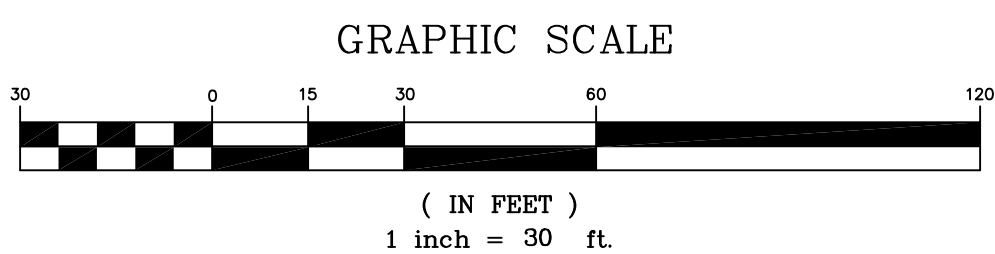


"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.

WARNING: UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE TAKEN FROM AVAILABLE SURFACE OBSERVATION, CONSTRUCTION DRAWINGS AND RECORDS. FOR MORE PRECISE LOCATION OF UNDERGROUND UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS IN ADVANCE OF ANY WORK OR PRECISE DESIGN NEED IN THIS VICINITY. ADDITIONAL UTILITIES THAN THOSE SHOWN HEREON MAY EXIST. A PRIVATE UTILITY LOCATOR COMPANY MAY ALSO BE NEEDED AND ON PRIVATE PROPERTY.



>15% Slopes

GENERAL NOTES

- | | | |
|-----|---|---|
| 1. | Existing parcel/lot, deed description/Liber Folio, and Plat No. | Parcel 3C, Ptn Oak Village
Deed L. 23328, f. 725
Plat No. JV 178 @ 20 |
| 2. | Proposed parcel/acreage | Parcel A / 2.3409 Ac. |
| 3. | Tax Map Number & Grid: | Map 55, Grid D-3 |
| 4. | 200-Foot Map Reference: | 205NE14 |
| 5. | Purpose of Subdivision: | One parcel for condominiums
48 Two-family attached dwellings |
| 6. | Prior Approvals: | |
| 7. | Gross Tract Area: | Gross Tract Area (Entirety of existing plat): 2.3409 Ac.
100-Year Floodplain: -0-
Existing RW not vacated: -0-
Net Tract Area 2.3409 Ac. |
| 8. | Net Developable Area Outside of PMA: | N/A |
| 9. | Area of Regulated Environmental Features: | -0- |
| 10. | Floodplain Area: | -0- |
| 11. | Acreage of Road Dedication | -0- |
| 12. | Existing Zone & Use: | RMF-20 (Residential, Multifamily-20) - Undeveloped |
| 13. | Proposed Use: | 48 Two-family attached dwellings |
| 14. | Breakdown of proposed dwelling unit by type | 48 Two-family attached dwellings |
| 15. | Density calculation | 2.3409 Ac. x 40 d.u./Ac. = 93 d.u. permissible |
| 16. | Minimum Lot Size Required: | No requirement |
| 17. | Minimum Lot Width at Front Building/Front Street Required: | 420' |
| 18. | Minimum Lot Width at Front Building/Front Street Proposed: | 420' |
| 19. | Sustainable Growth Tier: | Tier 1 |
| 20. | Military Installation Overlay Zone: | No |
| 21. | Existing Non-residential Gross Floor Area: | -0- |
| 22. | Proposed Non-residential Gross Floor Area: | -0- |
| 23. | Stormwater Management Concept Number / Date | 01-0325-205NE14 / 04-23-2005 |
| 24. | Water & Sewer Category Designation (Existing & Proposed): | W-3 & S-3 |
| 25. | Method Of Sewage Disposal: | Public |
| 26. | This site is not within an Aviation Policy Area | |
| 27. | Mandatory Park dedication was previously satisfied by 4-94101, findings 13 & 14 of PGCPB 94-334. | |
| 28. | There are no cemeteries on or contiguous to the property. | |
| 29. | There are no Historic Sites on or within 1,000' of this site. | |
| 30. | Tree conservation previously provided pursuant to implemented TCP II-115-95 | |
| 31. | The property is not within the Chesapeake Bay Critical Area. | |
| 32. | There are no regulated wetlands on or adjacent to the property. | |
| 33. | There are no regulated streams on the property. | |
| 34. | Soil types are indicated on the NRI. | |
| 35. | The property is not in or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation or any other land trust or organization. | |

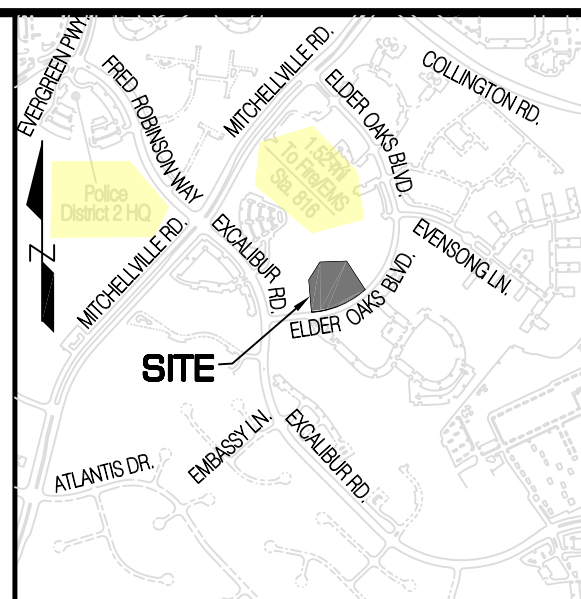
OWNER
Collington Place, LLC
14408 Old Mill Rd.
Upper Marlboro, MD 20772

PROFESSIONAL LAND SURVEYOR CERTIFICATION

A licensee was in responsible charge over the preparation of this drawing and surveying work reflected therein, which was done in accordance with the Maryland State Minimum Standards of Practice for Land Surveyors.
COMAR 09.13.06.12. License No. 21357 Expiration Date: 7/18/2025.

Michael W. Ulrich, Professional Land Surveyor
Maryland Registration No. 21357

2/20/2025



VICINITY MAP
SCALE: 1 INCH = 2,000 FEET

[illegible]

JOB NO.	W-864
SCALE:	1" = 200'
DRAWN BY:	MM/MF
CHECKED BY:	FCB
DATE:	September, 2024

Preliminary Plan of Subdivision

COVINGTON OAKS
PIN OAK VILLAGE
CITY OF BOWIE

PRINCE GEORGE'S COUNTY, MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

Slire Design Inc
LAND PLANNING ♦ LAND SURVEYING ♦ ENGINEERING
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UPPER MARLBORO
(301) 627-3100 PRINCE FREDERICK
(301) 952-8200 (301) 855-9500
(410) 535-8600

SHEET 1 of 1