

GENERAL NOTES:

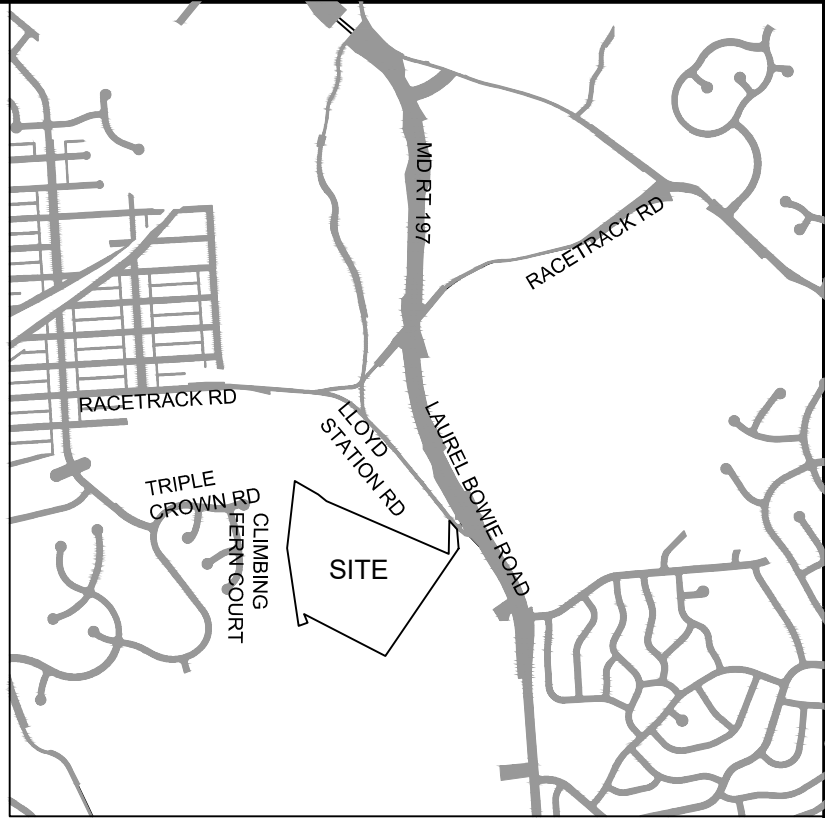
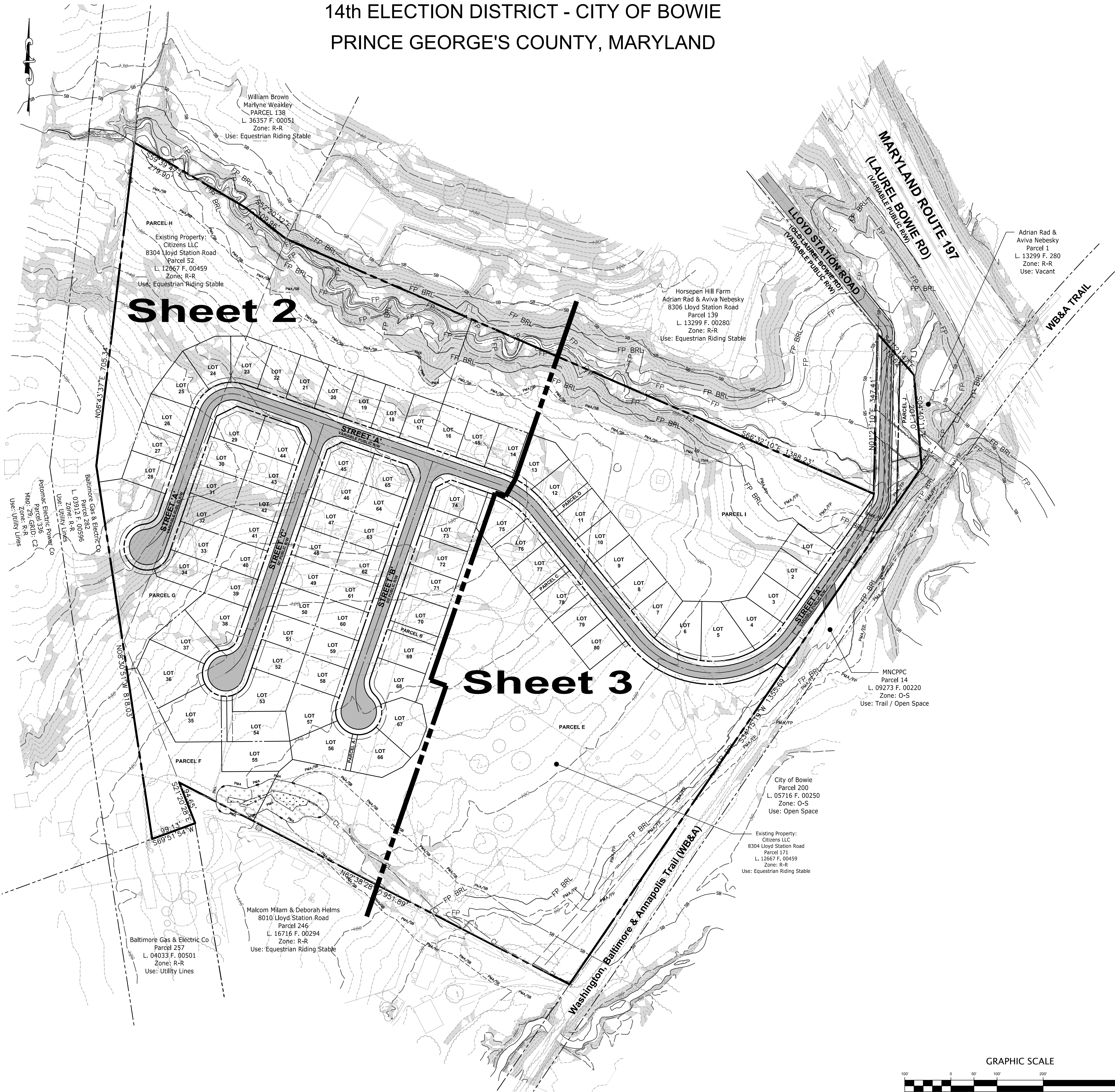
- Subject Property: Parcel 171 & 052, L.12667 F.459
- Tax Map / Grd: 29 / D4
- WSSC 200' Sheet: 211NE12
- Purpose of Subdivision: Residential Development
- Prior Approvals: Public Benefit Conservation Sketch Plan S-18001
- Total Acreage: 41.70 Ac (R-R Zone)
- Net Developable Area Outside of PMA: 34.26 Ac
- Acreage of Environmental Regulated Features: 7.41 Ac (PMA)
- Acreage of 100-Year Floodplain: 3.00 Ac
- Acreage of Road Dedication: 4.65 Ac
- Existing Zoning / Use: R-R (Rural Residential) / Equestrian Riding Stable
- Proposed Use of Property: 80 Single-Family Detached Residential Lots and 12 Parcels
- Proposed Dwelling Unit by Type: 80 Units of Single-Family Detached Residential
- Residential Density: 1.92 DU/AC
- Minimum Lot Size Required: 6,500 SF (Single-Family Detached)(per Sec.27-445.12)
- Minimum Lot Width at Front Building Line and Front Street Line Required: 60 LF (Single-Family Detached)(per Sec.27-445.12)
- Sustainable Growth Tier: 1
- Center or Corridor Location: None
- Stormwater Management Concept Plan Number: 15661-2019-00 (Submitted and awaiting approval)
- Water/Sewer Category Designation: Existing = 3, Proposed = 3
- Aviation Policy Area (APA): None
- Mandatory Park Dedication of Open Space: Conservation Parcel Dedication
- Cemeteries on or contiguous to the Property: None
- Historic Sites on or in the vicinity of the Property: Yes (1 in the vicinity)
- Type I Tree Conservation Plan: Yes, included with the submittal
- Within Chesapeake Bay Critical Area (CBCA): No
- Wetlands: Yes
- Streams: Yes
- In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any local trust or organization: No

DEVELOPMENT STANDARD (SEC. 27-445.12)	REQUIRED	PROVIDED
MAXIMUM DENSITY	2.17 DU/AC	1.92 DU/AC
MINIMUM LOT AREA	6,500 SF	6,500 SF
MINIMUM LOT WIDTH AT FRONT BUILDING LINE	60 FT	60 FT
MINIMUM LOT WIDTH AT STREET LINE ON A CUL-DE-SAC	45 FT	45 FT
MINIMUM FRONT YARD	20 FT	20 FT
MINIMUM SIDE YARD	5 FT	5 FT
MINIMUM REAR YARD	20 FT	20 FT

PRELIMINARY PLAN OF SUBDIVISION # 4-19003

PECAN RIDGE

14th ELECTION DISTRICT - CITY OF BOWIE
PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. EASEMENT
 - EX. STORM DRAIN
 - EX. STREAM
 - EX. STREAM BUFFER
 - EX. EPHEMERAL STREAM
 - EX. WATERS OF THE USA
 - EX. 100-YEAR FLOODPLAIN
 - EX. FLOODPLAIN BRL
 - EX. STEEP SLOPES (>15%)
 - EX. WETLAND
 - EX. WETLAND BUFFER (25')
 - PR. R.O.W.
 - PR. LOT LINE
 - PR. CURB
 - PR. ROAD PAVEMENT
 - PR. SEWER
 - PR. WATER
 - PR. STORM DRAIN
 - PR. PUE
 - PR. EASEMENT

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION #: _____

ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

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OFFICIAL USE ONLY

QIR label certifies that this plan
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by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

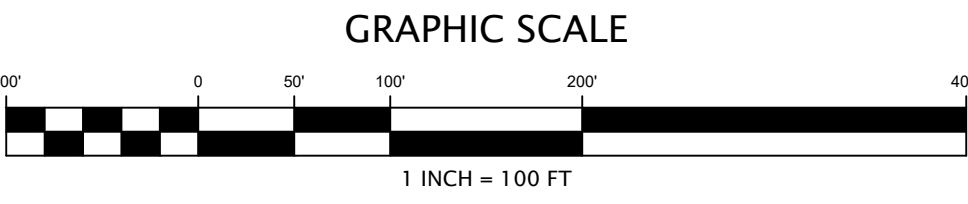
PROJECT NAME: PECAN RIDGE

PROJECT NUMBER: 4-19003

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.

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 NO. 32113
EXPIRATION DATE: 8/15/2021.



REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Caruso Homes
1655 Crofton Blvd, Suite 200
Crofton, MD 21114
Attn: Jeff Caruso
Phone: 301-261-0277

OWNER:

Citizens LLC
14625 Baltimore Blvd
Laurel, MD 20707

PECAN RIDGE
14th ELECTION DISTRICT
PARCELS 0171 & 0052
PRINCE GEORGE'S COUNTY, MARYLAND

**RODGERS
CONSULTING**

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BY	DATE
BASE DATA	CADD 6/2018
DESIGNED	CEG 4/2019
DRAWN	CEG 4/2019
REVIEWED	PRH 6/2019
RODGERS CONTACT: Philip Hughes III	
RELEASE FOR <input type="checkbox"/>	
BY: _____	DATE: _____

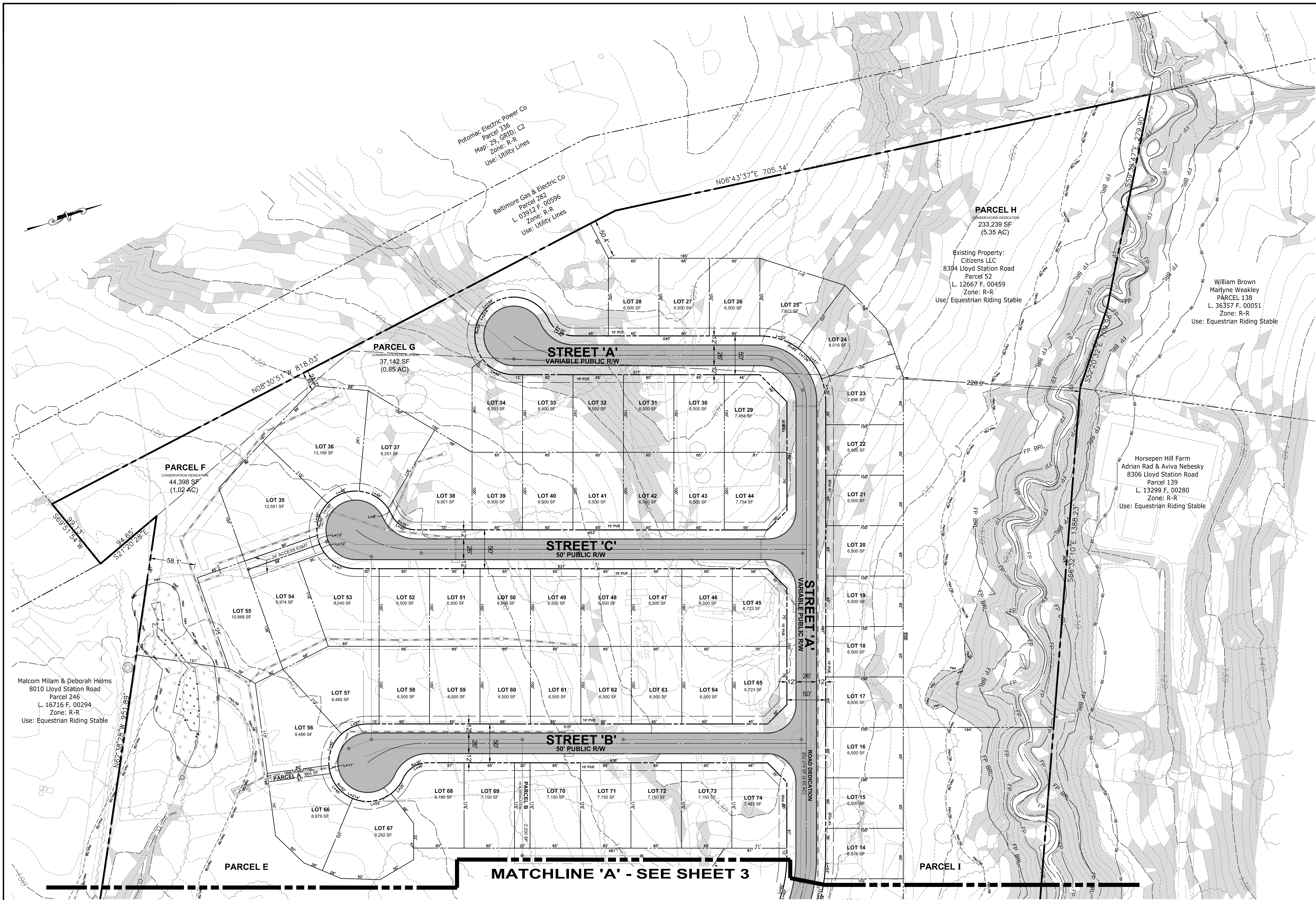
PRELIMINARY PLAN 4-19003
COVER SHEET

SCALE:
1" = 100'

JOB No. 1263A1

DATE: JUNE 2019

SHEET No. 1 OF 3



- LEGEND:
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. SIDEWALK
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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

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ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

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**M-NCPPC
APPROVAL**

PROJECT NAME: PECAN RIDGE

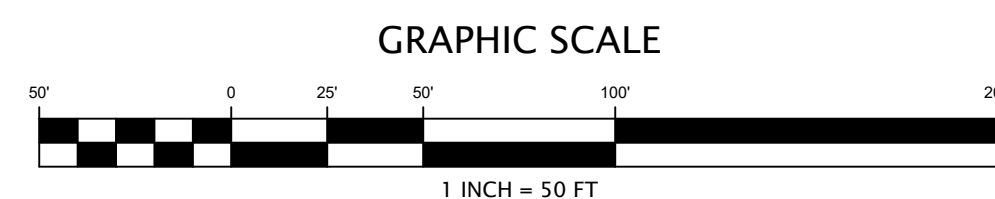
PROJECT NUMBER: 4-19003

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9/28/19



REVISION	DATE	REVISION	DATE	REVISION	DATE

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PECAN RIDGE
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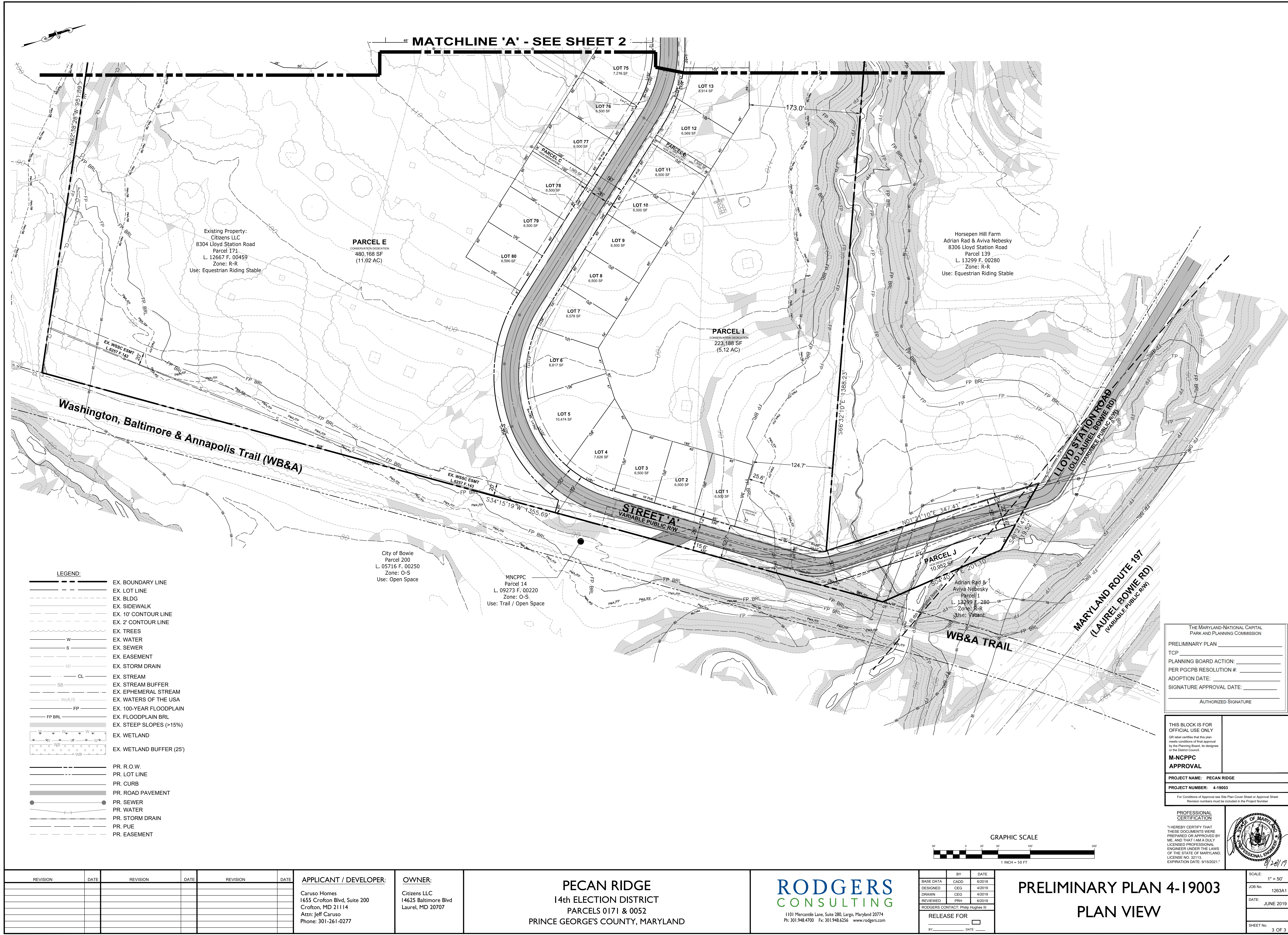
PRELIMINARY PLAN 4-19003
PLAN VIEW

SCALE:
1" = 50'

JOB No: 1263A1

DATE: JUNE 2019

SHEET No: 2 OF 3



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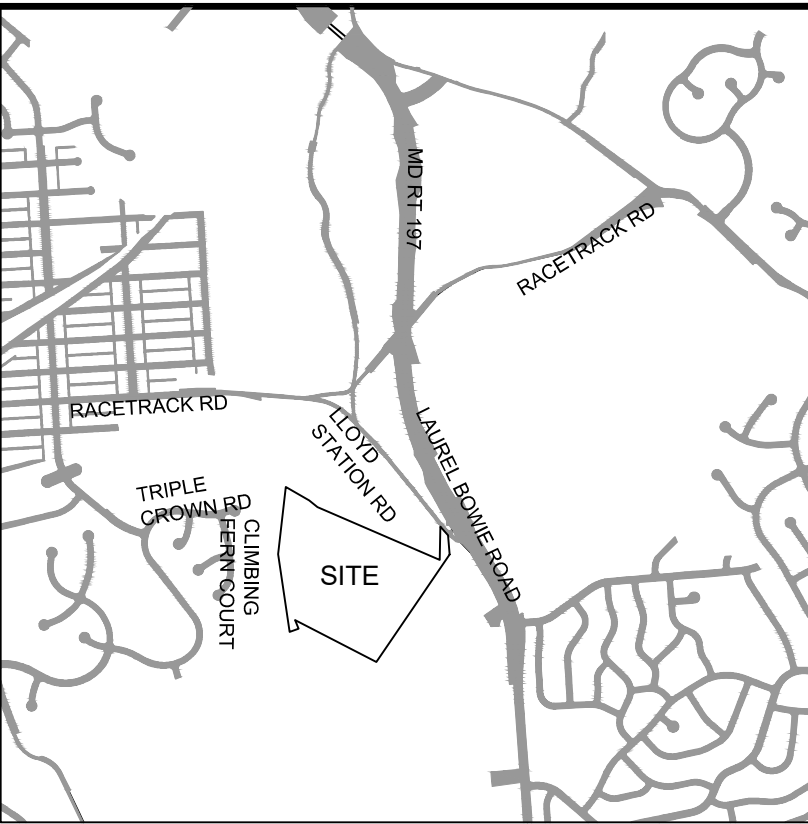
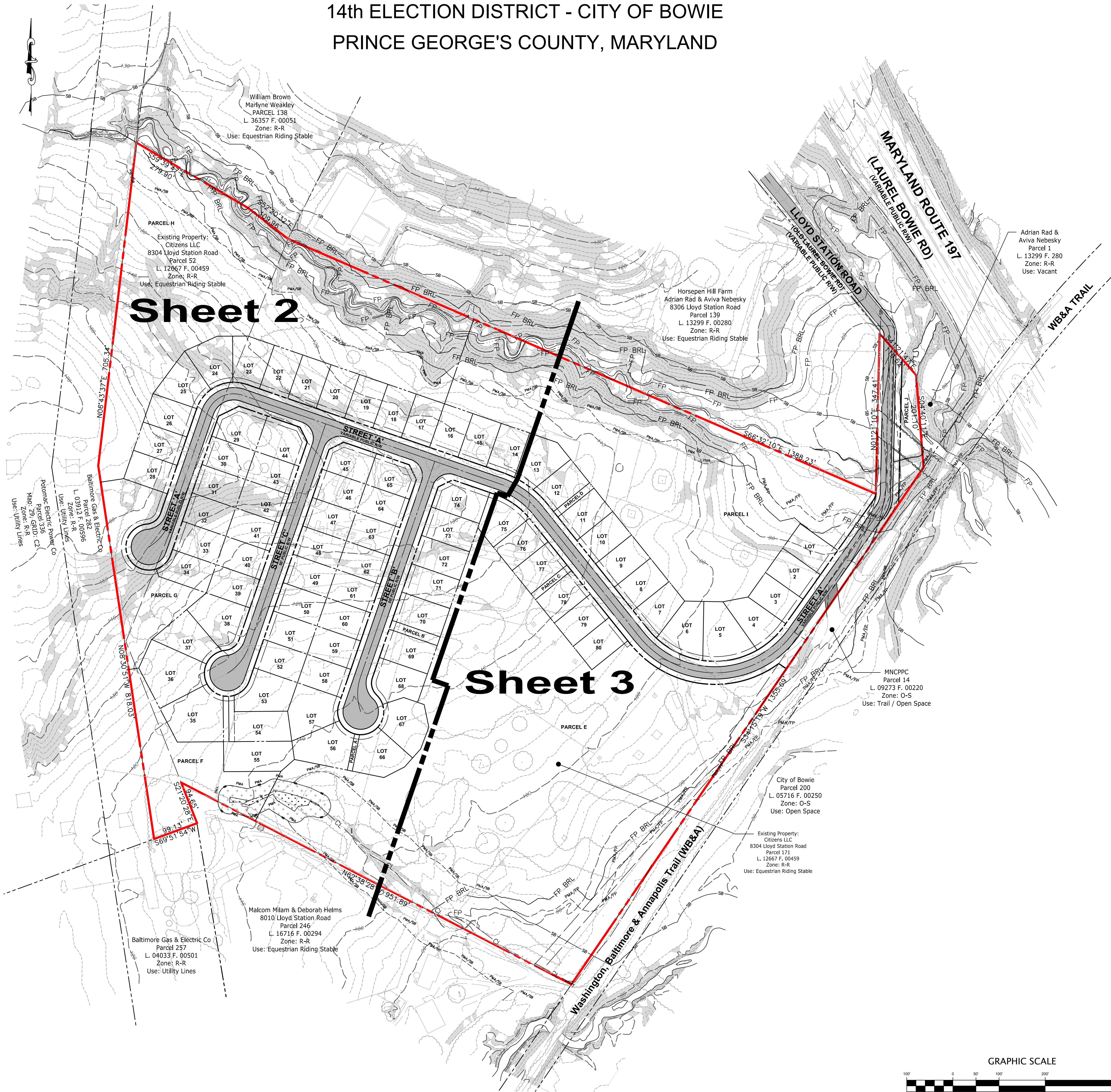
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PRELIMINARY PLAN OF SUBDIVISION # 4-19003

PECAN RIDGE

14th ELECTION DISTRICT - CITY OF BOWIE

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PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

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**M-NCPPC
APPROVAL**

PROJECT NAME: PECAN RIDGE

PROJECT NUMBER: 4-19003

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PRELIMINARY PLAN 4-19003
COVER SHEET

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