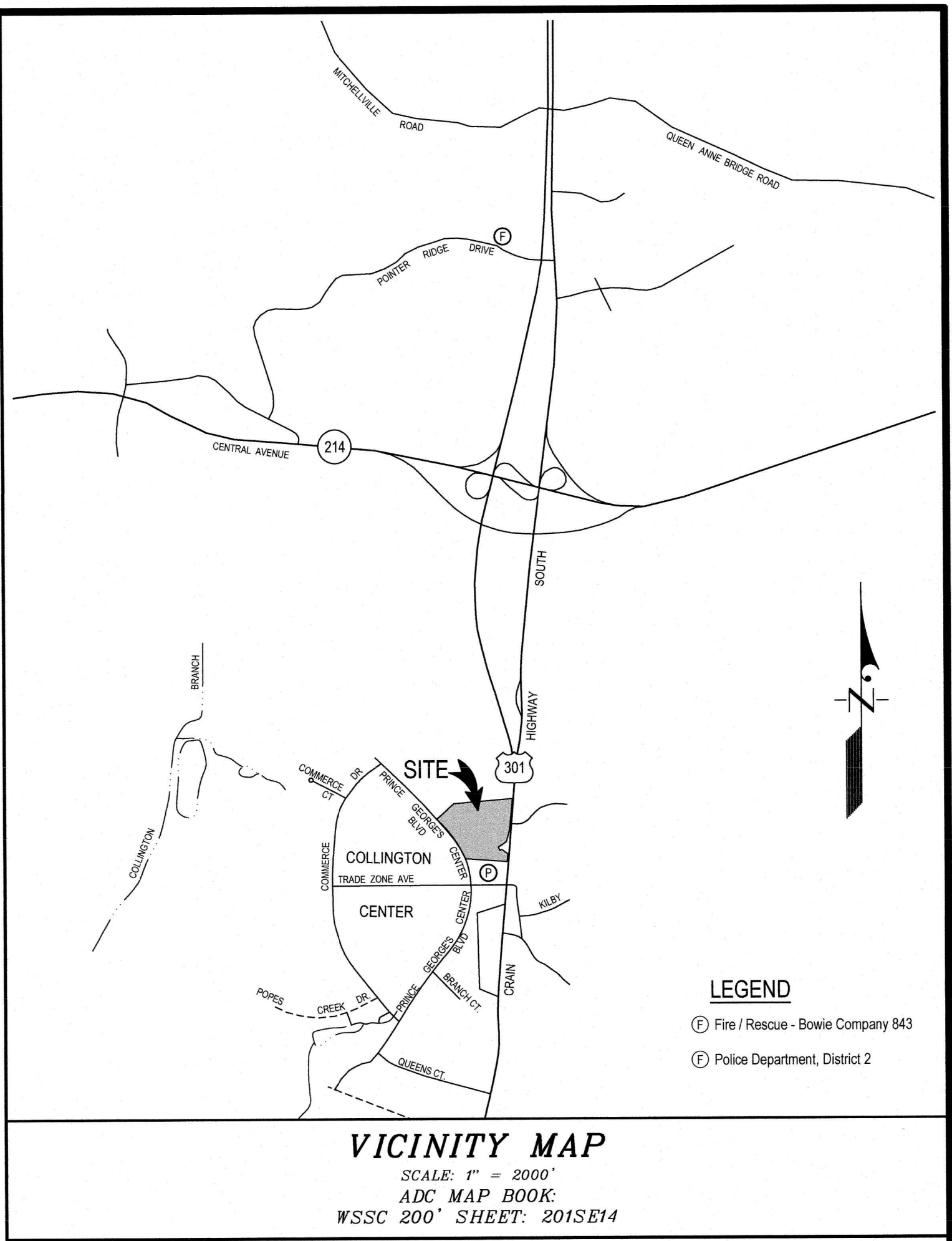


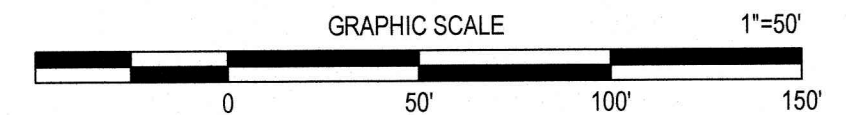


- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING 10 FT CONTOUR
 - EXISTING 2 FT CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING TREELINE
 - CENTERLINE OF EXISTING ROAD
 - IRON PIPE FOUND
 - PROPOSED ACCESS
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - FLOODPLAIN - EXISTING/PROPOSED
 - WETLAND
 - WETLAND BUFFER
 - PRIMARY MANAGEMENT AREA
 - PUBLIC UTILITY EASEMENT
 - STEEP SLOPES (15% OR GREATER)



- GENERAL NOTES**
- Existing parcel lot, deed description/Liber/Folio and plat number
 - Existing use = Office
 - 200 foot map reference (WSSC): 2015E14
 - Purpose of subdivision: Create lot for office building
 - Prior approvals: SDP-8804-01, 5-19156
 - Total Acreage: Gross = 11.01 Acres
 - Net developable area outside PMA: N/A
 - Acreage of Environmental Regulated Features = N/A
 - Acreage of 100-year floodplain = N/A
 - Acreage in road dedication = N/A
 - Existing zoning = E-1-A
 - Existing use = Office
 - Proposed use of property = Office Building
 - Breakdown of proposed dwelling units by type (residential only) = N/A
 - Density calculation (residential only)
 - Minimum lot size required by Zoning Ordinance and Subdivision Regulations (24-130) = 5 adjoining gross acres
 - Minimum lot width at Front of Building Line = N/A
 - Minimum lot width at Front street line = N/A
 - Sustainable Growth Tier = Yes, Tier 1
 - Andrews Interim Land Use Control = No
 - Center or Corridor location = No
 - Existing Gross Floor Area = 53,176 SF
 - Proposed Additional Gross Floor Area = 80,000 SF
 - Total Proposed Gross Floor Area = 133,176 SF
 - Water/Sewer Management Concept number and approval date = 50972-2019 (pending)
 - Water/Sewer Category Designation Existing: W-3/S-3 Proposed: W-3/S-3
 - Aviation Policy Area: N/A
 - Mandatory Park Dedication Requirement: N/A
 - Cemeteries on or contiguous to the property = no
 - Historic Site on or in the vicinity of the property = no
 - Type One Conservation Plan = yes
 - Within Chesapeake Bay Critical Area = no
 - Wetlands = no
 - Streams = no
 - Soils by soil type and source of soil information: NRI-052-2019
 - In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No

4-19014
PRELIMINARY PLAN OF SUBDIVISION
LOTS 8 & 9, BLOCK A
(A RE-SUBDIVISION OF LOT 6, BLOCK A)
COLLINGTON CENTER
QUEEN ANNE DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER/APPLICANT
NASA Federal Credit Union Inc
PO BOX 1588,
Bowie, Maryland 20717

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IN RE: PRELIMINARY PLAN OF SUBDIVISION (4-19014)

APPLICANT: NASA Federal Credit Union, Inc.

**AGENT/
CORRESPONDENT:** Lawrence N. Taub, Esquire
Nathaniel Forman, Esquire
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770

STATEMENT OF JUSTIFICATION

The Applicant hereby requests approval of a Preliminary Plan of Subdivision ("PPS") in accordance with the Prince George's County Subdivision Regulations ("Subdivision Regulations"), to subdivide one existing record lot into two (2) record lots. The property is located at 500 Prince George's Boulevard in Upper Marlboro Maryland, which is shown as Block A, Lot 6 of the Collington Center Subdivision in Plat Book 253 at Plat 39, and encompasses approximately 11 acres in the E-I-A Zone on the east side of Prince George's Boulevard, approximately 370 feet north of Trade Zone Avenue ("Subject Property"). The site is bounded to the north by an office building in the E-I-A Zone; to the east by Robert Crain Highway (US 301); to the south by a police station in the R-R Zone and to the west by Prince George's Boulevard. The subject site is in Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center and Collington South. The Subject Property is improved with a building occupied by NASA Federal Credit Union.

The zoning history of the Subject Property is as follows: On March 2, 1989, the District Council approved Basic Plan Amendments A-6965, A-9284, and A-9397 for the entire Collington Center. Comprehensive Design Plan CDP-8712, also for the Collington Center, was approved by the Planning Board on May 19, 1988. CDP-9006, a revision of CDP-8712, was approved by the Planning Board on October 18, 1990. The Planning Board approved CDP-9006/01, deleting a condition of approval requiring recreational facilities, on October 18, 1990. On June 9, 1988, the Prince George's County Planning Board adopted SDP-8804 for the existing NASA Federal Credit Union upon what was then Lot 2 of Block A of Collington Center Subdivision.

The present application is a request to subdivide the existing lot, Lot 6, into two (2) new lots, which, upon approval, will be referred to as Lots 8 and 9, respectively. Lot 6 was created through a minor subdivision process that adjusted the lot lines for what was previously Lot 2 and a portion of Lot 3 resulting in a final plat recorded in Plat Book 253 at Plat 39 ("record plat"). The lot line adjustment was necessary to effectuate the future construction of two (2) office buildings on Lot 9; the existing NASA Federal Credit Union building will be located on Lot 8. The applicant will submit a revision to the existing Specific Design Plan for the existing NASA Federal Credit Union to reflect the updated lotting pattern, while the two (2) future office buildings on lot 9 will be the subject of a new Specific Design Plan. As mentioned above, the Subject Property is located in the

4-19014
NASA Federal Credit Union
April 29, 2020

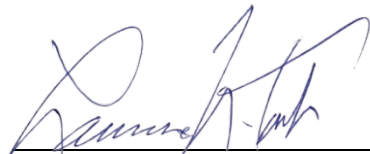
708-acre Collington Center, which has been the subject of numerous development approvals over the years, and the applicant is confident that this application will satisfy the adequate public facilities requirements.


For all of the above-stated reasons, the Applicant respectfully requests approval of the proposed Preliminary Plan of Subdivision to subdivide the existing Lot 6 into the proposed Lots 8 and 9.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By:


Lawrence N. Taub, Esquire


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7850 Walker Drive, Suite 310
Greenbelt, MD 20770
(301) 572-3237

Attorneys for Applicant