

# SURVEYS, INC.

Surveying \* Engineering \* Land Planning \* Permits

350 Main Street

Laurel, Maryland 20707

Phone: 301-776-0561 \* Fax: 301-776-0642 \* Email: [surveysinc@verizon.net](mailto:surveysinc@verizon.net)

To: M.N.C.P.&.P.C.  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Md. 20772  
Development Review  
Attn: Lillian Fairley

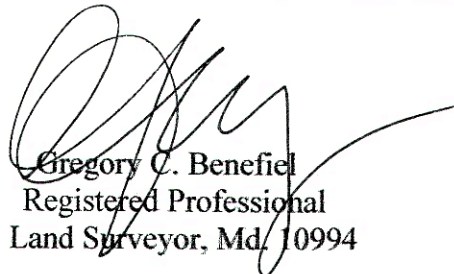
Date: April 13, 2017

Ref: "EAST RIVERDALE"  
5711 Tennyson Street and 5714 Tuckerman Street  
Riverdale, Md. 20737  
Parcels 68 & 70  
4-17011  
TM 42, Gd. F-2

## JUSTIFICATION STATEMENT

To Whom it may concern,

These two parcels were created late December 1982, prior to the legal subdivision date for record platting. The parcels are zoned R-55 and comply with regulation. The purpose of the subdivision is to create legal building sites. We also request this preliminary plan / subdivision to be reviewed as a minor and at staff level, as the same as the adjacent subdivision. We are not creating new lots, but making them legal building sites. Thank you for your time and efforts.

  
Gregory C. Benefiel  
Registered Professional  
Land Surveyor, Md. 10994

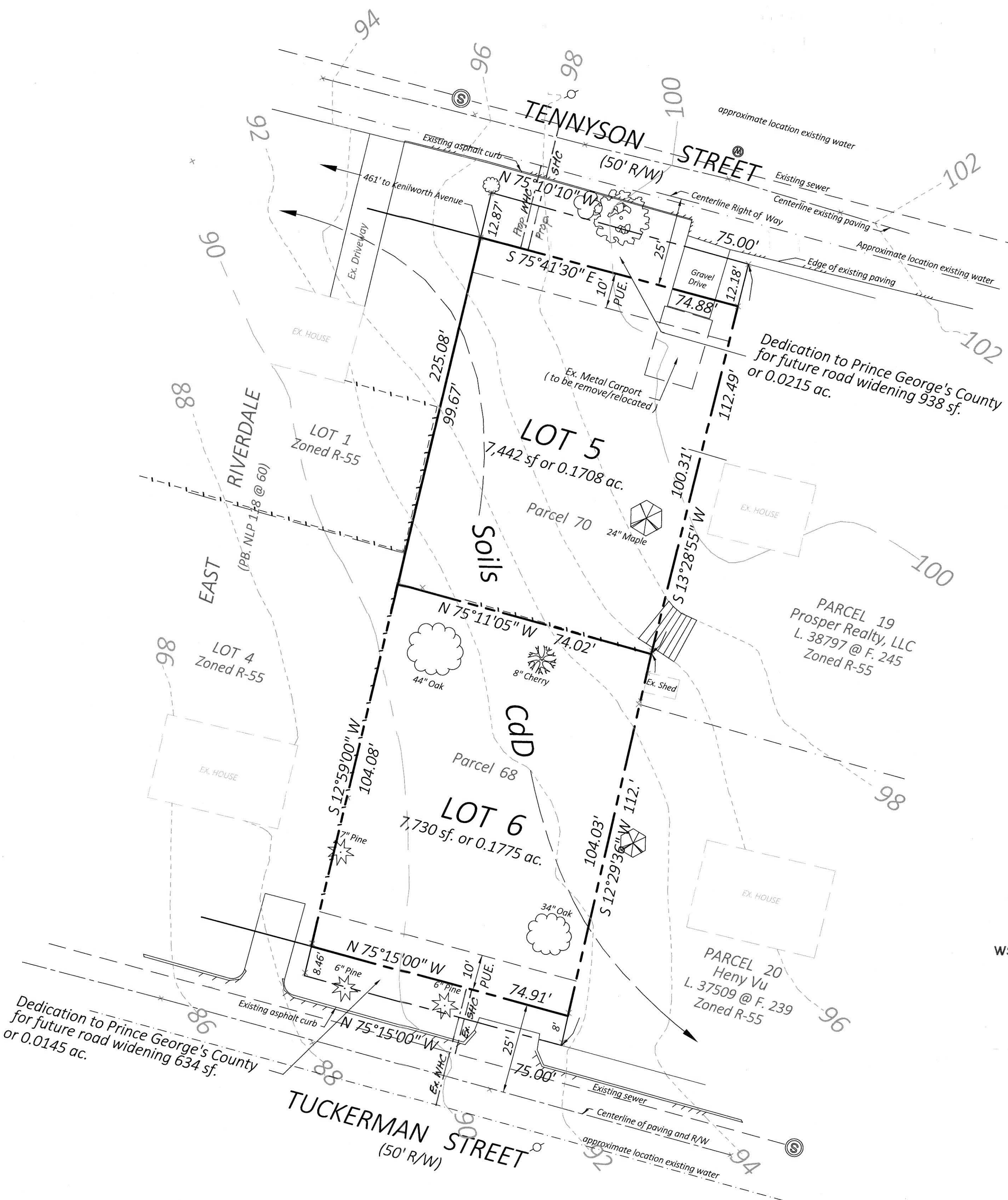


LEGEND

These standard symbols will be found in the drawing.

- EX. ELEVATIONS
- PROP. ELEVATIONS
- EX. CONTOURS
- PROP. CONTOURS
- EX. WOODLINE
- SPECIFIC TREES
- STREAM/CREEK
- COND. CURB
- SEWER LINE
- WATER LINE
- TREE CONSERVATION
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/LGHT
- ELEC. LINE
- ED. ROAD
- SPEC. FENCE
- SLOPES 15 % - 25 %

Plat NLP 118 @ Plat 60 Datum



Dedication to Prince George's County for future road widening 634 sf. or 0.0145 ac.

Dedication to Prince George's County for future road widening 938 sf. or 0.0215 ac.

LOT TABULATION :

Lot 5.....7,442 sf. or 0.1708 ac.  
Lot 6.....7,730 sf. or 0.1775 ac.  
Dedication to Public Use..... 1,572 sf. or 0.0361 ac.  
Total Area ..... 16,744 sf. or 0.3844 ac.

SOIL TYPE

Soil type for the site and surrounding area is CdD  
CdD = Christiana-Downer-Urban land complex, 5%-15% slopes

LOT REQUIREMENTS:

Lot Size: Minimum 6,500 sf.  
Minimum width at building line = 65'  
Minimum width at street line = 45'  
Building Restriction Lines:  
Front = 25'  
Sides = Minimum 8' / total 17'  
Rear = 20'  
Rear = 20'

WSSC Information: **Proposed Lot 5** Application for water and sewer house connection 5711 Tennyson Street SC-1171745. To be installed.  
**Proposed Lot 6** Application for water and sewer house connection 5714 Tuckerman Street SC-1161841. Installed May, 2017.

THIS BLOCK IS FOR OFFICIAL USE ONLY

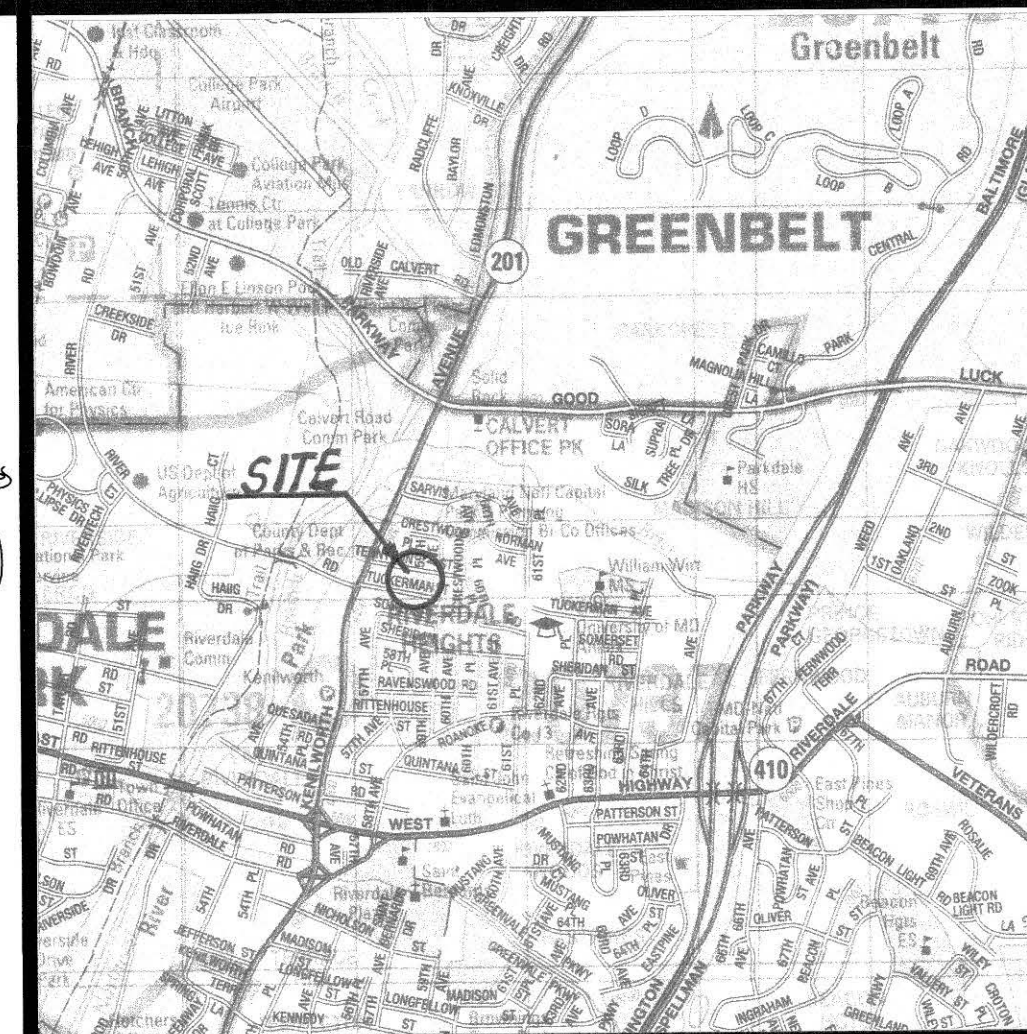
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or th District Council.

M-NCPPC APPROVAL

PROJECT NAME: EAST RIVERDALE

PROJECT NUBMER: 4-17011

For Conditions of Approval see site plan cover sheet or Aproval Sheet  
Revision numbers must be included in the Project Number



VICINITY MAP

SCALE: 1"=2000'

COPYRIGHT: A.D.C., "THE MAP PEOPLE" PERMITTED USE No 20492158

GENERAL NOTES:

1. Site Zoned R-55 Residential.
2. Proposed Use: Single Family Residence.
3. Property located on Tax Map 042, Grid F2.
4. Owners: Parcel 68.....Tax Id# 2135184  
Kurt Eisenschmidt, Trustee of the Kurt Eisenschmidt Revocable Trust.  
3605 Littledale Road Kensington, Md. 20895  
Parcel 70.....Tax Id# 2134641  
Alan C. and Doris M. Dwyer  
5711 Tennyson Street Riverdale, Md. 20707  
Parcel 70 = 8,380 sf.
5. Size of Sites: Parcel 68 = 8,364 sf.  
Parcel 70 = 8,380 sf.
6. Total Area of subdivision = 16,744 sf. or 0.3844 ac.
7. WSSC 200' Sheet Number 208NE05
8. Site located on ADC Map 5410 Grid D-6.
9. Mandatory Park Dedication - Exempt.
10. Water Category: 3 Sewer Category: 3
11. Proposed Lots to be on Public water and Sewer.
12. Boundary information taken from Deeds. Topography and Structure locations are field surveyed. Boundary performed by Surveys Inc. March 2017.
13. Location of Utilities shown hereon are taken from available utility records and cannot be guaranteed prior to any construction in this area.
14. No Title report furnished at the time of this plan.
15. No historic sites on or adjacent to this property.
16. There are no known cemeteries on this site.
17. There are no known tidal or non-tidal wetlands on this site.
18. This site is not located within the Chesapeake Bay Critical Area.
19. This site does not contain any wetlands or streams.
20. This site is not in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Presavaion Foundation or any land trust or organization.
21. Soil delineation and type obtained from the NRCS custum Soils Report for PG. Co., Md.
22. Tree conservation is exempt S-075-17.
23. Natural Resource Inventory is exempt.
24. This site is not within a center or corridor.
25. This site is in Sustainable Growth Tier 1.
26. This site is not in the Aviation Policy Area.

SURVEYS, INC.

SURVEYORS \* ENGINEERS \* LAND PLANNERS  
PERMIT SERVICES  
350 MAIN STREET  
LAUREL, MARYLAND, 20707  
PHONE 301-716-0541 FAX 301-716-0642 E-MAIL SURVEYS@GVERIZON.NET

DATE	REVISION

PRELIMINARY PLAN OF SUBDIVISION

Proposed Lots 5 & 6  
TUCKERMAN ST. & TENNYSON ST.

EAST RIVERDALE

RIVERDALE ( 19TH ) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1"=20'	DESIGNER DB	CHECKED BY GB
DATE April 2017	DRAFTER DB	FIELD BOOK
JOB NUMBER 17-14	SHEET NUMBER 1 OF 1	FILE NUMBER L - 444

APPLICANT

NESS - TWIGG, LLC  
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Bethesda, Md. 20852  
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