



Dewberry
Engineers Inc.

OWNER/APPLICANT:
A DETERMINED SEED LLC
13008 BIG CEDAR LANE
BOWIE, MD 20720

CONTACT:
RASHID SALEM
443.370.8817

THE PROMISE
PARCELS A, B, C, 1, 2, 3, 4, 5, 6
PRELIMINARY PLAN OF SUBDIVISION
PPS-4-19052
PRINCE GEORGES COUNTY, MD
12TH ELECTION DISTRICT
300 MAP REFERENCE 2052026

SEAL

KEY PLAN

SCALE
1"=50'

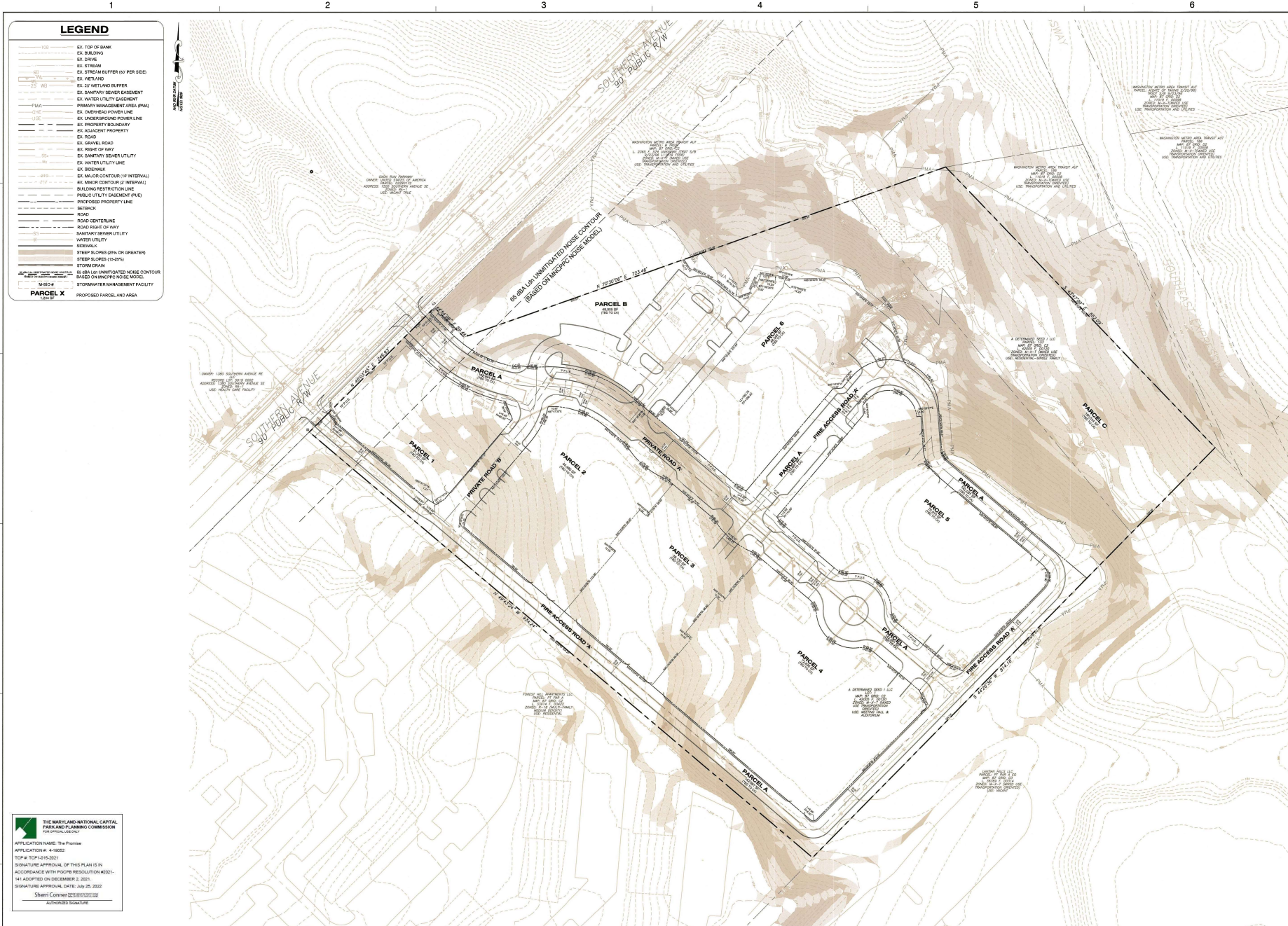
No.	Date	By	Description

REVISIONS

DRAWN BY: MS
APPROVED BY: MD
CHECKED BY: TA
DATE: JULY 2022

TITLE
PRELIMINARY PLAN OF SUBDIVISION
PLAN SHEET
PROJECT NO. 60119816

SHEET NO. 2 OF 2



LEGEND

100	EX. TOP OF BANK
EX. BUILDING	EX. BUILDING
EX. DRIVE	EX. DRIVE
EX. STREAM	EX. STREAM
EX. STREAM BUFFER (50' PER SIDE)	EX. STREAM BUFFER (50' PER SIDE)
EX. WETLAND	EX. WETLAND
EX. 20' WETLAND BUFFER	EX. 20' WETLAND BUFFER
EX. SANITARY SEWER EASEMENT	EX. SANITARY SEWER EASEMENT
EX. WATER UTILITY EASEMENT	EX. WATER UTILITY EASEMENT
PRIMARY MANAGEMENT AREA (PMA)	PRIMARY MANAGEMENT AREA (PMA)
EX. OVERHEAD POWERLINE	EX. OVERHEAD POWERLINE
EX. UNDERGROUND POWERLINE	EX. UNDERGROUND POWERLINE
EX. PROPERTY BOUNDARY	EX. PROPERTY BOUNDARY
EX. ADJACENT PROPERTY	EX. ADJACENT PROPERTY
EX. ROAD	EX. ROAD
EX. GRAVEL ROAD	EX. GRAVEL ROAD
EX. RIGHT OF WAY	EX. RIGHT OF WAY
EX. SANITARY SEWER UTILITY	EX. SANITARY SEWER UTILITY
EX. WATER UTILITY LINE	EX. WATER UTILITY LINE
EX. BENCHMARK	EX. BENCHMARK
EX. MAJOR CONTOUR (10' INTERVAL)	EX. MAJOR CONTOUR (10' INTERVAL)
EX. MINOR CONTOUR (2' INTERVAL)	EX. MINOR CONTOUR (2' INTERVAL)
BUILDING RESTRICTION LINE	BUILDING RESTRICTION LINE
PUBLIC UTILITY EASEMENT (PUE)	PUBLIC UTILITY EASEMENT (PUE)
PROPOSED PROPERTY LINE	PROPOSED PROPERTY LINE
BETACK	BETACK
ROAD	ROAD
ROAD CENTERLINE	ROAD CENTERLINE
ROAD RIGHT OF WAY	ROAD RIGHT OF WAY
SANITARY SEWER UTILITY	SANITARY SEWER UTILITY
WATER UTILITY	WATER UTILITY
SEWALK	SEWALK
STEEP SLOPES (20% OR LONGER)	STEEP SLOPES (20% OR LONGER)
STEEP SLOPES (10-20%)	STEEP SLOPES (10-20%)
STORM DRAIN	STORM DRAIN
80 DBU L10 UNMITIGATED NOISE CONTOUR	80 DBU L10 UNMITIGATED NOISE CONTOUR
BASED ON WAC/PCP NOISE MODEL	BASED ON WAC/PCP NOISE MODEL
STORMWATER MANAGEMENT FACILITY	STORMWATER MANAGEMENT FACILITY
PARCEL X	PROPOSED PARCEL AND AREA

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
APPLICATION NAME: The Promise
APPLICATION #: 4-19052
TOPIC: PPS-4-19052
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGCPB RESOLUTION #2022-141 ADOPTED ON DECEMBER 2, 2021.
SIGNATURE APPROVAL DATE: JUL 25, 2022
Sherril Corbett
AUTHORIZED SIGNATURE

NOT FOR CONSTRUCTION
NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.811.com
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 LINES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT AND THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS.
FOR DEWBERRY ENGINEERS INC.
MICHAEL B. GAYNE
PROFESSIONAL LAND SURVEYOR
MATERIAL REGISTRATION NO. 1033
EXPIRATION DATE: 08/10/2022



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAN: 4-19052
TCP:
PLANNING BOARD ACTION:
PER PGCPB RESOLUTION #:
ADOPTION DATE:
SIGNATURE APPROVAL DATE:
AUTHORIZED SIGNATURE