

STATEMENT OF JUSTIFICATION
PRESERVES AT WINGATE
PRELIMINARY PLAN 4-18025

1.0 INTRODUCTION/OVERVIEW/ORIENTATION

The property which is the subject the referenced Preliminary Plan of Subdivision (the "Subject Property") consists of 22.4 acres located at the intersection of Good Luck Road and Springfield Road in Glenn Dale, Maryland. The Subject Property consists of a total of 7 parcels of land, which parcels are referenced as Parcels 49, 185, 186, 187, 188, and 189 and 190 on Tax Map 28. The purpose of this application is to subdivide the Subject Property into a total of 18 lots in accordance with the underlying R-E Zone.

The Subject Property is irregularly shaped, with approximately 2000 linear feet of frontage on Good Luck Road and 1600 linear feet of frontage on Springfield Road. To the north, across Good Luck Road, is wooded land owned by the United States of America and used as part of the Goddard Space Flight Center. This land is zoned R-O-S ((Reserve Open Space). Also located north of the Subject Property is land zoned R-R (Rural Residential) owned and developed as the Glenn Dale United Methodist Church. To the east, across Springfield Road, is land zoned R-R and improved with single family detached homes. To the south and west, the Subject Property is abutted by single

family detached homes in the Wingate Subdivision, which was subdivided in the 1980's. At one time, the Subject Property was part of a larger tract from which the Wingate Subdivision was created, but the Subject Property was designated as a residue parcel and never platted.

II. NATURE OF REQUEST

As noted above, the application proposes to subdivide the Subject Property into a total of 18 lots in order to construct single family detached homes. Seven of the proposed lots will front on and access Good Luck Road. Seven of the proposed lots will front on and access Springfield Road. The remaining four lots will access a short cul-de-sac which will connect to Good Luck Road. The lots will range in size from 40,293 to 80,405. Each of the lots in the proposed subdivision is larger than the abutting lots in the Wingate Subdivision, in order to ensure compatibility. There will be no direct access from the Subject Property to the roads within the Wingate Subdivision.

III. CONFORMANCE TO PLAN PRINCE GEORGE'S 2035 AND THE EAST GLENN DALE AREA SECTOR PLAN

The proposed subdivision conforms to the vision, policies and strategies contained within the Plan Prince George's Approved General Plan. The Subject Property is located within

the Established Communities and designated on the Generalized Land Use Map as Residential Low, which is consistent with the proposed subdivision.

The Sector Plan and Sectional Map Amendment for East Glenn Dale was adopted in 2006 and recommends that the Subject Property be utilized as "Residential, Low-Density". One of the stated policies needed to meet the goals in the Sector Plan is to "encourage new residential development to retain and enhance the existing character of the sector plan area." Another policy is to "provide for compatible land uses abutting or adjacent to existing residential development or residential streets." The proposed subdivision is consistent with both of these policies, as the lots will represent an opportunity for new residential development which is consistent with the existing character of surrounding lots. Thus, the proposed subdivision is consistent with the General Plan and area Sector Plan vision for this area.

IV. PRINCE GEORGE'S COUNTY TEN YEAR WATER AND SEWER PLAN

The 2010 Water and Sewer Plan placed the Subject Property in water and sewer Category 3, Community System, and within Tier 1 under the Sustainable Growth Act. As such, the Subject Property will be served by public water and sewer systems.

V. WOODLAND CONSERVATION ORDINANCE

The Subject Property is subject to the requirements of Subtitle 25 of the Prince George's County Code. A Type 1 Tree Conservation Plan has been prepared and submitted with the application. The Applicant is proposing to satisfy all woodland conservation requirements on site.

VI. Master Plan of Transportation (2009)

Both Good Luck Road and Springfield Road are classified as collector roadways, with an ultimate right of way width of eighty (80) feet. The Preliminary Plan shows dedication of forty (40) feet from center line. However, Good Luck Road and Springfield Road (up to Duckettown Road) are designated as historic roads. The ultimate improvements within the right of way will be determined by Prince George's County.

VII. SUBTITLE 24-PRINCE GEORGE'S COUNTY SUBDIVISION REGULATIONS

Set forth below is a list of applicable provisions of Subtitle 24 of the Prince George's County Code and a comment addressing conformance.

Sec. 24-121. - Planning and design requirements.

(a) The Planning Board shall require that proposed subdivisions conform to the following:

- (1) All lots shall be designed to be located wholly within the County and platted in conformance with all of the requirements of the Zoning Ordinance applicable to the subject property.

COMMENT: All of the proposed lots are wholly located within the County and conform to all of the requirements in the Zoning Ordinance applicable to the R-E Zone.

- (2) In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten-Year Water and Sewerage Plan.

COMMENT: As noted above, the Subject Property is located in Category 3 for both water and sewer service and will be served by public water and sewerage facilities.

- (3) When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.

COMMENT: The proposed lots do not abut an existing or planned roadway of arterial or higher classification. Both Good Luck Road and Springfield Road are classified as collector roadways.

- (4) Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.

COMMENT: This requirement is not applicable to the proposed lots.

- (5) The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning. Notwithstanding any other requirement of this Section, a proposed preliminary plan or final plat of subdivision may be designed to conform with the land use policy recommendations for centers, as approved within the current County general plan, unless the District Council has not imposed the recommended zoning.

COMMENT: The proposed subdivision conforms to the recommendations of Plan Prince George's 2015 and the Sector Plan for East Glenn Dale. The Subject Property is located within the Established Communities and is recommended in both the General Plan and the Sector Plan for Residential-Low development. The proposed subdivision conforms with these recommendations.

- (6) When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.

COMMENT: There are no recommendations in the Sector Plan or the General Plan which would require any part of the Subject Property to be placed in reservation.

- (7) Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.

COMMENT: No residue parcels or lots are proposed.

- (8) Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.

COMMENT: The only corner in the subdivision is the corner of Springfield Road and Good Luck Road. This corner provides an appropriate radius.

- (9) Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board.

COMMENT: Due to the linear nature of the Subject Property, block divisions are not necessary.

- (10) Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.

COMMENT: The subdivision is designed to avoid unnecessary roads or grading. Most of the lots are designed to front on the existing roads that abut the Subject Property.

- (11) Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.

COMMENT: Small areas of wetlands do impact the Subject Property and are proposed to be preserved within retained woodland.

- (12) Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:
 - (A) The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots.
 - (B) The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.
 - (C) The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels.

COMMENT: Lot size averaging is no longer permitted, and none is proposed.

- (13) Generally, lots, except at corners, should have access to only one (1) street.

COMMENT: All proposed lots only access one (1) street.

- (14) If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections, and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign.

COMMENT: No entrance feature or gateway sign is proposed.

- (15) The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections, and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.

COMMENT: A Site Development Concept Plan has been filed by the Applicant and is under review.

- (16) Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25.

COMMENT: As noted above, a TCP 1 has been submitted for approval with the application.

(17) Historic resources should be preserved.

COMMENT: No historic resources are located on the Subject Property. On the west side of Springfield Road, north of Good Luck Road, is Perkins Methodist Chapel & Cemetery (64-005). The address is 8500 Springfield Road. While the historic setting of this property extends to Good Luck Road, the chapel itself is approximately 1000 feet north of the Subject Property. Further, the existing Glenn Dale United Methodist Church was constructed in 1971 between the Perkins Chapel and the Subject Property. No dwellings on the Subject Property would be visible from the Perkins Chapel.

(18) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate.

COMMENT: A pre-submittal checklist was filed by the Applicant and staff determined that a Phase I archeology survey was required. A Phase I Archeological Study was conducted and found no archeological resources that required additional study.

- (19) Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.

COMMENT: This criterion is not applicable to the Subject Property. The proposed subdivision is for single family detached dwellings.

Sec. 24-122. - Public facilities requirements.

- (a) When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents: Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.

COMMENT: A PUE will be provided along all existing and proposed public road frontages.

- (b) Land for public facilities shown on the General Plan, functional master plans and/or area master plans, and watershed plans shall be reserved, dedicated, or otherwise provided for.

COMMENT: No public facilities are shown on the General Plan or applicable Sector Plan.

- (c) Stormwater management facilities, existing or proposed as part of the development, shall have sufficient capacity to convey surface water runoff.

COMMENT: A Site Development Concept Plan has been submitted and will provide for adequate conveyance of surface water runoff. Sec.

24-122.01. - Adequacy of public facilities.

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the

proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

COMMENT: Per the direction of the Transportation Division, traffic counts have been taken and provided with this application for review. A finding of adequate public facilities will be made in conjunction with the review of these traffic counts.

DIVISION 4. - REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

Sec. 24-123. - General requirements.

(a) The Planning Board shall require that preliminary plan conform to the following:

- (1) The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when reserved or dedicated, shown on the final plat.

COMMENT: The rights of way of all existing and proposed road are shown and right of way will be dedicated at the time of final plat.

- (2) All proposed streets shall be continuous and in alignment with existing or platted streets in adjoining subdivisions so as to create a street network that is functional and easily understandable. Generally, streets should cross other streets at right angles.

COMMENT: The only proposed street is a short cul-de-sac from Good Luck Road which will serve four lots. The street will be functional and easily understandable.

- (3) All internal subdivision streets shall be wholly within the County and shall not be designed to directly connect to

an adjacent county unless the applicant has obtained the prior written approval of the District Council and the appropriate land use authority of the adjacent County.

(A) An applicant must file a written request for said approval. The request shall be filed with the Clerk of the District Council. The District Council must either approve or disapprove said request within forty-five (45) days from the date of filing. Failure of the District Council to act within said forty-five (45) day period shall constitute an approval of the request. For purposes of this provision an internal subdivision street shall be deemed to be a public roadway having a right-of-way width of eighty (80) feet or less.

(B) After public hearing before the District Council, the Council shall not allow the proposed bi-county subdivision unless it finds that delivery of public safety services, utility services, and tax collection will be timely and adequate for the lots in Prince George's County.

COMMENT: All internal streets are wholly within Prince George's County. This provision is no applicable to this subdivision.

(4) All streets proposed for dedication to public use shall be designed to the standards of the County road ordinance and street standards for width and minimum curve radii or to the standards of municipalities having jurisdiction. Variations from these standards may be granted by the Planning Board upon the recommendation of the Department of Permitting, Inspections, and Enforcement or upon the recommendation of the municipality or other governmental authority having jurisdiction.

COMMENT: The only new street proposed by this subdivision shall be designed to the standards of the County Road Ordinance.

(5) Arterial highways shall have a minimum right-of-way width of one hundred and twenty (120) feet; collector streets, a minimum right-of-way width of eighty (80) feet; and parkways, such right-of-way width as may be designated by the Planning Board. The width of secondary subdivision streets shall be not less than fifty (50) feet and the width of primary subdivision streets not less than sixty (60) feet.

COMMENT: The proposed cul-de-sac will have a right of way width of sixty (60) feet.

- (6) Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.

COMMENT: Any pedestrian circulation will be provided in the form of a paved shoulder and will be within the public right of way. The provision of the sidewalk will be determined by the Department of Permitting, Inspections and Enforcement or the Department of Public Works and Transportation at the time of permit review.

Sec. 24-124. - Adequate roads required.

- (a) Before any preliminary plan may be approved, the Planning Board shall find that:

- (1) There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing and implementation program as defined in Section 27-107.01(186.1); and
- (2) The traffic generated by the proposed subdivision will be accommodated on major intersections and major roadways within the established study area such that they will be functioning below the minimum peak-hour service levels adopted by the Planning Board in the "Guidelines for the Analysis of the Traffic Impact of Development Proposals," as may be amended from time to time (hereinafter the "study

area" refers to major intersections and major roadways as defined in the "Guidelines"); or

COMMENT: As noted above, traffic counts were provided as required by the Transportation Section. An analysis will determine whether any road improvements are required to ensure that adequate roads exist to accommodate the traffic to be generated by the proposed subdivision.

Sec. 24-124.01. - Adequate Public Pedestrian and Bikeway Facilities Required in County Centers and Corridors.

COMMENT: Adequate Public Pedestrian and Bikeway Facilities are required for properties within designated County Centers and Corridors. The Subject Property is not located within a County Center or Corridor.

DIVISION 5. - REQUIREMENTS: ENVIRONMENTAL AND PARKS.

Sec. 24-129. - One hundred (100) year floodplain.

(a) Land shall be platted in a manner that protects the public against loss of life or property due to the one hundred (100) year flood, while minimizing the public and private costs of flood control measures. The Planning Board shall require that proposed subdivisions conform to the following:

- (1) Except as provided in Paragraphs (2) and (3), lots shall comply with the minimum net lot areas prescribed by the Zoning Ordinance, exclusive of any land area within the one hundred (100) year floodplain.
- (2) In the R-A and O-S Zones, where any lot contains a floodplain area, there shall be a minimum of forty thousand (40,000) contiguous square feet of area exclusive of any land within the one hundred (100) year floodplain.
- (3) In the R-E Zone, and in the R-R Zone for the purposes of compliance with Section 24-128(b) (1) (B), any area of a lot in excess of twenty thousand (20,000) contiguous square feet may be in the one hundred (100) year floodplain provided

- (3) The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.
 - (4) Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.
 - (5) Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.
- (c) The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.

COMMENT: A Site Development Concept Plan has been submitted for review and approval. Stormwater control will be provided in accordance with Subtitle 32 of the Prince George's County Code. As noted above, regulated environmental features are being preserved or restored in a natural state to the fullest extent possible, as provided in the Environmental Technical Manual. A separate statement of justification is being submitted to address necessary impacts to regulated environmental features.

IX. CONCLUSION

Based upon the above, the Applicant submits that the proposed Preliminary Plan of Subdivision satisfies the

requirements for approval as set forth in the Prince George's County Code. The subdivision of the Subject Property will create 18 lots which will be compatible with existing development adjacent to the Subject Property and will allow for appropriate infill development within the Established Communities as designated by Plan Prince George's 2035.

Respectfully submitted,
Gibbs and Haller

A handwritten signature in blue ink, appearing to read 'Th H', is written over a horizontal line.

Thomas H. Haller



PRESERVES AT WINGATE

PRELIMINARY PLAN

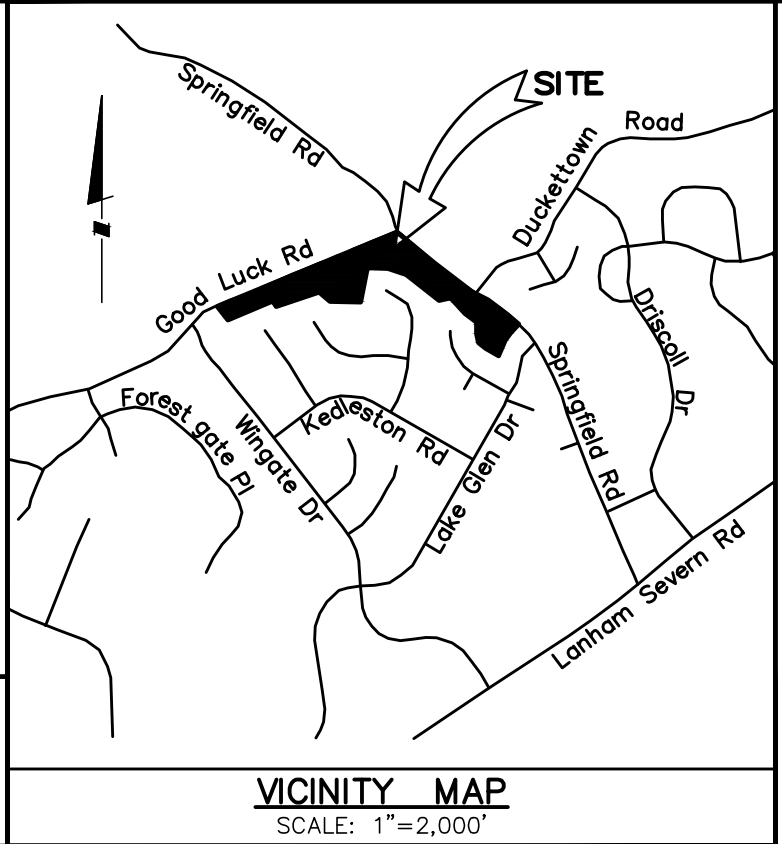
01/16/ 2019 REV.
PER COUNTY
COMMENTS. MP.

DATE: NOV., 2018	
DWN. JK	CHECKED MP

SCALE: 1' = 100'

PROJECT/FILE NO.
18-010

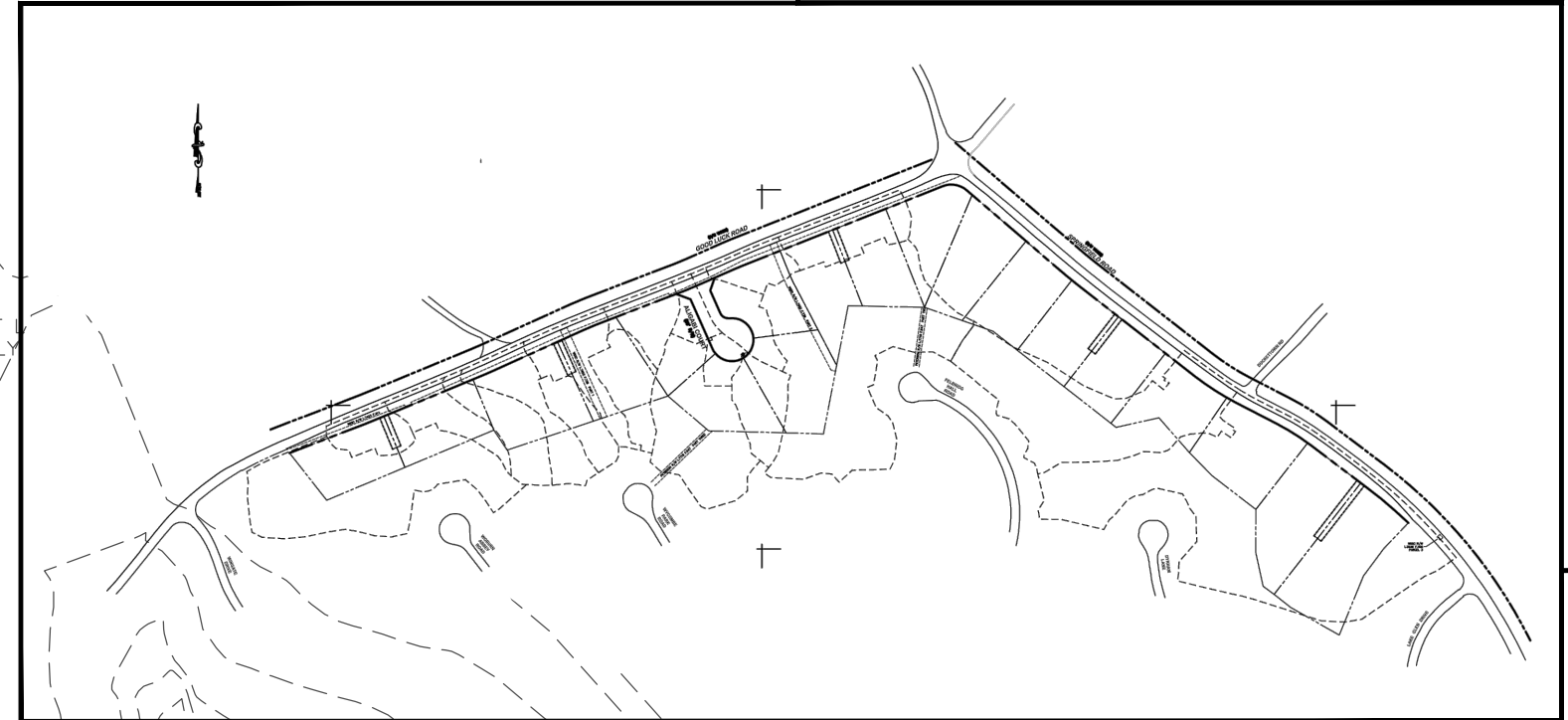
SHEET NO.
1 OF 1



ALIGABICOLA

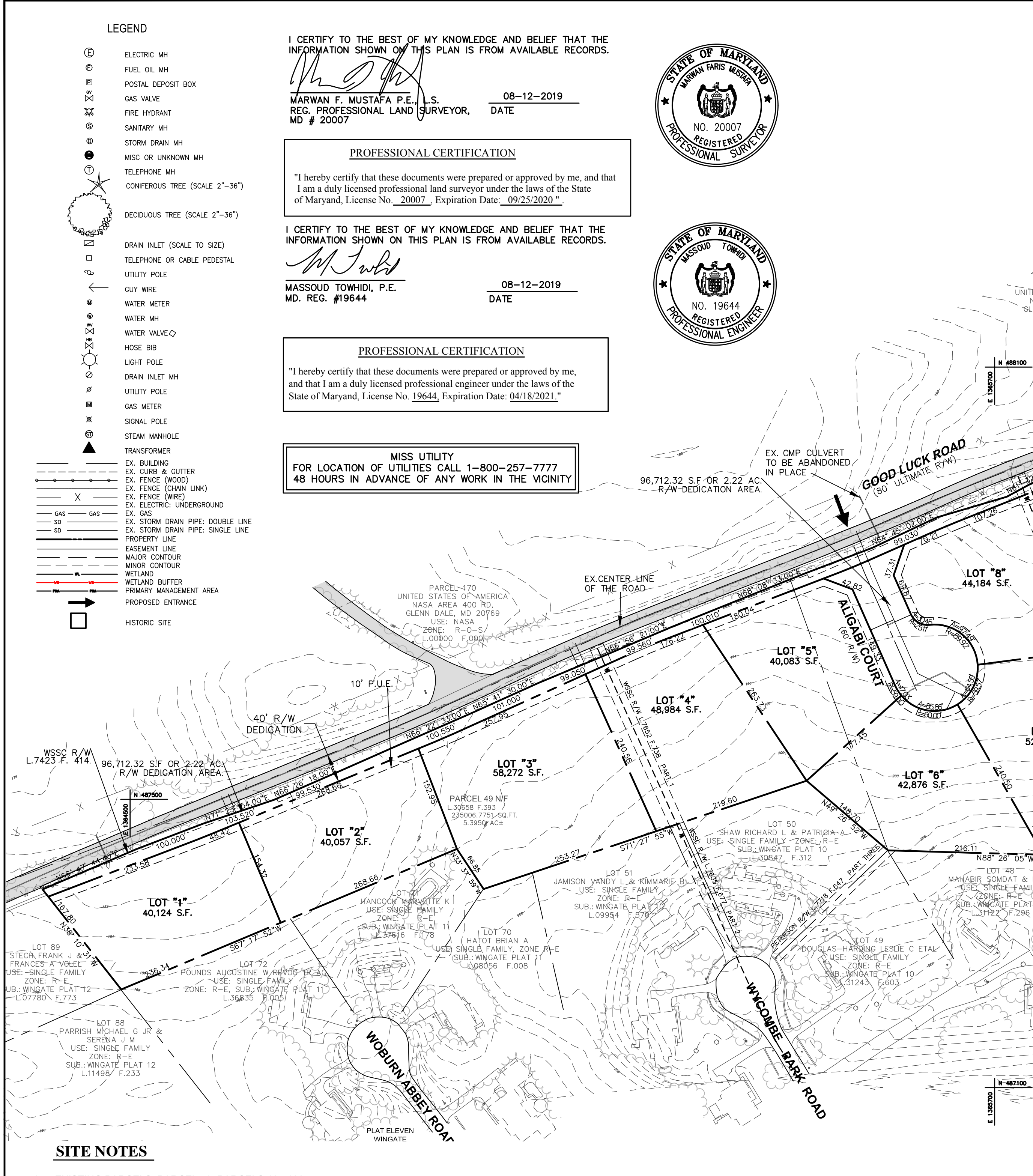
VICINITY MAP

SCALE: 1"=2,000'



DRAINAGE AREA MAP

0 SCALE



SITE NOTES

1. EXISTING PARCELS: PARCEL 49, PARCELS 185-190
PLAT: N/A
LIBER AND FOLIO:
PARCEL 049: L. 30658 F. 393
PARCEL 185: L. 36899 F. 47
PARCEL 186: L. 36899 F. 56
PARCEL 187: L. 36899 F. 65
PARCEL 188: L. 36899 F. 73
PARCEL 189: L. 36899 F. 82
PARCEL 190: L. 37163 F. 278
 2. TAX MAP/GRID: 028/C3, B3, & D3
 3. 200 SHEET NO: 21N1E10
 4. PURPOSE OF SUBDIVISION: CREATION OF 18 SINGLE FAMILY DETACHED DWELLINGS.
 5. PRIOR APPROVALS ON RECORDS:N/A
 6. AREA OF PARCELS:
PARCEL 049: 5.44 AC.
PARCEL 185: 1.89AC.
PARCEL 186: 2.17AC.
PARCEL 187: 1.69AC.
PARCEL 188: 1.24AC
PARCEL 189: 1.25AC
PARCEL 190: 8.82AC
TOTAL 22.4 AC
 7. THERE IS PRIMARY MANAGEMENT AREA ON SITE: 2.28AC.
 8. THERE ARE REGULATED ENVIRONMENTAL FEATURES ON SITE.
 9. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
 10. ROAD DEDICATION: 2.22 AC.
 11. EXISTING ZONE: RESIDENTIAL-ESTATE (R-E)
 12. PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
 13. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
 14. DENSITY CALCULATIONS: 1 FAMILY DETACHED DWELLING PER 40,000 S.F.
 15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 40,000 S.F. S.F.
 16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE:
FRONT STREET LINE:50'
FRONT BUILDING LINE:150'
 17. SUSTAINABLE GROWTH TIER: 1
 18. THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
 19. CENTER OF CORRIDOR LOCATION: NO
 20. STORM WATER MANAGEMENT APPROVAL :#50638-2018-0 (PENDING)
 21. SEWER/WATER CATEGORIES: S-3/W-3
 22. AVIATION POLICY AREA:6
 23. MANDATORY DEDICATION TO PARKLAND:EXEMPT PER SECTION 24-134(a)(3)
 24. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
 25. HISTORIC SITES ON OR IN THE VICINITY OF THE OF THE PROPERTY: YES
(PARCEL 130 LOCATED ACROSS FROM GOOD LUCK ROAD, NORTH FROM PARCEL 190) #64-5 PERKINS CHAPEL AND CEMETERY-8500 SPRINGFIELD ROAD, GLENN DALE IS LOCATED IN THE VICINITY OF THE SUBJECT SITE.
 26. TYPE 1 CONSERVATION PLAN: YES.
 27. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
 28. WETLANDS: YES
 29. THERE ARE NO STREAMS WITHIN THE SITE.
 30. SOIL TYPES ARE AS FOLLOW: 8aA BELTSVILLE SILT LOAM
 31. THIS SITE 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.
 32. PROPERTY ADDRESS: 11001 GOOD LUCK ROAD GLENN DALE, MD 20769
 33. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
 34. ELECTION DISTRICT: 14
 35. BOWIE DISTRICT: 14
 36. MUNICIPALITY:N/A
 37. THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
 38. NUMBER OF PROPOSED LOTS: 18 LOTS
 39. CUL-DE-SAC TO BE IN ACCORDANCE WITH DPW&T STD. #200.16.
 40. PROPERTY OWNERS:
PARCEL 049: HUSSEIN MAYASA
PARCEL 185: ALIGABI MARWA
PARCEL 186: ALIGABI NURFATIMEH
PARCEL 187: ALIGABI AYAH
PARCEL 188: ALIGABI HUSSEIN

17. SUSTAINABLE GROWTH TIER: 1
18. THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
19. CENTER OF CORRIDOR LOCATION: NO
20. STORM WATER MANAGEMENT APPROVAL. #50638-2018-0 (PENDING)
21. SEWER/WATER CATEGORIES: S-3W-3
22. AVIATION POLICY AREA: 6
23. MANDATORY DEDICATION TO PARKLAND: EXEMPT PER SECTION 24-134(a)(3)
24. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
25. HISTORIC SITES ON OR IN THE VICINITY OF THE OF THE PROPERTY: YES
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THE SUBJECT SITE.
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28. WETLANDS: YES
29. THERE ARE NO STREAMS WITHIN THE SITE.
30. SOIL TYPES ARE AS FOLLOW: B&a BELTSVILLE SILT LOAM
31. THIS SITE 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.
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39. CUL-DE-SAC TO BE IN ACCORDANCE WITH DPW&T STD. #200.16.
40. PROPERTY OWNERS:

OWNERS
MARWA ALIGABI, NURFATIMEH
ALIGABI, HUSSEIN ALIGABI,
ZAHRA ALIGABI, MAYASA ALIGABI,
AND MAYASA HUSSEIN.
8119 FELBRIGG HALL ROAD
GLENDALE, MD 20769
TEL: (240) 508-9292

BUILDER:

CARUSO HOMES, INC.
2120 BALDWIN AVE.
SUITE 200
CROFTON MD. 21114
TEL. 301-261-0277
FAX: 443-782-0490



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

The Maryland-National Capital
Park and Planning Commission

PRELIMINARY PLAN:

TCP: _____

PLANNING BOARD ACTION:

ADOPTION DATE:

AUTHORIZED SIGNATURE

THIS BLOCK FOR
OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board. Its design

M-NCPPC

APPROVA

PROJECT NAME:	11001 GOOD LUCK ROAD
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PROJECT NUMBER: PRELIMINARY PLAN 4-18025

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

- LEGEND
- ELECTRIC MH
 - FUEL OIL MH
 - POSTAL DEPOSIT BOX
 - GAS VALVE
 - FIRE HYDRANT
 - SANITARY MH
 - STORM DRAIN MH
 - MISC OR UNKNOWN MH
 - TELEPHONE MH
 - CONIFEROUS TREE (SCALE 2"=36")
 - DECIDUOUS TREE (SCALE 2"=36")
 - DRAIN INLET (SCALE TO SIZE)
 - TELEPHONE OR CABLE PEDESTAL
 - UTILITY POLE
 - GUY WIRE
 - WATER METER
 - WATER MH
 - WATER VALVE
 - HOSE BIB
 - LIGHT POLE
 - DRAIN INLET MH
 - UTILITY POLE
 - GAS METER
 - SIGNAL POLE
 - STEAM MANHOLE
 - TRANSFORMER
 - EX. BUILDING
 - EX. CURB & GUTTER
 - EX. FENCE (WOOD)
 - EX. FENCE (CHAIN LINK)
 - EX. FENCE (WIRE)
 - EX. ELECTRIC UNDERGROUND
 - EX. STORM DRAIN PIPE: DOUBLE LINE
 - EX. STORM DRAIN PIPE: SINGLE LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - WETLAND
 - WETLAND BUFFER
 - PRIMARY MANAGEMENT AREA
 - PROPOSED ENTRANCE
 - HISTORIC SITE

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MARWAN F. MUSTAFA P.E., L.S.
REG. PROFESSIONAL LAND SURVEYOR, MD # 20007
08-12-2019
DATE

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 20007, Expiration Date: 09/25/2020"

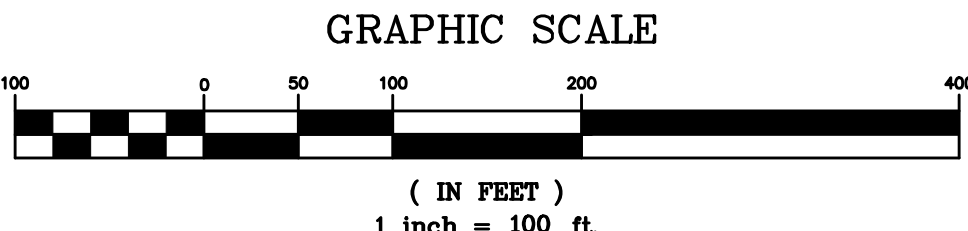
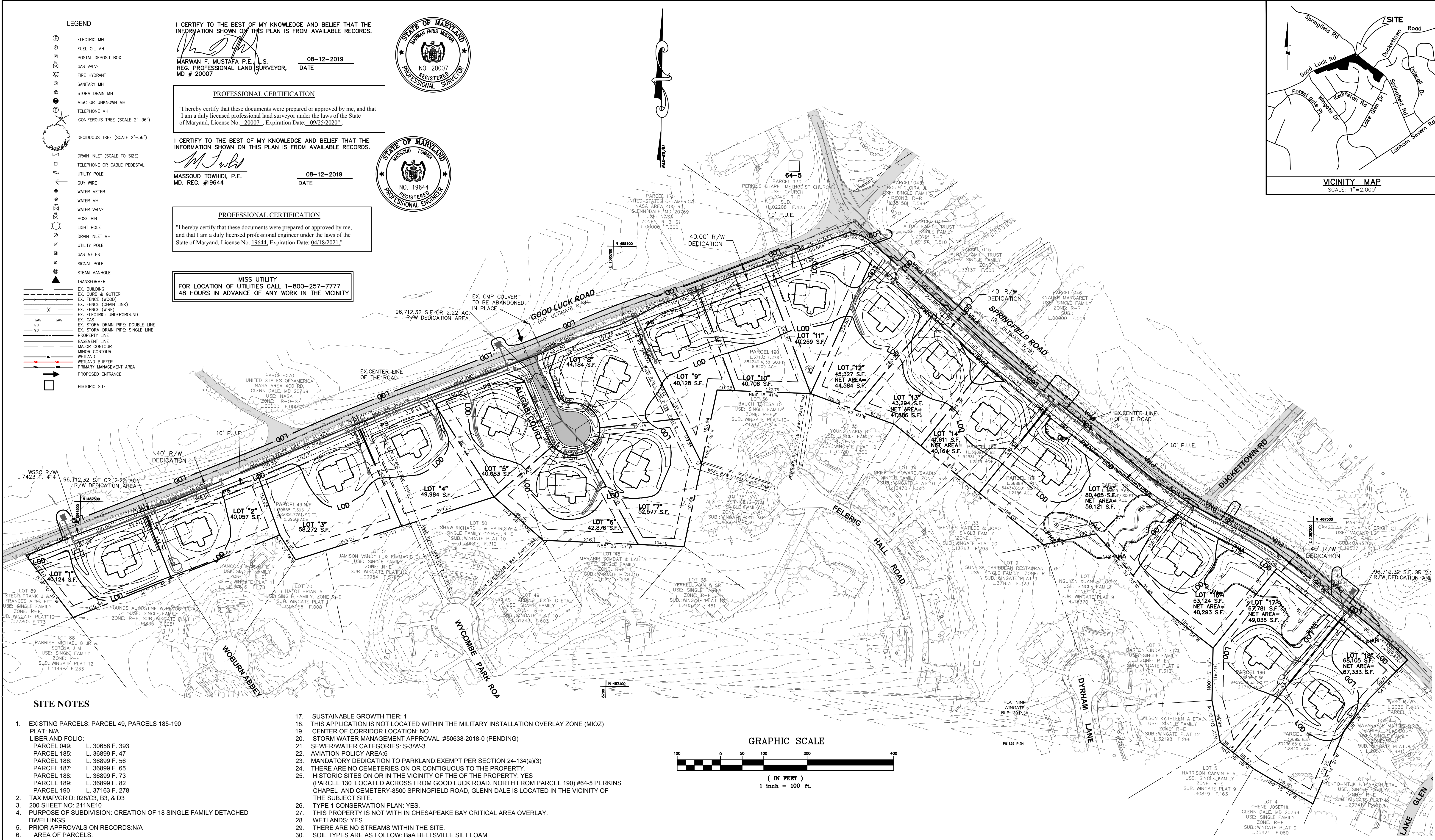
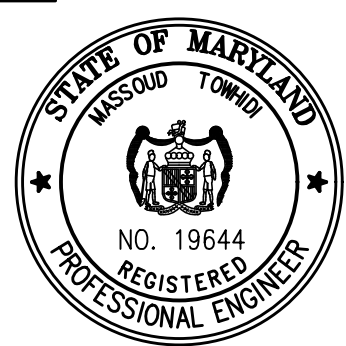
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

MASSOUD TOWHIDI, P.E.
MD. REG. #19644
08-12-2019
DATE

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. 19644, Expiration Date: 04/18/2021."

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



SITE NOTES

- EXISTING PARCELS: PARCEL 49, PARCELS 185-190
PLAT: N/A
LIBER AND FOLIO:
PARCEL 049: L. 30658 F. 393
PARCEL 185: L. 36899 F. 47
PARCEL 186: L. 36899 F. 56
PARCEL 187: L. 36899 F. 65
PARCEL 188: L. 36899 F. 73
PARCEL 189: L. 36899 F. 82
PARCEL 190: L. 37163 F. 278
- TAX MAP/GRID: 028/C3, B3, & D3
- 200 SHEET NO: 211NE10
- PURPOSE OF SUBDIVISION: CREATION OF 18 SINGLE FAMILY DETACHED DWELLINGS.
- PRIOR APPROVALS ON RECORDS: N/A
- AREA OF PARCELS:
PARCEL 049: 5.44 AC.
PARCEL 185: 1.89AC.
PARCEL 186: 2.17AC.
PARCEL 187: 1.69AC.
PARCEL 188: 1.24AC
PARCEL 189: 1.25AC
PARCEL 190: 8.82AC
TOTAL 22.4 AC
- THERE IS PRIMARY MANAGEMENT AREA ON SITE: 2.28AC.
- THERE ARE REGULATED ENVIRONMENTAL FEATURES ON SITE.
- THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
- ROAD DEDICATION: 2.22 AC.
- EXISTING ZONE: RESIDENTIAL-ESTATE (R-E)
- PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
- BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
- DENSITY CALCULATIONS: 1 FAMILY DETACHED DWELLING PER 40,000 S.F.
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 40,000 S.F. S.F.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: FRONT STREET LINE: 50' FRONT BUILDING LINE: 150'
- SUSTAINABLE GROWTH TIER: 1
- THIS APPLICATION IS NOT LOCATED WITHIN THE MILITARY INSTALLATION OVERLAY ZONE (MIOZ)
- CENTER OF CORRIDOR LOCATION: NO
- STORM WATER MANAGEMENT APPROVAL #50638-2018-0 (PENDING)
- SEWER/WATER CATEGORIES: S-3/W-3
- AVIATION POLICY AREA: 6
- MANDATORY DEDICATION TO PARKLAND: EXEMPT PER SECTION 24-134(a)(3)
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- HISTORIC SITES ON OR IN THE VICINITY OF THE OF THE PROPERTY: YES (PARCEL 130 LOCATED ACROSS FROM GOOD LUCK ROAD. NORTH FROM PARCEL 190) #64-5 PERKINS CHAPEL AND CEMETERY-8500 SPRINGFIELD ROAD, GLENN DALE IS LOCATED IN THE VICINITY OF THE SUBJECT SITE.
- TYPE 4 CONSERVATION PLAN: YES
- THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- WETLANDS: YES
- THERE ARE NO STREAMS WITHIN THE SITE.
- SOIL TYPES ARE AS FOLLOW: Baa BELTSVILLE SILT LOAM
- THIS SITE 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.
- PROPERTY ADDRESS: 11001 GOOD LUCK ROAD GLENN DALE, MD 20769
- BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.D.I.
- ELECTION DISTRICT: 14
- BOWIE DISTRICT: 14
- MUNICIPALITY: N/A
- THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
- NUMBER OF PROPOSED LOTS: 18 LOTS
- CUL-DE-SAC TO BE IN ACCORDANCE WITH DPW&T STD. #200.16.
- PROPERTY OWNERS:
PARCEL 049: HUSSEIN MAYASA
PARCEL 185: ALIGABI MARWA
PARCEL 186: ALIGABI NURFATIMEH
PARCEL 187: ALIGABI AYAH
PARCEL 188: ALIGABI HUSSEIN
PARCEL 189: ALIGABI ZAHRA
PARCEL 190: HUSSEIN MAYASA

OWNER

JASSIM ALIGABI
8119 FELBRIGG HALL ROAD
GLENDALE, MD 20769
TEL: (240) 508-9292

BUILDER:

CARUSO HOMES, INC.
2120 BALDWIN AVE.
SUITE 200
GROFTON MD. 21114
TEL. 301-261-0277
FAX: 443-782-0490

THIS BLOCK FOR OFFICIAL USE ONLY

OR 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: 11001 GOOD LUCK ROAD
PROJECT NUMBER: PRELIMINARY PLAN 4-18025

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

The Maryland-National Capital Park and Planning Commission

PRELIMINARY PLAN: _____

TCP: _____

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION #: _____

ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

DATE: DEC., 2018

DWN.	CHECKED
JK	MP

SCALE: 1" = 100'

PROJECT/FILE NO. 18-010

SHEET NO. 1 OF 1

PRESERVES AT WINGATE

PISCATAWAY (5TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY SITE GRADING

CAPITOL DEVELOPMENT DESIGN, INC. PLANNERS - SURVEYOR'S

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

