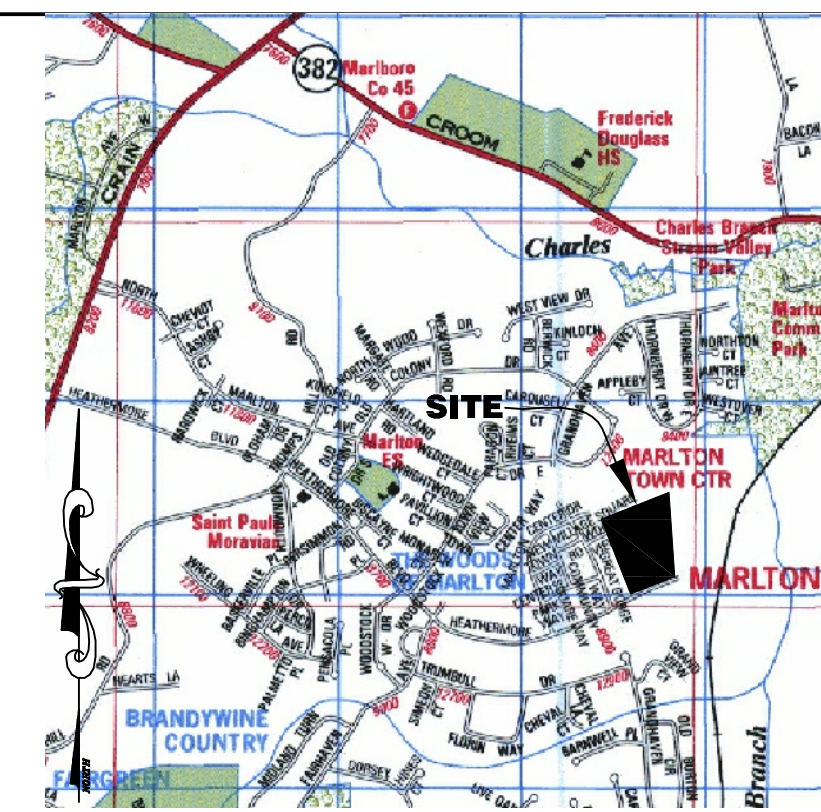


HEATHERMORE

SHEET INDEX
 1 COVER
 2 APPROVAL SHEET
 3-4 DETAILED SITE PLAN



VICINITY MAP
 SCALE: 1" = 2000'
 PG County Map 12, Grid A7
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NUMBER 20711182

Dewberry
 Dewberry & Davis LLC
 10003 DEREKWOOD LANE
 SUITE 204
 LANHAM, MD 20706
 301.731.6601
 www.dewberry.com

OWNER
 HEATHERMORE ASSOCIATES LP
 2661 RIVA ROAD, BLDG. 300, STE. 320
 ANNAPOLIS, MD 21401
 410.571.6610

DEVELOPER/APPLICANT
 THE STAVROU COMPANIES
 STEPHEN MOORE
 2661 RIVA ROAD, BLDG. 300, STE. 320
 ANNAPOLIS, MD 21401
 410.571.6610

GENERAL NOTES

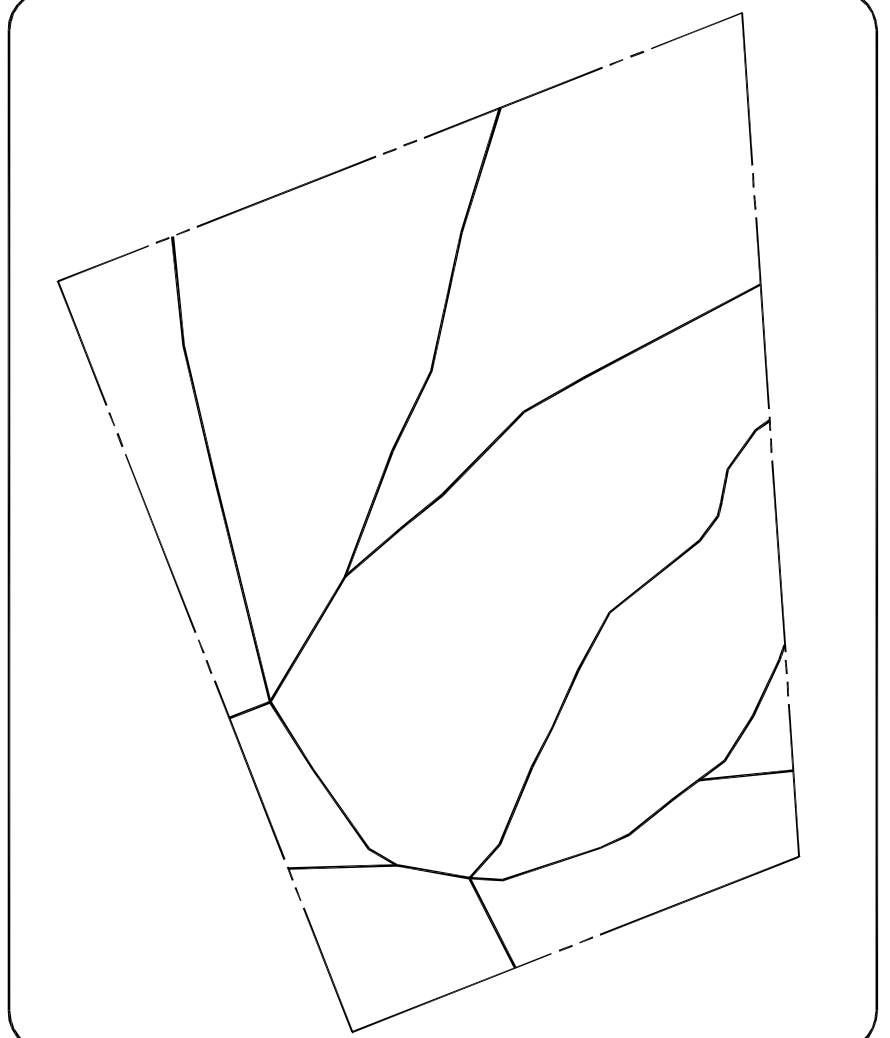
- SUBDIVISION NAME AND CASE NUMBER: HEATHERMORE 4-11003
- TOTAL ACREAGE BY ZONE: 12.26 AC
- EXISTING ZONING: R-30 WITH R-P-C OVERLAY
- PROPOSED USE OF PROPERTY: RESIDENTIAL
- NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 92 LOTS & 4 PARCELS
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 92 TOWNHOMES
- DENSITY CALCULATION: 8 DWELLING UNITS PER NET ACRE * 12.26 ACRES = 98 LOTS PERMITTED
- 200 FOOT MAP REFERENCE: 211SE11
- TAX MAP NUMBER AND GRID: MAP 119, GRID B2, PARCEL 104
- AVIATION POLICY AREA: N/A
- WATER/SEWER CATEGORY DESIGNATION (EXISTING): W-5 AND S-5
- WATER/SEWER CATEGORY DESIGNATION (PROPOSED): W-3 AND S-3
- STORMWATER MANAGEMENT CONCEPT NUMBER:
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
- MANDATORY DEDICATION OF PARKLAND TO BE IN CONFORMANCE WITH SECTION 24-134 & 24-135.
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- WETLANDS: NO
- 100-YEAR FLOODPLAIN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SOURCE OF TOPOGRAPHY: AIR SURVEY BY AERO-METRIC, INC IN MARCH 2007
- APPLICANT: THE STAVROU COMPANIES
 2661 RIVA ROAD, BLDG. 300, STE. 320
 ANNAPOLIS, MD 21401
 PHONE: 410.571.6610
- RARE, THREATENED, OR ENDANGERED SPECIES ARE NOT KNOWN TO OCCUR ON SITE.
- THERE ARE NO EXISTING SINGLE FAMILY DWELLING OR ACCESSORY STRUCTURES ON SITE.

LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING BRUSHLINE (NOT FOREST)
- EXISTING STRUCTURE / RUINS
- EXISTING WATER LINE
- EXISTING PAVEMENT
- EXISTING BOUNDARY
- EXISTING OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- PROPOSED LINE OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED STORM DRAIN

HEATHERMORE
UPPER MARLBORO
PRINCE GEORGE'S COUNTY
MARYLAND
15TH ELECTION DISTRICT
WSSC 2007 SHEET: 211SE11
 TAX MAP: 119B2

DRAINAGE AREA MAP



PARCELS			
PARCEL	AREA (SF)	PROPOSED USE	FUTURE OWNERSHIP
PARCEL A	19,163		TO BE DEDICATED TO THE HOA
PARCEL B	19,434		TO BE DEDICATED TO THE HOA
PARCEL C	176,418		TO BE DEDICATED TO THE HOA
PARCEL D	108,900		TO BE DEDICATED TO THE HOA
TOTAL NUMBER OF UNITS			
		PERMITTED	PROPOSED
TOTAL NUMBER OF UNITS		98	92

SITE STATISTICS	
GROSS TRACT AREA	12.26 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
NET TRACT AREA	12.26 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	10.85 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF

M.N.C.P.P.C. APPROVALS

PROJECT NAME: HEATHERMORE			
PROJECT NUMBER: DSP-10046			
For Condition of Approval see Site Plan Cover Sheet or Approval The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Title

SEAL

SCALE
1" = 50'

No.	DATE	BY	Description

DRAWN BY	DLC
APPROVED BY	EB
CHECKED BY	AV
DATE	APRIL 2012

TITLE
DETAILED SITE PLAN FOR INFRASTRUCTURE DSP-10046

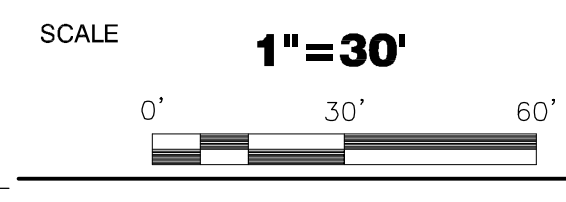
PROJECT NO. 50043643

LEGEND

	EXISTING TOPOGRAPHY
	EXISTING TREE LINE
	EXISTING BRUSHLINE (NOT FOREST)
	EXISTING STRUCTURE / RUINS
	EXISTING WATER LINE
	EXISTING PAVEMENT
	EXISTING BOUNDARY
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	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE



SEAL



No.	DATE	BY	Description

DRAWN BY	DLC
APPROVED BY	EB
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DATE	APRIL 2012

DETAILED SITE PLAN FOR INFRASTRUCTURE DSP-10046

M.N.C.P.C. APPROVALS

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PROJECT NO. 50043643

