
- 498 EXISTING TOPO (MINOR)
- 15% TO 25% EXISTING STEEP SLOPES
- GREATER THAN 25% EXISTING STEEP SLOPES

NOTE: SEE CURVE TABLE ON SHEET 2.

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING
C1	117.75	70.00	096°22'52"	N70°37'53"W
C2	295.12	740.00	022°51'01"	N59°12'17"W
C3	548.68	7,026.82	004°28'26"	S09°51'52"W
C4	175.86	470.00	021°26'19"	S13°39'13"W
C5	20.43	25.00	046°49'20"	S20°29'50"E
C6	14.62	70.00	011°58'10"	N37°54'07"W
C7	154.94	540.00	016°26'23"	N78°50'59"W

REVISION

DESCRIPTION

NO.

DATE

SUBMISSION

NO.

DATE

CLIENT

ATTAR ENTERPRISES

P.O. BOX 21542

BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370

LARGO, MARYLAND 20774

LARGO@ATCS.COM

HERNDON - LARGO - BALTIMORE

BLACKSBURG - NEWPORT NEWS

WWW.ATCS.COM

ATCS

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035

PRELIMINARY PLAN - NORTHWEST

BEECHTREE

TAX ACCOUNT NO.: 5596647/5596637/5596615/5596504/5596549/5596606/5596572/5596580/5596628/5596663/5596630

2100, 2110, 2200, 2210 MOORE'S PLAINS BLVD., LOCATIONS 2100, 2110, 2115, 2120, 2140, 2200, 2201 HIGH STREET, 15540, 15550 BEECH TREE DRIVE, UPPER MARLBOROUGH, MD 20774

AUTHOR:

CHECK:

PROJ. #:

DATE:

PT

LC

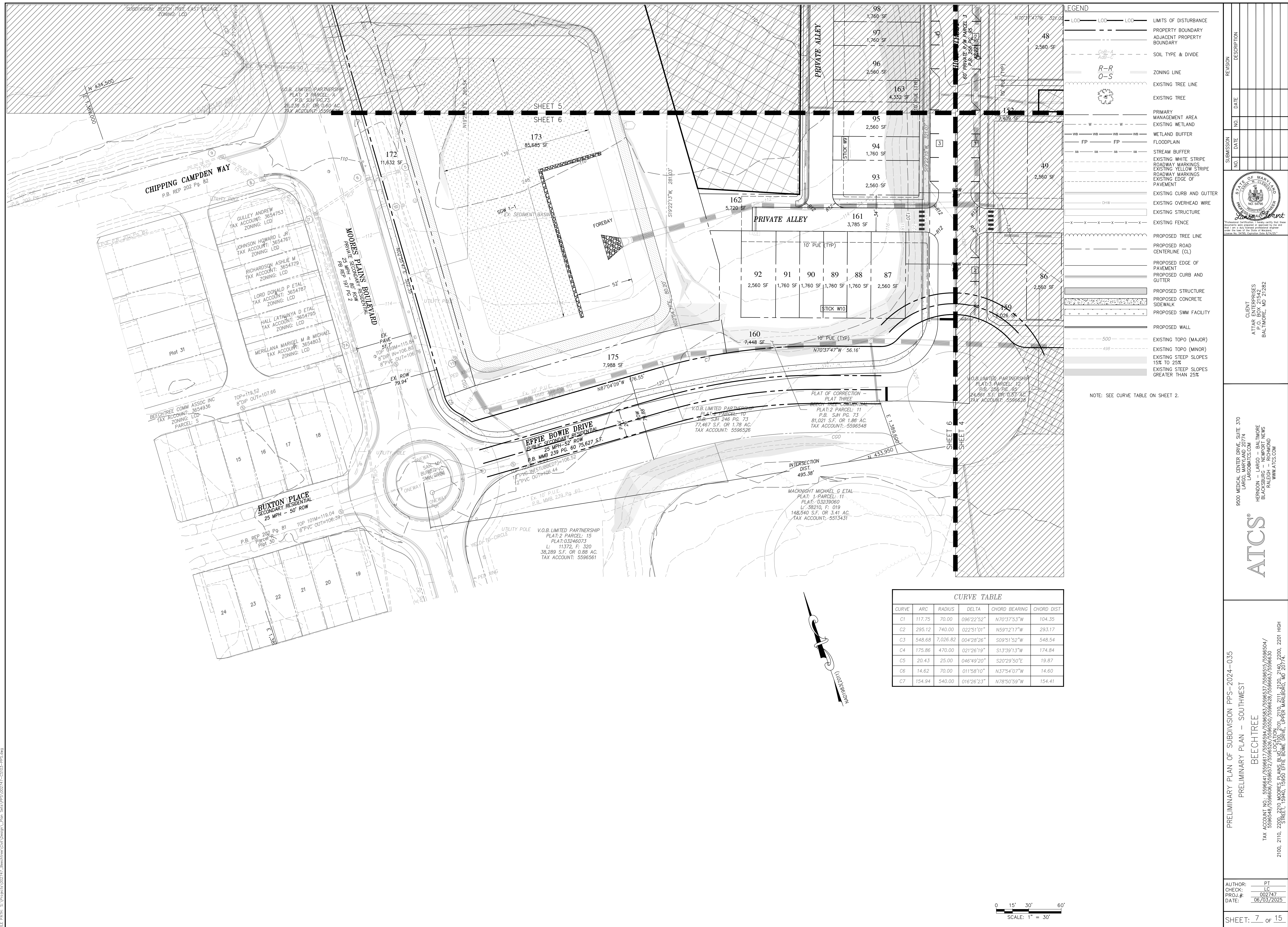
002747

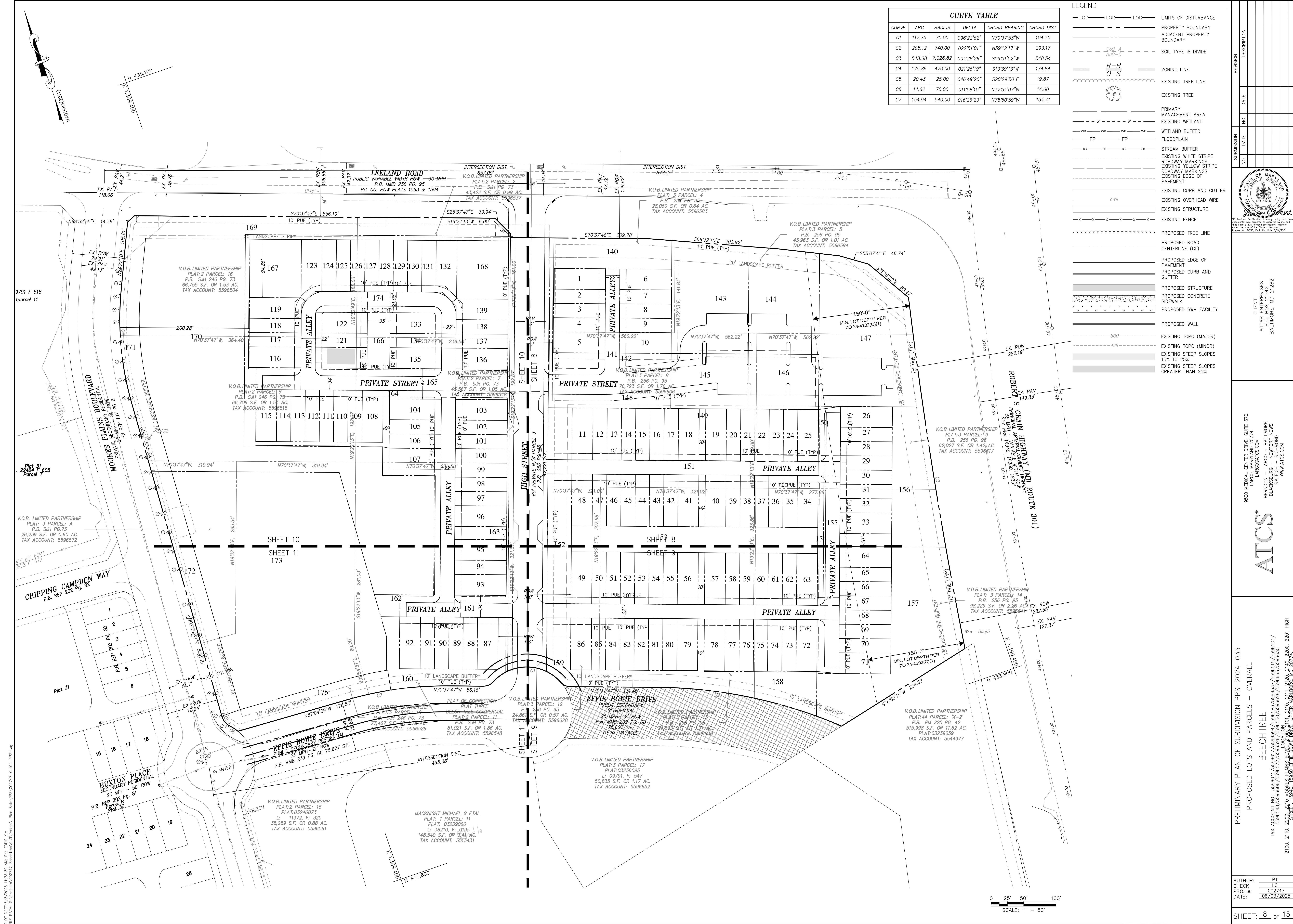
06/03/2025

SHEET:

6

OF 15





CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST	
C1	117.75	70.00	096°22'52"	N70°37'53"W	104.35	
C2	295.12	740.00	022°51'01"	N59°12'17"W	293.17	
C3	548.68	7,026.82	004°28'26"	S09°51'52"W	548.54	
C4	175.86	470.00	021°26'19"	S13°39'13"W	174.84	
C5	20.43	25.00	046°49'20"	S20°29'50"E	19.87	
C6	14.62	70.00	011°58'10"	N37°54'07"W	14.60	
C7	154.94	540.00	016°26'23"	N78°50'59"W	154.41	

- 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 WALL
 - EXISTING TOPO (MAJOR)
 - EXISTING TOPO (MINOR)
 - EXISTING STEEP SLOPES 15% TO 25%
 - EXISTING STEEP SLOPES GREATER THAN 25%

REVISION

DESCRIPTION

DATE

NO.

SUBMISSION

DATE

NO.

CLIENT
ATTAR ENTERPRISES
P.O. BOX 21542
BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
LARGO@ATCS.COM

HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
NVA@ATCS.COM
WWW.ATCS.COM

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035

PROPOSED LOTS AND PARCELS - OVERALL

BEECHTREE

TAX ACCOUNT NO.: 5596641/5596694/5596693/5596637/5596515/5596504/
5596549/5596606/5596572/5596580/5596628/5596663/5596630
2100, 2110, 2210 MOORES PLAINS BLVD., 2100, 2110, 2110, 2120, 2140, 2200, 2201 HIGH STREET, 15940, 15950 EFFIE BOWIE DRIVE, UPPER MARLBORO, MD 20774.

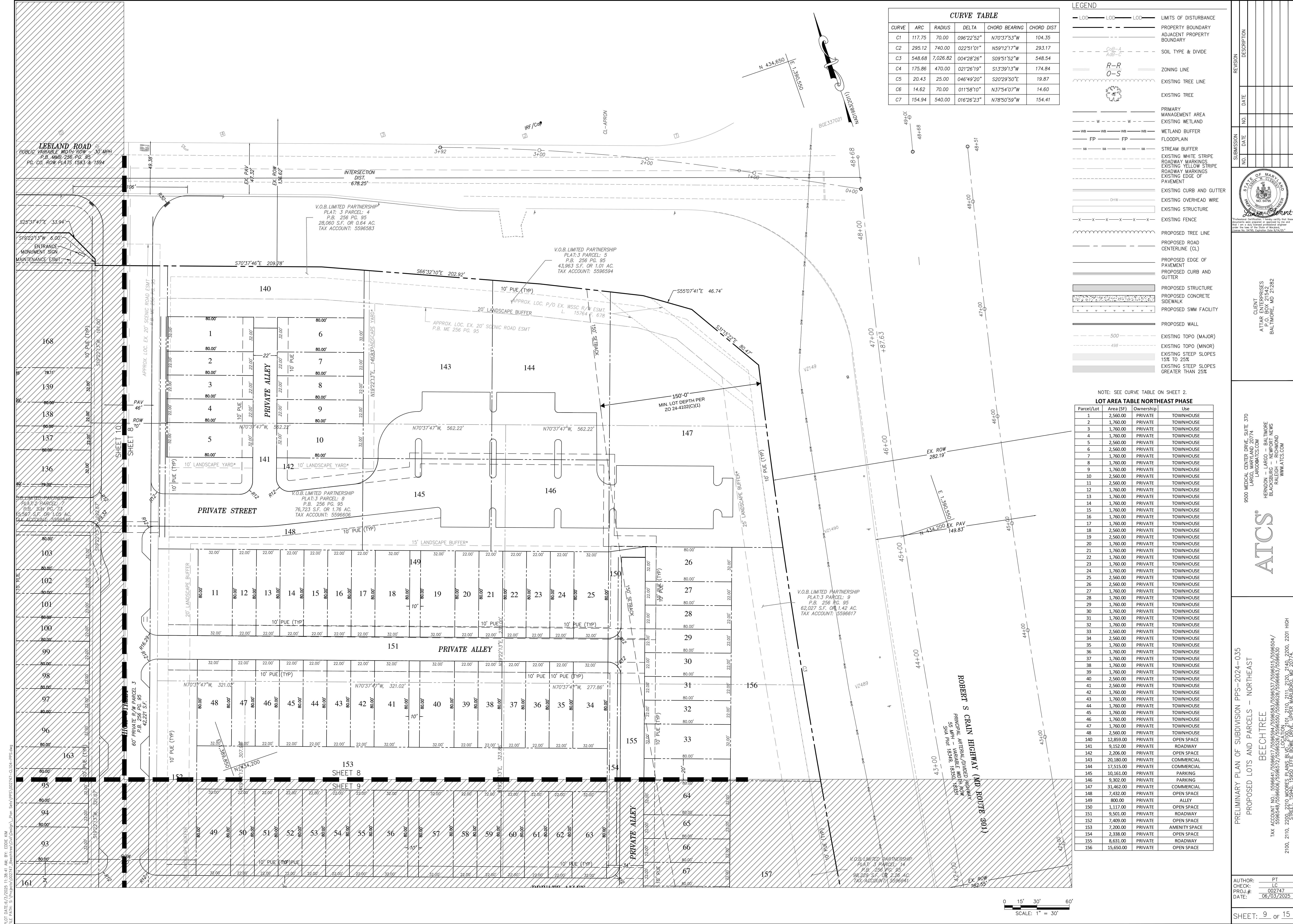
AUTHOR: PT

CHECK: LC

PROJ.#: 002747

DATE: 06/03/2025

SHEET: 8 of 15



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	117.75	70.00	096°22'52"	N70°37'53"W	104.35
C2	295.12	740.00	022°51'01"	N59°12'17"W	293.17
C3	548.68	7,026.82	004°28'26"	S09°51'52"W	548.54
C4	175.86	470.00	021°26'19"	S13°39'13"W	174.84
C5	20.43	25.00	046°49'20"	S20°29'50"E	19.87
C6	14.62	70.00	011°58'10"	N37°54'07"W	14.60
C7	154.94	540.00	016°26'23"	N78°50'59"W	154.41

LEGEND	
— LOD — LOD — LOD —	LIMITS OF DISTURBANCE
— — — — —	PROPERTY BOUNDARY
— — — — —	ADJACENT PROPERTY BOUNDARY
— — — — —	SOIL TYPE & DIVIDE
— R — R — R —	ZONING LINE
— — — — —	EXISTING TREE LINE
— — — — —	EXISTING TREE
— — — — —	PRIMARY MANAGEMENT AREA
— — — — —	EXISTING WETLAND
— WB — WB — WB — WB —	WETLAND BUFFER
— FP — FP — FP — FP —	FLOODPLAIN
— SB — SB — SB — SB —	STREAM BUFFER
— — — — —	EXISTING WHITE STRIPE
— — — — —	ROADWAY MARKINGS
— — — — —	EXISTING YELLOW STRIPE
— — — — —	ROADWAY MARKINGS
— — — — —	EXISTING EDGE OF PAVEMENT
— — — — —	EXISTING CURB AND GUTTER
— OHW — OHW — OHW —	EXISTING OVERHEAD WIRE
— — — — —	EXISTING STRUCTURE
— X — X — X — X — X —	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 WALL
— — — — —	EXISTING TOPO (MAJOR)
— — — — —	EXISTING TOPO (MINOR)
— — — — —	EXISTING STEEP SLOPES 15% TO 25%
— — — — —	EXISTING STEEP SLOPES GREATER THAN 25%

LOT AREA TABLE NORTHEAST PHASE			
Parcel/Lot	Area (SF)	Ownership	Use
1	2,560.00	PRIVATE	TOWNHOUSE
2	1,760.00	PRIVATE	TOWNHOUSE
3	1,760.00	PRIVATE	TOWNHOUSE
4	1,760.00	PRIVATE	TOWNHOUSE
5	2,560.00	PRIVATE	TOWNHOUSE
6	2,560.00	PRIVATE	TOWNHOUSE
7	1,760.00	PRIVATE	TOWNHOUSE
8	1,760.00	PRIVATE	TOWNHOUSE
9	1,760.00	PRIVATE	TOWNHOUSE
10	2,560.00	PRIVATE	TOWNHOUSE
11	2,560.00	PRIVATE	TOWNHOUSE
12	1,760.00	PRIVATE	TOWNHOUSE
13	1,760.00	PRIVATE	TOWNHOUSE
14	1,760.00	PRIVATE	TOWNHOUSE
15	1,760.00	PRIVATE	TOWNHOUSE
16	1,760.00	PRIVATE	TOWNHOUSE
17	1,760.00	PRIVATE	TOWNHOUSE
18	2,560.00	PRIVATE	TOWNHOUSE
19	2,560.00	PRIVATE	TOWNHOUSE
20	1,760.00	PRIVATE	TOWNHOUSE
21	1,760.00	PRIVATE	TOWNHOUSE
22	1,760.00	PRIVATE	TOWNHOUSE
23	1,760.00	PRIVATE	TOWNHOUSE
24	1,760.00	PRIVATE	TOWNHOUSE
25	2,560.00	PRIVATE	TOWNHOUSE
26	2,560.00	PRIVATE	TOWNHOUSE
27	1,760.00	PRIVATE	TOWNHOUSE
28	1,760.00	PRIVATE	TOWNHOUSE
29	1,760.00	PRIVATE	TOWNHOUSE
30	1,760.00	PRIVATE	TOWNHOUSE
31	1,760.00	PRIVATE	TOWNHOUSE
32	1,760.00	PRIVATE	TOWNHOUSE
33	2,560.00	PRIVATE	TOWNHOUSE
34	2,560.00	PRIVATE	TOWNHOUSE
35	1,760.00	PRIVATE	TOWNHOUSE
36	1,760.00	PRIVATE	TOWNHOUSE
37	1,760.00	PRIVATE	TOWNHOUSE
38	1,760.00	PRIVATE	TOWNHOUSE
39	1,760.00	PRIVATE	TOWNHOUSE
40	2,560.00	PRIVATE	TOWNHOUSE
41	2,560.00	PRIVATE	TOWNHOUSE
42	1,760.00	PRIVATE	TOWNHOUSE
43	1,760.00	PRIVATE	TOWNHOUSE
44	1,760.00	PRIVATE	TOWNHOUSE
45	1,760.00	PRIVATE	TOWNHOUSE
46	1,760.00	PRIVATE	TOWNHOUSE
47	1,760.00	PRIVATE	TOWNHOUSE
48	2,560.00	PRIVATE	TOWNHOUSE
49	12,859.00	PRIVATE	OPEN SPACE
141	9,152.00	PRIVATE	ROADWAY
142	2,206.00	PRIVATE	OPEN SPACE
143	20,180.00	PRIVATE	COMMERCIAL
144	17,515.00	PRIVATE	COMMERCIAL
145	10,161.00	PRIVATE	PARKING
146	9,302.00	PRIVATE	PARKING
147	31,462.00	PRIVATE	COMMERCIAL
148	7,432.00	PRIVATE	OPEN SPACE
149	800.00	PRIVATE	ALLEY
150	1,117.00	PRIVATE	OPEN SPACE
151	9,501.00	PRIVATE	ROADWAY
152	7,409.00	PRIVATE	OPEN SPACE
153	7,200.00	PRIVATE	AMENITY SPACE
154	2,338.00	PRIVATE	OPEN SPACE
155	8,631.00	PRIVATE	ROADWAY
156	15,650.00	PRIVATE	OPEN SPACE

REVISION

DESCRIPTION

NO.

DATE

SUBMISSION

DATE

NO.

DATE

CLIENT

ATTAR ENTERPRISES

P.O. BOX 21542

BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370

LARGO, MARYLAND 20774

LARGO@ATCS.COM

HERNDON - LARGO - BALTIMORE

BLACKSBURG - NEWPORT NEWS

VA WWW.ATCS.COM

ATCS

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035

PROPOSED LOTS AND PARCELS - NORTHEAST

BEECHTREE

TAX ACCOUNT NO.: 5596647/5596694/5596837/5596851/5596804/5596849/5596606/5596572/5596850/5596663/5596630

2100, 2110, 2200, 2210 MOORE'S PLAINS BLVD, LOT 2100, 2110, 2115, 2120, 2140, 2200, 2201 HIGH STREET, 13540, 13550 BITE BONE DRIVE, UPPER MARLBOROUGH, MD 20774

AUTHOR:

PT

CHECK:

LC

PROJ. #:

002747

DATE:

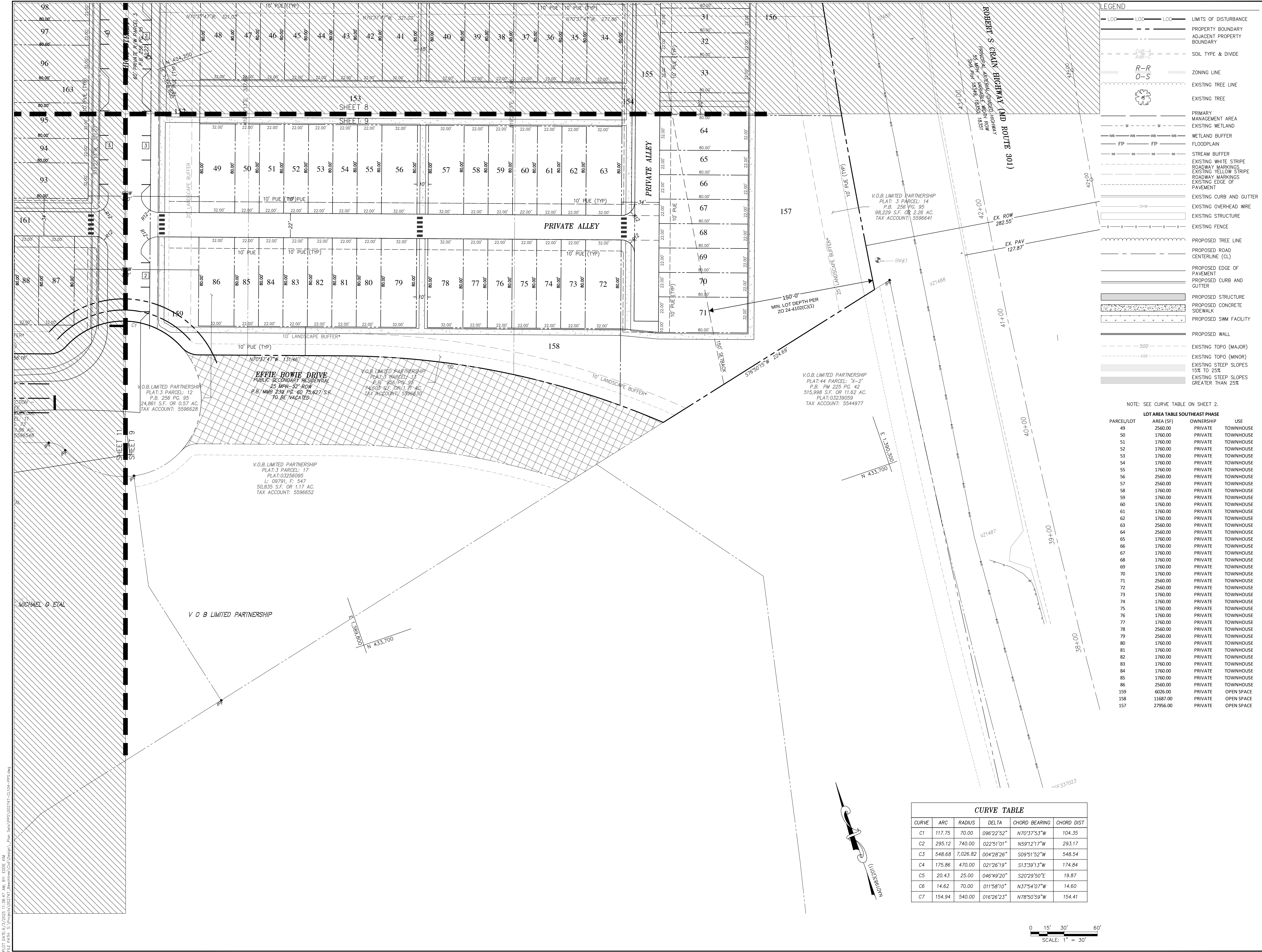
06/03/2025

SHEET:

9

of 15

PLOT DATE: 6/7/2025 11:38:47 AM BY: EDDIE NM
PLOT DATE: 6/7/2025 11:38:47 AM BY: EDDIE NM



LEGEND

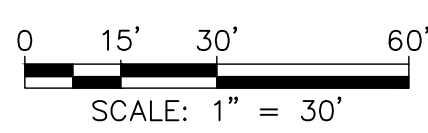
- LOD — LOD — LOD — LIMITS OF DISTURBANCE
- — — — — PROPERTY BOUNDARY
- — — — — ADJACENT PROPERTY BOUNDARY
- — — — — SOIL TYPE & DIVIDE
- R-R — ZONING LINE
- O-S — EXISTING TREE LINE
- — — — — EXISTING TREE
- — — — — PRIMARY MANAGEMENT AREA
- — — — — EXISTING WETLAND
- WB — WB — WB — WB — WETLAND BUFFER
- FP — FP — FP — FLOODPLAIN
- SB — SB — SB — SB — 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 WALL
- — — — — EXISTING TOPO (MAJOR)
- — — — — EXISTING TOPO (MINOR)
- — — — — EXISTING STEEP SLOPES 15% TO 25%
- — — — — EXISTING STEEP SLOPES GREATER THAN 25%

NOTE: SEE CURVE TABLE ON SHEET 2.

LOT AREA TABLE SOUTHEAST PHASE

PARCEL/LOT	AREA (SF)	OWNERSHIP	USE
49	2560.00	PRIVATE	TOWNHOUSE
50	1760.00	PRIVATE	TOWNHOUSE
51	1760.00	PRIVATE	TOWNHOUSE
52	1760.00	PRIVATE	TOWNHOUSE
53	1760.00	PRIVATE	TOWNHOUSE
54	1760.00	PRIVATE	TOWNHOUSE
55	1760.00	PRIVATE	TOWNHOUSE
56	2560.00	PRIVATE	TOWNHOUSE
57	2560.00	PRIVATE	TOWNHOUSE
58	1760.00	PRIVATE	TOWNHOUSE
59	1760.00	PRIVATE	TOWNHOUSE
60	1760.00	PRIVATE	TOWNHOUSE
61	1760.00	PRIVATE	TOWNHOUSE
62	1760.00	PRIVATE	TOWNHOUSE
63	2560.00	PRIVATE	TOWNHOUSE
64	2560.00	PRIVATE	TOWNHOUSE
65	1760.00	PRIVATE	TOWNHOUSE
66	1760.00	PRIVATE	TOWNHOUSE
67	1760.00	PRIVATE	TOWNHOUSE
68	1760.00	PRIVATE	TOWNHOUSE
69	1760.00	PRIVATE	TOWNHOUSE
70	1760.00	PRIVATE	TOWNHOUSE
71	2560.00	PRIVATE	TOWNHOUSE
72	2560.00	PRIVATE	TOWNHOUSE
73	1760.00	PRIVATE	TOWNHOUSE
74	1760.00	PRIVATE	TOWNHOUSE
75	1760.00	PRIVATE	TOWNHOUSE
76	1760.00	PRIVATE	TOWNHOUSE
77	1760.00	PRIVATE	TOWNHOUSE
78	2560.00	PRIVATE	TOWNHOUSE
79	2560.00	PRIVATE	TOWNHOUSE
80	1760.00	PRIVATE	TOWNHOUSE
81	1760.00	PRIVATE	TOWNHOUSE
82	1760.00	PRIVATE	TOWNHOUSE
83	1760.00	PRIVATE	TOWNHOUSE
84	1760.00	PRIVATE	TOWNHOUSE
85	1760.00	PRIVATE	TOWNHOUSE
86	2560.00	PRIVATE	TOWNHOUSE
159	6026.00	PRIVATE	OPEN SPACE
158	11687.00	PRIVATE	OPEN SPACE
157	27956.00	PRIVATE	OPEN SPACE

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	117.75	70.00	096°22'52"	N70°37'53"W	104.35
C2	295.12	740.00	022°51'01"	N59°12'17"W	293.17
C3	548.68	7,026.82	004°28'26"	S09°51'52"W	548.54
C4	175.86	470.00	021°26'19"	S13°39'13"W	174.84
C5	20.43	25.00	046°48'20"	S20°28'50"E	19.87
C6	14.62	70.00	011°58'10"	N37°54'07"W	14.60
C7	154.94	540.00	016°26'23"	N78°50'59"W	154.41



REVISION

NO.	DATE	DESCRIPTION

SUBMISSION

NO.	DATE	DESCRIPTION

CLIENT

ATTAR ENTERPRISES
P.O. BOX 21542
BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370
LARGO, MARYLAND 20774
LARGO@ATCS.COM
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
NVA@ATCS.COM
WWW.ATCS.COM

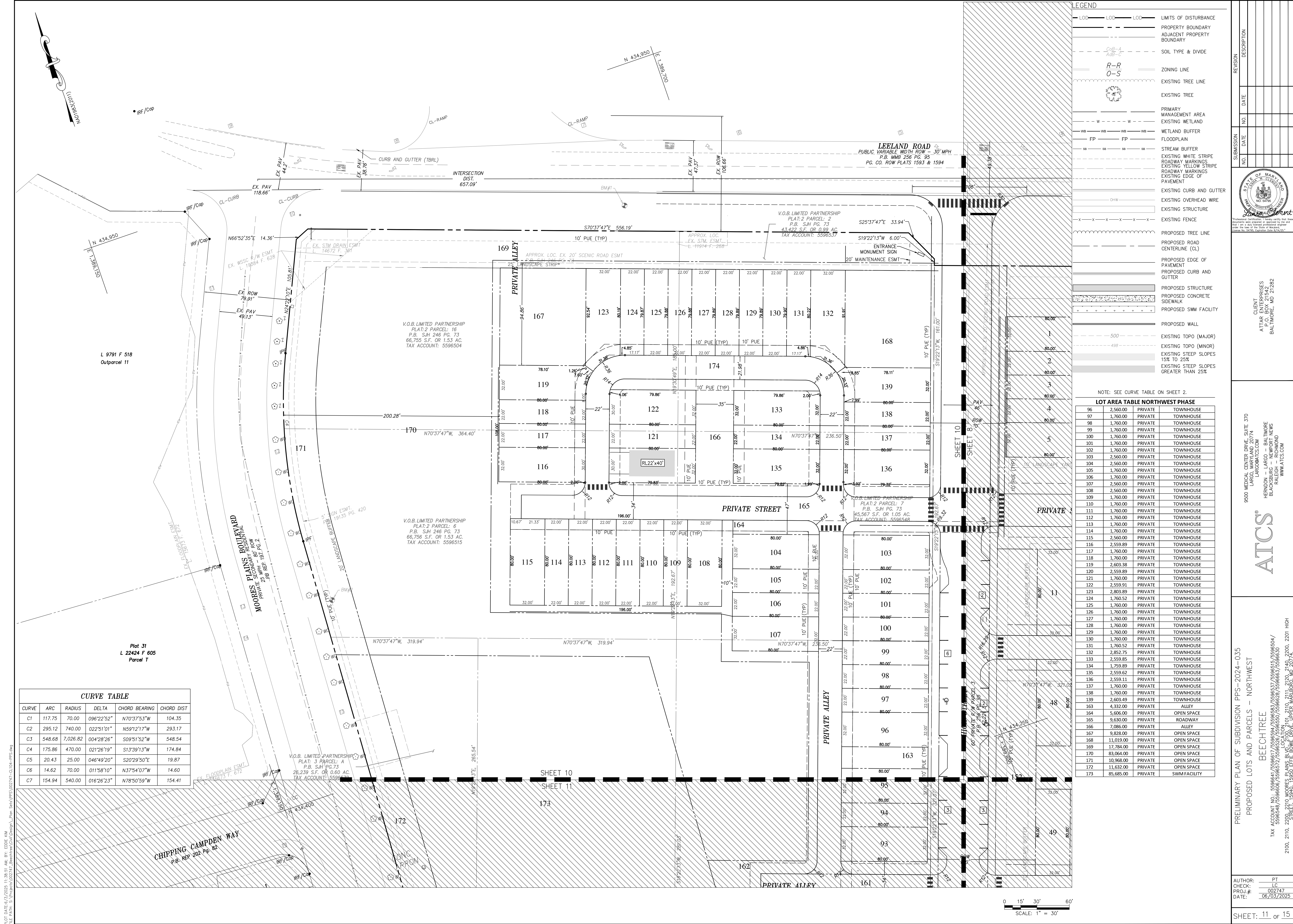
ATCS

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035
PROPOSED LOTS AND PARCELS - SOUTHEAST
BEECHTREE

AUTHOR: PT
CHECK: LC
PROJ.#: 002747
DATE: 06/03/2025

TAX ACCOUNT NO.: 5596641/5596637/5596615/5596504/
5596548/5596606/5596572/5596580/5596628/5596663/5596630
2100, 2110, 2200, 2210 MOORE'S PLAINS BLVD., 2100, 2110, 2120, 2140, 2200, 2201 HIGH STREET, 13540, 13545 EFFIE BOWIE DRIVE, UPPER MARLBORO, MD 20774.

SHEET: 10 OF 15



LEGEND

- 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
- 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 WALL
- EXISTING TOPO (MAJOR)
- EXISTING TOPO (MINOR)
- EXISTING STEEP SLOPES 15% TO 25%
- EXISTING STEEP SLOPES GREATER THAN 25%

NOTE: SEE CURVE TABLE ON SHEET 2.

LOT AREA TABLE NORTHWEST PHASE			
96	2,560.00	PRIVATE	TOWNHOUSE
97	1,760.00	PRIVATE	TOWNHOUSE
98	1,760.00	PRIVATE	TOWNHOUSE
99	1,760.00	PRIVATE	TOWNHOUSE
100	1,760.00	PRIVATE	TOWNHOUSE
101	1,760.00	PRIVATE	TOWNHOUSE
102	1,760.00	PRIVATE	TOWNHOUSE
103	2,560.00	PRIVATE	TOWNHOUSE
104	2,560.00	PRIVATE	TOWNHOUSE
105	1,760.00	PRIVATE	TOWNHOUSE
106	1,760.00	PRIVATE	TOWNHOUSE
107	2,560.00	PRIVATE	TOWNHOUSE
108	2,560.00	PRIVATE	TOWNHOUSE
109	1,760.00	PRIVATE	TOWNHOUSE
110	1,760.00	PRIVATE	TOWNHOUSE
111	1,760.00	PRIVATE	TOWNHOUSE
112	1,760.00	PRIVATE	TOWNHOUSE
113	1,760.00	PRIVATE	TOWNHOUSE
114	1,760.00	PRIVATE	TOWNHOUSE
115	2,560.00	PRIVATE	TOWNHOUSE
116	2,559.89	PRIVATE	TOWNHOUSE
117	1,760.00	PRIVATE	TOWNHOUSE
118	1,760.00	PRIVATE	TOWNHOUSE
119	2,603.38	PRIVATE	TOWNHOUSE
120	2,559.89	PRIVATE	TOWNHOUSE
121	1,760.00	PRIVATE	TOWNHOUSE
122	2,559.91	PRIVATE	TOWNHOUSE
123	2,803.89	PRIVATE	TOWNHOUSE
124	1,760.52	PRIVATE	TOWNHOUSE
125	1,760.00	PRIVATE	TOWNHOUSE
126	1,760.00	PRIVATE	TOWNHOUSE
127	1,760.00	PRIVATE	TOWNHOUSE
128	1,760.00	PRIVATE	TOWNHOUSE
129	1,760.00	PRIVATE	TOWNHOUSE
130	1,760.00	PRIVATE	TOWNHOUSE
131	1,760.52	PRIVATE	TOWNHOUSE
132	2,852.75	PRIVATE	TOWNHOUSE
133	2,559.85	PRIVATE	TOWNHOUSE
134	1,759.89	PRIVATE	TOWNHOUSE
135	2,559.62	PRIVATE	TOWNHOUSE
136	2,559.11	PRIVATE	TOWNHOUSE
137	1,760.00	PRIVATE	TOWNHOUSE
138	1,760.00	PRIVATE	TOWNHOUSE
139	2,603.49	PRIVATE	TOWNHOUSE
140	4,332.00	PRIVATE	ALLEY
141	5,006.00	PRIVATE	OPEN SPACE
142	9,630.00	PRIVATE	ROADWAY
143	7,086.00	PRIVATE	ALLEY
144	9,828.00	PRIVATE	OPEN SPACE
145	11,019.00	PRIVATE	OPEN SPACE
146	17,784.00	PRIVATE	OPEN SPACE
147	83,064.00	PRIVATE	OPEN SPACE
148	10,968.00	PRIVATE	OPEN SPACE
149	11,632.00	PRIVATE	OPEN SPACE
150	85,685.00	PRIVATE	SWM FACILITY

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	117.75	70.00	096°22'52"	N70°37'53"W	104.35
C2	295.12	740.00	022°51'01"	N59°12'17"W	293.17
C3	548.68	7,026.82	004°28'26"	S09°51'52"W	548.54
C4	175.86	470.00	021°26'19"	S13°39'13"W	174.84
C5	20.43	25.00	046°49'20"	S20°29'50"E	19.87
C6	14.62	70.00	011°58'10"	N37°54'07"W	14.60
C7	154.94	540.00	016°26'23"	N78°50'59"W	154.41

REVISION

NO. DATE

SUBMISSION

NO. DATE

CLIENT

ATTAR ENTERPRISES

P.O. BOX 21542

BALTIMORE, MD 21282

9500 MEDICAL CENTER DRIVE, SUITE 370

LARGO, MARYLAND 20774

LARGO@ATCS.COM

HERNDON - LARGO - BALTIMORE

BLACKSBURG - NEWPORT NEWS

VA WWW.ATCS.COM

ATCS

PRELIMINARY PLAN OF SUBDIVISION PPS-2024-035

PROPOSED LOTS AND PARCELS - NORTHWEST

BEECHTREE

TAX ACCOUNT NO.: 5596617/5596637/5596657/5596604/5596649/5596606/5596652/5596650/5596658/5596653

2100, 2110, 2200, 2210 MOORES PLAINS BLVD., 2100, 2110, 2120, 2140, 2200, 2201 HIGH STREET, 13540, 13550 BTE BONE DRIVE, UPPER MARLBORO, MD 20774

AUTHOR:

CHECK:

PROJ. #:

DATE:

PT

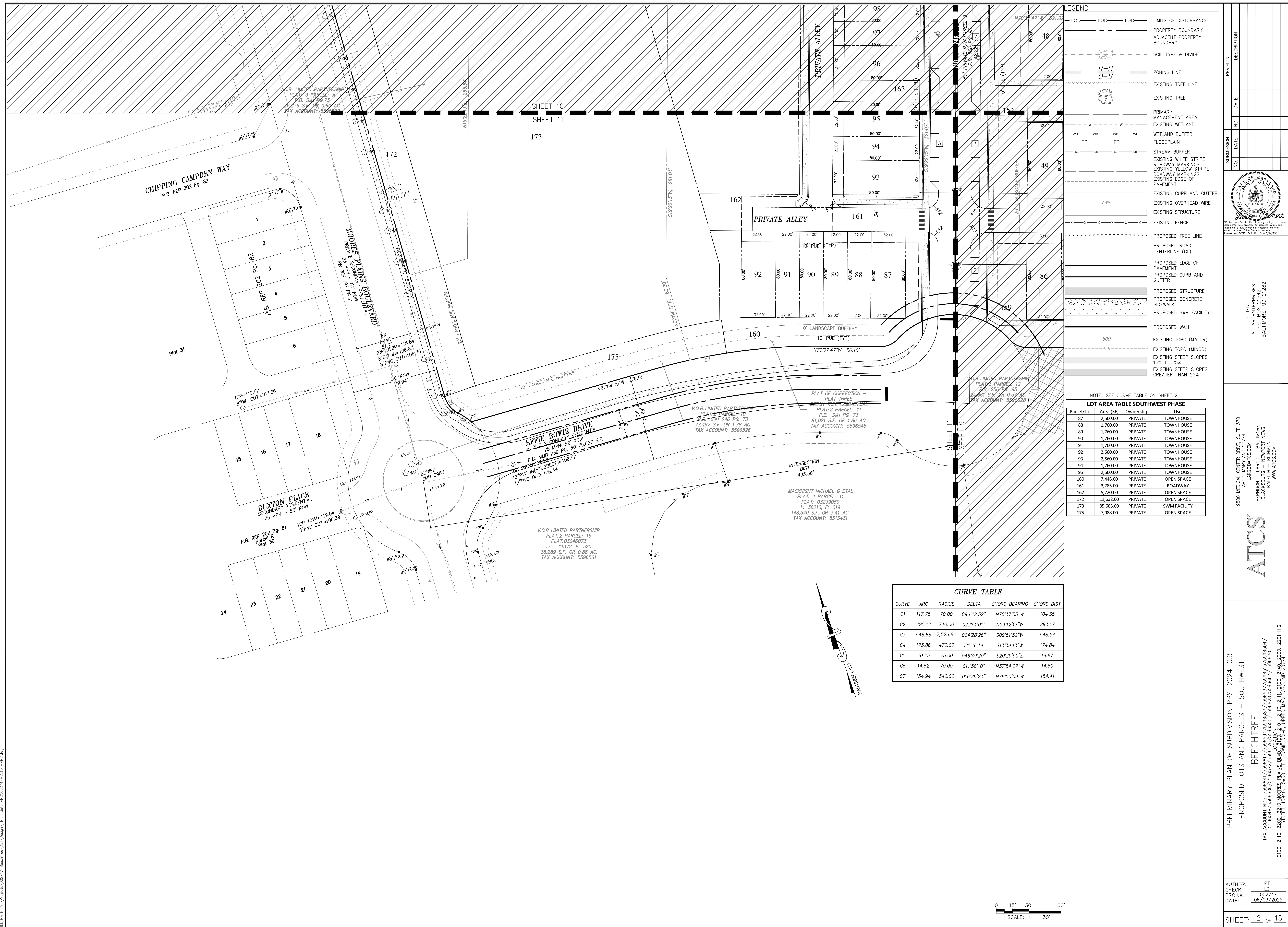
LC

002747

06/03/2025

SHEET: 11

OF 15





	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER
	PROPOSED RIGHT-OF-WAY (ROW) DEDICATION
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINES
	SITE FENCE
	CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK

[illegible]

