

PRELIMINARY PLAN OF SUBDIVISION No. 4-21027

STATEMENT OF JUSTIFICATION

Ray's Towing Service, LLC (the "Applicant") and its resident agent, Ms. Linda Hayden, hereby submit this request to the Prince George's County Development Review Division for review/approval of a Preliminary Plan of Subdivision ("PPS") to create four (4) new Record Lots from the existing parcel known as Parcel 95 located at 12705 10<sup>th</sup> Street in Bowie, Prince George's County, Maryland. This PPS is being filed pursuant to the criteria for subdivision of a property in Subtitle 24 and the zoning requirements for the R-R Zone in Subtitle 27 of the Prince George's County Zoning Ordinance (the "Code"). The development within this PPS is consistent with Section 27-428 (a) (1) of the Code. O'Connell & Lawrence, Inc. ("O'C&L") is the engineer/surveyor for the proposed development and has prepared this Statement of Justification on behalf of the Applicant.

The existing property to be subdivided is roughly "L" shaped and is 104,674.90 Sq. Ft. (2.40± Acres) based on a boundary survey performed by O'C&L. O'C&L notes the existing property is listed as 2.721 Acres by the Maryland State Department of Assessment and Taxation ("SDAT") and by deed. The existing property fronts on both 10<sup>th</sup> Street and Zug Road in the City of Bowie, Maryland. The existing property has been developed with two separate uses. The easternmost and southernmost portion of the property fronts on Zug Road and is developed with a single-family two-story residence, driveway, detached garage, carport, deck, shed, and utilities. This property is used residentially; Ms. Hayden lives in the existing residence on the property. The northernmost portion of the of the property fronts to 10<sup>th</sup> Street and is the location of Ray's Towing Service, a Vehicle Towing Station owned/operated by the Applicant. This side of the property is developed with a single story office building and a combination asphalt and asphalt millings lot for use by the business. The towing lot portion of this property is considered a non-conforming use in the R-R Zone according to the Code. The Applicant previously applied for a Use & Occupancy Permit with a Certified Non-Conforming Use with DPIE and M-NCPPC. That review was conducted under case number 11494-2021-00 and was not certified. The Applicant has decided to eliminate the request to certify the use as Non-Conforming. Further discussion on this shall occur later in this Statement of Justification.

The subdivision proposed four (4) new residential lots for single-family detached dwelling units. The existing house fronting Zug Road is proposed to remain on Proposed Lot 3. The development of single-family dwelling units is an encouraged use in the R-R Zone as defined by the Code. In particular, the Code states that the purpose of this zone is "To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles" (Sec. 27-428 (a) (1) (A)). The requirements for a property located in the R-R Zone are further defined in Section 27-442. **Table 1** shows critical design requirements and proposed conditions on the proposed subdivision lots.

**Table 1. Design Requirements and Proposed Conditions**

<b>Requirement</b>	<b>R-R Req.</b>	<b>Prop. Lot 1</b>	<b>Prop. Lot 2</b>	<b>Prop. Lot 3</b>	<b>Prop. Lot 4</b>
<b>Lot Restrictions</b>					
<b>Lot Area</b>	20,000 Sq. Ft.	20,097.15 Sq. Ft.	23,807.70 Sq. Ft.	25,416.36 Sq. Ft.	28,435.37 Sq. Ft.
<b>Lot Width at Front Building Line</b>	80 Ft*	80 Ft	80 Ft	99.94 Ft (ex.)	89.47 Ft
<b>Lot Width at Front Lot Line</b>	70 Ft	89.44 Ft	70.00 Ft	100.00 Ft	89.18 Ft
<b>Lot Coverage</b>	25% (max)	17.18%	13.01%	14.08%	12.16%
<b>Lot Density</b>	2.17 (max)	2.17	1.83	1.71	1.53
<b>Principal Building Setbacks</b>					
<b>Front Setback</b>	25 Ft (min)	74.73 Ft	87.13 Ft	30.75 Ft (ex.)	33.85 Ft
<b>Side Setback</b>	8 Ft (min)	15.92 Ft	15.83 Ft	27.86 Ft (ex.)	34.50 Ft
<b>Rear Setback</b>	35 Ft (min)	154.43 Ft	139.19 Ft	243.70 Ft (ex.)	227.63 Ft
<b>Accessory Structure Setbacks</b>					
<b>Front Setback</b>	60' (min)	N/A	N/A	105.16 Ft (ex.)	N/A
<b>Side Setback</b>	2' (min)	N/A	N/A	26.51 Ft (ex.)	N/A
<b>Rear Setback</b>	2' (min)	N/A	N/A	39.23 Ft (ex.)	N/A
<b>Principal Building Height</b>	35 Ft (max)	35 Ft (max)	35 Ft (max)	20' ± (ex.)	32 Ft
<b>Use</b>		Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Building Area</b>		2,000 SF	2,000 SF	1,430 SF (ex.)	2,000 SF

\*"If the lot is served by a public or other approved water supply system... the minimum width may be reduced to not less than eighty (80) feet." (Sec. 27-442 (d) (2))

### **Compliance with Zoning Requirements and Master Plan**

As can be seen in the table above, each proposed Lot meets all relevant requirements associated with the subject R-R Zone.

The Bowie and Vicinity Master Plan (the "Master Plan") outlines goals, policies and strategies to

guide development in the area.

### *Development Pattern Element*

One goal for redevelopment in Old Town Bowie is to “provide for a modest increase in residential density to support local businesses” (Old Town Bowie Development District Standards, B.2). It is O’C&L’s opinion that this subdivision plan will support this goal by creating three additional lots with single-family homes.

### *Building Street Types*

The Master Plan identifies Zug Road as an industrial street, and provides additional building specifications. **Table 2** identifies these requirements and proposed conditions on the proposed subdivision lots, which front to Zug Road. Lots 1 and 2 front to 10<sup>th</sup> Street and are not required to meet these specifications.

**Table 2.** Master Plan Requirements and Proposed Conditions

<b>Requirement</b>	<b>Master Plan</b>	<b>Lot 3</b>	<b>Lot 4</b>
<b>Minimum Green Area</b>	20% (min)	85.92%	87.84%
<b>Build-to Line</b>	40 to 50 Ft	30.75 Ft	33.85 Ft
<b>Side Yard</b>	20 Ft	27.86 Ft	34.50 Ft
<b>Principal Building Height</b>	32 Ft	20 Ft ± (ex.)	32 Ft
<b>Use</b>	Single Family Detached House	Single Family Detached House (ex.)	Single Family Detached House

The intent of the Building Street Types is to “recognize the unique characteristics of two distinct street types ... and establish the building form and placement upon the site for development along each street type” (Old Town Bowie Development District Standards, B). Although Zug Road is identified as an industrial street, it is O’C&L’s opinion that the section of Zug Road where the Property is located is not an industrial street in the same manner as the south section of Zug Road. The Property is located in a rural residential area, and the subdivision does not propose an industrial, employment or commercial development. Further, the section of Zug Road being reviewed is split from the “industrial” area of Zug Road by the railroad tracks.

### **Utility Services, Stormwater Management, Emergency Services and Other Site Conditions**

The existing property is served by public water and sanitary sewer service, as supplied by the Washington Suburban Sanitary Commission (“WSSC”). The proposed Lots shall continue to be serviced by WSSC. The service categories for WSSC are W-3 and S-3. Overhead electric and communication lines are available to each Lot. Gas is available to each proposed lot. Additionally, there are no proposed developments or alterations, or tie-ins to the existing Prince

George's County or City of Bowie storm drain systems. Stormwater management requirements are proposed to be met with on-site microbioretention planter boxes for proposed houses; new planter paxes shall also be added to the existing house. All existing on-site drainage patterns shall be maintained following the completion of this development.

O'C&L surveyed a 36" corrugated metal pipe that generally conveys runoff from an off-site northwest of the property to the existing train tracks. There is no disturbance proposed as part of this development to this pipe. O'C&L was unable to locate the deeded owner of this storm drain, but believes it is a publicly owned; as such, O'C&L has proposed access to the subject drain through Lots 3 and 4 and a storm drain easement to allow for public maintenance of the existing storm drain system.

The site is largely cleared, although there is a concentration of trees generally located at the rear corner of the property. An approved Natural Resources Inventory/Forest Stand Delineation is included with this submission package; a proposed Type 1 Tree Conservation Plan is also included with this submission package. Both plans are prepared by Norton Land Design. The Applicant is expected to submit a fee in lieu of woodland conservation. This development is not exempt from parkland dedication. The Applicant is expected to submit a fee in lieu of parkland dedication.

The Prince George's County Fire Station 819, located at 13008 9th Street in Bowie, Maryland, is 0.5 miles away from the proposed lots shall provide the nearest fire and rescue protection. Fire hydrants are currently located both on Zug Road and 10<sup>th</sup> Street and are readily accessible to the proposed development.

The subject property is located directly adjacent to train tracks for the AMTRAK MARC Train services, as well as occasional use by CSX. As part of this submission package, the Applicant commissioned the preparation of a Phase 1 Noise study by Straughan Environmental; that noise study is included with this submission package. According to the Phase 1 Noise study, "all of the proposed residences are anticipated to experience moderate to severe noise impacts due to the close proximity to the existing rail line." Proposed Lot 4 is the only one with an FTA Impact Level rating of severe. A noise barrier was recommended along the south edge of the property and is shown on the subdivision plan. The exact size of the noise wall is expected to be determined at the time of final permits.

In addition, a Phase 1 ESA prepared by Straughan Environmental is included with this submission package for review; this study reported evidence of the following two recognized environmental conditions ("RECs") at the subject property:

- (1) The direct observation of soil impacted by petroleum, associated with the use of the site for automotive sales, towing, and salvage.
- (2) The reported presence of a historical gas station on the property adjoining to the northeast and the possibility of undocumented subsurface impacts from petroleum.

The Phase 1 ESA did not identify any environmental risks other than the RECs listed above. No

remediation recommendations were made in the ESA.

### **Existing Vehicle Towing Service**

At the time of this application, the vehicle towing service is an operating business that has existed in the same location since approximately 1948. As previously stated, the Applicant has filed for a Use and Occupancy permit with a certified non-conforming use for this facility; this administrative application was rejected by Staff.

The existing business is a family-business that is currently managed and maintained by Ms. Hayden's son. Due to the rejection of the administrative Certification of Non-conforming Use attached with this Use and Occupancy, the Applicant has authorized O'C&L to proceed with the subject development. The towing lot will be removed as part of the final development process. This is noted in the attached drawings and is in accordance with O'C&L communication with M-NCPPC Staff in December of 2021 and City of Bowie Staff in January 2022.

### **Previous Submissions**

O'C&L understands a previous Owner submitted an application for a subdivision of the subject property to Staff on October 9, 1997; the previous file number #419970990. Based on the historical record, this request was denied largely due to the applicant not submitting documentation as requested by Staff. It appears to O'C&L that the application was abandoned, but, never formally withdrawn, by the original applicant.

### **Conclusions**

This Subdivision Application complies with forest conservation, stormwater management, and environmental protection requirements. An NRI/FSD has been submitted and approved by Prince George's County prior to the submission of this Application. A Stormwater Management Concept Plan has been submitted to the City of Bowie for review; OC&L has addressed two rounds of comments from the City's consulting engineer. Approval of this drawing is expected in the very near future.

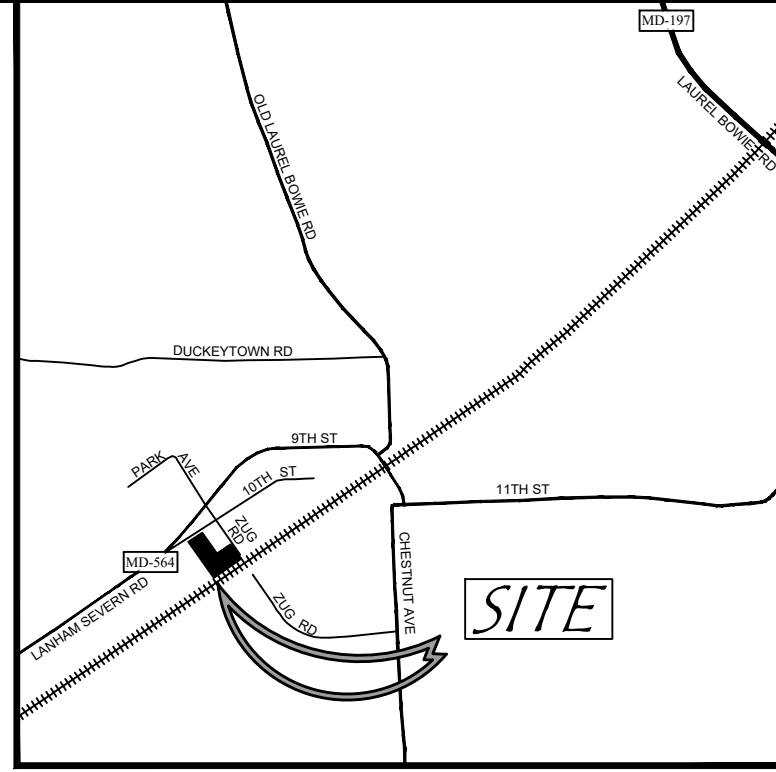
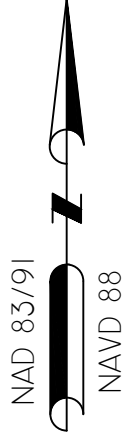
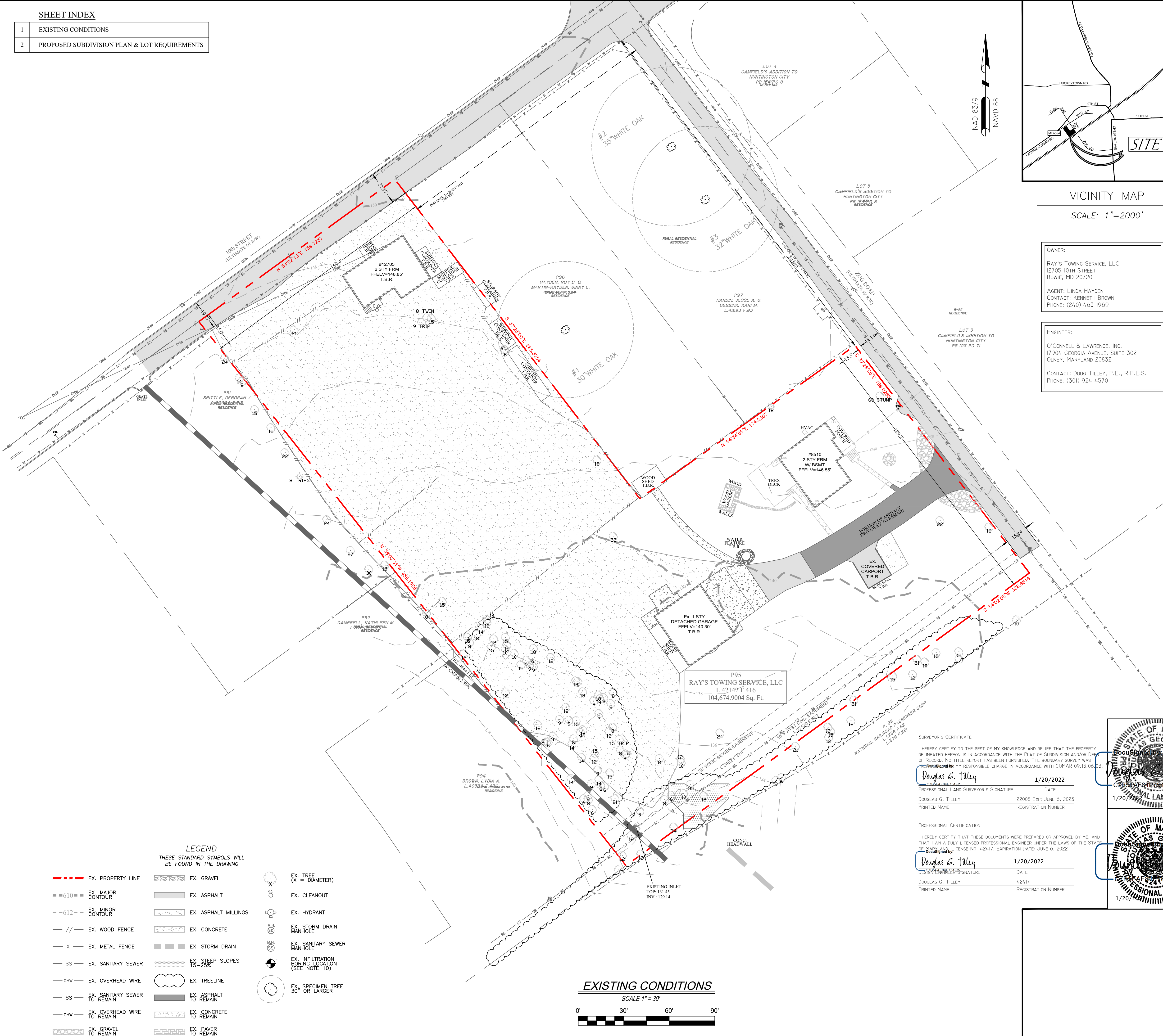
The Applicant certifies that the information set forth in this Statement of Justification is true, complete, and correct to the best of their knowledge, information and belief, and hereby requests that the subject Application be approved as submitted. Thus, the Applicant respectfully requests that the Prince George's County Planning Director grant approval of this Application, which will permit the creation of four (4) new Record Lots in the R-R Zone for the eventual development of a single family dwelling unit on each lot.

GENERAL NOTES

- PRINCE GEORGE'S COUNTY GENERAL NOTES  
LEGAL REFERENCE: PARCEL 95, L. 42142 F. 416, PT PAR 95 EQ 1.0AC (PER SDA)  
TAX MAP/GRID: 29 A3  
TAX ACCOUNT: 1677094 & 2970937  
WSSC 200 SHEET: 21INE11  
WATERSHED: HORSEPEN BRANCH  
PURPOSE OF SUBDIVISION: SUBDIVISION OF EXISTING PARCEL INTO FOUR (4) LOTS FOR RESIDENTIAL DEVELOPMENT  
PRIOR APPROVALS: THIS PRELIMINARY PLAN OF SUBDIVISION IS PREPARED IN ACCORDANCE WITH THE FOLLOWING PLAN/REPORT SUBMITTALS/APPROVALS  
- STORMWATER MANAGEMENT CONCEPT PLAN TO THE CITY OF BOWIE, LAST SIGNED ON 1/20/2022  
- TYPE I TREE CONSERVATION PLAN SUBMITTED AS PART OF THE STORMWATER MANAGEMENT CONCEPT PLAN, PREPARED BY NORTON LAND DESIGN  
- NRI/FSD #NRI-119-2020, PREPARED BY NORTON LAND DESIGN, APPROVED ON 11/19/2020  
- TRANSPORTATION STUDY, PREPARED BY LENHART TRAFFIC CONSULTING, DATED 8.18.2020  
- HISTORIC PRESERVATION/ARCHEOLOGY PRE-SUBMITTAL CHECKLIST, PREPARED BY O'CONNELL & LAWRENCE, INC. APPROVED ON 7.28.2021  
TOTAL ACREAGE: 104,674.90 SQ. FT. OR 2.40± ACRES (LISTED AS 2.72 ACRES IN RECORD)  
THE PROPERTY IS NOT WITHIN A PRIMARY MANAGEMENT AREA  
THERE ARE NO ENVIRONMENT REGULATED AREAS WITHIN THE PROPERTY  
THERE ARE NO 100-YEAR FLOODPLAINS WITHIN THE PROPERTY  
AREA OF DEDICATION TO 10TH STREET: 3,989.50 SQ. FT.  
AREA OF DEDICATION TO ZUG ROAD: 2,928.83 SQ. FT.  
EXISTING ZONE: RURAL RESIDENTIAL (R-R)  
EXISTING USE: VEHICLE TOW LOT, RESIDENCE  
PROPOSED USE:  
- LOT 1: RESIDENCE  
- LOT 2: RESIDENCE  
- LOT 3: RESIDENCE (EXISTING)  
- LOT 4: RESIDENCE  
PROPOSED DWELLING UNIT: ALL LOTS ARE PROPOSED TO BE DEVELOPED WITH A SINGLE-FAMILY RESIDENCE  
MAXIMUM ALLOWABLE DENSITY: 2.17  
MAXIMUM LOT SIZE: 20,000 SQ. FT.  
MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 80'  
SUSTAINABLE GROWTH TIER: TIER I  
THE PROPERTY IS NOT WITHIN A MILITARY INSTALLATION OVERLAY ZONE  
THE PROPERTY IS NOT IN A CENTER OR CORRIDOR LOCATION AND DOES NOT REQUIRE A BICYCLE PEDESTRIAN IMPACT STATEMENT  
THIS PRELIMINARY PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF A STORMWATER MANAGEMENT CONCEPT PLAN, SUBMITTED TO THE CITY OF BOWIE, LAST SIGNED 1/20/2022.  
EXISTING WATER AND SEWER CATEGORIES: W3 & S3 - WATER AND SEWER CATEGORIES ARE NOT PROPOSED TO CHANGE FOR THIS DEVELOPMENT.  
THE PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA  
THERE ARE NO MANDATORY PARK DEDICATIONS ON THE SITE. PARCEL 95 WAS LEGALLY CREATED BY DEED PRIOR TO APRIL 24, 1970. SEE DEED L. 1796 F. 576, DATED NOVEMBER 23, 1954.  
THERE ARE NO CEMETERIES ADJOINING THE PROPERTY  
THERE ARE NO HISTORIC SITES WITHIN 500' OF THE PROPERTY  
THIS DEVELOPMENT IS SUBJECT TO A TYPE I TREE CONSERVATION PLAN WHICH HAS BEEN SUBMITTED AS PART OF THE SITE DEVELOPMENT CONCEPT PLAN #34285-2021-00  
THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA  
THERE ARE NO FLOODPLAINS, TIDAL WETLANDS, NON-TIDAL WETLANDS, OR STREAMS ON THE PROPERTY.  
SOILS DATA WAS OBTAINED FROM A THE NRCS WEB SOIL SURVEY FOR PRINCE GEORGE'S COUNTY, MARYLAND AND INCLUDES: TYPE: RUB (RUSSETT-CHISTIANA - URBAN COMPLEX, 0-5% SLOPES - SOIL TYPE "C")  
THERE ARE NO KNOWN BEDROCK OR MARLBORO CLAY OUTCROPS ON THE PROPERTY  
THERE ARE NO KNOWN HIGHLY ERODABLE SOILS ON THE PROPERTY  
THE PROPERTY IS NOT ADJACENT TO ANY LAND TRUSTS
- EXISTING SITE DATA  
PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS AND AVAILABLE RECORDS.  
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.  
TOPOGRAPHY AND EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY CONDUCTED BY O'CONNELL & LAWRENCE, INC. IN FEBRUARY 2020.  
HORIZONTAL DATUM SHOWN HEREON IS NAD 83/91  
VERTICAL DATUM SHOWN HEREON IS NAVD 88  
THERE ARE NO STREAMS WITHIN 200' OF THE PROPERTY  
THE SITE IS FOUND TO BE IN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #24033C0070E WITH EFFECTIVE DATE 9-16-2016.  
EXISTING SITE COVERAGE: ASPHALT LOT, OFFICE, PRIVATE RESIDENCE, DRIVEWAY, GARAGE, DECK, GAZEBO, SHED, CARPORT
- UTILITIES DATA  
UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- EXISTING EASEMENT INFORMATION  
ALL EXISTING EASEMENTS WITHIN THE PROPERTY ARE SHOWN HEREON. THE DEEDS APPLICABLE TO THESE EASEMENTS HAVE BEEN INCLUDED AS PART OF THIS SUBMISSION PACKAGE. THERE ARE NO EASEMENTS HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY OTHER LAND TRUST OR ORGANIZATION.
- PROPOSED SITE DATA  
THIS PLAN SHALL BE USED ONLY AS A PRELIMINARY PLAN OF SUBDIVISION FOR THE APPROVAL OF FOUR NEW LOTS AND SUBSEQUENT DEVELOPMENT OF FOUR DETACHED HOUSES IN A RESIDENTIAL (R-R) ZONE. THERE ARE NO PROPOSED CHANGES TO THE EXISTING USE WITHIN THE LIMITS OF PROPOSED LOT 3. THE TOW LOT SHALL BE REMOVED AS PART OF THIS DEVELOPMENT.
- THE STORMWATER MANAGEMENT CONCEPT PLAN, CALCULATIONS, AND REPORT HAVE BEEN SUBMITTED WITH THIS APPLICATION. THE REQUIRED ESDV TREATMENT VOLUMES HAVE BEEN CALCULATED ON A PER LOT BASIS. NEW CONSTRUCTION IS PROPOSED TO BE TREATED WITH TWO MICROBIOTRETENTION PLANTER BOXES AND NON-ROOFTOP DISCONNECTION. THE EXISTING STRUCTURES CONTAINED WITHIN LOT 3 RECEIVE CREDIT FROM THREE MICROBIOTRETENTION PLANTER BOXES AND NON-ROOFTOP DISCONNECTION.
- SEE GEOTECHNICAL/INFILTRATION TESTING REPORT, PREPARED BY ECS MID-ATLANTIC, LLC. FOR INFILTRATION TESTING AND SOIL PROFILE RESULTS. TEST LOCATION ARE AS SHOWN ON THIS PLAN.
- PROPOSED DEDICATIONS TO THE PRINCE GEORGE'S COUNTY DEPARTMENT OF TRANSPORTATION ARE APPROXIMATE AND ARE BASED ON THE REQUIREMENTS IN THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE. PARCEL 95 WAS LEGALLY CREATED BY DEED WITH LIBER/FOLIO; L. 1796 F. 576 IN 1954 AND IS EXEMPT FROM THE PARKLAND DEDICATION REQUIREMENT.

SHEET INDEX

1	EXISTING CONDITIONS
2	PROPOSED SUBDIVISION PLAN & LOT REQUIREMENTS



VICINITY MAP

SCALE: 1"=2000'

OWNER:

RAY'S TOWING SERVICE, LLC  
12705 10TH STREET  
BOWIE, MD 20720

AGENT: LINDA HAYDEN  
CONTACT: KENNETH BROWN  
PHONE: (240) 463-1969

ENGINEER:

O'CONNELL & LAWRENCE, INC.  
17904 GEORGIA AVENUE, SUITE 302  
OLNEY, MARYLAND 20832

CONTACT: DOUG TILLEY, P.E., R.P.L.S.  
PHONE: (301) 924-4570

SURVEYOR'S CERTIFICATE

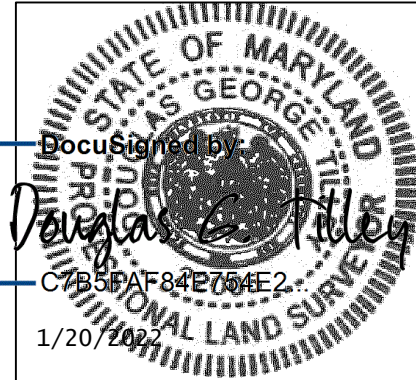
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND/OR DEED OF RECORD. NO TITLE REPORT HAS BEEN FURNISHED. THE BOUNDARY SURVEY WAS CONDUCTED BY MY RESPONSIBLE CHARGE IN ACCORDANCE WITH COMAR 09.15.06.03.

**Douglas G. Tilley** 1/20/2022  
PROFESSIONAL LAND SURVEYOR'S SIGNATURE DATE  
DOUGLAS G. TILLEY 22005 EXP. JUNE 6, 2023  
PRINTED NAME REGISTRATION NUMBER

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. 42617, EXPIRATION DATE: JUNE 6, 2022.

**Douglas G. Tilley** 1/20/2022  
PROFESSIONAL ENGINEER'S SIGNATURE DATE  
DOUGLAS G. TILLEY 42617  
PRINTED NAME REGISTRATION NUMBER



LEGEND  
THESE STANDARD SYMBOLS WILL  
BE FOUND IN THE DRAWING

---	EX. PROPERTY LINE	---	EX. GRAVEL	---	EX. TREE (X = DIAMETER)
==610==	EX. MAJOR CONTOUR	---	EX. ASPHALT	---	EX. CLEANOUT
--612--	EX. MINOR CONTOUR	---	EX. ASPHALT MILLINGS	---	EX. HYDRANT
---	EX. WOOD FENCE	---	EX. CONCRETE	---	EX. STORM DRAIN MANHOLE
---	EX. METAL FENCE	---	EX. STORM DRAIN	---	EX. SANITARY SEWER MANHOLE
---	EX. SANITARY SEWER	---	EX. STEEP SLOPES 15-25%	---	EX. INFILTRATION BORING LOCATION (SEE NOTE 10)
---	EX. OVERHEAD WIRE	---	EX. TREELINE	---	EX. SPECIMEN TREE 30" OR LARGER
---	EX. SANITARY SEWER TO REMAIN	---	EX. ASPHALT TO REMAIN	---	
---	EX. OVERHEAD WIRE TO REMAIN	---	EX. CONCRETE TO REMAIN	---	
---	EX. GRAVEL TO REMAIN	---	EX. PAVEMENT TO REMAIN	---	

EXISTING CONDITIONS

SCALE 1"=30'



Construction Consultants,  
Engineers, Surveyors  
17904 Georgia Avenue, Suite 302  
Olney, Maryland 20832  
Tel: (301) 924-4570  
Fax: (301) 924-5872

**O'C&L**  
O'CONNELL & LAWRENCE, INC.

PARCEL 95  
HAYDEN PROPERTY  
12705 10TH STREET & 8510 ZUG ROAD  
L 42142 F 416  
CITY OF BOWIE, MARYLAND  
PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY PLAN  
OF SUBDIVISION  
CASE #4-21027

REVISION	DATE	BY
REV 1	1/20/2022	MB
REV 2	1/20/2022	MB
REV 3	1/20/2022	MB
REV 4	1/20/2022	MB
REV 5	1/20/2022	MB
REV 6	1/20/2022	MB
REV 7	1/20/2022	MB
REV 8	1/20/2022	MB
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REV 78	1/20/2022	MB
REV 79	1/20/2022	MB
REV 80	1/20/2022	MB
REV 81	1/20/2022	MB
REV 82	1/20/2022	MB
REV 83	1/20/2022	MB
REV 84	1/20/2022	MB
REV 85	1/20/2022	MB
REV 86	1/20/2022	MB
REV 87	1/20/2022	MB
REV 88	1/20/2022	MB
REV 89	1/20/2022	MB
REV 90	1/20/2022	MB
REV 91	1/20/2022	MB
REV 92	1/20/2022	MB
REV 93	1/20/2022	MB
REV 94	1/20/2022	MB
REV 95	1/20/2022	MB
REV 96	1/20/2022	MB
REV 97	1/20/2022	MB
REV 98	1/20/2022	MB
REV 99	1/20/2022	MB
REV 100	1/20/2022	MB

DESIGN BY:	MB
DRAWN BY:	GH
CHECKED BY:	DGT
DATE:	8/12/2021
SCALE:	1" = 30'
PROJECT/FILE NO.:	019-035
SHEET NO.:	1 of 2

