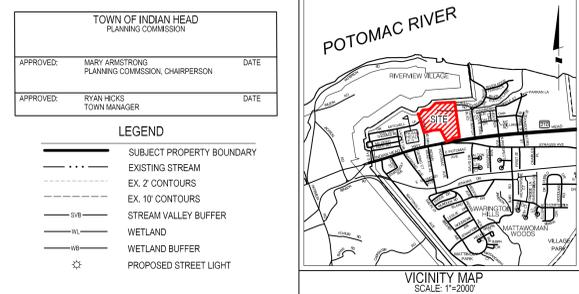
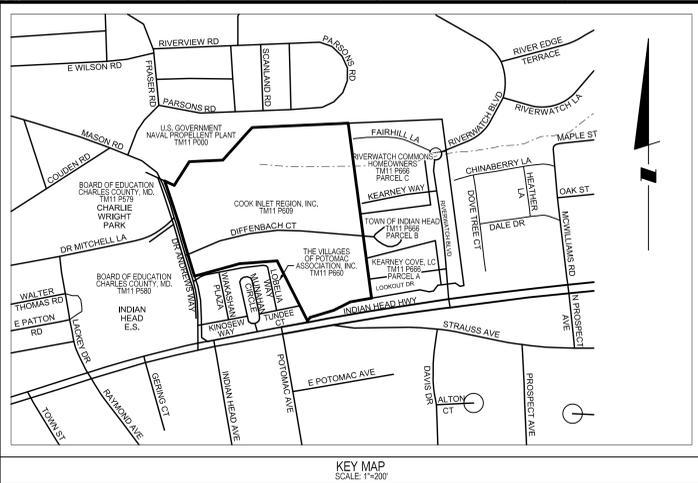


# ANCHORAGE SUBDIVISION PRELIMINARY SUBDIVISION PLAN

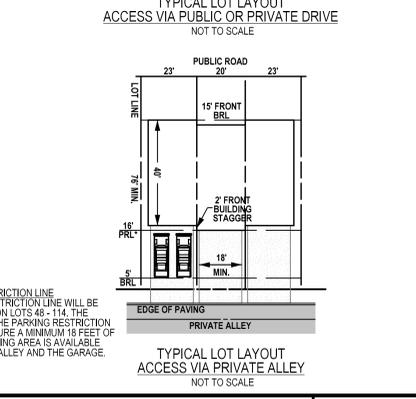
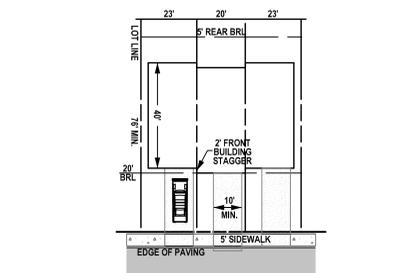
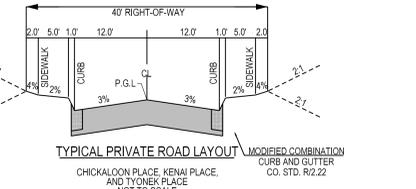
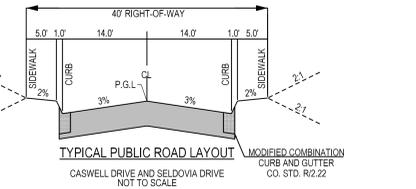
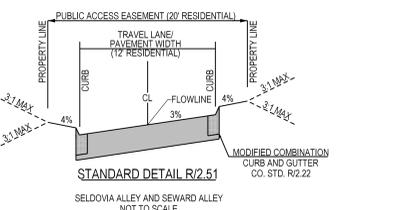


- GENERAL NOTES**
- LOCATION:  
TAX MAP 11, PARCEL 609  
NORTH SIDE OF MD ROUTE 210, INDIAN HEAD, MD
  - ZONING:  
TCMX (TOWN CENTER MIXED USE)  
HC (HIGHWAY CORRIDOR OVERLAY)  
THE SITE DOES NOT FALL WITHIN THE CRITICAL AREA
  - SITE TABULATION:  
TOTAL SITE ACREAGE = 19.6069 AC.  
EXISTING FOREST COVER = 17.54 AC.
  - BOUNDARY:  
A BOUNDARY SURVEY WAS COMPLETED BY SOLTESZ, INC. 2019
  - TOPOGRAPHY:  
(2) CONTOUR INTERVAL TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM AERIAL TOPOGRAPHIC DATA FILES SUPPLEMENTED WITH SOLTESZ FIELD RUN TOPOGRAPHY (2019) AND GIS DATA FILES FROM CHARLES COUNTY.
  - FLOODPLAIN:  
THERE IS NO 100-YEAR FLOODPLAIN ON THE SITE. PER FEMA FIRM PANEL #24017C0130, DATED 5/4/15.
  - WETLANDS & STREAMS:  
STREAMS AND NON-TIDAL WETLANDS WERE FIELD DELINEATED BY BRAY HILL, LLC IN MARCH 2019 AND FIELD LOCATED BY SOLTESZ, INC. IN MAY 2019.
  - SOILS:  
SOILS INFORMATION SHOWN ON THIS PLAN IS FROM THE NRCS WEB SOIL SURVEY FOR CHARLES COUNTY, MARYLAND.
  - WATERSHED:  
THE SITE FALLS WITHIN THE MIDDLE POTOMAC RIVER WATERSHED.
  - CODE AND ORDINANCE COMPLIANCE:  
ALL CONSTRUCTION AND SITE IMPROVEMENTS ARE TO COMPLY WITH THE LOCAL AND STATE CODES AND ORDINANCES APPLICABLE AT THE TIME OF PERMITTING. A CONCEPT PLAN WAS APPROVED FOR THE SUBJECT PROPERTY ON 8/17/16.
- PROPOSED DEVELOPMENT**
- DENSITY AND YARD REQUIREMENTS:  
RESIDENTIAL DENSITY PERMISSIBLE BY ZONING: 20 DU/AC x 19.61 AC = 392 DU  
RESIDENTIAL DENSITY PROPOSED: 160 DU  
LOT SIZE AND DIMENSIONS:  
MINIMUM SIZE: 1,520 SF  
INTERIOR UNIT LOTS: 20' x 76'  
END UNIT LOTS: 23' x 76'
  - YARD REQUIREMENTS:  
15 - 20 FT. FRONT  
5 FT. REAR  
0 FT. SIDE
  - OPEN SPACE:  
PRIVATE OPEN SPACE REQUIRED BY ZONING: 0 AC.  
PRIVATE OPEN SPACE PROPOSED: 10.71 ACRES OR 55% OF THE SITE.
  - PARKING:  
PARKING REQUIRED BY ZONING: 160 DU @ 2.75 SPACES PER UNIT (@ 3 BEDROOMS / UNIT) = 440 SPACES  
PARKING PROPOSED:  
GARAGE SPACES: 160  
SINGLE DRIVEWAY SPACES: 93 (18' - 22' DEEP AND 10' WIDE MIN.)  
DOUBLE DRIVEWAY SPACES: 134 (18' - 22' DEEP AND 18' WIDE MIN.)  
PARALLEL PARKING (CASWELL & SELDOVIA DRIVE): 67  
PERPENDICULAR PARKING (CHICKALOON, KENAI & TYONEK PLACE): 30  
TOTAL PARKING PROVIDED: 484
  - ROADWAYS/ACCESS:  
PUBLIC ROADS SHALL BE 28 FT. WIDE WITH A 40 FT. PUBLIC RIGHT OF WAY. PRIVATE DRIVES SHALL BE 24 FT. WIDE. THE HOA SHALL BE RESPONSIBLE FOR ENFORCING ANY PARKING RESTRICTIONS. ALL SIDEWALKS SHALL BE 5' WIDE.
  - MAINTENANCE RESPONSIBILITIES:  
AN HOA SHALL BE FORMED FOR THE PROPERTY. HOMEOWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE COMMON AREAS INCLUDING OPEN SPACE, LANDSCAPING, PRIVATE DRIVES, PARKING AREAS, STREET LIGHTS AND STORMWATER MANAGEMENT FACILITIES. THE TOWN OF INDIAN HEAD SHALL BE RESPONSIBLE FOR TRASH COLLECTION.
  - BUFFERS: (HIGHWAY OVERLAY AND VISUAL BUFFER PROPOSALS)  
A 30 FT. BUFFERYARD B SHALL BE PROVIDED ALONG THE ROUTE 210 RIGHT OF WAY.  
A 25 FT. BUFFERYARD D SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH THE NAVY BASE.  
A 15 FT. BUFFERYARD A SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH THE VILLAGES OF POTOMAC AT INDIAN HEAD.
  - ARCHITECTURAL REQUIREMENTS:  
A MINIMUM OF 25% OF THE FRONT FACADES SHALL BE SIDED WITH BRICK OR STONE AND ALL UNITS ABUTTING DOCTOR ANDREWS WAY SHALL INCORPORATE ENHANCED FRONT YARD LANDSCAPING.
  - LANDSCAPING:  
FINAL LANDSCAPE DESIGN AND PLANTING SCHEDULE FOR PRIVATE OPEN SPACE SHALL BE APPROVED WITH THE SITE PLAN.  
FINAL LANDSCAPE DESIGN AND PLANTING SCHEDULE FOR INDIVIDUAL LOTS SHALL BE APPROVED WITH BUILDING PERMITS.  
LANDSCAPING SHALL BE IN COMPLIANCE WITH THE TOWN OF INDIAN HEAD REQUIREMENTS.
  - AMENITIES:  
THIS PROPOSAL INCLUDES THE FOLLOWING AMENITIES PROVIDED BY THE DEVELOPER:  
- 3 POCKET PARKS WITH SEATING AREAS.  
- PEDESTRIAN CONNECTION TO RIVERWATCH COMMONS.  
AMENITIES SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO APPROVAL OF THE LAST BUILDING PERMIT.  
A PARKS AND RECREATION IMPACT FEE OF \$750.00 PER HOME SHALL BE PAID TO THE TOWN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - FIRE SUPPRESSION:  
ALL BUILDINGS AND SITE IMPROVEMENTS SHALL COMPLY WITH ALL FIRE SUPPRESSION CODES APPLICABLE AT TIME OF PERMITTING. KEY PROPOSED FIRE SUPPRESSION FEATURES INCLUDE: IN UNIT SPRINKLER SYSTEMS, ON-STREET FIRE HYDRANTS, PUBLIC ROADWAY LAYOUT WHICH ACCOMMODATES FIRE TRUCK ACCESS.
  - STREET LIGHTS:  
STREET LIGHTS SHALL BE INSTALLED AS SHOWN. LIGHT FIXTURES SHALL BE APPROVED BY THE TOWN OF INDIAN HEAD TOWN MANAGER. ALL STREET LIGHTS SHALL BE MAINTAINED BY SMECO.

TOTAL TRACT	19.607 ACRES
APPROX. LIMITS OF DISTURBANCE	13.422 ACRES



- LIST OF REQUIRED REGULATORY APPROVALS / PERMITS**
- PRELIMINARY PLAN
  - SITE PLAN
  - FOREST STAND DELINEATION
  - FOREST CONSERVATION PLAN
  - STORMWATER MANAGEMENT PLAN
  - RECORD PLAT
  - CHARLES COUNTY SEDIMENT AND EROSION CONTROL PLAN
- LIST OF REQUIRED WAIVERS/VARIANCES**
- N/A



\* PARKING RESTRICTION LINE  
A PARKING RESTRICTION LINE WILL BE ESTABLISHED ON LOTS 48 - 114. THE PURPOSE OF THE PARKING RESTRICTION LINE IS TO ENSURE A MINIMUM 18 FEET OF SURFACE PARKING AREA IS AVAILABLE BETWEEN THE ALLEY AND THE GARAGE.

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 3425, EXPIRATION DATE: 09-11-2021



PRELIMINARY PLAN  
CONCEPTUAL STORMWATER MANAGEMENT PLAN  
ANCHORAGE SUBDIVISION  
TAX MAP 11, GRID 15, PARCEL 609  
SEVENTH (7th) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

**SOLTESZ, INC.**  
Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

WALDORF OFFICE  
401 Post Office Road, Suite 103  
Waldorf, MD 20602  
P. 301.870.2166 F. 301.870.2884

NO.	DESIGNED	DATE	CAO STANDARDS VERSION	REVISIONS	BY	DATE
1	MFP, TCS	NOVEMBER 2019	V8 - NCS			

DESIGNED: MFP, TCS  
TECHNICIAN: TCS  
CHECKED: MFP

**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 UTILITIES OR SERVICES BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**  
ELM STREET DEVELOPMENT  
181 HARRY S TRUMAN PARKWAY  
SUITE 275  
ANNAPOLIS, MD 21401  
PHONE # (410) 296-9700  
CONTACT NAME: DOUG MEEKER

ZONING CATEGORY:	TCMX	WAS CATEGORY:	PUBLIC / TOH
TAX MAP / PARCEL:	11 / 609	GRID:	15 / 150
SITE DATUM:	HORIZONTAL:	LIBER / FOLIO:	1299 / 350
VERTICAL:			

PROJECT NO.  
0675-44-01

SHEET  
1  
OF  
1

SCALE  
1" = 60'