

SUFFRAGE POINT

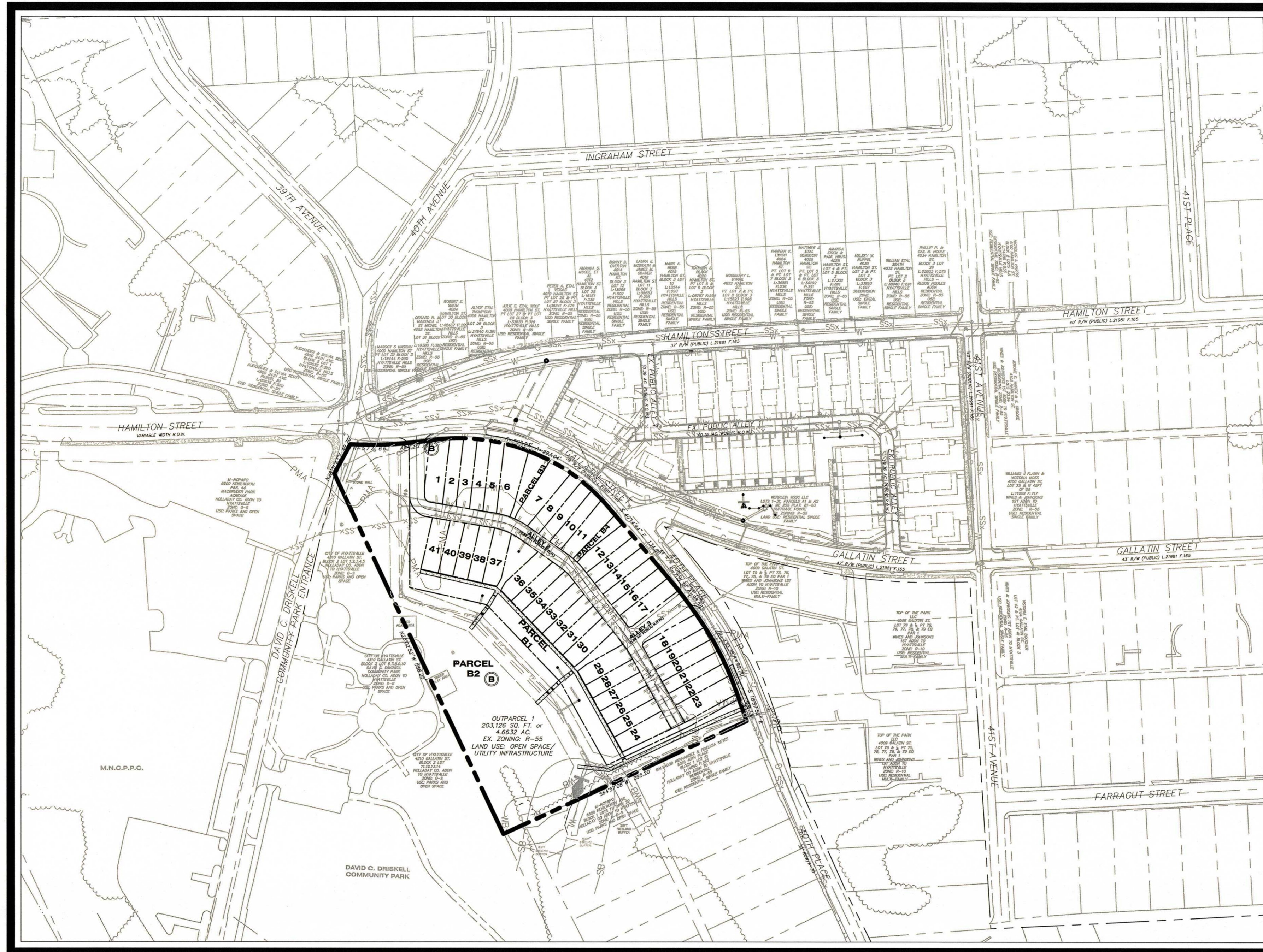
PRELIMINARY PLAN OF SUBDIVISION: 4-21052

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B
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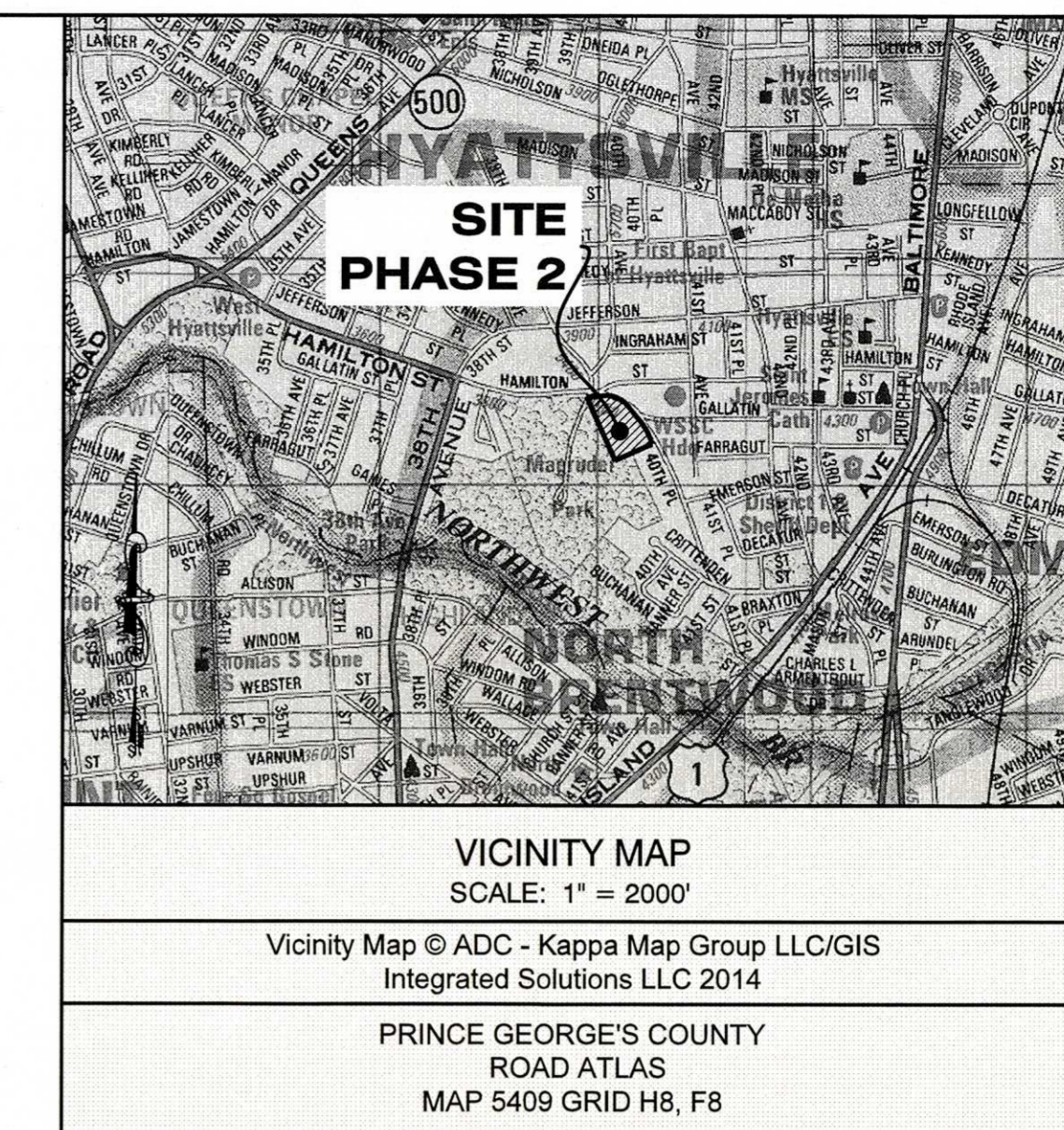
- GENERAL NOTES:
- EXISTING PARCEL/LOT, DEED DESCRIPTION/LIBER FOLIO, & PLAT NUMBER
 - OUTPARCEL 1, RECORDED IN PLAT BOOK ME 285 PAGE 83
 - L. 42312 F. 541
 - TAX MAP 50 GRIDS A1, B1
 - 200 FOOT MAP REFERENCE (WSSC): 206NE03
 - PURPOSE OF SUBDIVISION: RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY 41 TOWNHOUSES.
 - PRIOR APPROVALS: NRI-047-018; CSP-18002; PPS-4-18001; DSP-18005
 - TOTAL ACREAGE: GROSS: 4.66 ACRES
 - NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.71 ACRES
 - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.95 ACRES
 - ACREAGE OF 100-YEAR FLOODPLAIN: 2.95 ACRES
 - ACREAGE OF ROAD/ALLEY DEDICATION: 0.40 ACRES
 - EXISTING ZONING/USE: R-55, OPEN SPACE WITH UTILITY INFRASTRUCTURE. REFER TO CSP-18002 FOR CONDITIONS OF ALLOWABLE DEVELOPMENT. THIS PROPERTY IS WITHIN THE D-D-O ZONE.
 - PROPOSED USE OF PROPERTY: RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOMES
 - LOTS: 41
 - PARCELS: 4
 - BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: 41 TOWNHOMES UNITS
 - DENSITY CALCULATION: THE PRELIMINARY PLAN DENSITY OF FORTY-ONE LOTS (41) IS IN CONFORMANCE WITH CSP-18002 AS APPROVED ON SEPTEMBER 19, 2019 AND SUBSEQUENTLY CERTIFIED.
 - MINIMUM LOT SIZE REQUIRED: PER TRADITIONAL NEIGHBORHOOD CHARACTER AREA DDOZ STANDARDS, THE MINIMUM LOT SIZE REQUIRED IS 1,400 SQFT.
 - MINIMUM LOT SIZE PROPOSED: 1,752 SF
 - MINIMUM LOT WIDTH AT FRONT OF BUILDING LINE AND FRONT OF STREET LINE: 20'
 - SUSTAINABLE GROWTH TIER: TIER 1
 - MILITARY INSTALLATION OVERLAY ZONE: NO
 - CENTER OR CORRIDOR LOCATION: NO
 - GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):
 - EXISTING: N/A
 - PROPOSED: N/A
 - STORMWATER MANAGEMENT CONCEPT NUMBER: 10823-2018-00, APPROVED MARCH 22, 2019.
 - WATER/SEWER CATEGORY DESIGNATION:
 - EXISTING: S-3 & W-3
 - PROPOSED: S-3 & W-3
 - AVIATION POLICY AREA (AIRPORT NAME & APA#): NO AVIATION POLICY AREAS ARE KNOWN TO EXIST ON SITE.
 - MANDATORY PARK DEDICATION: FEE IN LIEU
 - CEMETERIES OR ON CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
 - TYPE ONE CONSERVATION PLAN: EXEMPT PER WOODLAND CONSERVATION EXEMPTION NUMBER S-193-2020 APPROVED ON DECEMBER 15, 2020
 - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
 - WETLANDS: YES
 - STREAMS: YES
 - SOILS BY TYPE: Cjd, Ch, RuB
 - 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
 - SOURCE OF TOPOGRAPHY: FIELD TOPO BY DEWBERRY ENGINEERS INC. ON FEBRUARY 2018.
 - THE SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
 - WETLANDS ARE SHOWN ON NRI-047-018, PREPARED BY KLEBASCO ENVIRONMENTAL LLC, IN A STUDY DATED FEBRUARY 2018, RECONFIRMED IN THE FIELD BY MICHAEL J. KLEBASCO OF WETLAND STUDIES AND SOLUTIONS, INC. ON FEBRUARY 2018, AND APPROVED BY MNCPPC ON OCTOBER 31, 2018.
 - EXISTING MAJOR IMPROVEMENTS WITHIN 50' OF THE PROPERTY LINE ARE SHOWN.
 - EXISTING EASEMENTS ARE SHOWN.
 - WSSC EASEMENT, PART 1, 2, & 3; L: 28181 F:165
 - ALL EXISTING PAVEMENT AND RIGHT-OF-WAY ARE SHOWN.
 - PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC ROAD RIGHT-OF-WAY IN LOCATIONS AS SHOWN ON PLAN: YES
 - BOUNDARY COMPILED BY DEWBERRY, FEBRUARY 2018.
 - OWNER & APPLICANT:

OWNER/ APPLICANT:
WERRLEIN WSSC LLC
522 DEFENSE HIGHWAY
ANNAPOLIS, MD 21401

CONTACT:
JONATHAN WERRLEIN
443-510-1274
Jonathan@werrleinproperties.com



1 LOCATION PLAN
1 PLAN VIEW
SCALE 1" = 100'



SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS AND REMOVAL PLAN
- PLAN SHEET

SITE STATISTICS

PARCEL	TOTAL
GROSS TRACT AREA	4.66 AC
EXISTING 100-YEAR FLOODPLAIN	2.95 AC
NET TRACT AREA	1.71 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	0.00 AC
EXISTING PMA	2.95 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	3.00 LF

DEVELOPMENT TYPE SUMMARY

LAND USE	ACRES	LAND PERCENTAGE
RESIDENTIAL	1.91	40.99
OPEN SPACE	2.35	50.43
PUBLIC RIGHT-OF-WAY	0.40	8.58
TOTAL	4.66	100%

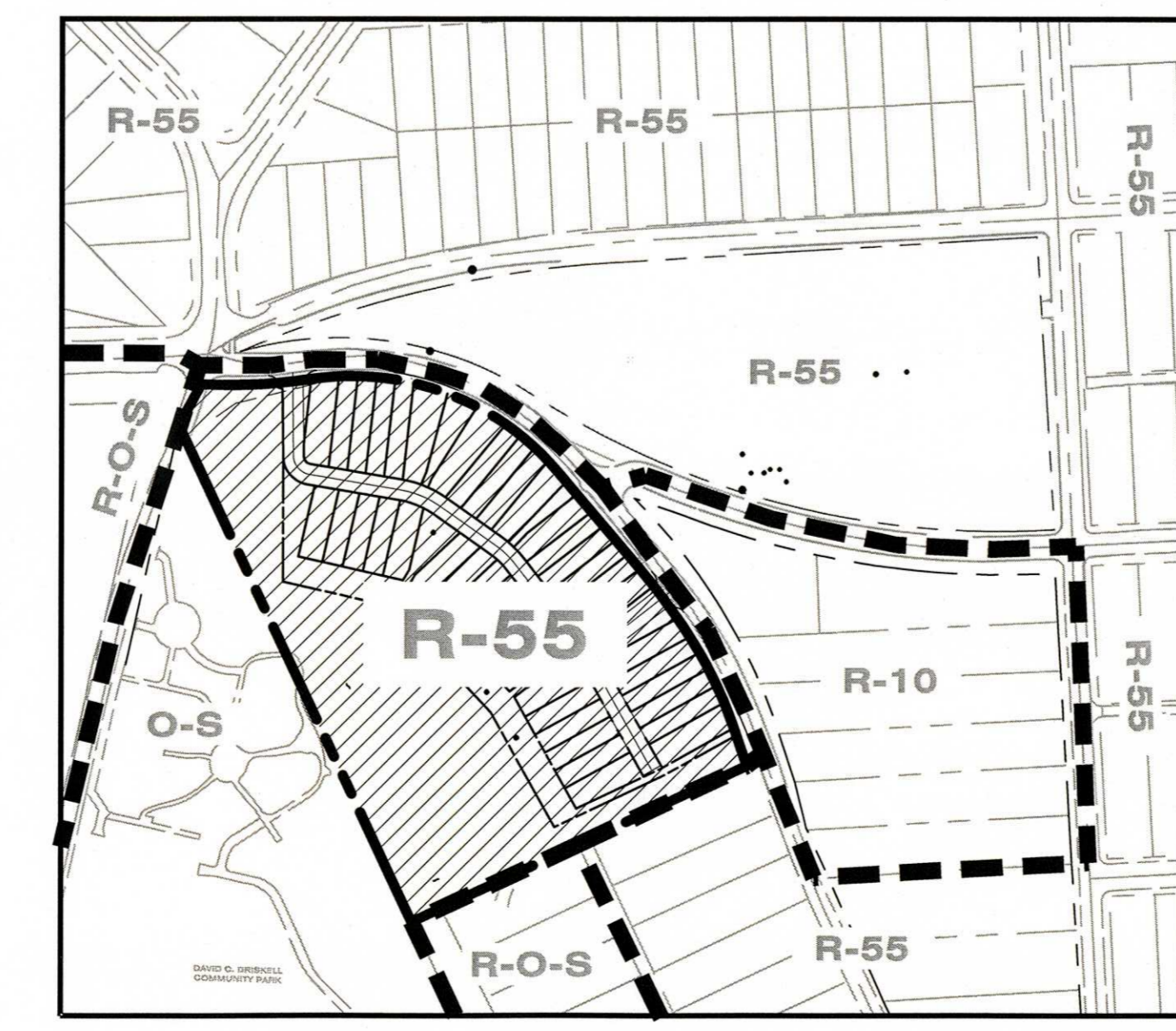
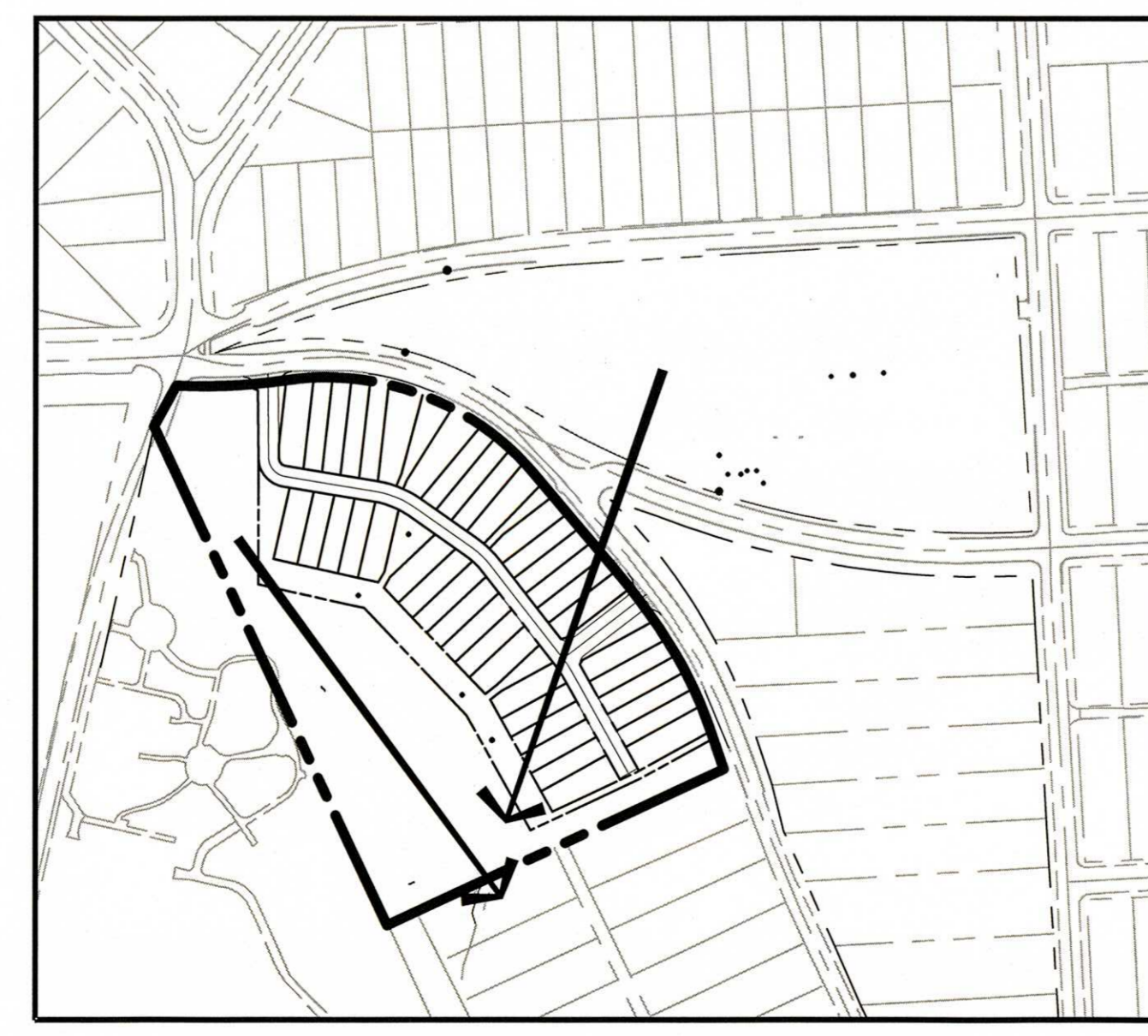
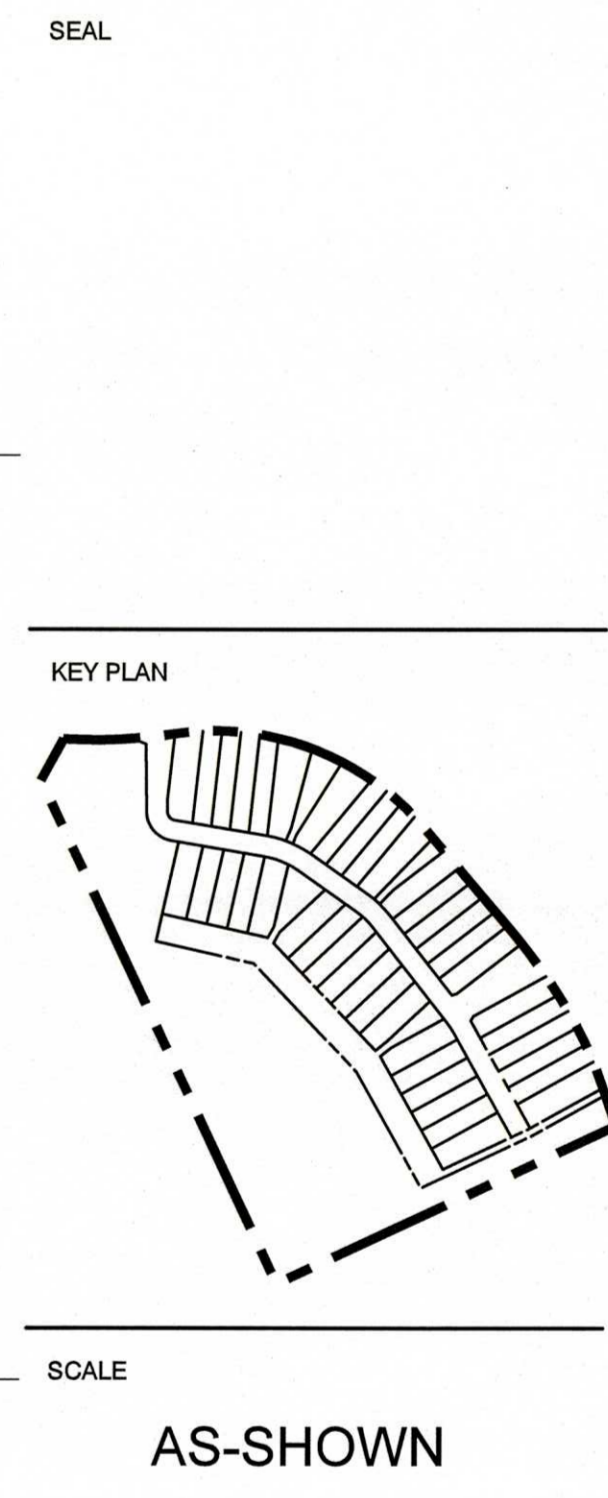
SUBDIVISION SUMMARY TABLE

TOTAL NUMBER OF PARCELS	4
NUMBER OF BLOCKS	1
NUMBER OF LOTS	41
AVERAGE PARCEL SIZE	25,833 SQFT
AVERAGE LOT SIZE	2,029 SQFT

PARCEL AREA SUMMARY

BLOCK	PARCEL	SQ. FOOTAGE	ACRES	DESCRIPTION	DEDICATION
B	PARCEL 1	19,558	0.45	OPEN SPACE	HOA
B	PARCEL 2	79,958	1.84	OPEN SPACE & SWM	HOA
B	PARCEL 3	1,979	0.04	OPEN SPACE	HOA
B	PARCEL 4	1,037	0.02	OPEN SPACE	HOA
TOTAL HOA DEDICATION					
TOTAL:	4	102,532	2.35	OPEN SPACE & SWM	HOA

SUFFRAGE POINT
PRELIMINARY PLAN OF SUBDIVISION
PPS 4-21052
PRINCE GEORGE'S COUNTY, MD
18TH ELECTION DISTRICT
TAX MAP 50 GRID A1, B1
200' MAP REFERENCE 206NE03



LEGEND

---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING GAS LINE
---	PRIMARY MANAGEMENT AREA/75' STREAM BUFFER
---	EXISTING STREAM
---	EXISTING FLOODPLAIN
---	EXISTING FLOODPLAIN BUFFER
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING WATER EASEMENT
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	PROPOSED STORM DRAIN
---	PROPOSED PUBLIC UTILITY EASEMENT
---	EXISTING SIDEWALK
---	EXISTING BUILDING
---	APPROVED FLOODPLAIN PPS-10827
---	APPROVED FLOODPLAIN EASEMENT PPS-10827
---	PROPOSED SUBDIVISION BLOCK
---	PROPOSED PARCEL
---	PROPOSED LOT NUMBER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR DEWBERRY ENGINEERS INC.

MICHAEL A. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11333
EXPIRATION DATE: 09/10/2022

NOT FOR CONSTRUCTION

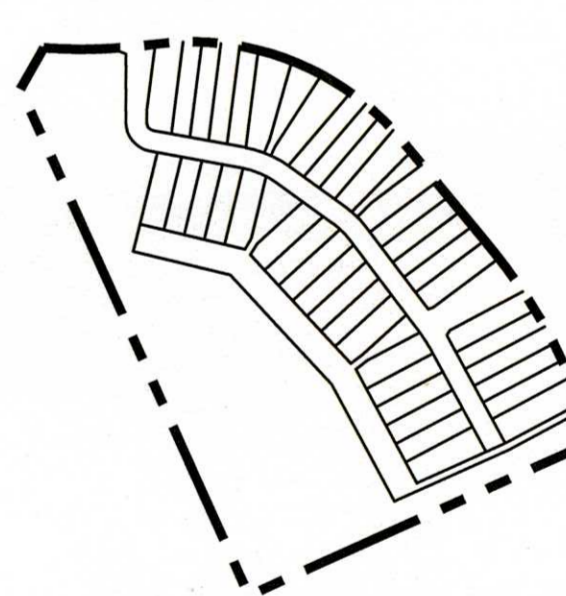
No.	DATE	BY	Description
REVISIONS			
		ALD	DRAWN BY
		MLB	APPROVED BY
		DJS	CHECKED BY
			DATE: JANUARY 2021
TITLE			
PRELIMINARY PLAN OF SUBDIVISION			
COVER SHEET			
DEWBERRY JOB NO. 50099455			
1			
SHEET NO. 1 OF 3			

NOTE:
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.gis@11.com
http://www.mde.state.md.us
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

SEAL

KEY PLAN



SCALE
0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	Description
REVISIONS			

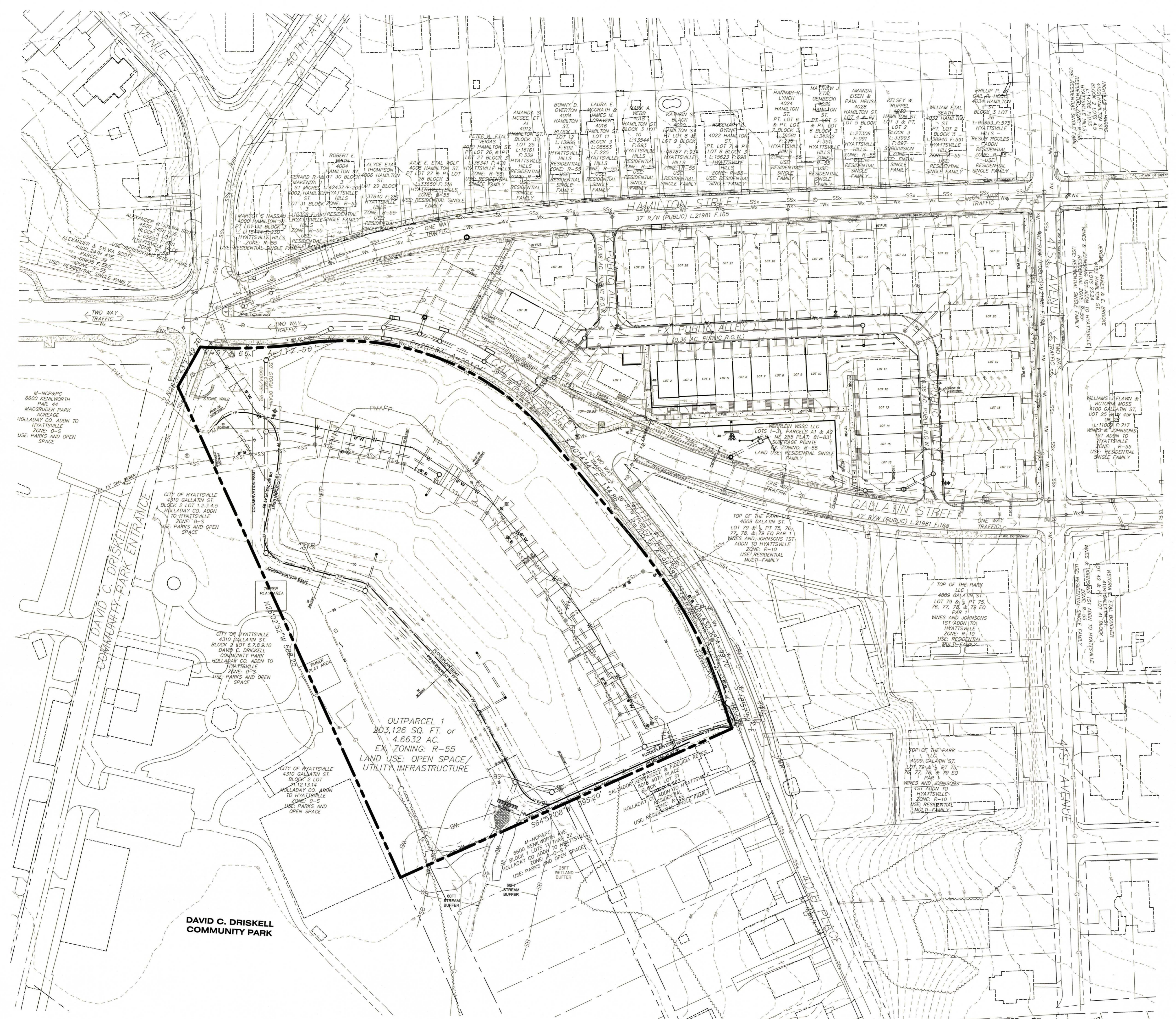
DRAWN BY: ALD
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TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION
EXISTING CONDITIONS
AND REMOVAL PLAN**
DEWBERRY JOB NO. 50099455

LEGEND

- 210 - - - - - EXISTING MAJOR CONTOUR
- 212 - - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING BOUNDARY
- - - - - EXISTING ADJACENT PROPERTY
- - - - - EXISTING GAS LINE
- - - - - PRIMARY MANAGEMENT AREA/5' STREAM BUFFER
- - - - - EXISTING STREAM
- - - - - EXISTING FLOODPLAIN
- - - - - EXISTING WATER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING SANITARY SEWER EASEMENT
- - - - - EXISTING WATER EASEMENT
- - - - - EXISTING STORM DRAIN
- - - - - EXISTING SIDEWALK
- - - - - EXISTING BUILDING
- - - - - APPROVED FLOODPLAIN PPS-10827

- DEMOLITION NOTE:**
1. ALL EXISTING PAVEMENT AND RUBBLE WITHIN SITE BOUNDARY WILL BE REMOVED AT TIME OF CONSTRUCTION.
 2. ALL EXISTING BUILDINGS AND STRUCTURES WILL BE REMOVED WITHIN SITE BOUNDARY AT TIME OF CONSTRUCTION.
 3. ALL UNDERGROUND AND ABOVE UTILITIES ON SITE WILL BE REMOVED OR RELOCATED, UNLESS OTHERWISE NOTED.
 4. ALL EXISTING FENCE AND GATES WILL BE REMOVED.



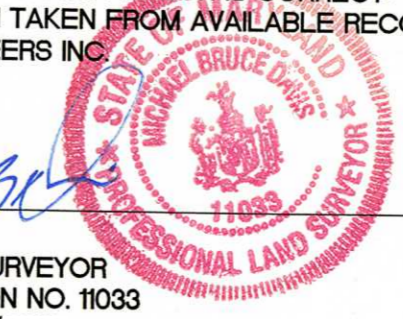
OUTPARCEL 1
803,126 SQ. FT. or
4.6632 AC.
EX. ZONING: R-55
LAND USE: OPEN SPACE/
UTILITY INFRASTRUCTURE

DAVID C. DRISKELL
COMMUNITY PARK

NOTE
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FOR DEWBERRY ENGINEERS INC.

Michael St. Davis
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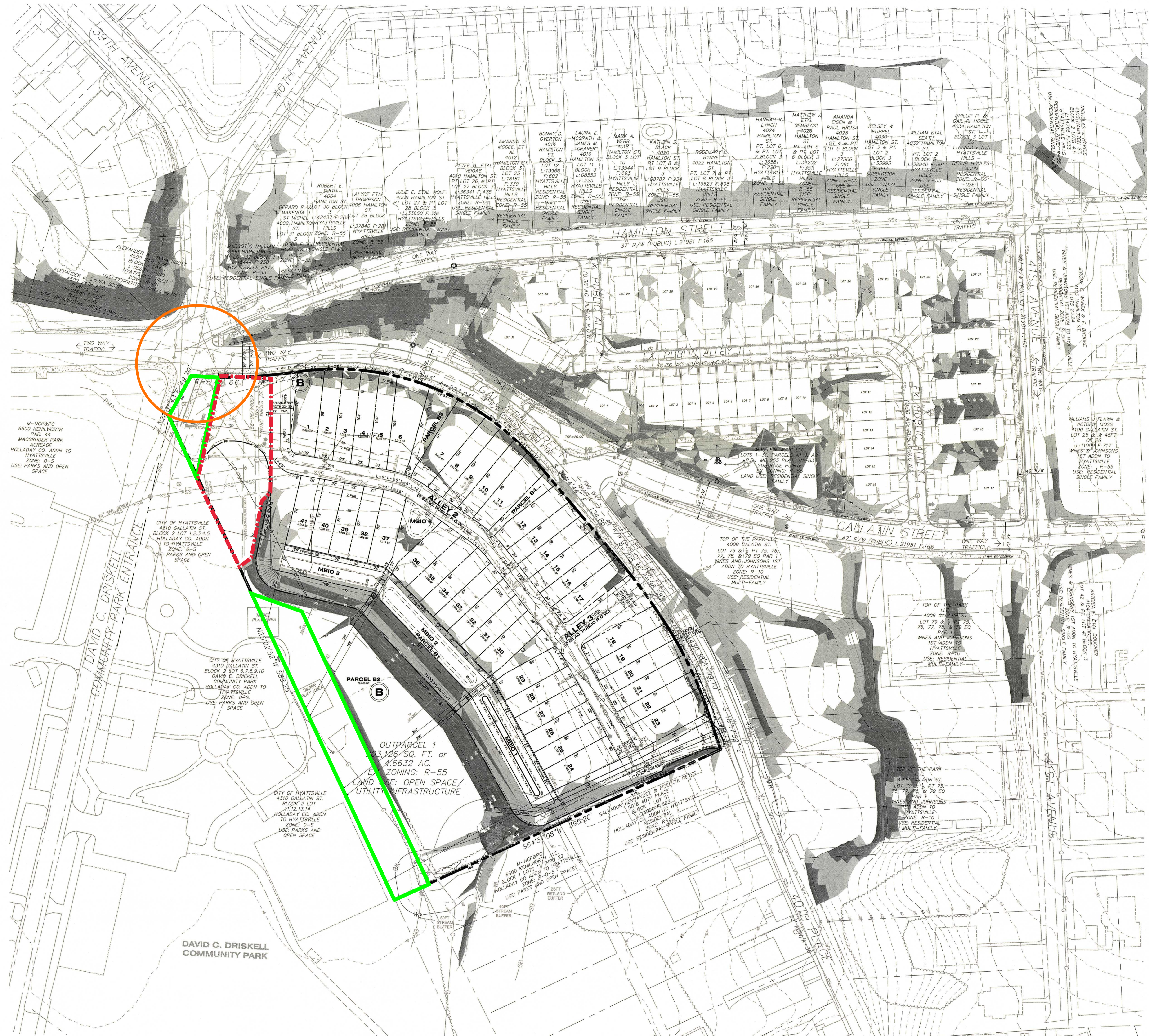


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	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	EXISTING ADJACENT PROPERTY
	EXISTING GAS LINE
	PRIMARY MANAGEMENT AREA/75' STREAM BUFFER
	EXISTING STREAM
	EXISTING FLOODPLAIN
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER EASEMENT
	EXISTING WATER EASEMENT
	EXISTING STEEP SLOPES 15-25%
	EXISTING STEEP SLOPES 25% OR GREATER
	EXISTING STORM DRAIN
	EXISTING SIDEWALK
	EXISTING BUILDING
	APPROVED FLOODPLAIN FFS-10B27
	APPROVED FLOODPLAIN EASEMENT FFS-10B27
	PROPOSED ROAD RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING RESTRICTION LINE (BRL)
	PROPOSED STORM DRAIN EASEMENT
	PROPOSED WSSC RIGHT-OF-WAY
	PROPOSED SWM EASEMENT
	PROPOSED SIDEWALK
	PROPOSED SUBDIVISION BLOCK
	PROPOSED PARCEL
	PROPOSED LOT NUMBER

NOTE:
ALL PARCELS HAVE A PROPOSED USE OF OPEN SPACE/ SWM WITH DEDICATION TO THE HOA.



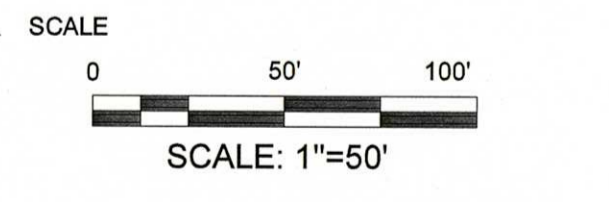
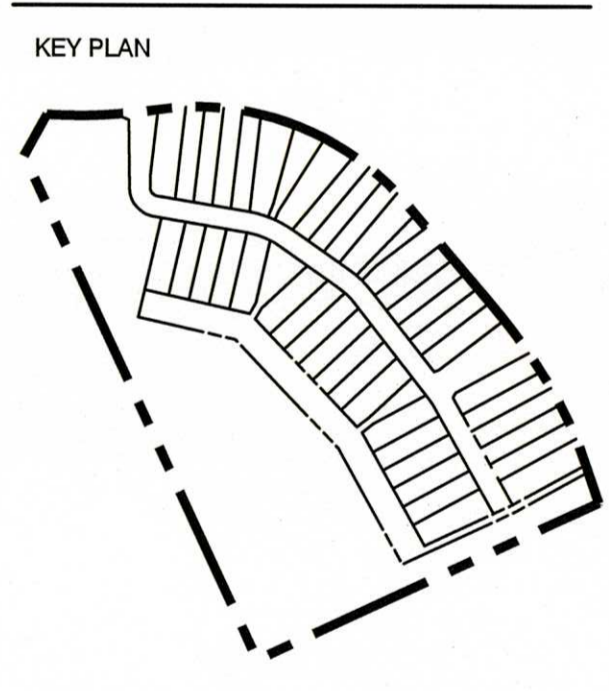
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PRELIMINARY PLAN OF SUBDIVISION PLAN SHEET

DEWBERRY JOB NO. 50099455