

GENERAL NOTES

1. EXISTING PARCEL/LOT AND LIBER FOLIO:

INCLUDED EXISTING PROPERTIES			
EX. PARCEL/LOT	AREA (AC.)	RECORDING INFO.	
PARCEL 30.	0.11	L.09028 F.072	
PARCEL 96.	0.98	L.09028 F.066	
PARCEL 111.	0.65	L.09028 F.069	
PARCEL 112.	0.13	L.42601 F.175	
PARCEL 113.	0.97	L.41643 F.302	
PARCEL 114.	1.00	L.41593 F.488	
PARCEL 115.	0.84	L.41827 F.067	
TOTAL	4.68		

2. TAX MAPS: 93-44 AND 93-84

3. 200-FOOT MAP REFERENCE (WSSC): 206SE13207SE13

4. PURPOSE OF SUBDIVISION: MIXED-USE (RESIDENTIAL/COMMERCIAL/RETAIL) FOUR

(4) LOTS AND ONE (1) PARCEL

5. PRIOR APPROVALS: NRI-027-2021, CSP-21003, AND TCP1-015-2022

6. TOTAL ACREAGE (GROSS) AND BY ZONE: TOTAL 4.68 AC., AND NET 2.13 AC.,

ZONE: M-X-T.

7. NET DEVELOPABLE AREA OUTSIDE PMA: 2.04 AC.

8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 2.64 AC.

9. ACREAGE OF 100-YEAR FLOODPLAIN: 2.55 AC.

10. ACREAGE OF ROAD DEDICATION: 0.19 AC.

11. EXISTING ZONING/USE: RMF-48 (CURRENT), M-X-T (PRIOR), PPS IS SUBMITTED

FOR REVIEW UNDER THE PRIOR ZONING ORDINANCE AND SUBDIVISION

REGULATIONS. CURRENT USE IS RESIDENTIAL/ COMMERCIAL.

12. PROPOSED USE OF PROPERTY: MIXED-USE (RESIDENTIAL/COMMERCIAL/RETAIL)

13. FLOOR AREA RATIO (F.A.R.): 1.15 (225,108 SF TOTAL BUILDING AREA/

195,392.76 TOTAL LOT AREA)

14. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY): 168

DWELLING UNITS.

15. DENSITY CALCULATION (RESIDENTIAL ONLY): 79 UNITS PER ACRE. TOTAL 168

DWELLING UNITS PER 2.13 NET ACRES.

16. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION

REGULATIONS (24-130): N/A

17. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 73'.

18. SUSTAINABLE GROWTH TIER: YES, TIER 2

19. MILITARY INSTALLATION OVERLAY ZONE: NO

20. CENTER OR CORRIDOR LOCATION: NO

21. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY):

PROPOSED GFA = 6,444 SQ. FT. (COMMERCIAL/RETAIL)

22. STORMWATER MANAGEMENT CONCEPT NUMBER AND APPROVAL DATE:

SITE DEVELOPMENT CONCEPT PLAN #43132-2021-0, APPROVED 2/14/23

23. WATER/SEWER CATEGORY DESIGNATION (EXISTING AND PROPOSED): EXISTING W-3

& S-3, PROPOSED W-3 & S-3

24. AVIATION POLICY AREA: NO

25. MANDATORY PARK DEDICATION REQUIREMENT: PRIVATE ON-SITE RECREATION

26. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

27. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO

28. TYPE ONE CONSERVATION PLAN: YES, TCP1-015-2022 APPROVED 02/28/2023,

UPDATED TCP-1 INCLUDED IN THIS SUBMISSION

29. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

30. WETLANDS: YES

31. STREAMS: NO

32. SOIL: SEE NRI-027-2021

33. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL

TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY

LAND TRUST OR ORGANIZATION: NO

UPPER MARLBORO GATEWAY

PRELIMINARY PLAN OF SUBDIVISION

4-24021

TAX PARCEL 4

N/E
ROOTS OF MARKING ROWWOOD SO LLC
L.0786, F.108
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 114

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 113

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 112

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 111

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 110

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 109

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 108

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 107

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 106

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 105

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 104

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 103

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 102

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 101

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 100

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 99

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 98

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 97

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 96

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 95

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 94

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 93

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 92

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 91

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 90

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

TAX PARCEL 89

N/E
HART'S LLC
L.09028 F.069
L.09028 F.066
ZONE: M-X-T
USE: RESIDENTIAL

EXISTING PARCELS MAP



SCALE 1"=200'-0"

PROJECT TEAM

OWNER/APPLICANT:

HART'S, LLC, ELLIS PARKER AND NANCY PARKER
3331 SUPERIOR LANE, SUITE 300
C/O: KAMRAN MALIK
200 RIVERS BEND CIRCLE
CHESTER, VA 23836
571-466-9108
MALIK@HARTSLLC.COM

ATTORNEY:

HUZZI LAW GROUP
1751 ELTON ROAD, SUITE A-26
BOWIE, MD 20715
301-464-4646

LANDSCAPE ARCHITECT:

CHARLES P. JOHNSON & ASSOCIATES
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
301-434-7000
INFO@CPJAA.COM

ARCHITECT:

ZAVOS ARCHITECTURE
21 BYTE COURT, SUITE 1
FREDERICK, MD 21702
301-698-0020
202-246-8998

CIVIL ENGINEER:

CHARLES P. JOHNSON & ASSOCIATES
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MD 20903
301-434-7000
INFO@CPJAA.COM

TRAFFIC ENGINEER:

LENHART TRAFFIC CONSULTING INC.
645 BALTIMORE ANNAPOLIS BLVD., SUITE 214
SEVERNA PARK, MD 21146
410-216-3333

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND

SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS

AND RECORDS; THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY

RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

Discussed by:

6/11/2025

DATE:

PROFESSIONAL LAND SURVEYOR

MD LIC. # 21847 EXP. 05/28/2026

SHAWN T. JEWELL

STATE OF MARYLAND

DEPARTMENT OF THE GENERAL LAND OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR

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