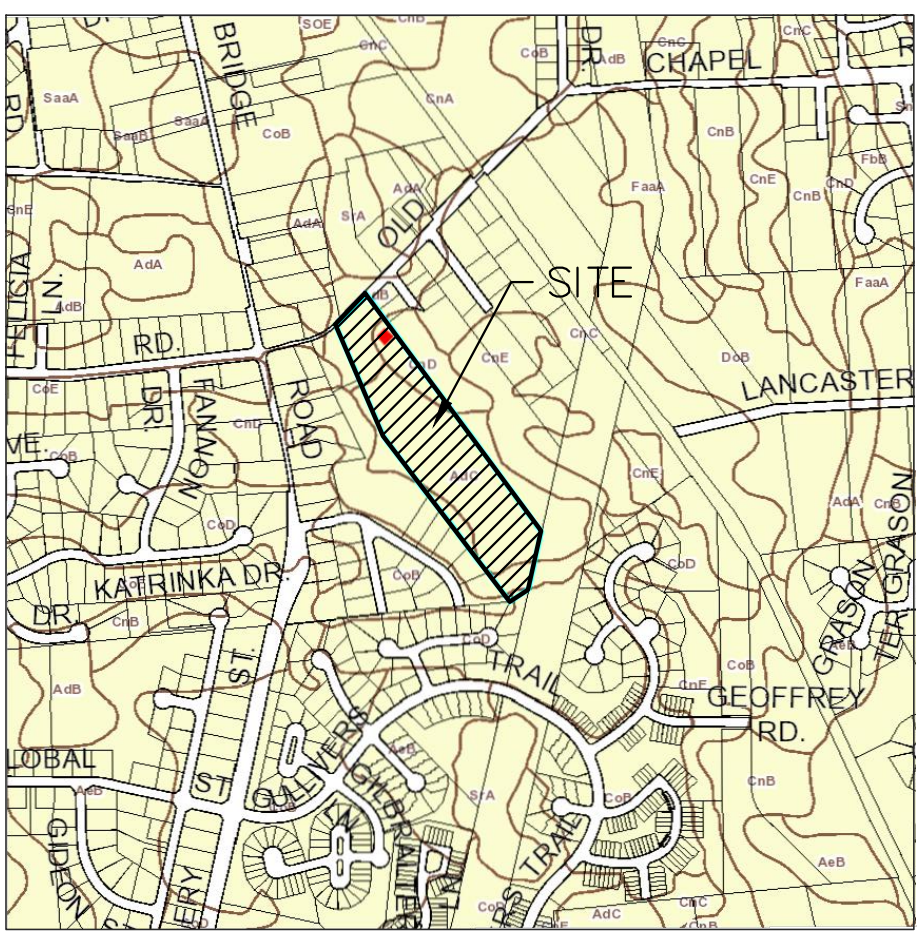


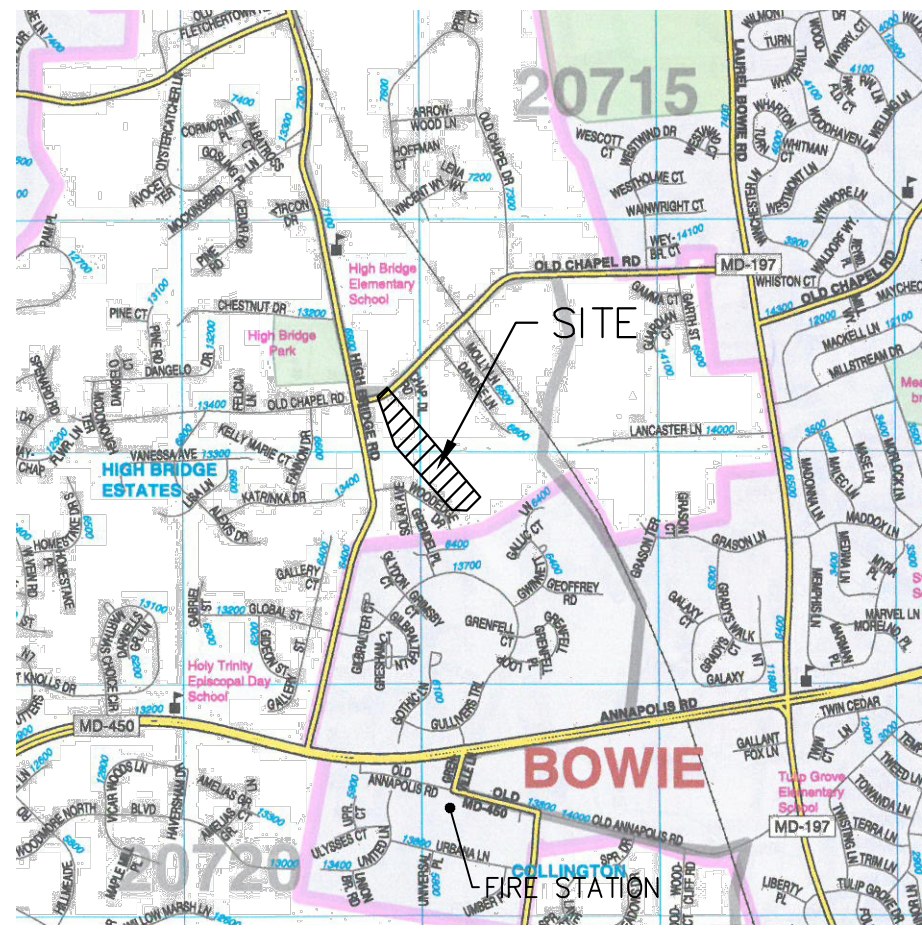
PRELIMINARY PLAN 4-20035
FOR
CONSERVATION SUBDIVISION
RIDGES AT OLD CHAPEL

LOCATION OF SITE

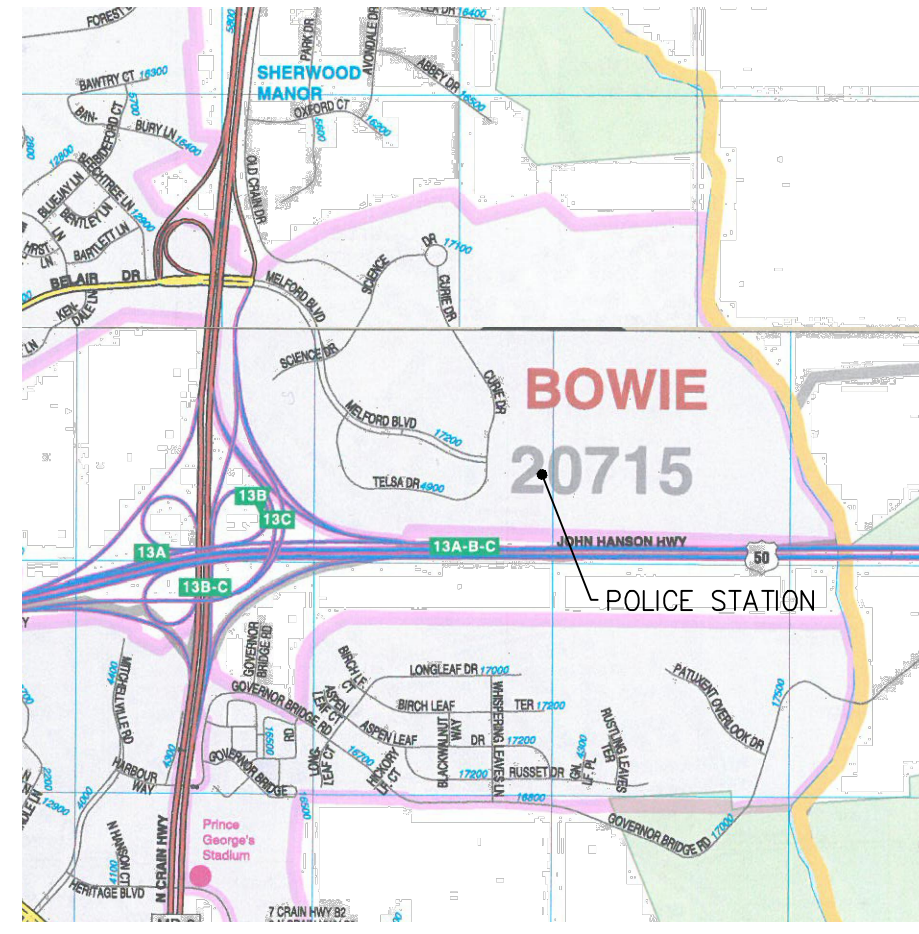
BOWIE, PRINCE GEORGES COUNTY, MD
TAX MAP 37, GRID C4, PARCEL 117
14TH ELECTION DISTRICT



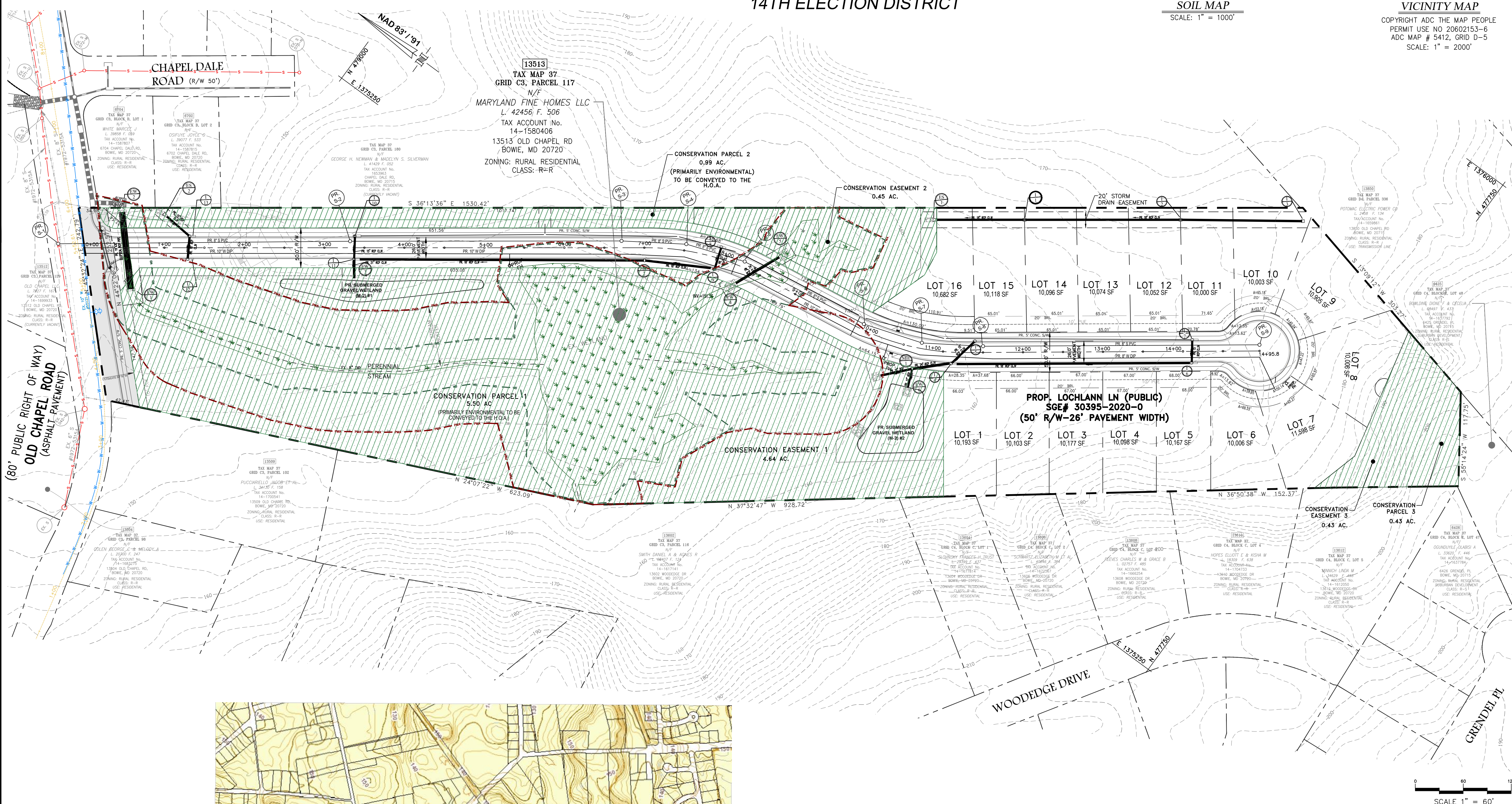
SOIL MAP
SCALE: 1" = 1000'



VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-B
ADC MAP # 5412, GRID D-5
SCALE: 1" = 2000'

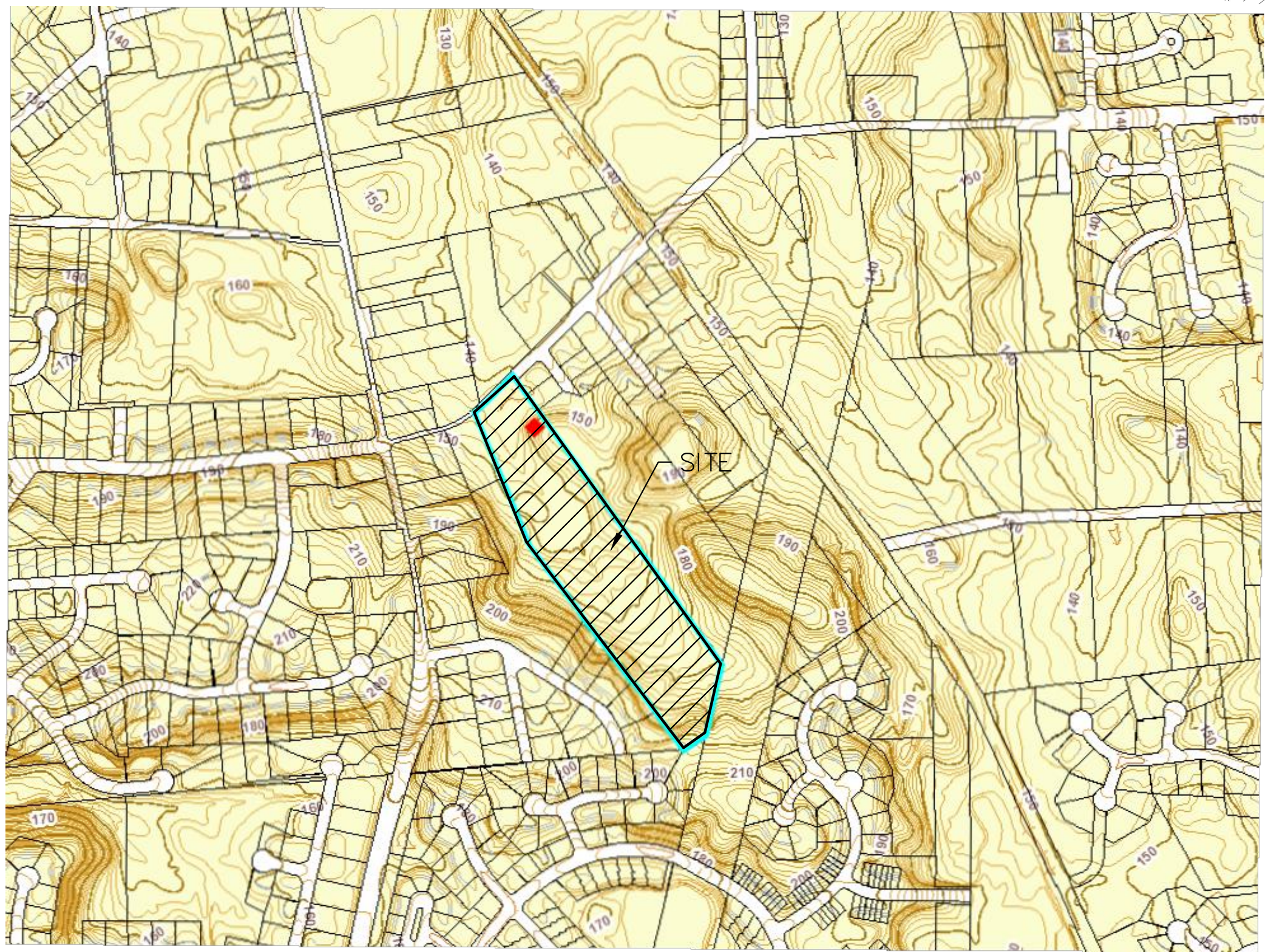


EMERGENCY SERVICE MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-B
ADC MAP # 5412
SCALE: 1" = 2000'



GENERAL NOTES:

- OWNER / DEED REFERENCE
MARYLAND FINE HOMES, LLC
LIBER 42456, FOLIO 506
- TAX MAP 37, GRID C4
- WSSC 200 SHEET NO. 209NE12
- CONSERVATION SUBDIVISION FOR 16 RESIDENTIAL LOTS AND 3 CONSERVATION PARCELS WHICH PRIORITIZES CONSERVATION OF THE ENVIRONMENTAL SITE FEATURES.
- PRIOR APPROVALS: NRI #151-2017, CONSERVATION SKETCH PLAN #S-19001; WOODLAND AND WILDLIFE HABITAT CONSERVATION CONCEPT PLAN #S-19001
- SITE GROSS AREA: 12.67 ACRES/NET AREA: 12.52 ACRES
- NET DEVELOPABLE AREA OUTSIDE PMA: 7.34 ACRES
- 5.12 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGES COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- 1.81 ACRES OF ROAD DEDICATION FOR LOCHLANN LN AND 0.15 ACRES TO OLD CHAPEL ROAD.
- EXISTING ZONING: R-R (RURAL RESIDENTIAL)/EXISTING USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: 16 LOT RESIDENTIAL SUBDIVISION
- PROPOSED DWELLING UNIT TYPE: 16 SINGLE FAMILY HOMES
- ZONING DENSITY: 2.17 DWELLINGS/PER NET ACRE OF NET TRACT AREA. 2.17 X 12.52 = 27.17
PROPOSED 16 DWELLINGS
- MINIMUM LOT SIZE PER ZONING ORDINANCE AND SUBDIVISION REGULATIONS: 10,000 SQ FT (CONSERVATION LOTS).
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 60'. MINIMUM LOT WIDTH AT FRONT STREET LINE: 60' (45' CUL-DE-SAC).
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- ANDREWS, INTERIM LAND USE CONTROL: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING GROSS FLOOR AREA: N/A
PROPOSED GROSS FLOOR AREA: N/A
- STORMWATER MANAGEMENT CONCEPT IS UNDER REVIEW WITH SDCP # 1574-2020
- SEWER & WATER CATEGORIES:
EXISTING SEWER - 3 ; WATER - 3
PROPOSED SEWER - 3 ; WATER - 3
- PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN VICINITY OF PROPERTY.
- TYPE ONE CONSERVATION PLAN: TCP1
- THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE EXISTING WETLANDS ON THE PROPERTY.
- THERE ARE STREAMS ON THE PROPERTY.
- SOILS:
ABE: ADELPIA - HOLMDEL COMPLEX, 2 TO 5% SLOPES
ABD: ADELPIA - HOLMDEL COMPLEX, 5 TO 10% SLOPES
CAB: COLLINGTON - WEST COMPLEX, 10 TO 15% SLOPES
CBE: COLLINGTON - WEST - URBAN LAND COMPLEX, 0 TO 5% SLOPES
CDB: COLLINGTON - WEST - URBAN LAND COMPLEX, 5 TO 15% SLOPES
- PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- THE SITE IS SUBJECT TO THE PROVISION OF MANDATORY PARKLAND DEDICATION IS PROPOSED TO BE FEE-IN-LIEU TO MEET THE REQUIREMENT.



DRAINAGE AREA MAP
SCALE: 1" = 500'

Gross Site Area	12.77 AC
Dedicated To Public ROW	0.15 AC
Net Site Area	12.62 AC
Conservation Easement 1	4.64 AC
Conservation Parcel 1	5.50 AC
Conservation Easement 2	0.45 AC
Conservation Parcel 2	0.99 AC
Conservation Easement 3	0.43 AC
Conservation Parcel 3	0.43 AC
Total Conservation Parcel Area	6.92 AC
Total Conservation Easement	5.52 AC
Conservation Easement / GSA	43.30 %

LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
WETLAND BUFFER	---
WETLAND	---
EX. STREAM	---
STREAM BUFFER	---
PR. ROAD CENTERLINE	---
AREA TO BE DEDICATED TO PUBLIC ROW	---
EX. SEWER PIPE	---
CONSERVATION EASEMENT	---
CONSERVATION PARCEL	---
EX. OVER-HEAD UTILITY LINE	---
EX. WATER LINE	---
EX. UTILITY POLE	---

OWNER / DEVELOPER
MARYLAND FINE HOMES, LLC
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CONTACT: ASKO MILJKOVIC

REVISIONS	BY

ELITE
Engineering

ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240)206-8055

STATE OF MARYLAND
PROFESSIONAL ENGINEER
9-01-2021

PRELIMINARY PLAN 4-20035
FOR
CONSERVATION SUBDIVISION
RIDGES AT OLD CHAPEL
BOWIE, PRINCE GEORGE COUNTY, MD
TAXMAP 37, GRID C4
14TH ELECTION DISTRICT

DRAWN LO
CHECKED AM
DATE 7/30/2021
SCALE AS SHOWN

DRAWING

1 OF 1