

- SITE NOTES:**
- PROPERTY STREET ADDRESS: 3801 38TH AVENUE BRENTWOOD, MARYLAND 20722. TAX ID: 02-0104836
 - SITE AREA = 0.12 Ac. DISTURBED AREA = 0.04 Ac.
 - ZONING: RSF-65
 - PROPOSED USE: RESIDENTIAL / COMMUNITY CENTER
 - WSSC GRID: 212 NE 03
 - TAX MAP: 050 GRID: A4
 - LOT: N/A, BLOCK: LOT: 32, BLOCK: 6, PARCEL: N/A
 - PG COUNTY STREET MAP: ___ GRID ___
 - THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
 - THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
 - ENVIRONMENTAL INFORMATION:
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
 - HIGHLY ERODIBLE SOILS DO APPEAR ON SITE.
 - THIS SITE DOES CONTAIN STEEP SLOPES.
 - THIS IS NOT WITHIN A TIER II WATERSHED OF THE MIDDLE POTOMAC/ANACOSTIA RIVER.
 - THIS IS NOT WITHIN CHRISTIANA COMPLEX ARE FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
 - NO WETLANDS ARE PRESENT WITHIN THE PROJECT LIMITS.
 - NO COUNTY REGULATED 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
 - THE SITE IS LOCATED IN THE MIDDLE POTOMAC/ANACOSTIA RIVER WATERSHED THAT HAS AN ESTABLISHED TMDL FOR SEDIMENTS.
 - THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM SOIL RESOURCE REPORT FOR AN AREA OF INTEREST (AOI) ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON 05-25-2026.
 - THE TOPOGRAPHY FOR THIS PLAN IS TAKEN FROM A SURVEY BY CURRIE AND ASSOCIATES, LLC CONSULTING ENGINEERS SURVEYORS AND PLANNERS, AS UPDATED DECEMBER, 2024. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES, VERTICAL DATUM BASED ON NAVD88.
 - THERE ARE HISTORIC SITES ON THIS PROPERTY.

UPDATES/REVISIONS:

MISS UTILITY
 CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NUMBER: 38851
 EXPIRATION DATE: 12/13/2027



NOT VALID WITHOUT SIGNATURE

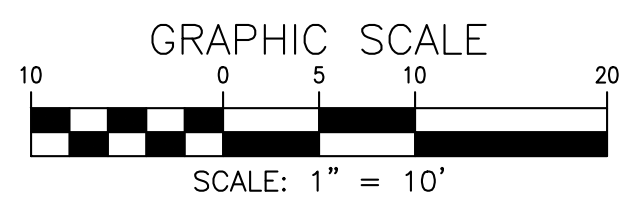
SITE DEVELOPMENT CONCEPT
 PLAN VIEW
**COTTAGE CITY FIRE HOUSE
 COMMUNITY OUTREACH
 CENTER CONVERSION**
 COTTAGE CITY (2nd) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

LEGEND

○—○	EX. METAL RAIL	— 100'	LIMIT OF DISTURBANCE
×—×	EX. CHAIN LINK FENCE	▬▬▬▬▬▬	PROPOSED TRENCH DRAIN
LP	EX. LIGHT POLE	▬▬▬▬▬▬	PROPOSED STORM DRAIN
UP	EX. UTILITY POLE	— CdD	SOILS DIVIDE LINE
SDMH	EX. STORM DRAIN MANHOLE	Soil Type Label	SOIL TYPE LABEL
GUY	EX. GUY	▬▬▬▬▬▬	STEEP SLOPE 15%-25%
SMH	EX. SEWER MANHOLE	▬▬▬▬▬▬	STEEP SLOPE 25% +
WMTR	EX. WATER METER	▬▬▬▬▬▬	EXISTING TO BE REMOVED
TRAV	EX. TRAVERSE CONTROL POINT	▬▬▬▬▬▬	EXISTING TO REMAIN
INLET	EX. STORM DRAIN INLET	▬▬▬▬▬▬	PROPOSED CONCRETE PAVING
FH	EX. HYDRANT	▬▬▬▬▬▬	PROPOSED BUILDING ADDITIONS
WMH	EX. WATER MANHOLE		
WV	EX. WATER VALVE		
15"	EX. TREE/SIZE		
FCAP	EX. FLAG POLE		
	EX. FUEL CAP		
	EX. BOLLARD		
MON FD	EX. MONUMENT FOUND		
	EX. SIGN		

Soil Table

Symbol	Name	Description	Slope	K-Value	Prime Agriculture Soil?	Hydric Soil?	Erodible Soil?
CdD	Christiana Downer-Complex	Silt Loam	5-15%	0.49	No	Yes	Yes



DPIE CASE # SDCP-XXXX-XXXX

CLIENT: TOWN OF COTTAGE CITY
 3820 40TH AVENUE
 COTTAGE CITY, MD 20722
 ATTN: JOHN HOATSON, TOWN MANAGER

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WSSC GRID: 205NE03	TAX MAP: 02-0104836
DESIGN: BMF	SHEET: 1 OF 1
DRAFT: GC	FILE NO: 2026-3022-38.01
DATE: 06/01/2026	SCALE: 1" = 10'