

March 28, 2017

Mr. Alan Hirsch, Division Chief  
Development Review Division  
Prince George's County Planning Department  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Re: **St. James Property – Parcel F**  
**Addition of one single-family residential lot**  
**STATEMENT OF JUSTIFICATION**

Dear Mr. Hirsch:

On behalf of our client, St. James/ Haverford Construction Partners, Inc., Greenman-Pedersen, Inc. hereby submits this Statement of Justification in support of the subdivision of Parcel F of St. James Property.

Proposed Use/ Request:

Pursuant to Subtitle 24 of the Code of Ordinances of Prince George's County Maryland, the Applicant requests the approval of this Preliminary Plan to allow for an additional single-family residential lot within Parcel F of the St. James Property. The existing subdivision was approved in 1995 as per case number 4-95131 for which 200 lots were allowed and 182 were proposed.

Description and Location of Subject Property:

The property is located at the intersection of Livingston Road and St. James Road (1600 St. James Road, Accokeek, MD 20607). Parcel F is a 5.43 Ac. parcel within the R-A zone located within St. James Property Subdivision. The property includes 3.37 Ac. of woodland and 1.89 Ac of floodplain.

The proposed single family residential lot is 2.0 Ac. and does not contain any floodplain. Only 0.04 Ac of woodland is proposed to be cleared in order to allow for siting of the house, the remaining woodland will remain. The remaining 3.43 Ac of Parcel F will be conveyed to the HOA and will not be developed.

Conclusion

Based upon the reasons described above, the Applicant respectfully requests approval of the requested Preliminary Plan to allow an additional single-family residential lot within Parcel F of the St. James Property.

Sincerely,

Greenman-Pedersen, Inc.



Thomas D. Trosko, RLA  
Senior Project Manager



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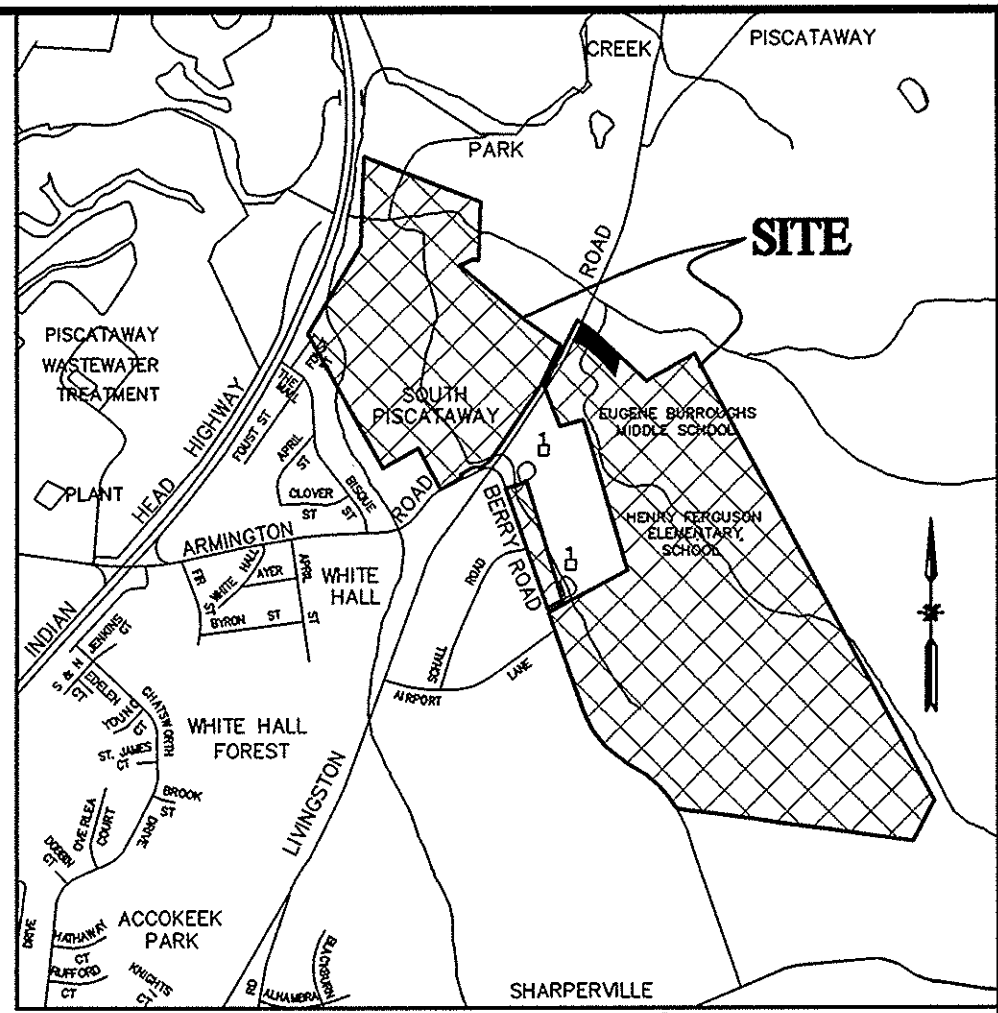
# ST. JAMES PROPERTY

## PARCEL F RESUBDIVISION

PRINCE GEORGE'S COUNTY, MARYLAND

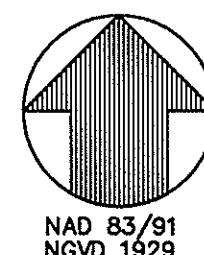
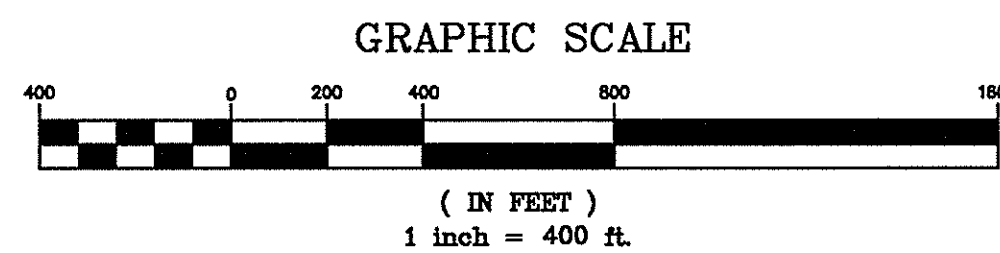
# PRELIMINARY PLAN

# COVER SHEET



### GENERAL NOTES

- SUBDIVISION NAME: ST. JAMES, P.B. 240, P.79, L. 21620 F. 36
- EXISTING ZONING/USE: Y-M (VILLAGE MEDIUM) PER CB-11-2000 AS R-A, OPEN SPACE
- PROPOSED DEVELOPMENT: 1 SINGLE FAMILY DETACHED LOT
- MASTER PLAN AREA: SUBREGION V STUDY AREA, PLANNING AREA B4
- POLICY ANALYSIS ZONE: RA 272594; RE 273094
- TAX MAP: PG Co. #142 GRID D4
- ELECTION DISTRICT: 5TH ELECTION DISTRICT
- WSSC MAP: 2195202
- ADC MAP: P.G. Co. PAGE 5881, D-10
- WATER CATEGORY: 3
- SEWER CATEGORY: 3
- GROSS TRACT AREA: 5.4359 ACRES
- NETLAND DELINEATION: 449 SQUARE FEET
- 100-YEAR FLOODPLAIN: 1.8983 ACRES
- EXISTING 100 YEAR FLOODPLAIN STUDY: FPS 200343, APPROVED 01/07/2004
- 10' PUBLIC UTILITY EASEMENT RUNS ALONG ALL PUBLIC RIGHT OF WAY.
- BOUNDARY: COMPILED FROM DEEDS AND PLATS OF RECORD.
- TOPOGRAPHY: BY FSI DESIGN GROUP INC.
- RECREATION FACILITIES:
- ALL STRUCTURES SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH ARTICLE 13 OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL OTHER APPLICABLE LAWS.
- COMPREHENSIVE DESIGN PLAN: CDP-9401, APPROVED 4/11/1966 (PGCPB Res. 96-121)
- TREE CONSERVATION PLAN: TYPE I: TOP-032-03 4/29/2003 AND TOP2-032-03-19 8/8/2014
- PRELIMINARY PLAT: PGCPB No. 96-148, #4-95131, APPROVED 12/11/95 REVISED RESUBMITTED
- STORMWATER MANAGEMENT CONCEPT PLAN: #48567-2017-00 APPROVED 1/25/2018
- THERE ARE NO COMETRIES LOCATED WITHIN THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC STRUCTURES ON SITE.
- St. James House is located OFFSITE, NORTH +/- 810' E AND EAST OF LIVINGSTON ROAD, (84-1).
- THE PROPERTY IS WITHIN THE HISTORIC M.T.VERNON MANSION, across the Potomac River in Virginia, in the RIVER VIEW SHED of the mansion, IN ACCORDANCE WITH THE ZONING CODE, NO BUILDING STRUCTURES OVER 36' IN HEIGHT WILL BE ALLOWED.
- LIVINGSTON ROAD IS IDENTIFIED AS A HISTORIC ROAD. A 120' ROW TO BE DEDICATED.
- THIS SITE IS IN THE PISCATAWAY CREEK DRAINAGE BASIN AND CONTAINS A SMALL PORTION OF CHESAPEAKE BAY CRITICAL AREA (CBCA) ALONG THE NORTHWEST PERIMETER. A WAIVER LETTER FROM DER IS REQUIRED PRIOR TO GRADING PERMIT ISSUANCE.
- RIGHT-OF-WAY PREVIOUSLY DEDICATED TO COUNTY.
- TOPOGRAPHY AND BOUNDARY ARE SUBJECT TO FIELD VERIFICATION.
- MILITARY INSTALLATION OVERLAY ZONE: NO
- PROPOSED LIMIT OF DISTURBANCE IS PRELIMINARY IN NATURE AND MAYBE SUBJECT TO REVISIONS.
- ALL ABANDONED WELLS & SEPTIC FIELDS WILL BE CAPPED AND FILLED PER P.G. PUBLIC HEALTH DEPARTMENT STANDARDS.
- DRIVEWAY LOCATIONS SHALL BE DEPENDENT UPON ARCHITECTURAL DESIGN.
- CENTER OR CORRIDOR LOCATION: NO.
- AVIATION POLICY AREA: NONE.
- MANDATORY PARK DEDICATION: NONE.
- STREAMS EXIST ON PROPERTY.
- NRI EQUIVALENCY LETTER 088-2017 APPROVED 4/24/2017.



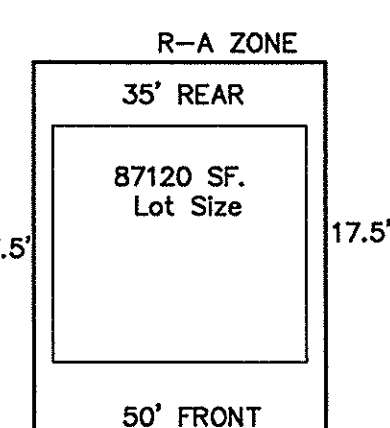
LOT STANDARDS	R-A
MINIMUM LOT SIZE	87,120
MINIMUM FRONT YARD	50'
BRL	150'
MINIMUM SIDE YARD	35/17'
MINIMUM REAR YARD	35'

### DESIGN TEAM

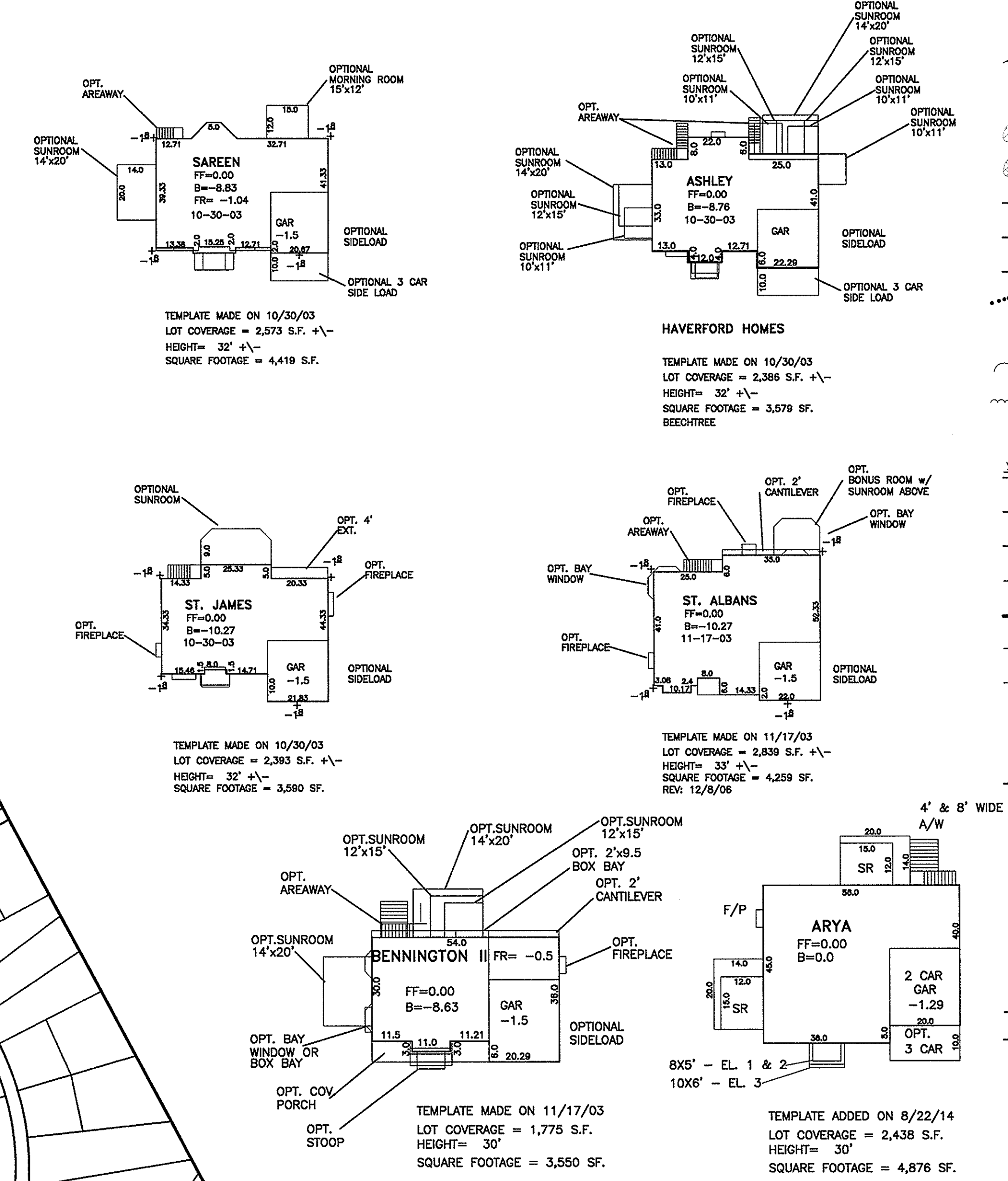
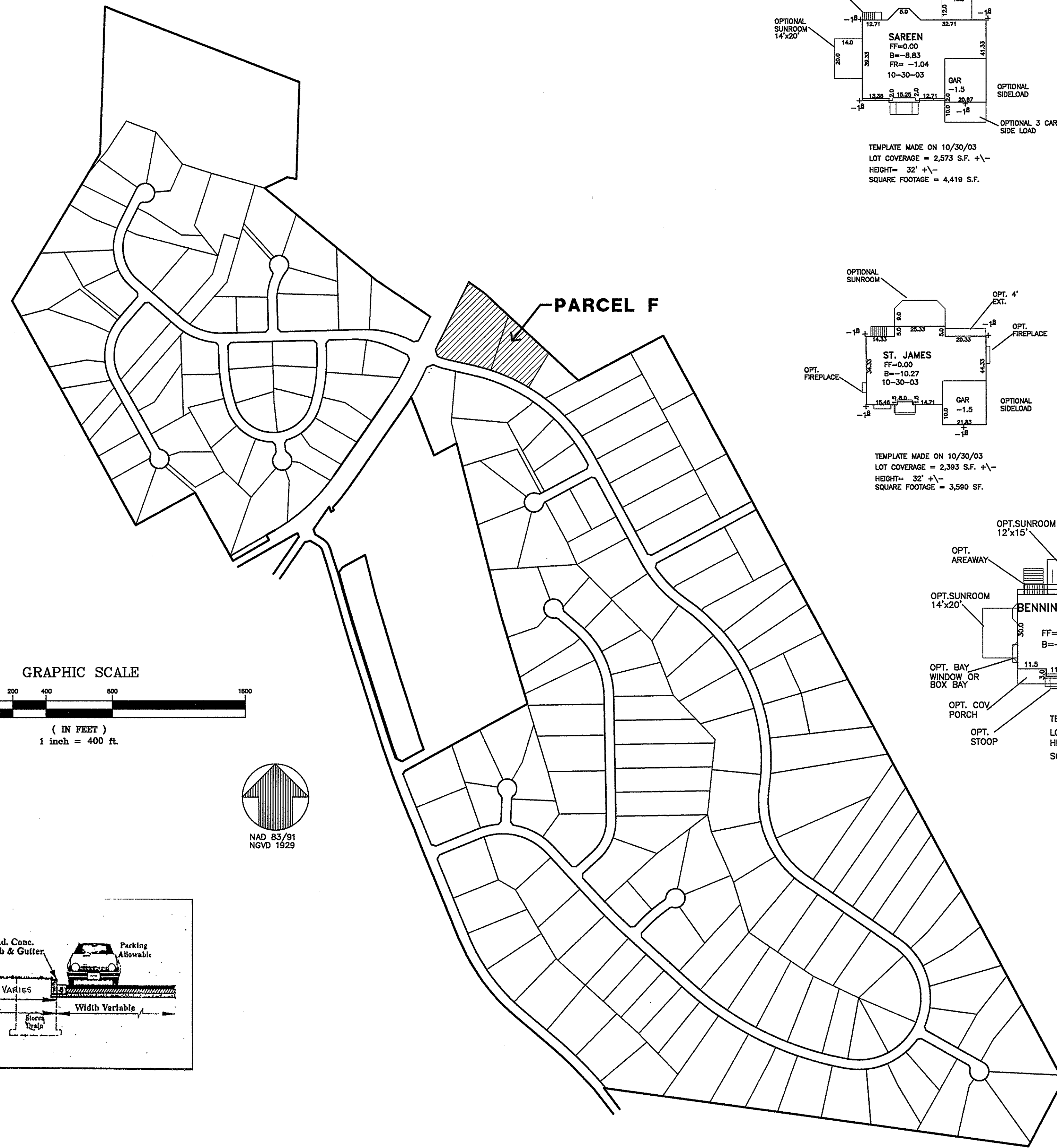
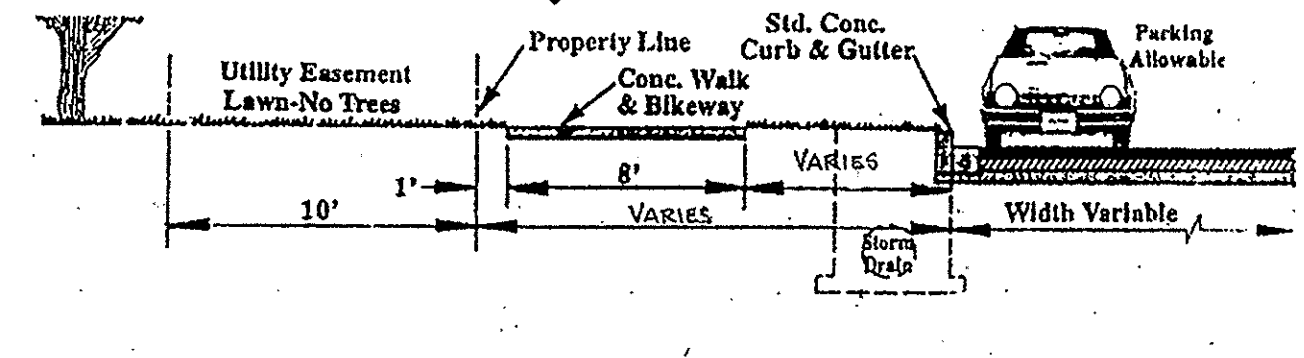
TRAFFIC CONSULTANT:  
THE TRAFFIC GROUP, INC.  
40 W. CHESAPEAKE AVENUE, SUITE 600  
TOWSON, MD 21204 410-583-8405

WETLAND CONSULTANT:  
WETLAND STUDIES AND SOLUTIONS, INC.  
1131 BENFIELD BOULEVARD, SUITE L  
MILLERSVILLE, MARYLAND 21108  
(410) 872-5880

NOISE CONSULTANT:  
POLYSONICS  
5115 MACARTHUR BLVD NW  
WASHINGTON DC 20016 202-244-7171



### Class II - Urban Shared, Protected Bikeway

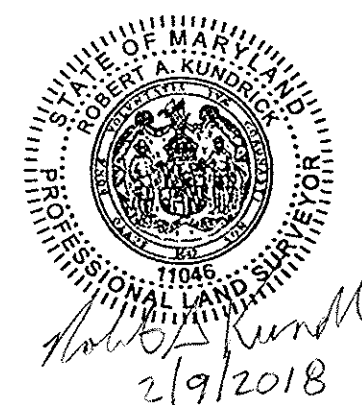


NOT TO SCALE

### LEGEND

- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- STEEP SLOPES, 15-25%
- STEEP SLOPES, >25%
- EX. PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL LINE
- SOIL BOUNDARY
- SOIL CLASSIFICATIONS
- EXISTING TREE LINE
- EXISTING SHRUB LINE
- SPECIMEN TREE
- NON-TIDAL WETLANDS
- 25' WETLAND BUFFER
- WATERS OF THE U.S.
- 100-YEAR FLOODPLAIN
- PRIMARY MANAGEMENT AREA
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PARCEL
- PROPOSED BLOCK
- PLAT LINE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED STREET TREE (EXACT SPECIES, NUMBER, AND LOCATION TO BE DETERMINED UNDER STREET TREE AND LIGHTING PLAN)
- LIMITS OF DISTURBANCE
- FACTOR OF SAFETY LINE

FOR OFFICIAL USE ONLY  
GR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.



M-NCPPC  
APPROVAL

PROJECT NAME: St. James Parcel F  
PROJECT NUMBER: 4-17016

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Amendment numbers must be included in the Project Number

PROJ. MGR.	DATE	REVISIONS	BY	DATE	REVISIONS	BY
RH						
DESIGNED						
IT						
DRAWN						
MH						
CHECKED						
RH						

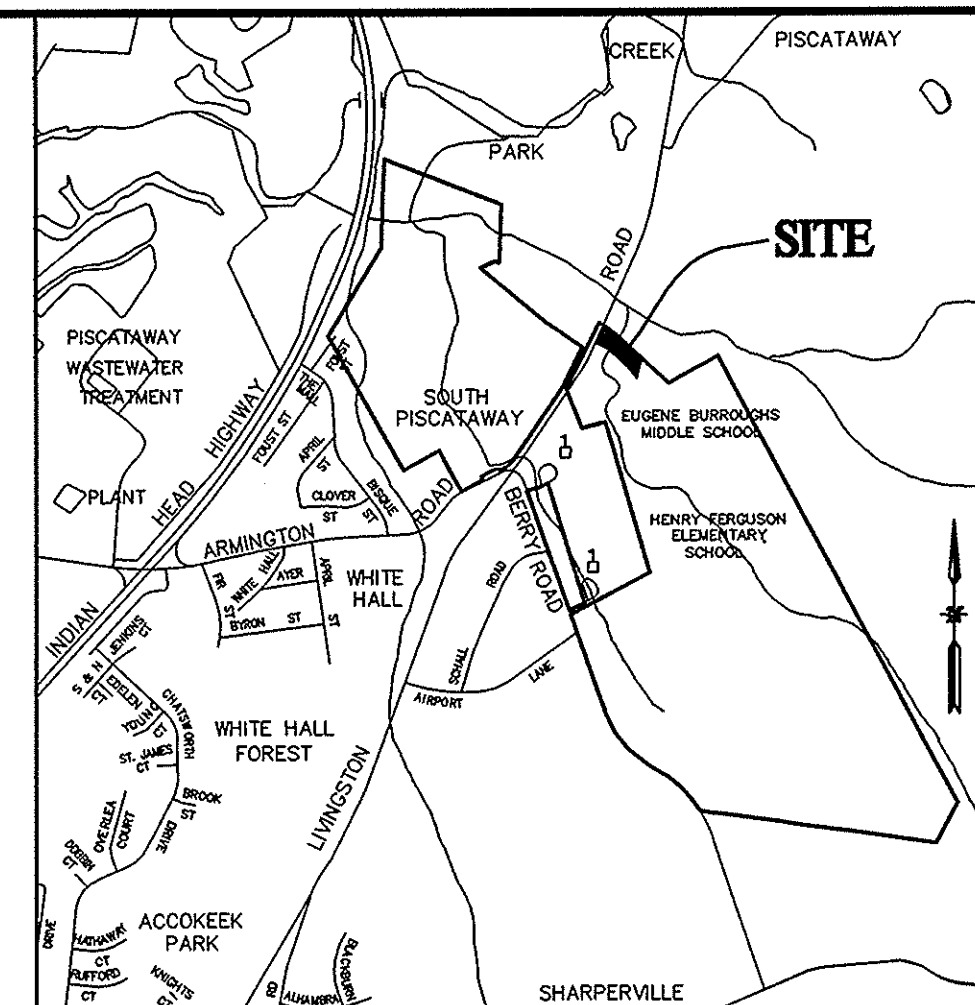
ENGINEER/PLANNER/LANDSCAPE ARCHITECT:  
**GPI GREENMAN-PEDERSEN, Inc.**  
ENGINEERING AND CONSTRUCTION SERVICES  
10977 Guilford Road, Annapolis Junction, MD, 20701  
D.C. Metro. 301.470.2772 Balt. 410.880.3055  
Fax 301.490.2649 WWW.GPINET.COM

OWNER/DEVELOPER/APPLICANT:  
**ST. JAMES / HAVERFORD  
CONSTRUCTION PARTNERS, INC.**  
6110 EXECUTIVE BLVD, SUITE 430  
ROCKVILLE, MD, 20852  
PHONE: 301.864.8500 FAX:

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. 19344, Expiration Date: 8/25/2019.

**PRELIMINARY PLAN  
ST. JAMES  
PARCEL F RESUBDIVISION**  
PRINCE GEORGE'S COUNTY ACCOKEEK, MARYLAND  
PISCATAWAY ELECTION DISTRICT No. 5  
SCALE: 1"=400'  
SEPT., 2017  
GPI PROJ. No. 2001173  
SHEET 1 OF 2





CALL "MISS UTILITY" AT LEAST 48  
HOURS IN ADVANCE OF CONSTRUCTION AT  
1-800-257-7777

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QR label certifies that this plan  
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**PRELIMINARY PLAN**  
**ST. JAMES**  
**PARCEL F RESUBDIVISION**

PRINCE GEORGE'S COUNTY ACCOKEEK, MARYLAND PISCATAWAY ELECTION DISTRICT No. 5

SCALE: 1"=400'
SEPT., 2017
GPI PROJ. No. 2001173
SHEET 2 OF 2

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ENGINEER/PLANNER/LANDSCAPE ARCHITECT

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ROCKVILLE, MD. 20852  
PHONE: 301.864.8500 FAX:

### 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. 19916,  
Expiration Date: 1/14/2019.