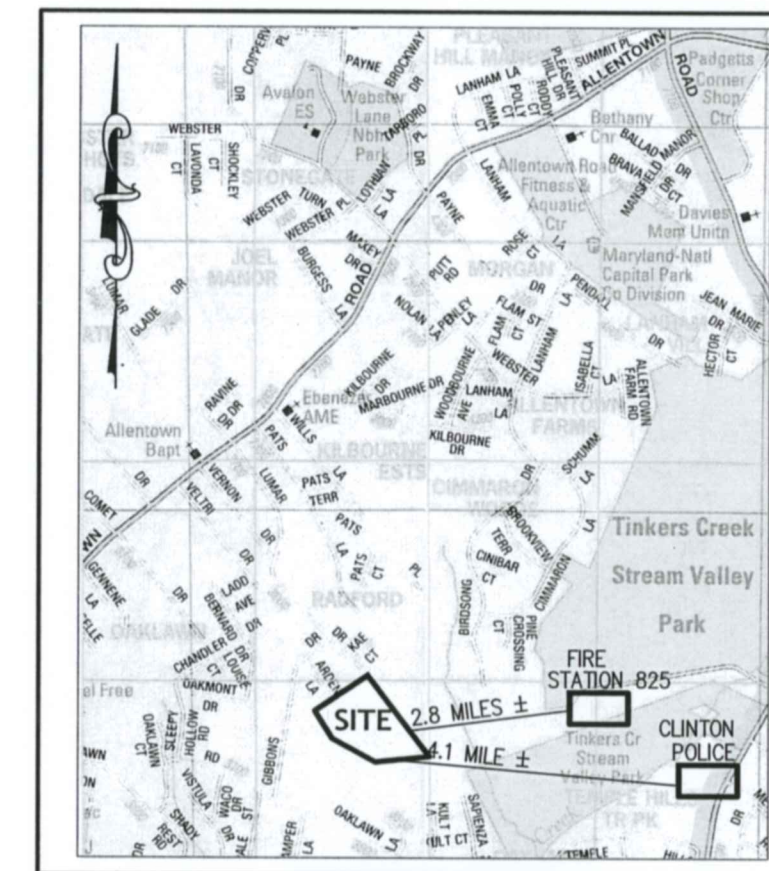


LOVELAND

PRELIMINARY PLAN



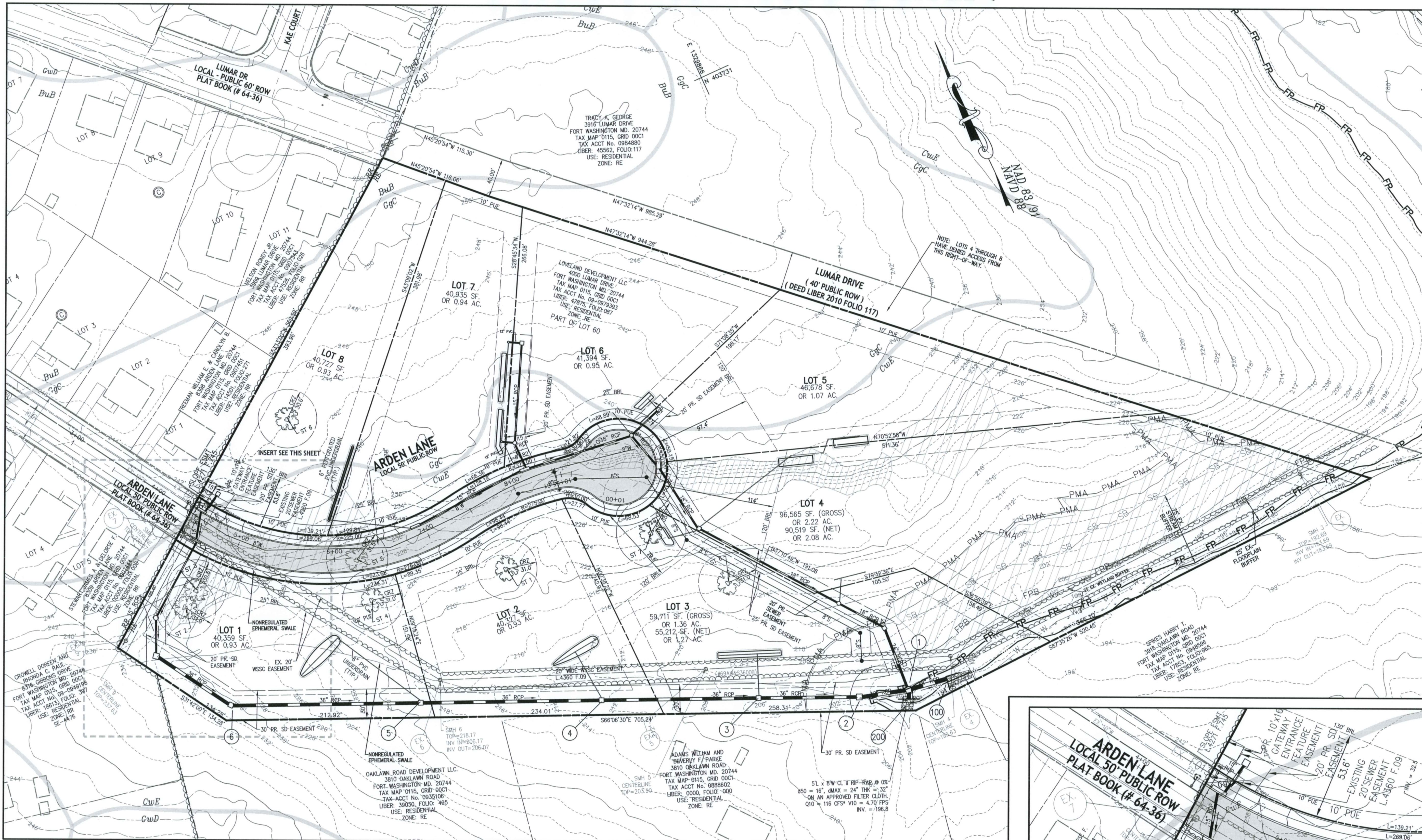
VICINITY MAP
SCALE: 1" = 2000'
ADC PG. CO. MAP 5765, GRID K 6
200' SHEET 211 SE 4
PRINCE GEORGE'S COUNTY
TAX MAP 115 GRID C-1

LEGEND

- BOUNDARY
- BRL
- PUE
- EASEMENTS
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- PROP. 2' CONTOUR
- PROP. 10' CONTOUR
- EX. WATER
- EX. ROW
- EX. SEWER
- EX. STORM DRAIN
- EX. STRUCTURES
- GAS
- EX. GAS MAIN
- OH
- EX. OVERHEAD ELECTRIC LINE
- EX. STREAMS
- SB
- STREAM BUFFER
- W
- WETLAND 25'
- WB
- WETLAND BUFFER
- FP
- EXISTING 100 YR. FLOODPLAIN
- FPB
- FLOOD PLAIN BUFFER
- PMA
- PMA LIMITS (PRIMARY MANAGEMENT AREA)
- PROP. STORM DRAIN
- PROP. 6" PVC ROOF DRAINS
- EX. ROAD
- PR. ROAD
- CENTERLINE
- EX. SIDEWALK
- EX. WSSC RIGHT-OF-WAYS OR EASEMENT
- PROP. LIMIT OF DISTURBANCE
- EX. TREE LINE
- STANDARD P.G. COUNTY CURB & GUTTER
- CdD2
- CdC2
- SOILS
- PROP. PARCEL LINES
- PROP. RETAINING WALL
- PROP. PAVEMENT
- PROP. CONCRETE SIDEWALK
- 111
- STORM DRAIN STRUCTURE NO.
- 22
- SANITARY SEWER STRUCTURE NO.
- STEEP SLOPES 15 % OR LESS
- STEEP SLOPES 15 % OR GREATER

GENERAL NOTES

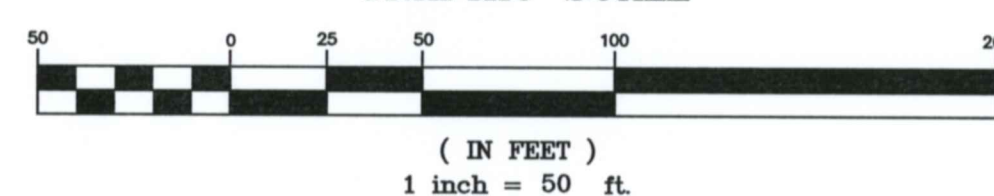
- PART OF LOT 60, SUBDIVIDED BY DEED L 47875 F 87, LOT 60 WAS ORIGINALLY CREATED IN 1938 BY PLAT BOOK 6, PLAT NO. 76. IT WAS FURTHER SUBDIVIDED BY DEED BY OR BEFORE OCTOBER 1953. A DEED IS RECORDED IN 11661 F61 THAT GRAPHICALLY SHOWS ON (F62) THE 10 ACRE CUT OUT.
- TAX MAP 115, GRID C1
- 200 FOOT WSS MAP REFERENCE 2115204.
- THIS IS A PROPOSED DEVELOPMENT OF 8 SINGLE FAMILY DETACHED HOMES.
- PRIOR APPROVALS:
PRELIMINARY PLAN 4-05070 PCOPB NO. 06-144 (A), TOP 1/2004-06
NRE 112-05-01 APPROVED 10/27/2005.
NRE 112-05-01 APPROVED 05/05/2023.
- TOTAL GROSS SITE AREA = 10.0 AC/435,000 SF
TOTAL FLOODPLAIN AREA = 0.24 AC
TOTAL NET LOT AREA = 9.76 AC
TOTAL ACREAGE BY ZONE = 10 AC
NET DEVELOPABLE OUTSIDE OF PMA IS 8.6 ACRES.
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
TOTAL AREA OF FLOODPLAIN: 0.24 AC
TOTAL AREA OF FLOODPLAIN BUFFER: 0.32 AC
TOTAL AREA OF PMA: 1.40 AC
- TOTAL ACREAGE OF 100 YEAR FLOODPLAIN = 0.24 AC
THE TOTAL AREA OF ROAD DEDICATION FOR ARDEN LANE IS 0.66 AC OR 28,928 SF.
- THE CURRENT ZONING IS RE (RESIDENTIAL ESTATE). THE PREVIOUS ZONING WAS R-E (RESIDENTIAL ESTATE). THE EXISTING USE IS VACANT.
- THE PROPOSED USE OF THE PROPERTY IS 8 SINGLE FAMILY RESIDENTIAL DETACHED LOTS. THIS PRELIMINARY PLAN HAS BEEN SUBMITTED FOR REVIEW UNDER THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATION.
- THE PROPOSED USE IS 8 SINGLE FAMILY RESIDENTIAL DETACHED LOTS. THE DENSITY ALLOWED IS 1.08 DU/ACRE = 10.8 UNITS. THE DENSITY PROPOSED IS 8 DU/8.6 ACRES = 0.93 DU/AC.
- MINIMUM LOT SIZE FOR THE R-E ZONE IS 40,000 SF.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE IS 120 FT AND 50 FT FOR FRONT STREET FOR THE R-E ZONE.
- THE PROPERTY IS LOCATED IN SUSTAINABLE GROWTH TIER 1.
- MILITARY INSTALLATION OVERLAY ZONE: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA: N/A
- THE SITE DEVELOPMENT CONCEPT PLAN # 15324-2023-SDC WAS SUBMITTED TO PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT FOR REVIEW ON 08/24/2023 AND IS CURRENTLY UNDER REVIEW.
- WSSC WATER AND SEWER CATEGORY:
EXISTING: W-3, S-3
PROPOSED: W-3, S-3
- THE PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA. MANDATORY PARK DEDICATION: SIX FOR ANY LAND ON WHICH THE DENSITY IS 1-4 DU/ACRE = 0.49 AC. THE OWNER WOULD LIKE TO PROPOSE A FEE IN LIEU OF MANDATORY PARK DEDICATION. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO.
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO.
- TYPE ONE CONSERVATION PLAN: YES.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- WETLANDS: YES
- STREAMS: YES
- SOILS: SEE NRI 112-05-01
- THE PROPERTY IS NOT LOCATED ADJACENT TO OR WITHIN AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.
- BOUNDARY AND TOPOGRAPHY WAS COMPLETED BY THE LANDTECH CORPORATION, INC. LATELY AUGUST 2022.
- THE NORTH ARROW IS NAD 83/91 NAVD 88 AND THE SCALE OF THE PRELIMINARY PLAN IS 1 INCH = 50 FEET AND 1 INCH = 50 FEET.
- LOTS FOUR THROUGH EIGHT HAVE DONE ACCESS FROM THE RIGHT-OF-WAY.



PLAN VIEW

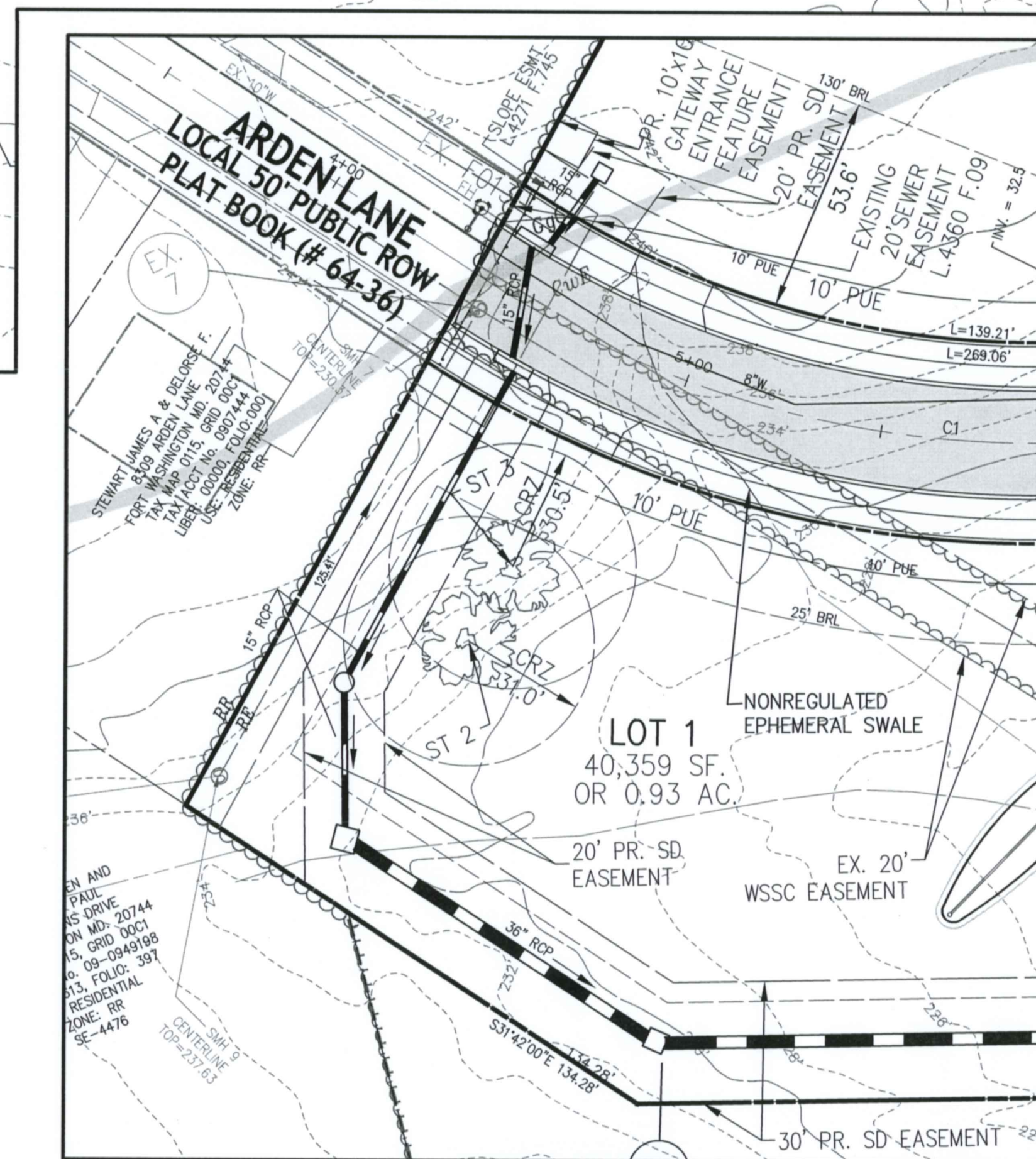
SCALE: 1" = 50'

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



INSERT PLAN VIEW

SCALE: 1" = 30'

CALL "MISS UTILITY"

TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	DCM	06/2024	REVISIONS	
			DATE	BY
DRAWN	FA/ERW	06/2024	06/2024	CFY
			REVISED PER MNCPPC PRE-REVIEW COMMENTS DATED 11/21/2023	
CHECKED	KLM	06/2024		
APPROVED	CFY	06/2024		



201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



Charles F. Young
11/29/2024
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. 10392 EXP. DATE 06-17-2026

OWNER / DEVELOPER
LOVELAND DEVELOPMENT, LLC
14128 JONES BRIDGE ROAD
UPPER MARLBORO, MD 20744
PHONE: 202-409-7178
CONTACT: Antoine Williams
EMAIL: owill1239@gmail.com

4-23015 + ADQ-2023-026
PRELIMINARY PLAN
LOVELAND
FORT WASHINGTON, MARYLAND 20744
PRINCE GEORGE'S COUNTY, MARYLAND
5th CONGRESSIONAL, 11th ELECTION DISTRICT
TAX MAP 115, GRID C1. TAX ACCT. 09-0979393