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Engineering
 Surveying
 Planning
 Environmental Sciences

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MISS UTILITY NOTE

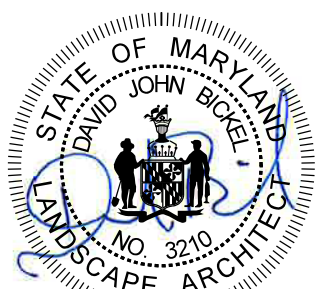
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-286-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS RESPONSIBLE FOR THE UTILITY DESIGN OR THE UTILITY COMPANY, MUST BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

APPLICANT & DEVELOPER:
DREAM FINDERS HOMES, LLC
4506 DALY DRIVE, SUITE 300
CHANTILLY, VA 20151

OWNERS:
THE ATKINSON TRUST, LLC
3907 GREENWAY
BALTIMORE, MD 21218

WOODSIDE DEVELOPMENT, LLC
919 NORTH MARKET STREET
WILMINGTON, DE 19801





11/2/2023

COMAR 50' STREAM BUFFER EXHIBIT

TCPII-048-2022 FOR SDP-2203

CASE YERGAT
WESTPHALIA ROAD, UPPER MARLBORO, MD 20772

MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

| | | | |
|--|--|---|--|
| TAX MAP 90, F1 | | ZONING CATEGORY: R-M (LCD) | |
| WSSC 200' SHEET 20SSE09, 20SSE10 | | | |
| SITE DATUM HORIZONTAL: <u>XXXXXX</u> VERTICAL: <u>XXXXXX</u> | | | |
|  1" = 120' | | | |
| SHEET 18 OF 18 | | DATE: AUG. 2022 DESIGNED: TECHNICIAN: CHECKED: CAD STPS. VERSION: V8 / NCS | |
| PROJECT NO. 4150-00-00 | |  | |

| NATIONAL RESOURCES INVENTORY STATISTICS TABLE | | Prince George's County Planning Department, M-NCPPC Environmental Planning Section | | |
|---|-----------|---|-----------------------------------|-----------------------|
| SITE STATISTICS | | GENERAL INFORMATION TABLE | | |
| | TOTAL | LAYER CATEGORY | LAYER NAME | VALUE |
| GROSS TRACT AREA | 158.08 AC | Zone | Zoning (Zone) | R/M |
| EXISTING 100-YR FLOODPLAIN | 20.27 AC | Zone | Aviation Policy Area (APA) | N/A |
| NET TRACT AREA | 137.81 AC | Administrative | Tax Grid (TMG) | 6654.8334/90.97/1.91A |
| EXISTING WOODLAND IN THE FLOODPLAIN | 21.02 AC | Administrative | WSSC Grid (Sheet 20) | 2056.69, 2056E10 |
| EXISTING WOODLAND NET TRACT | 31.87 AC | Administrative | Planning Area (APA) | 1 |
| EXISTING WOODLAND | 33.95 AC | Administrative | Election District (ED) | 15 |
| EXISTING PMA | 24.24 AC | Administrative | Countryside District (CD) | 6 |
| EXISTING STREAMS | 7.90 AC | Administrative | General Plan 2022 Tier 1 (r) | 1 |
| UNDEVELOPED (UNDER USE OF COUNTRYSIDE) | 7.90 AC | Administrative | General Plan Growth Policy (2035) | 1 |
| REPURAN WOODED BUFFER/UP TO 30' | 23.39 AC | | | DEVELOPING |
| | | | | SET COMMUNITIES |

If the title is within an APA, then the name of the APA. If the title is not within an APA enter "N/A"

| Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN TYPE 2 APPROVAL TCP2-046-2022 | | | | |
|--|--------------------------|------------|----------|---------------------|
| | APPROVED BY | DATE | DRD # | REASON FOR REVISION |
| 00 | <i>Alexander Smoloff</i> | 11/03/2023 | SDP-2203 | INFRASTRUCTURE ONLY |
| 01 | | | | |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |

| | |
|------------|-----------|
| DATE: | AUG. 2022 |
| SIGNED: | GAM |
| PHYSICIAN: | GAM |
| CHECKED: | GAM |
| STD'S: | V8 / NCS |
| VERSION: | |