

ITEM: 4D

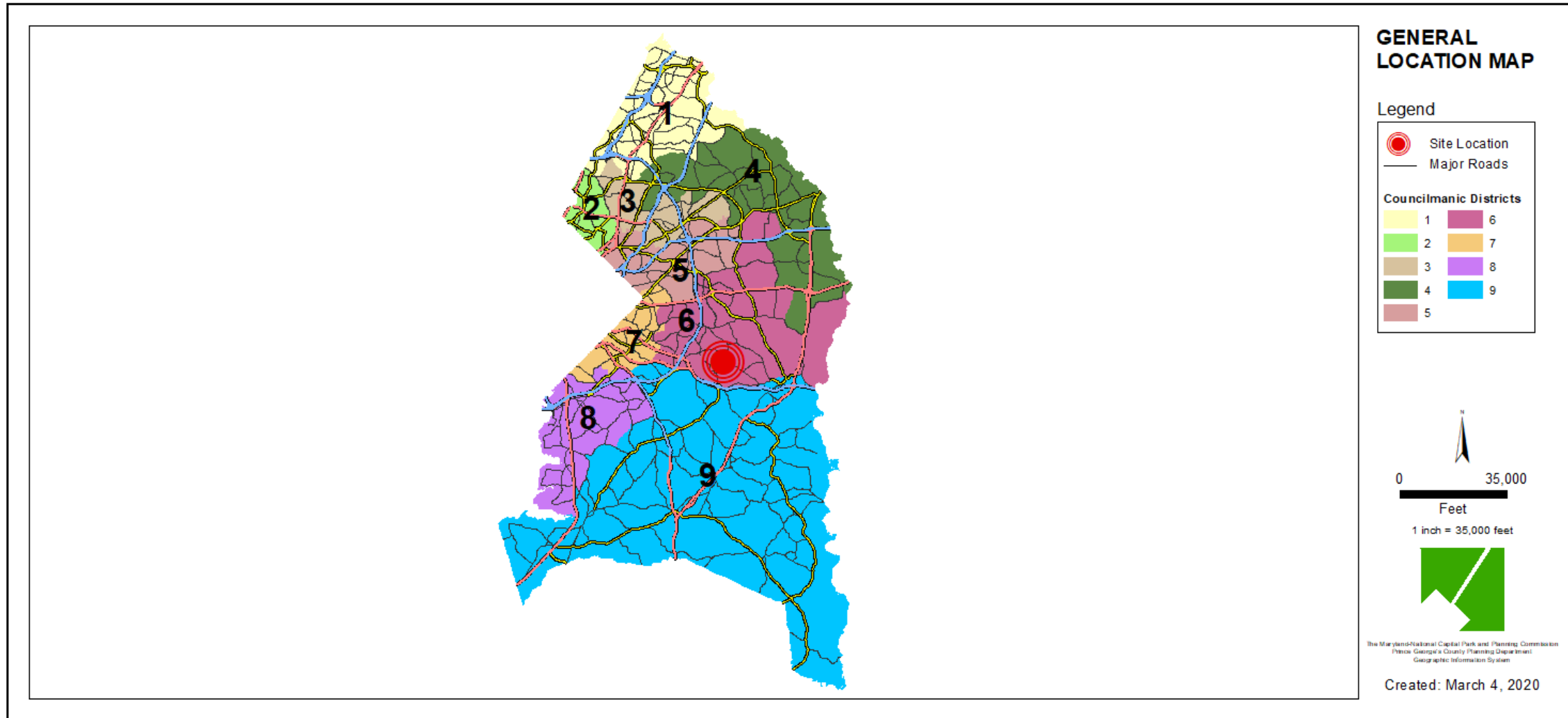
CASE NUMBERS: 5-19089, 5-19090, 5-19091, 5-19092, 5-19093, 5-19094

# MARLBORO RIDGE PHASE 6, FINAL PLATS

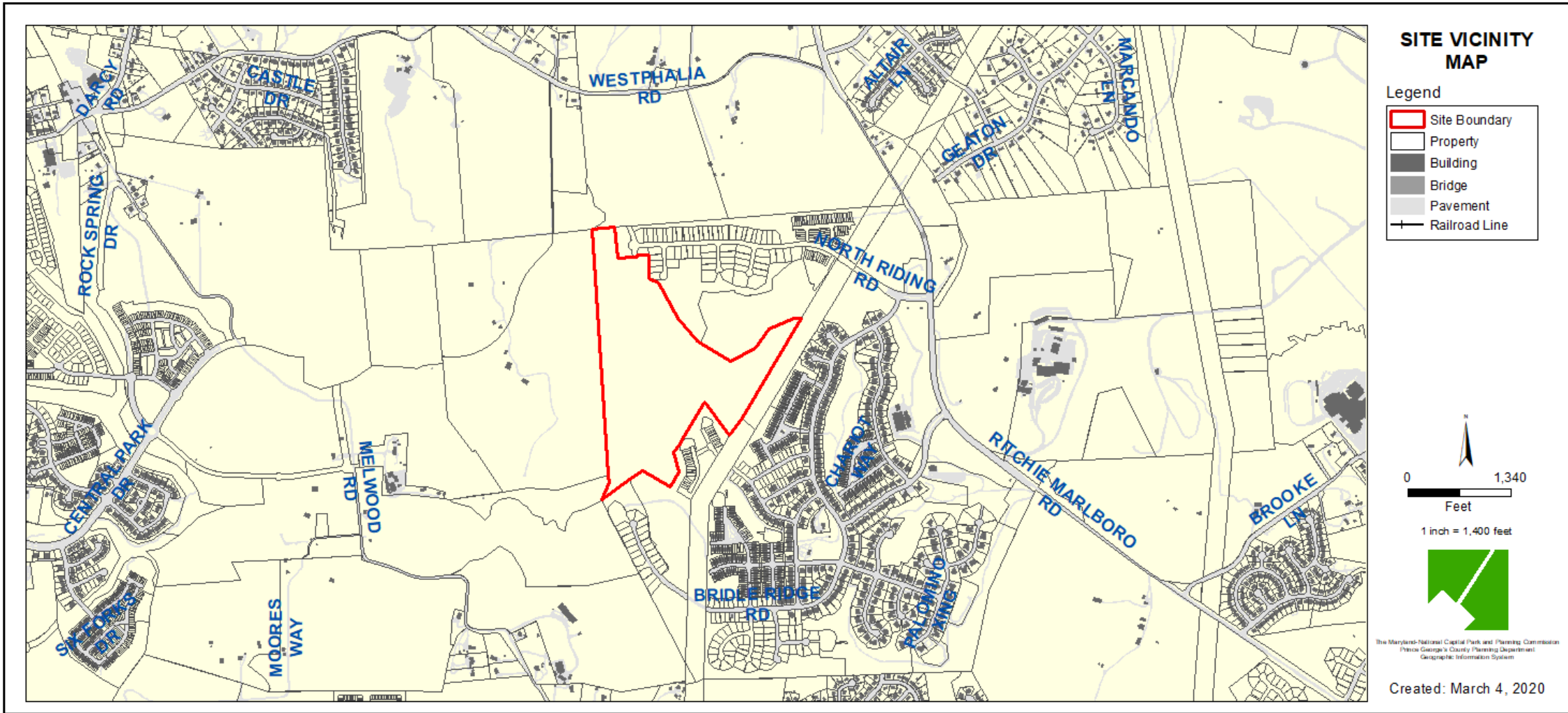
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



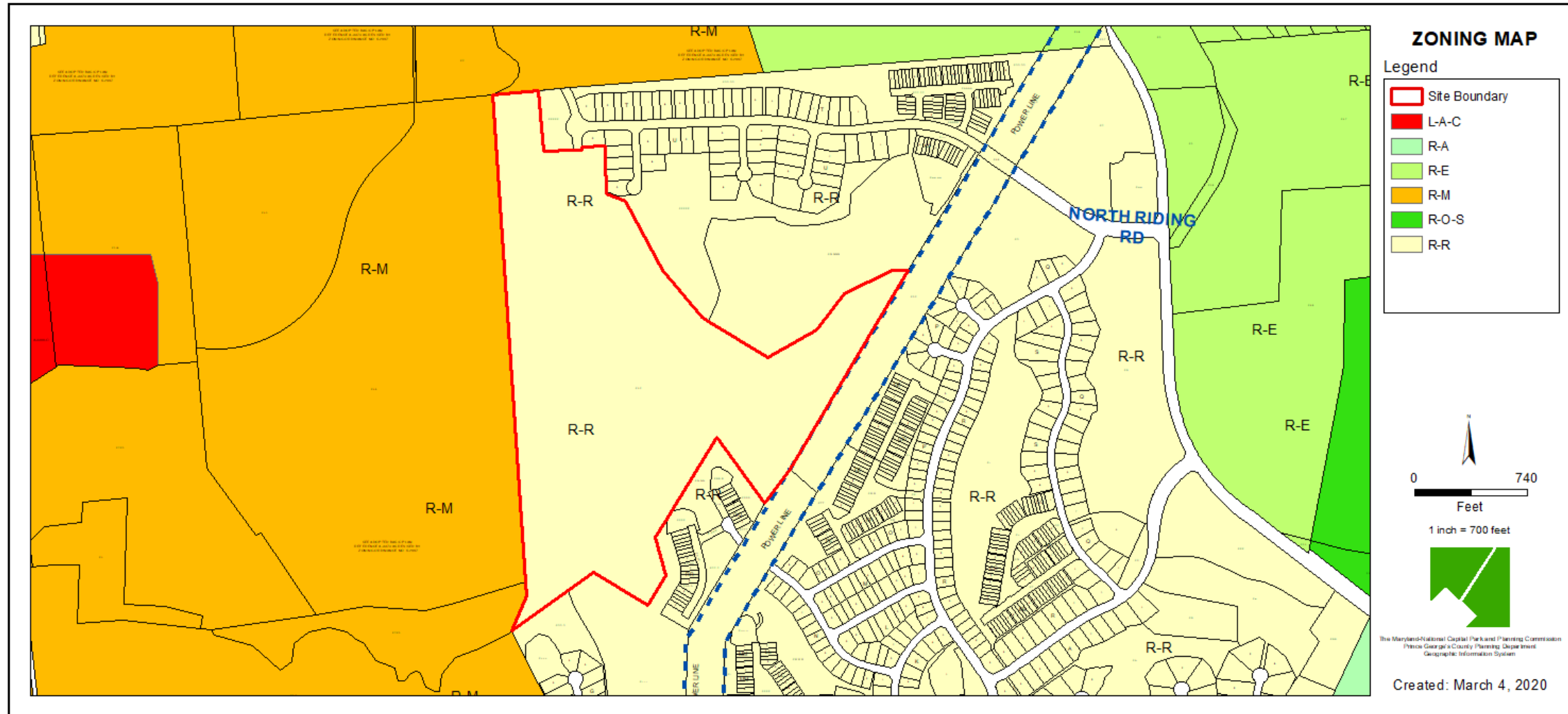
# GENERAL LOCATION MAP



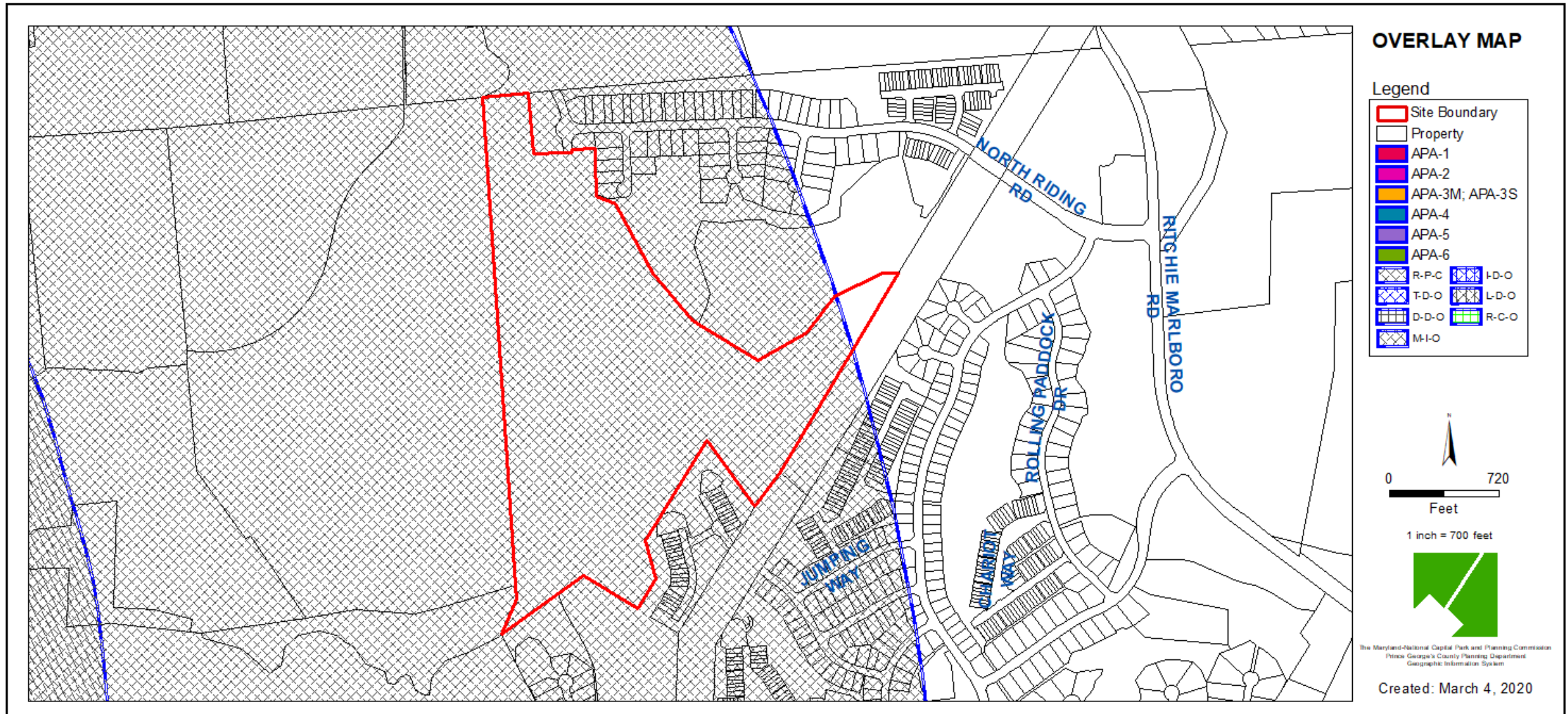
# SITE VICINITY



# ZONING MAP



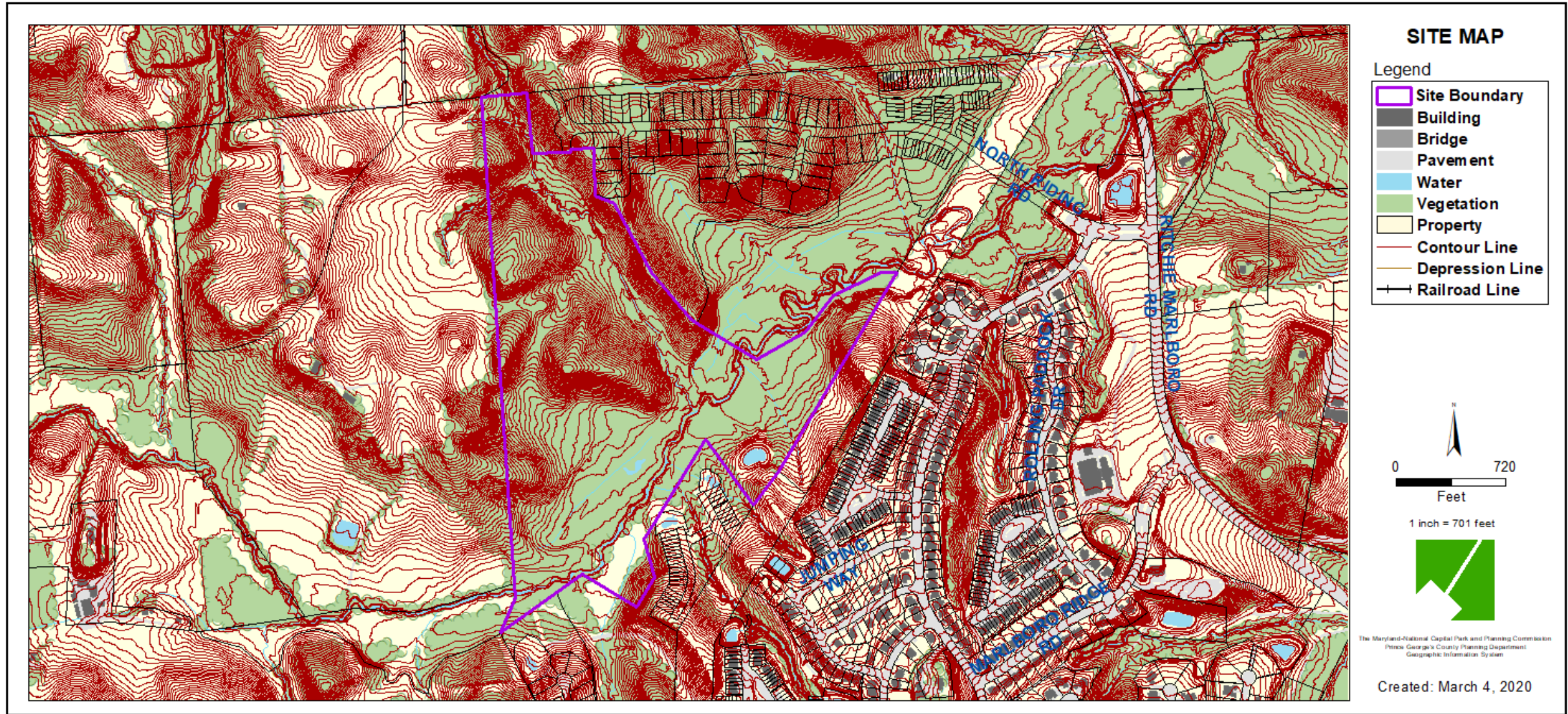
# OVERLAY MAP



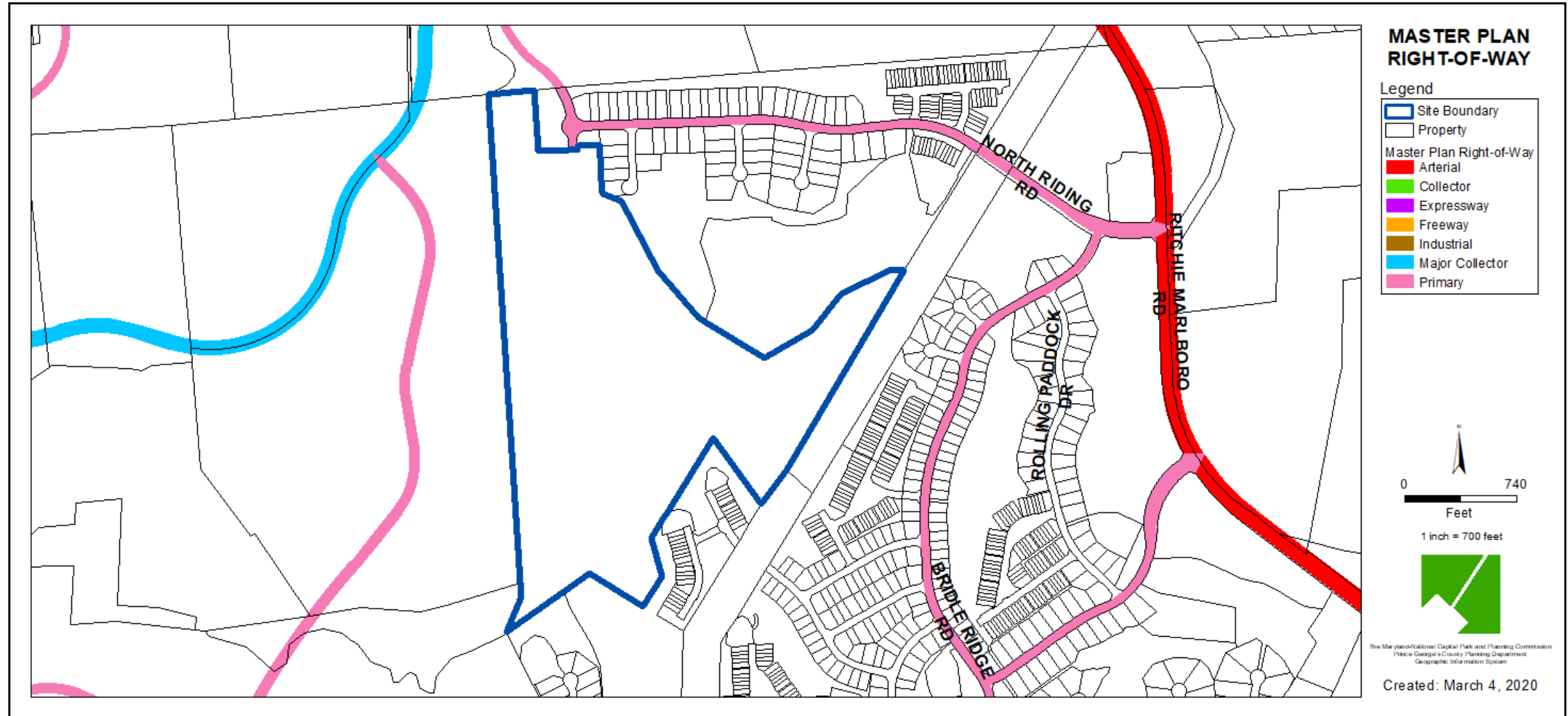
# AERIAL MAP



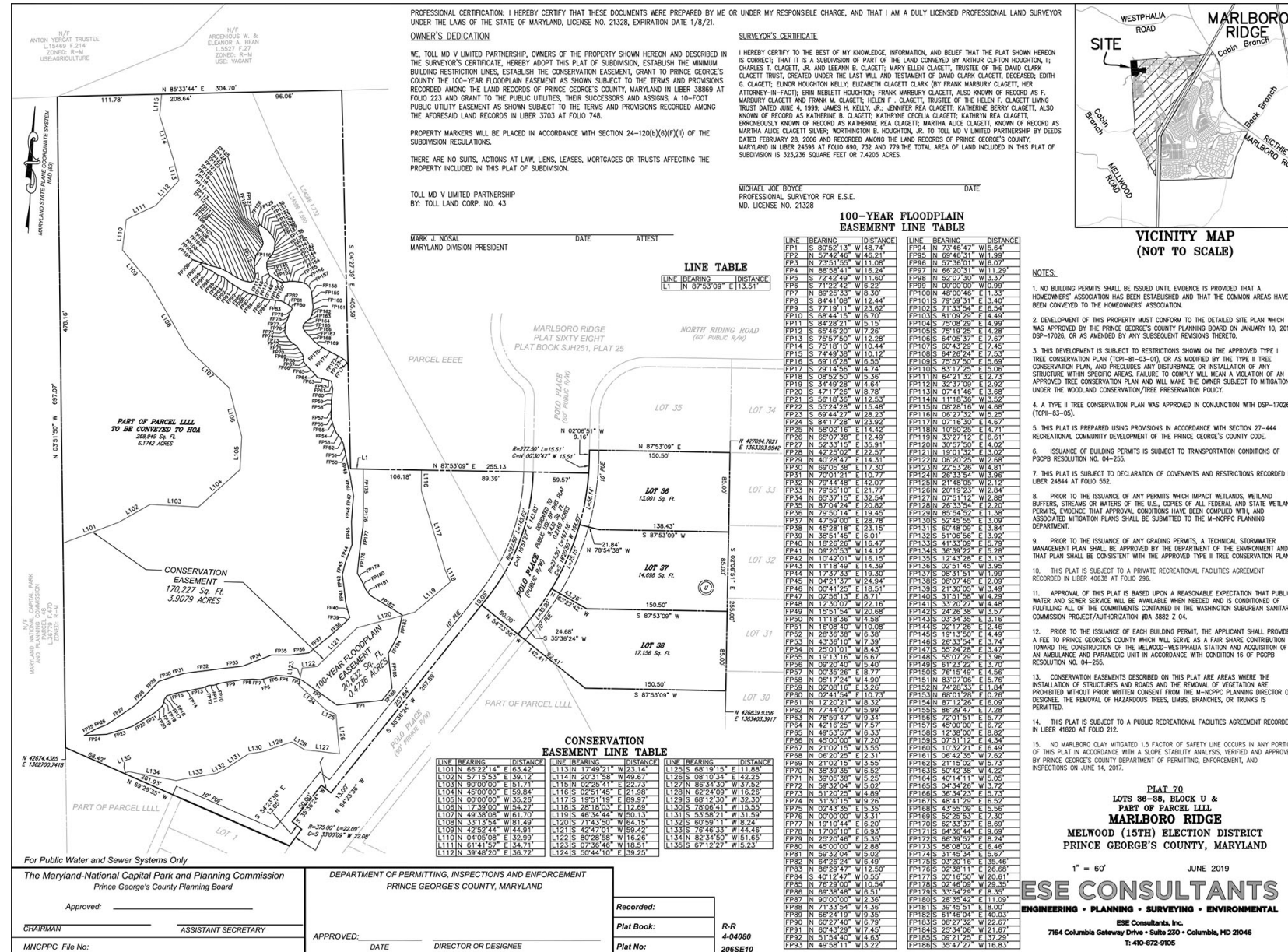
# SITE MAP



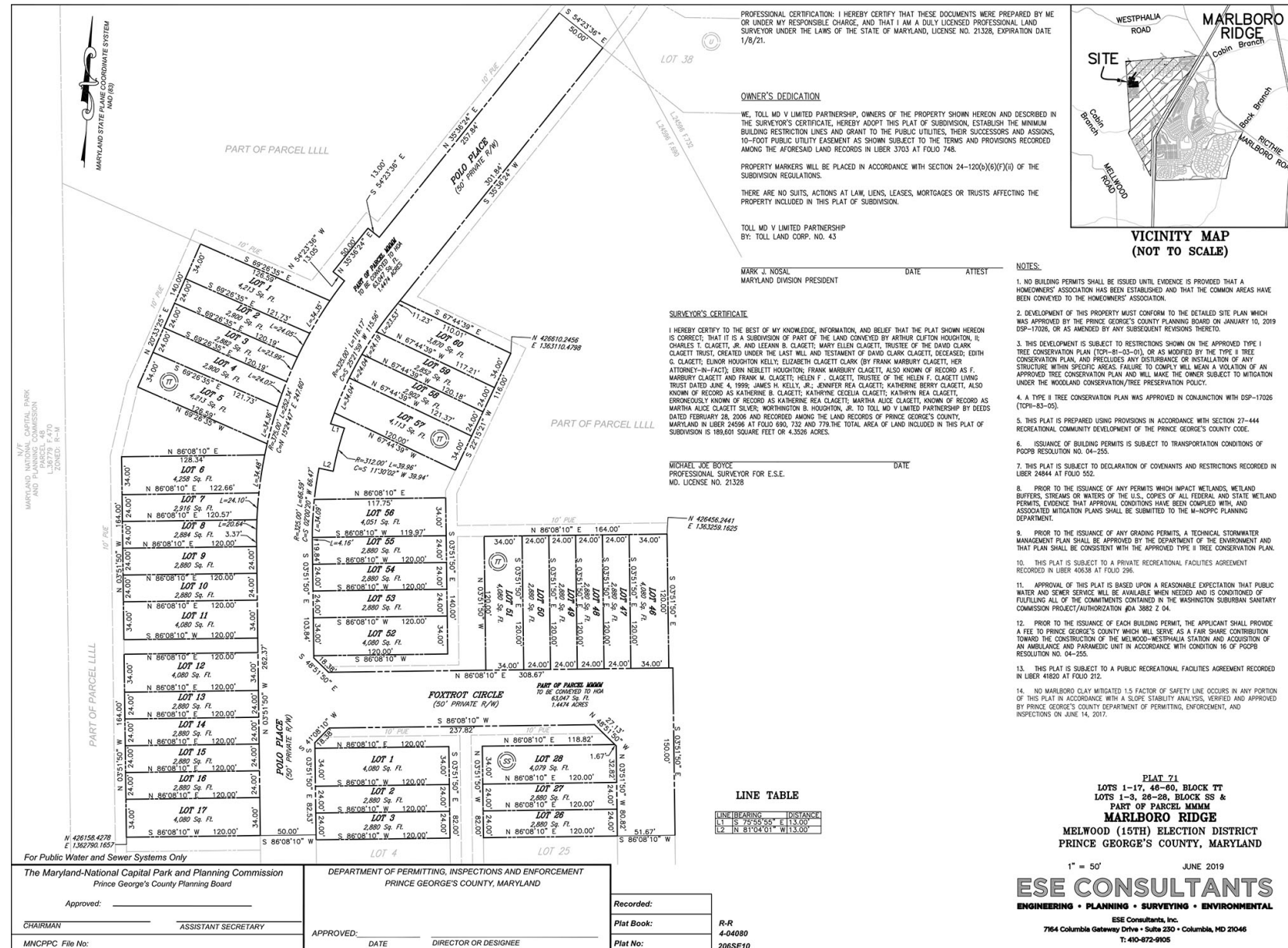
# MASTER PLAN RIGHT-OF-WAY MAP



## PLAT 70, 5-19089



## PLAT 71, 5-19090



## PLAT 72, 5-19091

**PLAT 72, 5-19091**

**PROFESSIONAL CERTIFICATION:** I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/21.

**OWNER'S DEDICATION:**

WE, TOLL MD V LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, 10-FOOT PUBLIC UTILITY EASEMENT AS SHOWN SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3703 AT FOLIO 748.

PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(b)(6)(7)(i) OF THE SUBDIVISION REGULATIONS.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

TOLL MD V LIMITED PARTNERSHIP  
BY: TOLL LAND CORP. NO. 43

MARK J. NOSAL  
MARYLAND DIVISION PRESIDENT

DATE \_\_\_\_\_ ATTEST \_\_\_\_\_

**VICINITY MAP (NOT TO SCALE)**

**NOTES:**

- NO BUILDING PERMITS SHALL BE ISSUED UNTIL EVIDENCE IS PROVIDED THAT A HOMEOWNERS' ASSOCIATION HAS BEEN ESTABLISHED AND THAT THE COMMON AREAS HAVE BEEN CONVEYED TO THE HOMEOWNERS' ASSOCIATION.
- DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE DETAILED SITE PLAN WHICH WAS APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD ON JANUARY 10, 2019 DSP-17026, OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- THIS DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN (TCP-81-03-01) OR AS MODIFIED BY THE TYPE I TREE CONSERVATION PLAN, AND PRECLUDES ANY DISTURBANCE OR INSTALLATION OF ANY STRUCTURE WITHIN SPECIFIC AREAS. FAILURE TO COMPLY WILL MEAN A VIOLATION OF AN APPROVED TREE CONSERVATION PLAN AND WILL MAKE THE OWNER SUBJECT TO MITIGATION UNDER THE WOODLAND CONSERVATION/TREE PRESERVATION POLICY.
- A TYPE II TREE CONSERVATION PLAN WAS APPROVED IN CONJUNCTION WITH DSP-17026 (TCP-83-05).
- THIS PLAT IS PREPARED USING PROVISIONS IN ACCORDANCE WITH SECTION 27-444 RECREATIONAL COMMUNITY DEVELOPMENT OF THE PRINCE GEORGE'S COUNTY CODE.
- ISSUANCE OF BUILDING PERMITS IS SUBJECT TO TRANSPORTATION CONDITIONS OF PCPB RESOLUTION NO. 04-255.
- THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN LIBER 24844 AT FOLIO 552.
- PRIOR TO THE ISSUANCE OF ANY PERMITS WHICH IMPACT WETLANDS, WETLAND BUFFERS, STREAMS OR WATERS OF THE U.S., COPIES OF ALL FEDERAL AND STATE WETLAND PERMITS, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH, AND ASSOCIATED MITIGATION PLANS SHALL BE SUBMITTED TO THE M-HOPPS PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS, A TECHNICAL STORMWATER MANAGEMENT PLAN SHALL BE APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THAT PLAN SHALL BE CONSISTENT WITH THE APPROVED TYPE II TREE CONSERVATION PLAN.
- THIS PLAT IS SUBJECT TO A PRIVATE RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 40638 AT FOLIO 296.
- APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED OF FULFILLING ALL OF THE COMMITMENTS CONTAINED IN THE WASHINGTON SUBURBAN SANITARY COMMISSION PROJECT/AUTHORIZATION #0A 3882 Z 04.
- PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, THE APPLICANT SHALL PROVIDE A FEE TO PRINCE GEORGE'S COUNTY WHICH WILL SERVE AS A FAIR SHARE CONTRIBUTION TOWARD THE CONSTRUCTION OF THE MELWOOD-WESTPHALIA STATION AND ACQUISITION OF AN AMBULANCE AND PARAMEDIC UNIT IN ACCORDANCE WITH CONDITION 16 OF PCPB RESOLUTION NO. 04-255.
- THIS PLAT IS SUBJECT TO A PUBLIC RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 41820 AT FOLIO 212.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ARTHUR CLIFTON HOUGHTON, JR., CHARLES T. CLAGETT, JR. AND LEEANN B. CLAGETT; MARY ELLEN CLAGETT, TRUSTEE OF THE DAVID CLARK CLAGETT TRUST, CREATED UNDER THE LAST WILL AND TESTAMENT OF DAVID CLARK CLAGETT, DECEASED; EDITH G. CLAGETT; ELINOR HOUGHTON KELLY; ELIZABETH CLAGETT CLARK (BY FRANK MARBURY CLAGETT, HER ATTORNEY-IN-FACT); ERIN NELLETT HOUGHTON; FRANK MARBURY CLAGETT, ALSO KNOWN OF RECORD AS F. MARBURY CLAGETT AND FRANK M. CLAGETT; HELEN F. CLAGETT, TRUSTEE OF THE HELEN F. CLAGETT LIVING TRUST DATED JUNE 4, 1999; JAMES H. KELLY, JR.; JENNIFER REA CLAGETT; KATHERINE BERRY CLAGETT, ALSO KNOWN OF RECORD AS KATHERINE B. CLAGETT; KATHERINE CECILIA CLAGETT; KATHRYN REA CLAGETT, ORIGINALLY KNOWN OF RECORD AS KATHERINE REA CLAGETT; MARTHA ALICE CLAGETT, KNOWN OF RECORD AS MARTHA ALICE CLAGETT SILVER; WORTHINGTON B. HOUGHTON, JR. TO TOLL MD V LIMITED PARTNERSHIP BY DEEDS DATED FEBRUARY 28, 2006 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 24566 AT FOLIO 690, 732 AND 779; THE TOTAL AREA OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION IS 257,408 SQUARE FEET OR 5.9093 ACRES.

MICHAEL JOE BOYES  
PROFESSIONAL SURVEYOR FOR E.S.E.  
MD. LICENSE NO. 21328

DATE \_\_\_\_\_

**RECORDED:**

**Plat Book:** R-R 4-04080

**Plat No:** 206SE10

**For Public Water and Sewer Systems Only**

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Board

Approved: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASSISTANT SECRETARY \_\_\_\_\_

MNCPPC File No: \_\_\_\_\_

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT  
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: \_\_\_\_\_

DATE \_\_\_\_\_ DIRECTOR OR DESIGNEE \_\_\_\_\_

**PLAT 72, 5-19091**

**LOTS 18-45, BLOCK TT**

**LOTS 4-25, BLOCK SS**

**PART OF PARCEL MMMM & PARCEL NNNN**

**MARLBORO RIDGE**

**MELWOOD (15TH) ELECTION DISTRICT**

**PRINCE GEORGE'S COUNTY, MARYLAND**

1" = 50' JUNE 2019

**ESE CONSULTANTS**

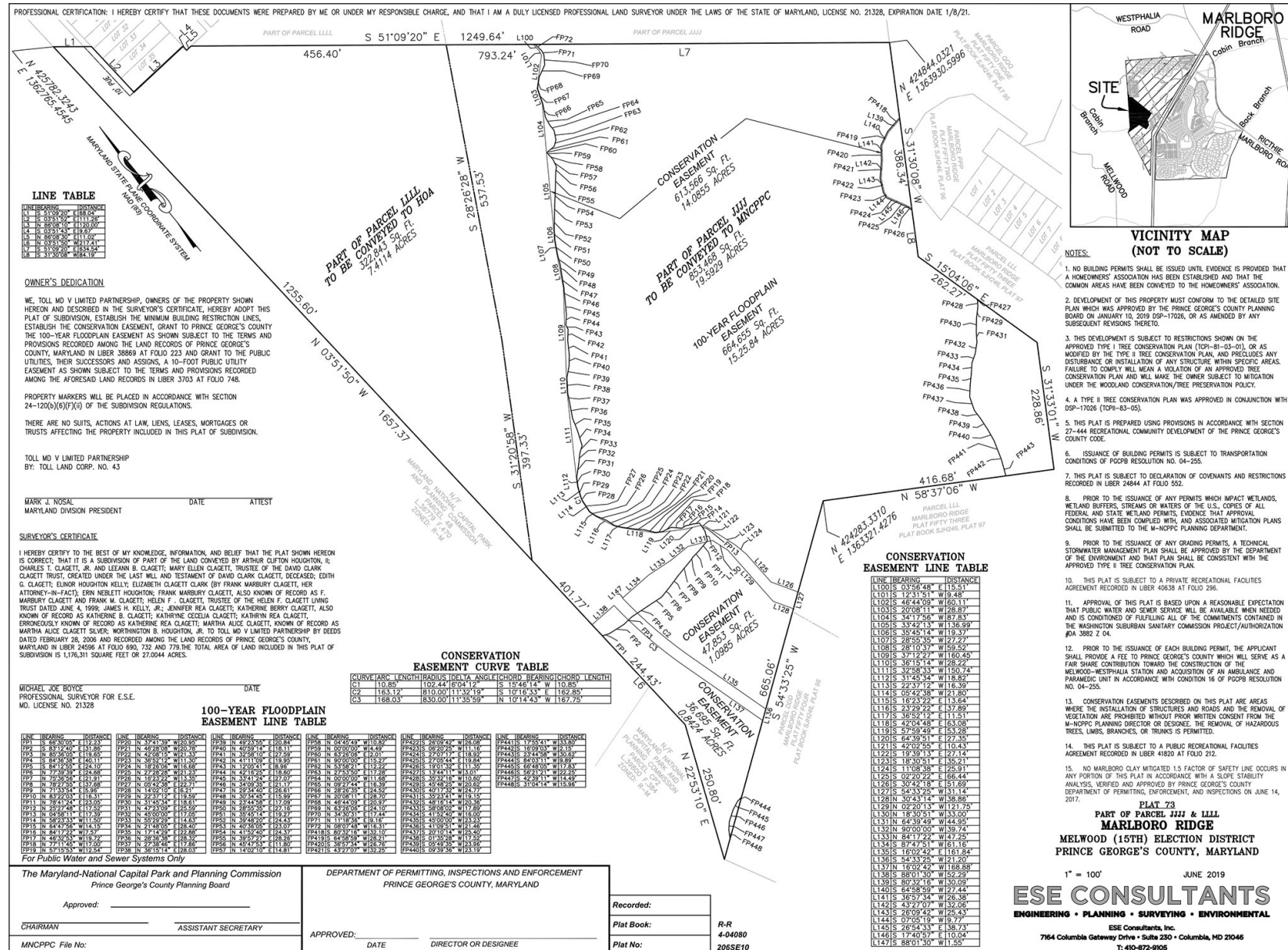
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
7164 Columbe Gateway Drive • Suite 230 • Columbia, MD 21046  
T: 410-872-9105

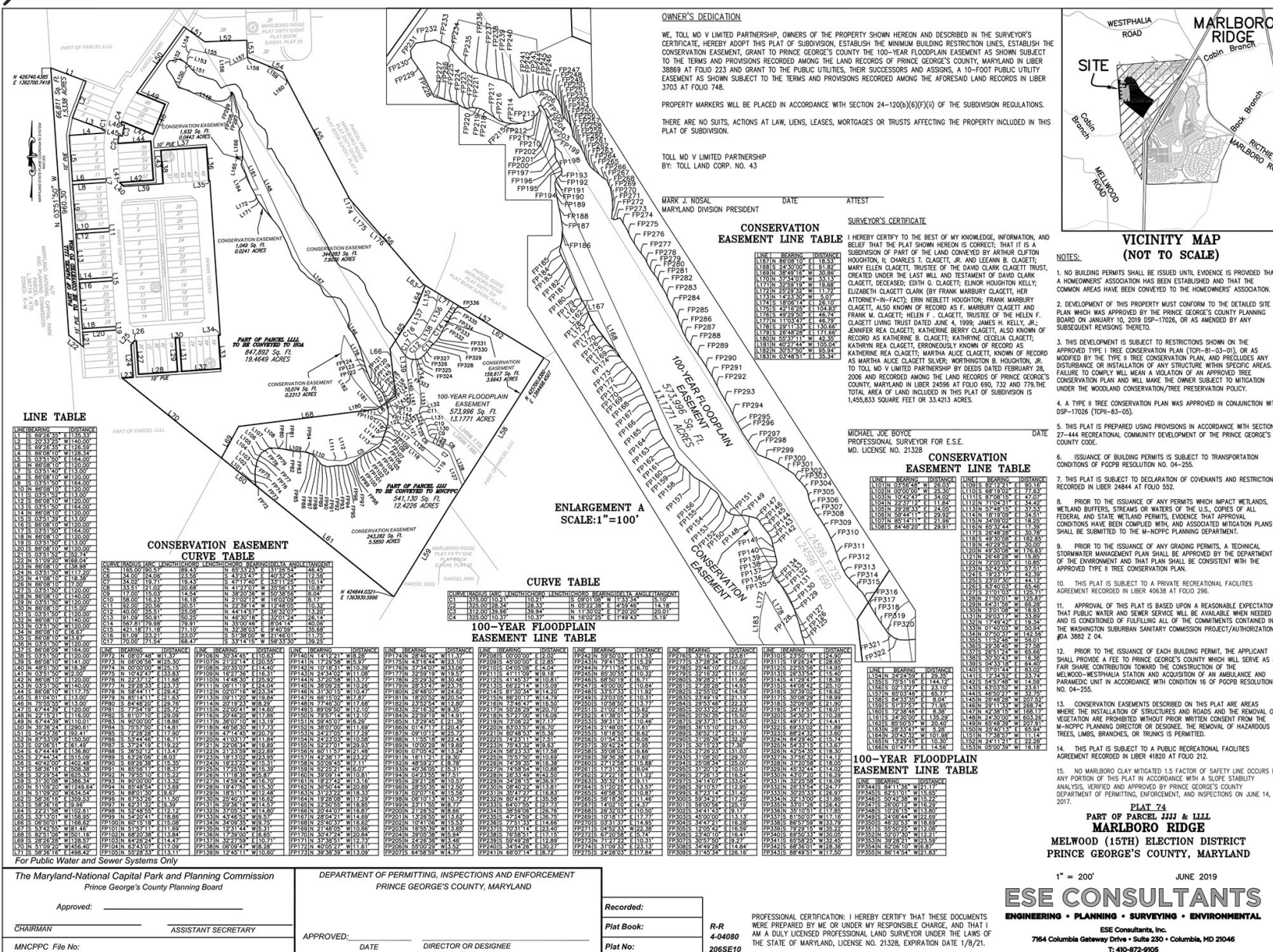
**DRD**

THE DEVELOPMENT REVIEW DIVISION

## PLAT 73, 5-19092



## PLAT 74, 5-19093



## PLAT 75, 5-19094

