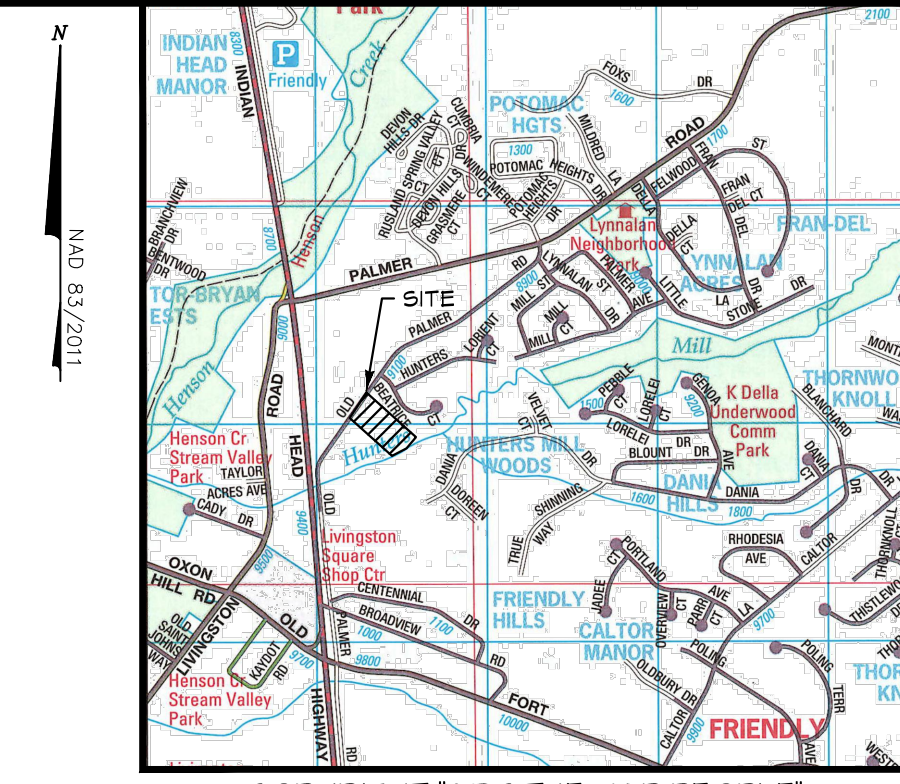
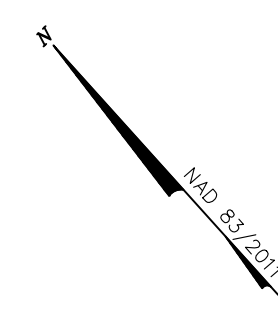


T:\2021\Facilities\21102000 Old Palmer Road Property\CADD\Exhibits\2022-08-23 Driveway Encroachment Exhibit\21102000 Preliminary Plan.dwg Aug 23, 2022 4:52:21am gpline



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PERMITTED USE No. 21099112
VICINITY MAP
SCALE: 1" = 2000'

OWNER/APPLICANT
MEDIC-HOME ENTERPRISES INC
4601 SHERIDAN ST
HOLLYWOOD, FL 33021
ATTN: MATAN BEN-AVIV
C/O STEPHEN J. FERRANDI
EMAIL: STEPHEN@EAREALTYCOMPANIES.COM
TELEPHONE: (866) 910-LAND

DATA SOURCES:
NORTH, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD83/2011) AND NAVD88; AND ARE BASED ON THE FOLLOWING CONTROL STATIONS ESTABLISHED BY CENTURY ENGINEERING ON OCTOBER 14, 2020 VIA GPS OBSERVATIONS.

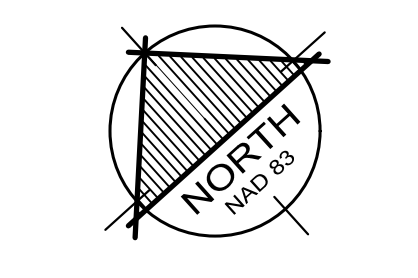
| STATION | NORTH | EAST |
|-------------|-----------|------------|
| UMBC-DF6035 | 579231.61 | 1394021.99 |
| LOYF-DK7414 | 476639.25 | 1448171.64 |

CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start Of Construction

| DATE | BY | REVISIONS |
|------|----|-----------|
| | | |
| | | |
| | | |
| | | |

CENTURY ENGINEERING
A Kleinfelder Company
16901 Melford Boulevard, Suite 129 Bowie, MD 20715
Phone: 443.589.2400 www.centuryeng.com

**DRIVEWAY EXHIBIT
OLD PALMER ROAD**
Old Palmer Rd, Fort Washington, MD
Prince George's County, Maryland
Election District 5 Councilmanic District 8



| | |
|------------------------------|-----------------------------|
| DRAWN BY: <u>GWP</u> | REVIEW BY: <u>PYM</u> |
| DESIGN BY: <u>JA</u> | REVIEW DATE: <u>8/23/22</u> |
| SCALE: <u>AS SHOWN</u> | DRAWING: |
| PROJECT No.: <u>21102000</u> | |

- GENERAL NOTES**
- EXISTING LOT: PARCEL 0161
L04685 / F.676
PLAT N/A
 - TAX MAP/GRID: 114 / B3
 - W.S.S.C. 200 SHEET: 212 SE 01
 - PURPOSE OF SUBDIVISION: 3 SUBDIVIDED LOTS
 - PRIOR APPROVALS: NONE
 - GROSS TRACT AREA: 4.73 AC ± (206,039 S.F.±)
NET TRACT AREA: 1.33 AC ± (57,935 S.F.±)
 - NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.33 AC
 - ACREAGE OF ENVIRONMENTALLY REGULATED FEATURES:
THERE IS A WETLAND BUFFER, STREAM BUFFER, AND FLOODPLAIN BUFFER THAT COMBINE TO FORM 3.4 AC OF THIS PARCEL.
THERE ARE NO CONTIGUOUS STEEP SLOPES GREATER OR EQUAL TO 15% ON THIS PARCEL.
 - ACREAGE OF 100 YEAR FLOODPLAIN: 1.05 AC
 - ACREAGE OF ROAD DEDICATION: 5,590 SF
 - EXISTING ZONING: R-R (RURAL RESIDENTIAL)
EXISTING USE: VACANT
 - PROPOSED USE OF PROPERTY: 3 RESIDENTIAL DWELLING UNITS.
 - BREAKDOWN OF PROP. DWELLING UNIT BY TYPE:
SINGLE FAMILY DETACHED: 3
 - DENSITY CALCULATION: 0.76 DWELLING UNITS / ACRE
 - MINIMUM LOT SIZE REQUIRED: 20,000 SF
 - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND AT FRONT STREET LINE: 100 FT
 - SUSTAINABLE GROWTH TIER: TIER 2
 - MILITARY INSTALLATION OVERLAY ZONE: NO
 - CENTER OR CORRIDOR LOCATION: NO
 - EXISTING GROSS FLOOR AREA: N/A
 - STORMWATER MANAGEMENT CONCEPT: PENDING
 - WATER/SEWER CATEGORY: EXISTING: W-5, S-5
PROPOSED: W-3, S-3
 - AVIATION POLICY AREA: N/A
 - MANDATORY PARK DEDICATION: N/A
 - THERE ARE NO CEMETERIES LOCATED ON OR CONTIGUOUS TO THE SUBJECT PROPERTY.
 - THERE ARE NO HISTORIC SITES LOCATED ON OR CONTIGUOUS TO THE SUBJECT PROPERTY.
 - TYPE ONE CONSERVATION PLAN INCLUDED WITH THIS SUBMISSION.
 - THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 - WETLANDS: YES
 - STREAMS: YES
 - SOILS: AdB - ADELPHIA HOLMDEL COMPLEX
GgB - GROSSTOWN GRAVELLY SILT LOAM
Px - PROTAC-ISSUE COMPLEX
SdD - SASSAFRAS-CROOM-URBAN LAND COMPLEX
WdbB - WOODSTOWN SANDY LOAM
 - THIS PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.

LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Soils Line
- Existing Building
- Existing Use IV Stream
- Wetland Buffer
- Existing Wetlands
- FEMA 100-Year Floodplain
- Limits of Disturbance
- Primary Management Area
- 25' Floodplain Buffer (For Structures)

SURVEYOR'S AND ENGINEER'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

PROPERTY LINE SURVEYOR
LICENSE No.:
EXPIRATION DATE:

PROFESSIONAL ENGINEER
LICENSE No.:
EXPIRATION DATE:

