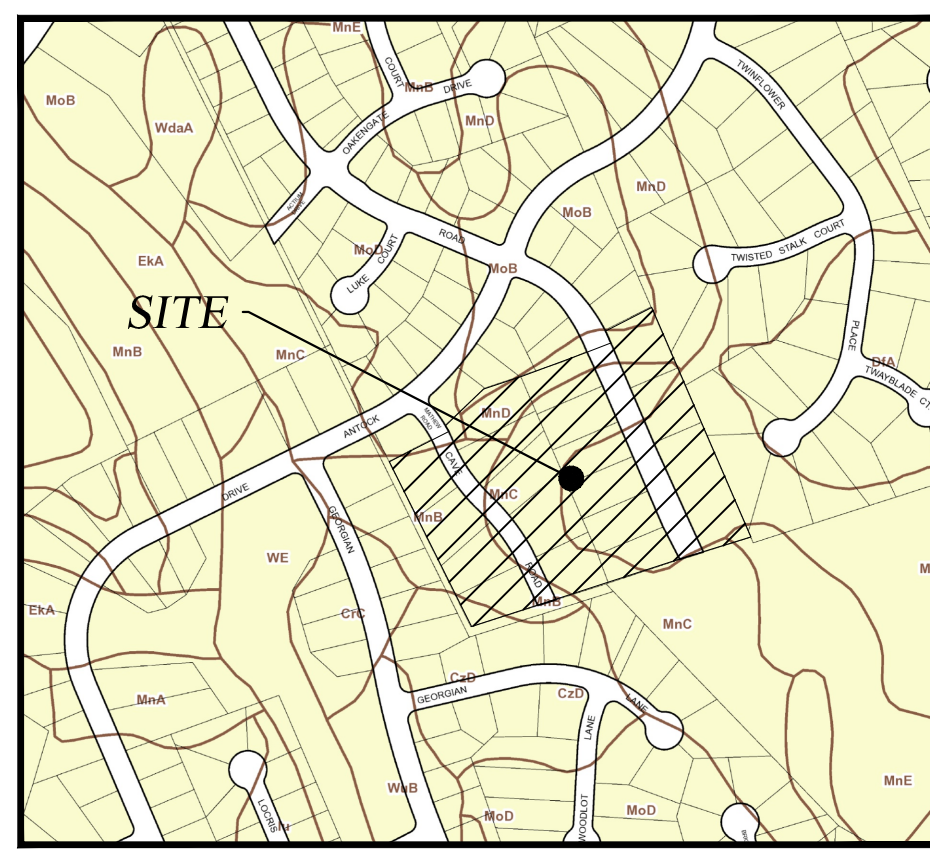
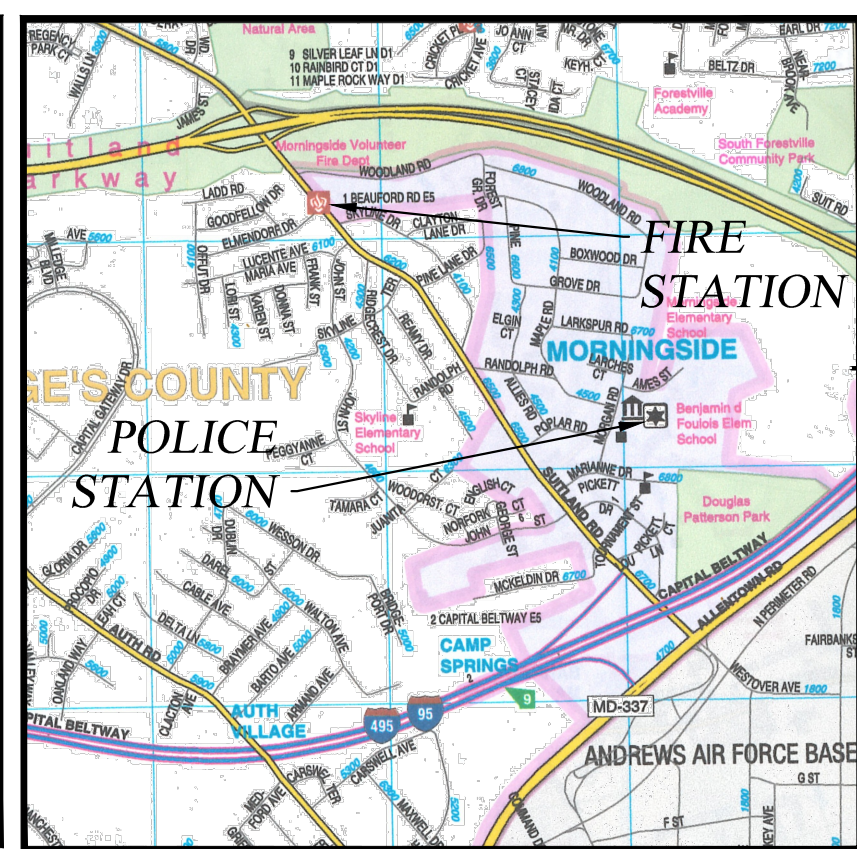


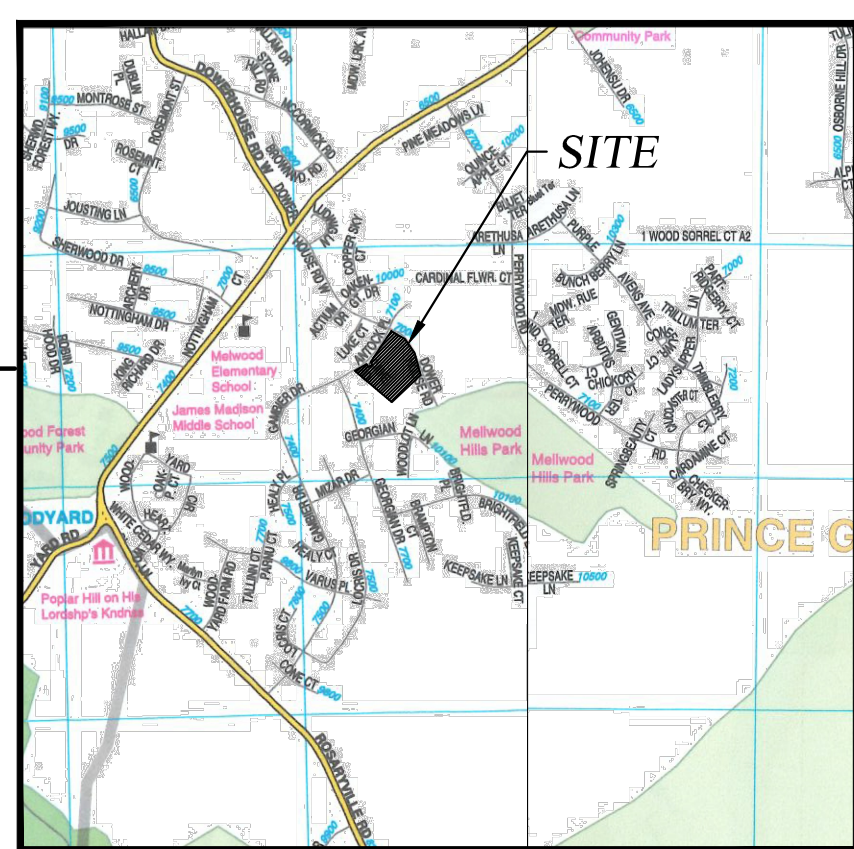
PRELIMINARY PLAN OF SUBDIVISION
PPS-2024-008
FOR
MELLWOOD HILLS SUBDIVISION
LOCATION OF SITE
UPPER MARLBORO
PRINCE GEORGE'S COUNTY, MD
TAX MAP 108, GRID F2
15TH ELECTION DISTRICT



SOIL MAP
SCALE: 1" = 1000'



EMERGENCY SERVICE MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

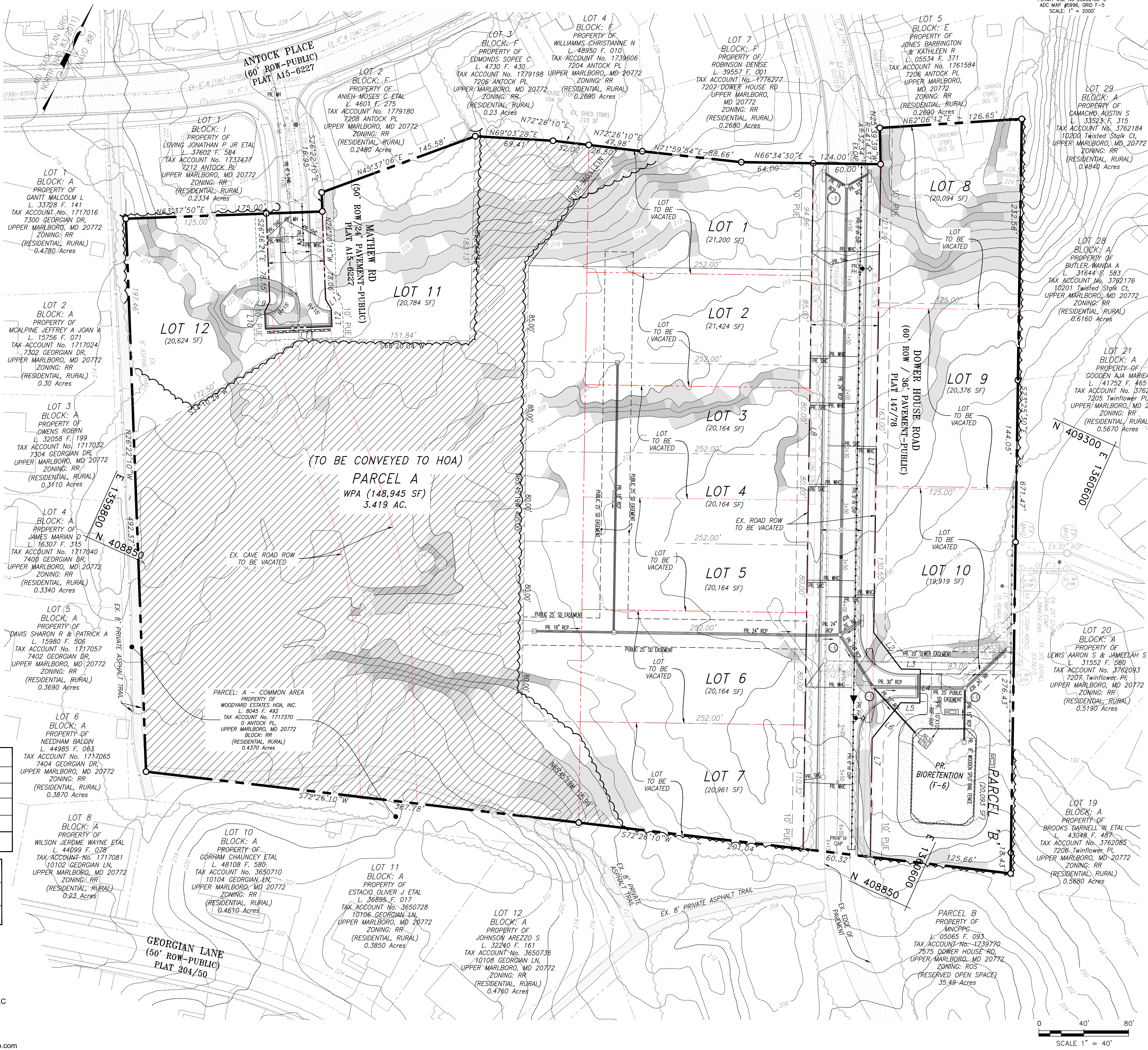
- OWNER / DEED REFERENCE:
RELIABLE REAL ESTATE, LLC
LIBER 49999, FOLIO 460
- LOTS 6-7/BLOCK E AND LOTS 8-13/BLOCK F AND PARCEL A - PB NLP 147, PL 78
LOTS 14-18/BLOCK F AND LOTS 2-5/BLOCK I - PB NLP 147, PL 79
- TAX MAP 108, GRID F-2
- WSSC 200 SHEET NO. 210SE09
- CONVENTIONAL SUBDIVISION OF 12 LOTS FOR SINGLE FAMILY DWELLINGS AND WOODLAND PRESERVATION AND STORMWATER MANAGEMENT PARCELS
- PRIOR APPROVALS: 4-86025 5-89136, NRI-137-12
- SITE GROSS AREA: 10.54 ACRES / NET AREA: 10.54 ACRES
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 10.54 ACRES
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 ACRES
- 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 GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 2403300160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- TOTAL AREA: 10.54 ACRES
- 1.014 ACRES OF ROAD DEDICATION FOR DOWER HOUSE RD AND MATHEW RD.
- EXISTING ZONING: RR (RESIDENTIAL, RURAL)/ M-1-0 (MILITARY INSTALLATION OVERLAY FOR HEIGHT)
EXISTING USE: VACANT
- PROPOSED USE: 12 LOT RESIDENTIAL SUBDIVISION
- PROPOSED DWELLING UNIT TYPE: 12 SINGLE FAMILY HOMES
- ZONING DENSITY: 2.17 DWELLINGS/PER NET ACRE OF NET TRACT AREA.
PROPOSED 12 DWELLINGS - DENSITY 1.14 DU/ACRE
- MINIMUM LOT SIZE PER ZONING ORDINANCE AND SUBDIVISION REGULATIONS: 20,000 SQ
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 80'. MINIMUM LOT WIDTH AT FRONT STREET LINE: 70'
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: YES
- EXISTING GROSS FLOOR AREA: N/A
PROPOSED GROSS FLOOR AREA: N/A
- STORMWATER MANAGEMENT CONCEPT APPROVED ON 06/02/2025
SDCP# 48497-2024
- SEWER & WATER CATEGORIES:
EXISTING SEWER - 3; WATER - 3
PROPOSED SEWER - 3; WATER - 3
- METHOD OF SEWAGE DISPOSAL: N/A
- PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.
- THE SITE IS SUBJECT TO THE PROMSION OF MANDATORY PARKLAND DEDICATION IS PROPOSED TO BE FEE-IN-LIEU TO MEET THE REQUIREMENT.
- 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: YES, TCPI-2025-0021.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NON-TIDAL WETLANDS ON THE PROPERTY.
- THERE IS NO STREAM ON THE PROPERTY.
- SOILS:
5.9% C2d: CROOM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES
22.6% M4b: MARR-DODON COMPLEX, 2 TO 5 PERCENT SLOPES
23.2% M4c: MARR-DODON COMPLEX, 5 TO 10 PERCENT SLOPES
6.7% M4d: MARR-DODON COMPLEX, 10 TO 15 PERCENT SLOPES
14.3% M4e: MARR-DODON-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
17.4% M4f: MARR-DODON-URBAN LAND COMPLEX, 5 TO 15 PERCENT 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.
- ANY STRUCTURE TO BE RAZED (TBR) ON THE SITE WILL REQUIRE A RAZE PERMIT THROUGH THE DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT, PRIOR TO THE REMOVAL OF ANY STRUCTURE. ANY HAZARDOUS MATERIAL LOCATED IN THE STRUCTURE MUST BE REMOVED AND PROPERLY STORED OR DISCARDED PRIOR TO THE STRUCTURE BEING RAZED.

LOTS 1-12	246,037 SF	5.648 AC
PARCEL 'A' - WPA	148,945 SF	3.419 AC
PARCEL 'B'	20,093 SF	0.461 AC
DEDICATION TO DOWER HOUSE ROW	38,863 SF	0.892 AC
DEDICATION TO MATHEW ROW	5,302 SF	0.122 AC
TOTAL	459,240 SF	10.542 AC

	AREA (AC)	PURPOSE/USE	OWNERSHIP/MAINTENANCE
PARCEL 'A'	3.419	WOODLAND PRESERVATION AREA	HOA
PARCEL 'B'	0.461	SWM PARCEL	HOA

OWNER
Mellwood Hills, LLC
2568A Riva Road, Suite 300
Annapolis, MD 21401
CONTACT: David Goodwin
PHONE: (301) 752-9623
EMAIL: dgoodwin@thereliablegrp.com

APPLICANT
Reliable Real Estate Services, LLC
2568A Riva Road, Suite 300
Annapolis, MD 21401
CONTACT: David Goodwin
PHONE: (301) 752-9623
EMAIL: dgoodwin@thereliablegrp.com



LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
EX. LOTS AND ROW TO BE VACATED	---
EX. 10' CONTOUR	---
EX. 2' CONTOUR	---
STEEP SLOPES (15-25%)	---
SEVERE SLOPES (25%)	---
EX. WATER	---
EX. SEWER	---
EX. TREE LINE	---
EX. CHAIN LINK FENCE	---
PR. WATER	---
PR. SEWER	---
PR. TREE LINE	---
PR. STORM DRAIN	---
WOODLAND PRESERV. AREA	---
EX. PAVEMENT	---
PR. PAVEMENT	---

ABBREVIATIONS
IPF = IRON PIPE FOUND

DOWER HOUSE ROAD

LINE	BEARING	DISTANCE
L1	S 23°25'29" E	416.83'
L2	S 61°25'25" E	40.61'
L3	N 66°34'30" E	17.00'
L4	S 23°25'30" E	30.00'
L5	N 66°34'30" E	17.00'
L6	N 14°34'22" E	40.61'
L7	N 23°25'30" W	105.60'
L8	S 23°25'30" E	610.27'

MATHEW ROAD

LINE	BEARING	DISTANCE
L9	S 01°39'53" W	10.29'
L10	S 26°28'20" E	15.45'
L11	N 63°31'40" E	59.34'
L12	N 26°28'20" W	15.45'
L13	N 54°36'33" E	10.29'

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. 28003, EXPIRATION 10/16/2026

REVISIONS	BY

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

STATE OF MARYLAND
PROFESSIONAL ENGINEER
28003
07/17/2025

PRELIMINARY PLAN OF SUBDIVISION PPS-224-008
FOR
MELLWOOD HILLS SUBDIVISION
UPPER MARLBORO
PRINCE GEORGE'S COUNTY, MD
TAX MAP 108, GRID F2
15TH ELECTION DISTRICT

DRAWN
KM
CHECKED
AM
DATE
05/28/2024
SCALE
AS SHOWN
DRAWING

