

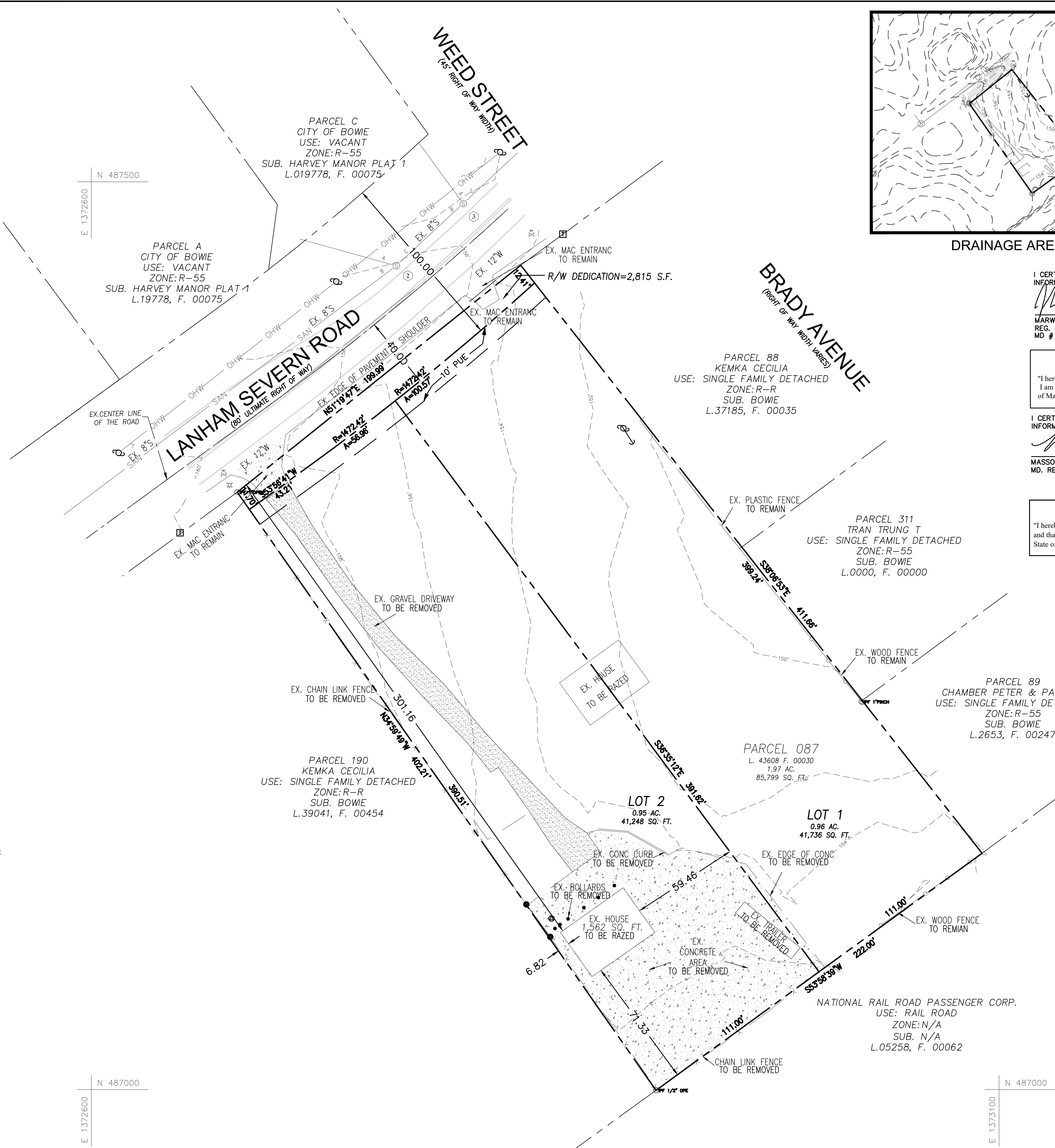
1. EXISTING PARCELS: PARCEL 87:
LIBER AND FOLIO:
PARCEL 87: L. 43608 F. 00030
2. TAX MAP/GRID: 029A3
3. 200 SHEET NO.: 211NE11
4. PURPOSE OF SUBDIVISION: CREATION OF 2 LOTS (2 SINGLE FAMILY DETACHED DWELLINGS UNITS).
5. PRIOR APPROVALS ON RECORDS:N/A
6. AREA OF PARCELS:

LOT 1:	41,736 S.F. OR 0.96 AC
LOT 2:	41,248 S.F. OR 0.95 AC
NET LOT AREA:	1.91 AC.
ROAD DEDICATION:	0.06 AC.
TOTAL GROSS AREA:	1.97 AC.
7. THERE IS NO PRIMARY MANAGEMENT ON SITE.
8. THERE ARE NO REGULATED ENVIRONMENTAL FEATURES ON SITE.
9. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
10. ROAD DEDICATION = 0.06AC. (2,815 S.F.)
11. EXISTING ZONE: R-R
EXISTING USE: VACANT.
12. PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
13. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
14. DENSITY CALCULATIONS:

TRACT AREA (2.17 UNITS PER AC. X 1.97 AC.) =	4.275 UNITS.
PROVIDED:	2 UNITS
15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 20,000 S.F.
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE:

FRONT STREET LINE: 70'	
FRONT BUILDING LINE: 100'	
17. SUSTAINABLE GROWTH TIER: 1
18. THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
19. CENTER OF CORRIDOR LOCATION: NO
20. THERE IS STORM WATER MANAGEMENT APPROVAL FOR THE PROPERTY.
21. SEWER/WATER CATEGORIES: S-3/W-3
22. AVIATION POLICY AREA:N/A
23. MANDATORY DEDICATION TO PARKLAND:
FEE IN LIEU PAYMENT WILL BE PROVIDED FOR ALL LOTS WITH IN THE SUBDIVISION.
24. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
25. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
26. TYPE 1 CONSERVATION PLAN: EXEMPTED.
27. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
28. WETLANDS: NONE
29. THERE ARE NO STREAMS WITHIN THE SITE.
30. THIS SITE 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.
31. SOIL TYPE: RuB (Russet-Christiana-Urban land complex, 0 to 5 % slopes)
32. PROPERTY ADDRESS: 12601 LANHAM SEVERN RD, BOWIE, MD 20715
33. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
34. ELECTION DISTRICT: 14
35. BOWIE DISTRICT: 14
36. MUNICIPALITY:N/A
37. THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
38. NUMBER OF PROPOSED LOTS: 2 LOTS
39. PROPERTY OWNERS:
PARCEL 087:ROZON VILMA CEBALLOS

DEVELOPER:
AMBER ENTERPRISES, INC
4917 EDGEWOOD ROAD
COLLEGE PARK, MD 20740
(301) 477-3269
CRAIG@AMBERCONTRACTORS.COM



DRAINAGE AREA MAP

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MARWAN F. MUSTAFA P.E., REG. PROFESSIONAL LAND SURVEYOR, MD # 20007

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 09/25/2022".

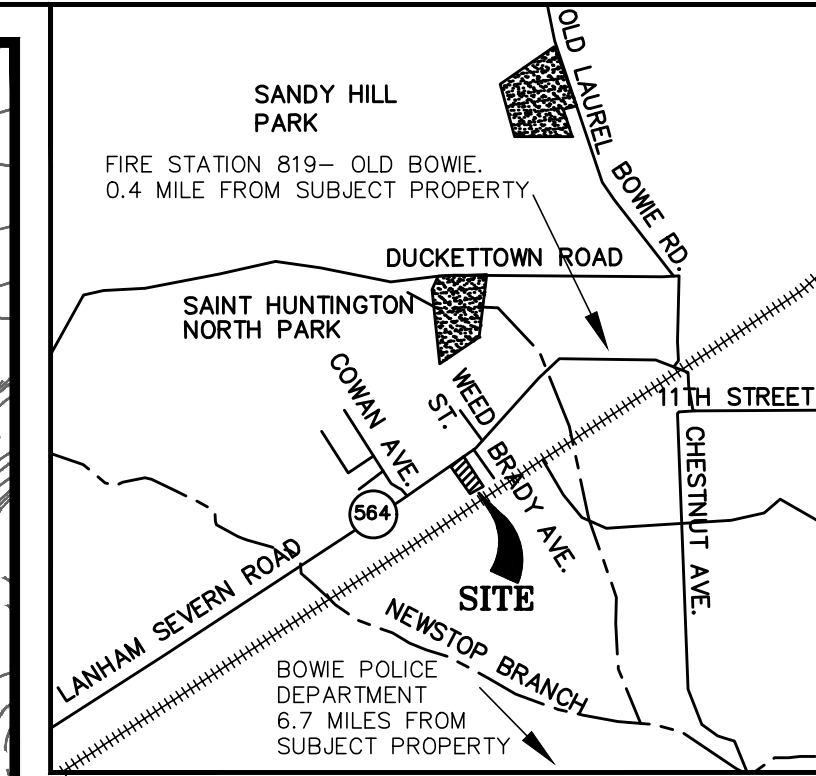
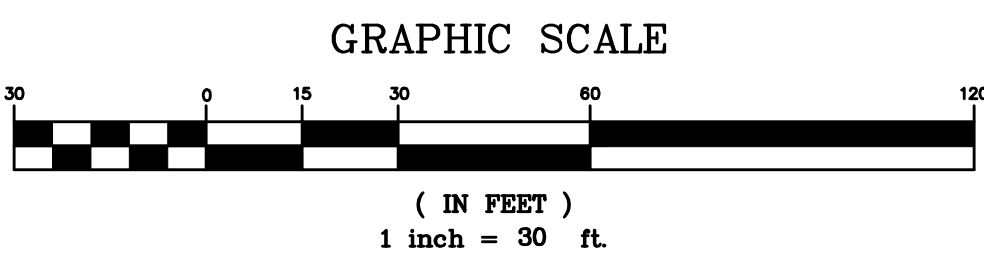
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MASSOUD TOWHIDI, P.E.
MD. REG. #19644

PROFESSIONAL CERTIFICATION

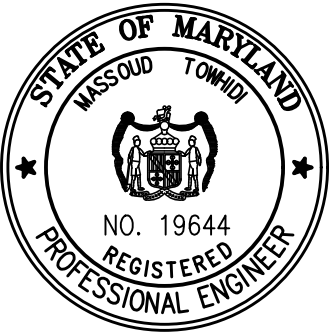
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19644, Expiration Date: 04/18/2023."

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



VICINITY MAP

SCALE: 1"=2000'



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYOR'S

POWDER MILL ROAD – SUITE 200 – BELTSVILLE, MD 20705
OFFICE (301) 937-3501
FAX (301) 937-3507



ROZON HOMES
PARCEL 87
BOWIE (14TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

**PRELIMINARY PLAN
#4-21016**

REVISIONS

1. ADDRESS MNCPPC
COMMENTS.
RC, 07/19/2021
2. ADDRESS MNCPPC
COMMENTS.
RC, 10/19/2021

DATE: OCT., 2021	
DWN. RC	CHECKED MT

SCALE: 1' = 30'

PROJECT/FILE NO.
20-036

SHEET NO. 1 OF 1

