



SITE DATA	
GROSS TRACT AREA	7.45 AC.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC.
NET TRACT AREA	7.45 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC.
EXISTING WOODLAND NET TRACT	0.00 AC.
EXISTING PMA	0.00 AC.
REGULATED STREAMS (LINEAR FEET OR CENTERLINE)	NONE

SUBDIVISION SUMMARY	
TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED	4
RESIDENTIAL LOTS - SINGLE FAMILY DU	
LOT 1	2.29 AC 99,790 SF
LOT 2	2.00 AC 87,123 SF
LOT 3	2.00 AC 87,122 SF
LOT 4	1.16 AC 50,473 SF

Table 1. Soils Table					
Map Unit Symbol	Map Unit Name	K-Factor (Whole Soil)	Hydric Rating	Hydric Soil Group	Drainage Class
MnB	Marr-Dodon complex, 2 to 5 percent slopes	0.20	Not Hydric	B	Well-drained
MnC	Marr-Dodon complex, 5 to 10 percent slopes	0.20	Not Hydric	C	Well-drained
MnD	Marr-Dodon complex, 10 to 15 percent slopes	0.20	Not Hydric	C	Well-drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at <http://websoilsurvey.nrcs.usda.gov>

Table B-2. Natural Resources Inventory Statistics Table	
Site Statistics	Total
Gross tract area	7.45 ACRES
Existing 100-year floodplain	NONE
Net tract area	7.45 ACRES
Existing woodland in the floodplain	NONE
Existing woodland net tract	0 ACRES
Existing woodland total	0 ACRES
Existing PMA	NONE
Regulated streams (linear feet of centerline)	NONE
Riparian (wooded) buffer up to 300 ft wide	N/A

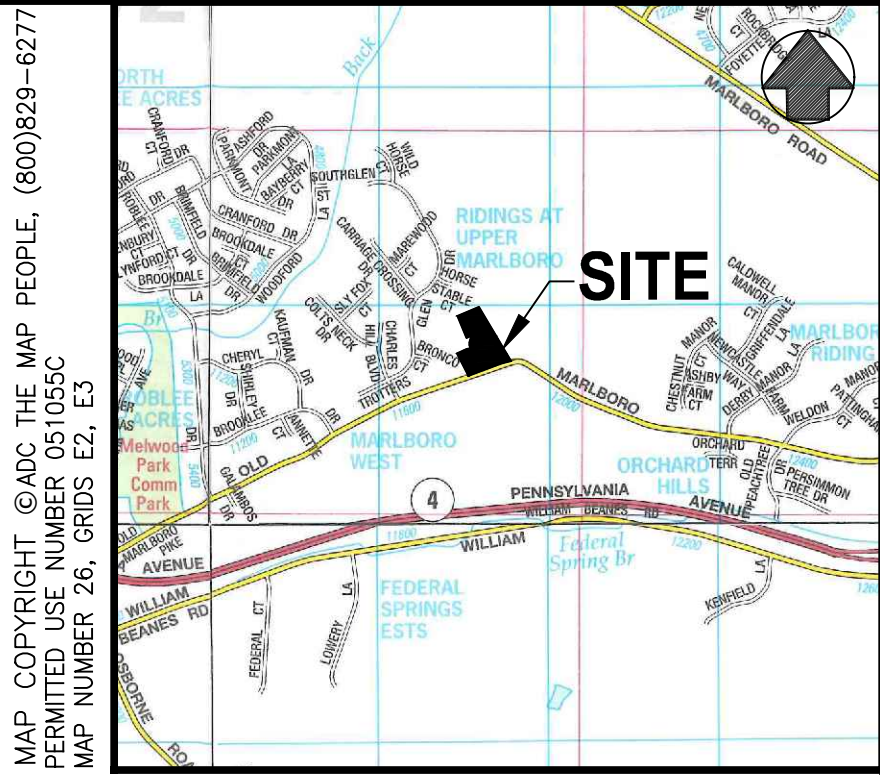
Table B-1. General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	NONE
Administrative	Tax Grid (TMG)	100 / E1
Administrative	WSSC Grid (Sheet 20)	207 SE 10
Administrative	Planning Area (Plan Area)	78, WESTPHALIA & VICINITY
Administrative	Election District (ED)	15, MELLWOOD
Administrative	Councilmatic District (CD)	6TH
Administrative	General Plan 2002 Tier (Tier)	DEVELOPING
Administrative	Traffic Analysis Zone (COG)	1260
Administrative	Traffic Analysis Zone (PG)	2505

APPLICANT
MARLBORO TOBACCO MARKET, INC.
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DEALE, MD 20751
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301-518-6712

OWNER
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GENERAL NOTES

- EXISTING LOTS:
- TAX MAP / GRID:
- W.S.S.C. 200 SHEET:
- PURPOSE OF SUBDIVISION:
- ASSOCIATED PLANS:
- TOTAL ACREAGE GROSS/NET:
- ACREAGE OF ENV. REGULATED FEATURES:
- ACREAGE OF 100-YEAR FLOODPLAIN:
- ACREAGE OF ROAD DEDICATION:
- NET DEVELOPABLE AREA OUTSIDE OF PMA:
- EXISTING ZONING:
- EXISTING USE:
- PROPOSED USE OF PROPERTY:
- PROPOSED DWELLING UNITS
- DENSITY CALCULATIONS (PROPOSED):
- SUSTAINABLE GROWTH TIER:
- ANDREWS INTERIM LAND USE CONTROL:
- CENTER OR CORRIDOR LOCATION:
- STORMWATER MANAGEMENT CONCEPT (CSD):
- WATER/SEWER CATEGORY EXISTING/PROPOSED:
- AVIATION POLICY AREA:
- MANDATORY PARK DEDICATION REQUIREMENT:
- CEMETERIES CONTIGUOUS TO PROPERTY:
- HISTORIC SITES IN VICINITY OF PROPERTY:
- TYPE ONE CONSERVATION PLAN:
- WITHIN CHESAPEAKE BAY CRITICAL AREA:
- WETLANDS:
- STREAMS:
- SOILS:
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.
- PLANNING AREA:
- GENERAL PLAN TIER:
- COUNCIL DISTRICT:
- MASTER PLAN:
- WATERSHED:
- GENERAL PLAN GROWTH POLICY:
- MANDATORY PARK DEDICATION:
- TCPI PLAN:
- SFD LOT STANDARDS (R-R ZONE)
- ALLOWED DENSITY
- MINIMUM LOT SIZE:
- LOT COVERAGE ONE-FAMILY DETACHED
- MINIMUM LOT WIDTH AT FRONT BRL:
- MINIMUM LOT WIDTH AT STREET ROW:
- FRONT BRL:
- SIDE IF ON CORNER
- SIDE BRL:
- REAR BRL:
- BUILDING HEIGHT:
- SUB-REGION 6
- DEVELOPING
- 6TH
- APPROVED WESTPHALIA SECTOR PLAN AND SECTIONAL MAP AMENDMENT (SMA)
- WESTERN BRANCH, PATUXENT RIVER-021311030918
- ESTABLISHED COMMUNITIES
- NOT APPLICABLE
- 5-145-2020, STANDARD WCO EXEMPTION, APPROVED 9-22-2020
- 2.17 DWELLING UNIT PER ACRE
- 20,000 SF
- 25%
- 100'
- 70' (60' IF LOT LOCATED ON A CUL-DE-SAC)
- 25'
- 25'
- 17' BOTH / 8' MINIMUM
- 20'
- 35' (NOT MORE THAN 2 1/2 STORIES. IF ADDITIONAL SIDE YARD IS PROVIDED IN ACCORDANCE WITH TABLE IV, FOOTNOTE 6, THE HEIGHT MAY BE INCREASED TO 40 FEET, BUT NOT OVER 3 STORIES).



VICINITY MAP
SCALE: 1"=2000'



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PRELIMINARY PLAN 4-20025 McDermott Property

PRELIMINARY PLAN OF SUBDIVISION

5200 JOHN PUMPHREY LANE UPPER MARLBORO, MD 20442
TAX MAP 100 ~ WSSC GRID 207SE10
LIBER 35615, FOLIO 598 ~ PLANNING AREA 78
MELWOOD (15TH) ELECTION DISTRICT ~ PRINCE GEORGE'S COUNTY, MD

DATE	REVISIONS	JOB NO.:
		14477x01
		SCALE: 1"=50'
		DATE: 11-18-2020
		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: TFM
		SHEET: 1 OF 1