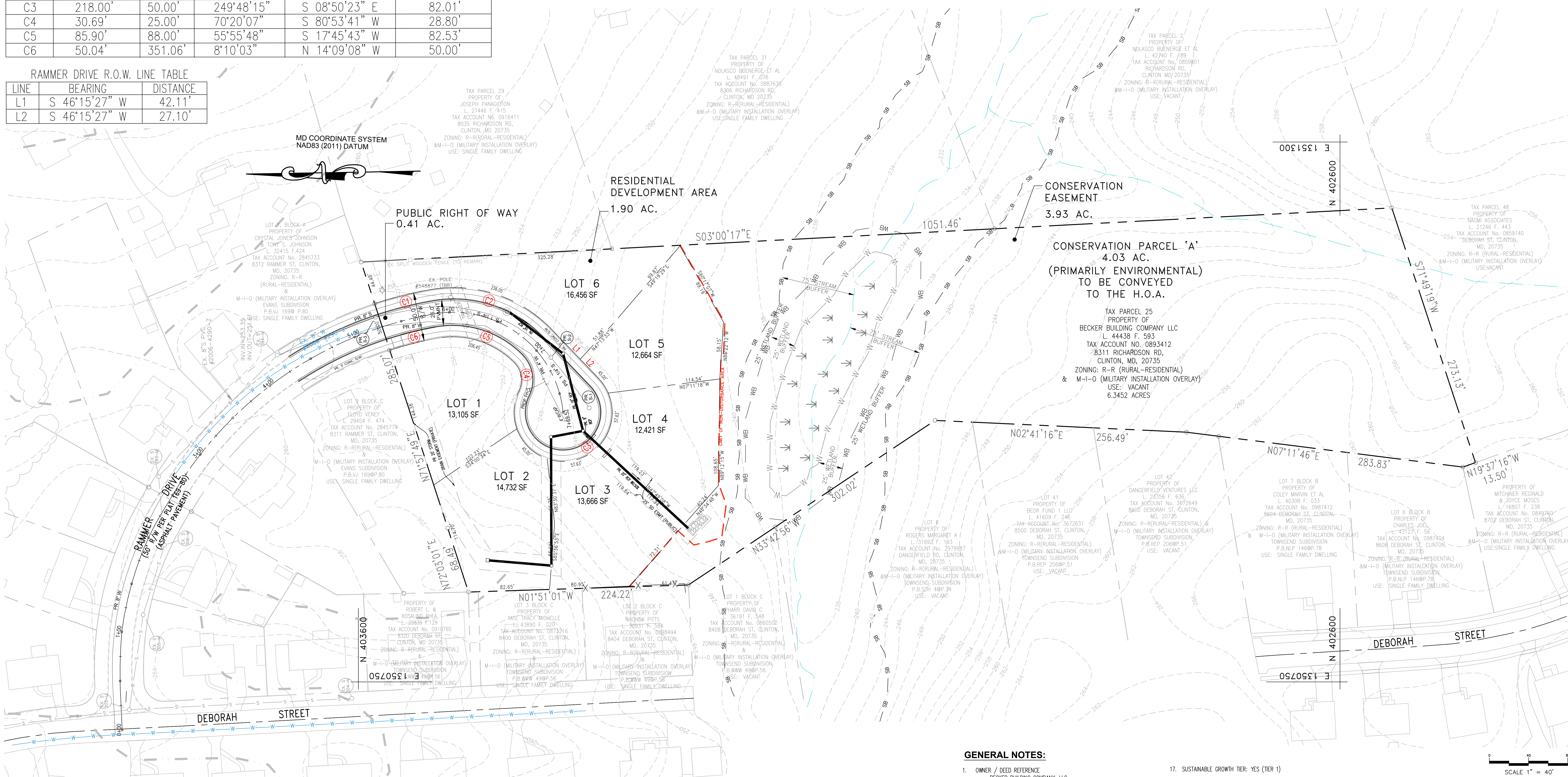
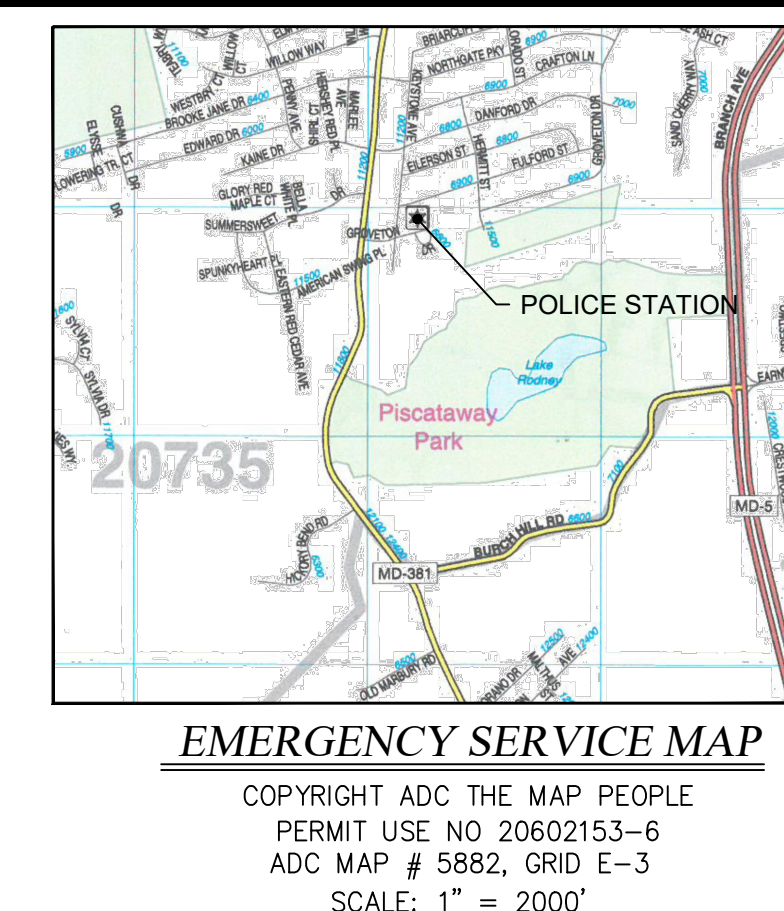


9TH ELECTION DISTRICT













LINE	BEARING	DISTANCE
L1	S 46°15'27" W	42.11'
L2	S 46°15'27" W	27.10'



GENERAL NOTES:

1. OWNER / DEED REFERENCE:
BECKER BUILDING COMPANY, LLC
LIBER 44438, FOLIO 593, PARCEL 25
2. TAX MAP 117, GRID B-1
3. WSSC 200 SHEET NO. 2115C07
4. CONSERVATION SUBDIVISION OF 6 LOTS FOR SINGLE FAMILY DWELLINGS
AND 1 CONSERVATION PARCEL WHICH PRIORITIZES CONSERVATION OF THE
ENVIRONMENTAL SITE FEATURES
5. PRIOR APPROVALS: NR #149-2020: CONSERVATION SPECTRA PLAN
#S-20001; WOODLAND AND WILDLIFE HABITAT CONSERVATION CONCEPT
PLAN #S-20001
6. SITE GROSS AREA: 6.35 ACRES/NET AREA: 6.35 ACRES
7. NET DEVELOPABLE AREA OUTSIDE PMA: 1.80 ACRES
8. 4.03 ACRES OF ENVIRONMENTAL REGULATED FEATURES
9. 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN
ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FLOOD
INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND",
COMMUNITY-PANEL NUMBER 243032106E, WITH A MAP EFFECTIVE
DATE OF SEPTEMBER 16, 2016.
10. 40 ACRES OF ROAD DEDICATION FOR RAMMER DRIVE.
11. EXISTING ZONING: R-8 (URBAN, RESIDENTIAL) M-1-0 (MUTUALITY
INSTALLATION OVERLAY FOR NOISE, HEIGHT, AND SAFETY)
12. PROPOSED USE: 6 LOT RESIDENTIAL SUBDIVISION
13. PROPOSED DWELLING UNIT TYPE: 6 SINGLE FAMILY HOMES
14. ZONING DENSITY: 217 DWELLINGS/PER NET ACRE OF NET TRACT AREA
2.17 X 6.35 = 13.78
PROPOSED 6 DWELLINGS
15. MINIMUM LOT SIZE PER ZONING ORDINANCE AND SUBDIVISION
REGULATIONS: 10,000 SQ FT (CONSERVATION LOTS).
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 60'. MINIMUM LOT WIDTH
AT FRONT STREET LINE: 60' (45' CUL-DE-SAC).
17. SUSTAINABLE GROWTH TIER: YES (TIER 1)
18. MILITARY INSTALLATION OVERLAY ZONE: YES
CENTER OR CORRIDOR LOCATION: NO
19. EXISTING GROSS FLOOR AREA: N/A
PROPOSED GROSS FLOOR AREA: N/A
20. STORMWATER MANAGEMENT CONCEPT IS UNDER REVIEW WITH
SOP# 31347-2020
21. SEWER & WATER CATEGORIES:
EXISTING SEWER - 3; WATER - 3
PROPOSED SEWER - 3; WATER - 3
22. PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.
23. THERE ARE NO CEMETERIES OR CONTIGUOUS TO THE PROPERTY.
24. THERE ARE NO HISTORIC SITES ON OR IN VICINITY OF PROPERTY.
25. TYPE ONE CONSERVATION PLAN: TOP1_____
26. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
28. THERE ARE NON-TIDAL WETLANDS ON THE PROPERTY.
29. THERE ARE STREAMS ON THE PROPERTY.
30. SOILS:
0.1% BxR: BELTSVILLE SILT LOAM, 0 TO 2% SLOPES
4.0% BxR: BELTSVILLE SILT LOAM, 5 TO 10% SLOPES
11.8% BxR: BELTSVILLE - URBAN LAND COMPLEX, 0 TO 5% SLOPES
0.1% BxR: BELTSVILLE - URBAN LAND COMPLEX, 5 TO 15% SLOPES
7.3% BxR: WAHNS-ODDOM COMPLEX, 5 TO 10% SLOPES
65.4% SxR: SASSAPARAS SANDY LOAM, 5 TO 10% SLOPES
11.3% WE: WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED
31. THE WE IS NOT IN ADJACENT TO AN EASEMENT HELD BY THE
MARYLAND ENVIRONMENTAL, TRAIL, MARYLAND AGRICULTURAL LAND
PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
32. THE SITE IS SUBJECT TO THE PROVISIONS OF MANDATORY PARKLAND
DEDICATION IS PROPOSED TO BE FEE-IN-LIEU TO MEET THE
REQUIREMENT.
33. ANY STRUCTURE TO BE RAIZED ON THE SITE WILL REQUIRE A BAZE PERMIT THROUGH
THE DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT, PRIOR TO THE
REMOVAL OF ANY STRUCTURE. ANY HAZARDOUS MATERIAL LOCATED IN THE
STRUCTURE MUST BE REMOVED AND PROPERLY STORED OR DISCARDED PRIOR TO THE
STRUCTURE BEING RAIZED.

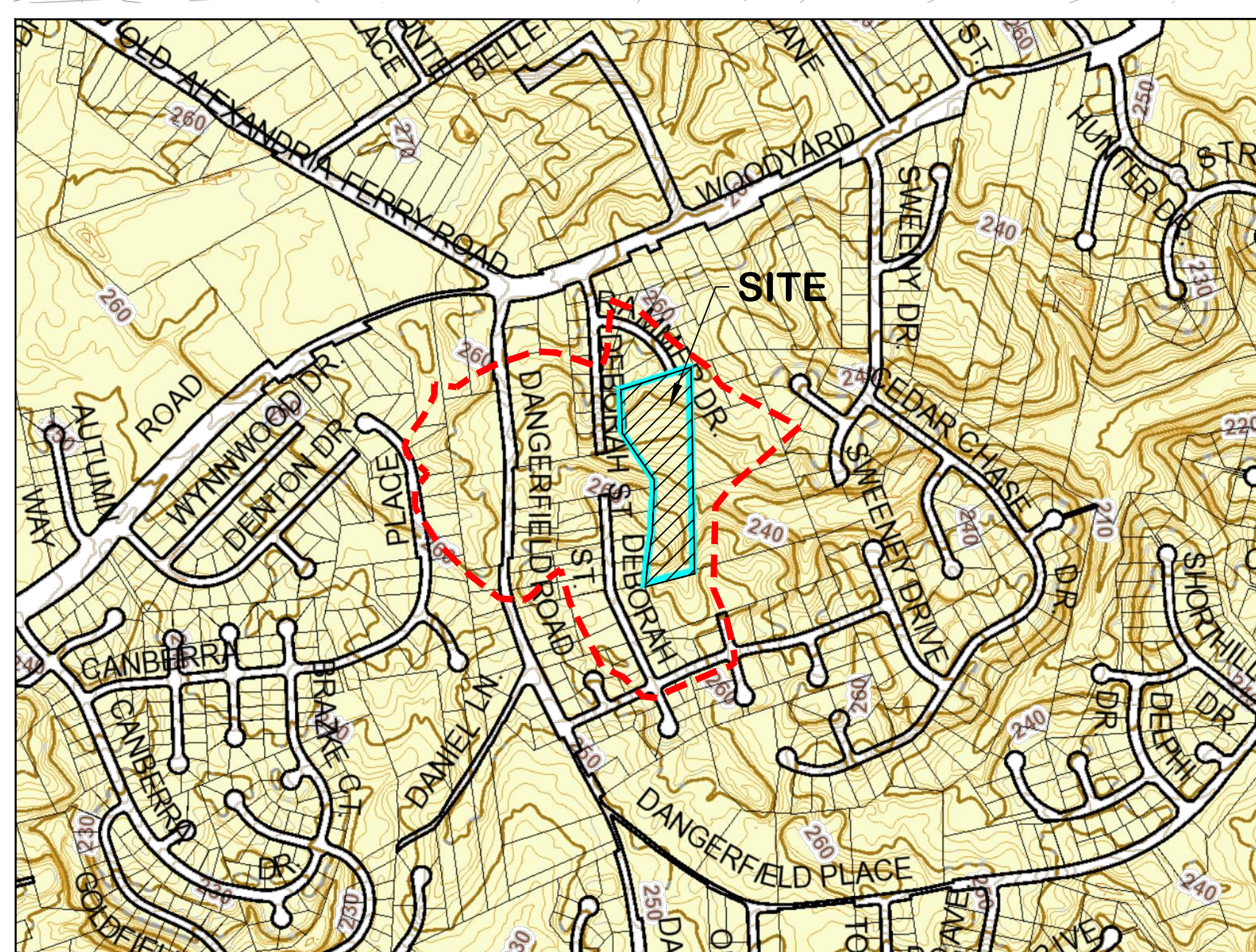
LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
WETLAND BUFFER	
WETLAND	
EX. STREAM	
STREAM BUFFER	
PR. ROAD CENTERLINE	
EX. SEWER PIPE	
LIMIT OF NON DISTURBANCE	
EX. OVER-HEAD UTILITY LINE	
EX. WATER LINE	
EX. UTILITY POLE	

Gross Site Area	6.35 AC
Dedicated To Public ROW	0.41 AC
Net Site Area	6.35 AC
Conservation Easement	3.92 AC
Conservation Parcel	4.03 AC
Cons. Easement/Gross Site Area	61.73 %



**6305 IVY LANE, SUITE 225
GREENBELT, MD 20770**
Phone: (240) 206-8005
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC



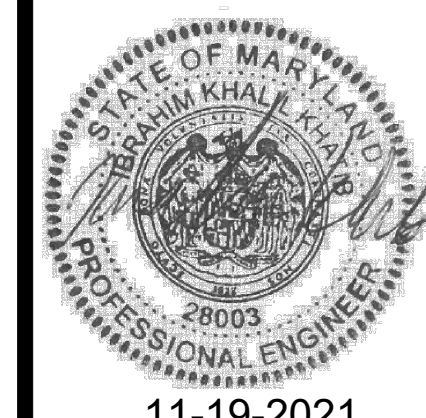
DRAINAGE AREA MAP
SCALE: 1" = 500'

OWNER / DEVELOPER

BECKER BUILDING COMPANY, LLC
2077 SOMERVILLE RD, SUITE 206,
ANNAPOLIS, MD 21401
TEL. (410) 266-5100 EX. 128
EMAIL: jlomangino@hogancompanies.com
CONTACT: JOE LOMANGINO

[illegible]

ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240)206-8055

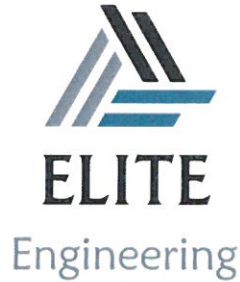


PRELIMINARY PLAN OF SUBDIVISION
FOR
RICHARDSON SUBDIVISION #4-21028

DRAWN
LO
CHECKED
AM
DATE
7/15/2021
SCALE
AS SHOWN

DRAWING

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. 28003, EXPIRATION 10/16/2022



ELITE ENGINEERING, 6305 Ivy Lane, Suite 225, Greenbelt, MD 20770
Tel. (240) 206-8055

July 22, 2021

Prince George's County
M-NCPPC – Development Review Division
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20772

SUBJECT: **Richardson Subdivision
Preliminary Plan 4-21028
STATEMENT OF JUSTIFICATION**

OVERVIEW

The subject property is approximately 1,000 feet southeast from the intersection of Old Alexandria Ferry Road and Woodyard Road, at 8311 Richardson Road, Clinton, Maryland. The property is identified as Parcel 25, Tax Map 117, Grid B7. The subject property is 6.35 acres and zoned Rural Residential (R-R).

The existing land uses on the property consist of undeveloped primarily wooded area; approximately 0.5 acres of the northern portion of the property is heavy high grassed area. This development proposes to develop a portion of the site located north from the existing stream and wetland. To south the site will remain undeveloped.

NATURE OF THE REQUEST

The Applicant seeks approval of a Preliminary Plan for approximately six (6) single-family detached dwellings. The existing cul-de-sac at the end of Rammer Drive will be removed and the road extended approximately 300 feet and terminated with a new cul-de-sac. The single-family detached lots are proposed on a new cul-de-sac to maximize woodland preservation, since environmental features proposed mostly to be preserved on the other half to the site.

I. RELATIONSHIP TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS

Sec. 24-152(b) - Purpose.

The purpose of a conservation subdivision is to protect the character of land through the permanent preservation of farmland, woodland, sensitive natural features, scenic and historic landscapes, vistas, and unique features of the site

in keeping with the General Plan and Countywide Green Infrastructure Plan. The standards in this Section provide for lots, open space and internal street designs that conserve woodlands, farmland, farm structures, historic structures, and the scenic and unique character of development sites. A conservation subdivision prioritizes site characteristics for conservation and is intended to create a site layout that conserves important site features such as open space networks, blocks of productive farmland, unique characteristics of a site and contiguous woodland habitats. The site design should encourage agricultural pursuits, create attractive development layouts respecting existing features of the site, and encourage connectivity between scenic, historic, agricultural, and environmental characteristics of abutting properties.

Section 24-152(f)(2)(A) requires a prioritization of characteristics of the Property, as follows:

(f) **Submittal requirements** . The applicant shall file a sketch plan in accordance with Section 24-119(c) before submitting a preliminary plan of subdivision.

(1) The Planning Director or designee shall certify the completion of the sketch plan process, as required in this Section prior to the acceptance of a preliminary plan of subdivision.

(A) The sketch plan shall remain valid for two (2) years from the date of certification.

(B) Upon a written request received prior to the expiration, the sketch plan validity period may be extended by the Planning Director, if the applicant has not unduly delayed the filing of a preliminary plan of subdivision.

(C) The certification of the sketch plan is not to be construed as the approval of the lot yield, but the completion of the sketch plan process for planning purposes.

(2) The intent of the sketch plan is to clearly document the design process, and to prioritize the characteristics of the site to be preserved in a conservation parcel

or lot. Priorities can be a combination of site characteristics and may include areas of the site not otherwise regulated by this Subtitle.

(A) The sketch plan shall document the existing features of the site. The characteristics of the site are generally categorized as follows:

(i) Scenic;

(ii) Agricultural; (iii) Environmental; and (iv) Historic.

RESPONSE:

Richardson Subdivision proposes to conserve the environmental sensitive areas within conservation parcel located on the southern part of the property. This conservation subdivision preliminary plan proposes to protect the character of land through the permanent preservation of woodland and sensitive natural features located on the property.

Woodland Conservation Area is approximate 4.03 acres which is 2/3 of the site. This Woodland Conservation area includes the existing stream, wetland, and buffers, as well as the southern undisturbed wooded portion of the site. The area is bounded on the south, east and west by a forested area belonging to an adjoining densely wooded residential parcels and to the north by the proposed development. This woodland conservation area has

a high priority retention designation because it is partially located on steep slopes, contains wetland, includes numerous specimen trees, and contains Primary Management Area. The Woodland Conservation Easement of 3.92 acres is provided which is 61.73% of the gross tract area.

Therefore, the site contains a total of 1.72 acres of PMA which is 27% of the total site area, located in the middle of the site. The PMA comprises of 518 linear feet of regulated streams and associated 100-foot-wide Tier II stream buffers, as well as wetlands, wetland buffers, areas of steep slopes.

The proposed development requires to construct six single residential houses, public road, and stormwater management facilities. This development will not have any impact to environmentally regulated features.

Significant environmental benefits will be realized in the form of stormwater management measures. No stormwater management controls exist on the site as currently developed. As part of this project, the subdivision plans to utilize environmental site design ("ESDs"), to include dry wells, roof disconnection, non-roof disconnection, permeable pavers, and grass swales to achieve a full SWM requirements. The detailed SWM will be finalized at preliminary subdivision plan. Runoff will be directed to the stormwater facilities through a combination of sheet flow and enclosed storm drainage systems and will release water with a post-development peak runoff rate that is less than the pre-development peak runoff rate during the 10-year storm events.

CONCLUSION

The property is located within the Developing Tier, is a good candidate for a conservation subdivision development. This subdivision will function together with the abutting environmental features and provide an aesthetically pleasing fit into the surrounding neighborhood. No conflicts with adjacent residential uses are anticipated. Furthermore, provisions have been made to facilitate pedestrian connectivity.

It is anticipated that road, sidewalk, and other infrastructure will be constructed in accordance with all applicable design standards. Details of the proposed development will be fully examined at the Preliminary Plan of Subdivision stage.

The Applicant respectfully requests this Preliminary Plan for a Conservation Subdivision be approved.

Respectfully submitted,


ARNO MILJOVIC