



STATEMENT OF JUSTIFICATION

Bailey's Village - Lot 10 The Preserve at Piscataway

Preliminary Plan of Subdivision
4-21030
August, 2021
Revised October, 2021

Prepared for:
NVR MS Cavalier Preserve, LLC
c/o Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

Prepared by:
Gutschick, Little & Weber
3909 National Drive, Suite 250
Burtonsville, Maryland 20866

PROJECT DESCRIPTION

On behalf of our client, NVR MS Cavalier Preserve, LLC (Applicant), we hereby submit this Statement of Justification in support of the proposed Preliminary Plan of Subdivision (PPS) 4-21030. The Preserve at Piscataway is a large development on 878.7± acres of a majority R-L and minority L-A-C zoned land, located south of the intersection of Floral Park and Piscataway Roads in southwestern Prince George's County. The current development is nearly fully constructed as single family residential clustered around five different villages and surrounded by extensive green space (the former proposed golf course) and interconnected by an extensive trail network. Lot 10 located within Bailey's Village, zoned L-A-C (Local Activity Center) and originally planned as the location for multi-family residential and retail/commercial/office, is the subject of this PPS request. The original Comprehensive Design Plan (CDP-9306) approved 140 residential units, 20,000-30,000 square feet of retail, and 10,000-15,000 square feet of office for this village. Currently, 105 residential units (56 single family detached & 49 single family attached) and the village green (Parcel 'T') have been constructed in this village.

DESCRIPTION OF PROPOSED PLAN

This PPS for Lot 10 in Bailey's Village proposes 26 fee simple single-family attached townhouse lots and 6 SWM & open space parcels. The proposed density remains within the range of dwelling units originally approved with CDP-9306. The addition of 26 single-family attached residential dwelling units to the existing 106 dwelling units, for a total of 131, is still within maximum residential density which approved 140 residential dwelling units for Bailey's Village.

PRELIMINARY PLAN OF SUBDIVISION REQUIREMENTS

(1) Site Location and Description

The subject property is located in the southwest quadrant of the Floral Park and St Mary's View Roads intersection in southwestern Prince George's County. The physical address is 2501 St Mary's View Road, Accokeek, Maryland. The 71,747 sf (1.65 acre) property is identified as Lot 10 - Bailey's Village in The Preserve at Piscataway subdivision. The property is cleared, vacant and currently maintained as open lawn.

(2) Surrounding Uses

The following uses surround the property:

North – Across Floral Park Road to the north and east is M-NCPPC/DPR undeveloped parkland. Across Floral Park Road to the north and west is vacant residential on R-A zoned property.

East – Across St Mary's View Road to the east is Bailey's Village open space on R-L zoned property and existing single-family attached residential on L-A-C zoned property.

South – Adjacent to the subject property to the south is an existing village green & focal point for the Bailey's Village section of The Preserve at Piscataway on L-A-C zoned property.

West – Across Bailey's Pond Road and adjacent to the subject property to the west is existing single-family attached residential on L-A-C zoned property.

(3) Nature of Request

This application proposes to subdivide existing Lot 10 into 26 fee simple townhouses lots and 6 SWM/open space parcels. The rear-loaded townhouses are designed in a compact, urban layout served by a private alley loop, with entrances in the same locations as shown on the previous preliminary plan 4-03027. The proposed project density is comparable to the existing townhouse density existing in the surrounding area within Bailey's Village.

This application is submitted under the applicable requirements of Division 2 of the Subdivision Ordinance regarding Preliminary Plans of Subdivision and by the required findings contained in Section 24-121 (Planning and Design Requirements) of the Subdivision Ordinance. This Preliminary Plan of Subdivision application will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements), 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required) of the County Subdivision Ordinance.

(4) Development Data Summary

Site Area Summary

Existing Site Area:

1.65 Ac.

<i>Existing Lots</i>	<i>1 (Lot 10)</i>
<i>Proposed Site Area:</i>	<i>1.65 Ac.</i>
<i>Proposed Lots</i>	<i>26 (Lots 10-35)</i>
<i>Proposed Parcels 'Z')</i>	<i>6 (Parcels 'X'- 'Z')</i>
<i>Total permitted residential units in L-A-C Zone per CDP:</i>	<i>140</i>
<i>Existing residential units:</i>	<i>106</i>
<i>Historic Edelen House:</i>	<i>1</i>
<i>Detached:</i>	<i>56</i>
<i>Attached:</i>	<i>49</i>
<i>Proposed residential units with this PPS (4-21030):</i>	<i>26</i>
<i>Proposed total residential units:</i>	<i>132</i>

(5) Previous Approvals

Basic Plan A-9869 & A-9870 - *The subject property was rezoned from R-A to L-A-C with the adoption of the Approved Master Plan and Sectional Map Amendment for Subregion V on September 14, 1993.*

CDP-9306 & Amendments -01 through -05 – *This Comprehensive Design Plan was approved on March 24, 1994. The CDP established the density for the Bailey's Village section of The Preserve at Piscataway development. The L-A-C zoned portion was approved for 140 residential units, 20,000-30,000 square feet of retail and 10,000-15,000 square feet of office. The CDP-9306-05 revision proposes the elimination of retail and the construction of townhouses within portions of the L-A-C zone previously showing potential retail.*

PPS 4-03027 – *This Preliminary Plan of Subdivision, approved on June 17, 2003, established the permitted density for Bailey's Village: 57 single-family detached units, 49 single-family attached units and 34 multi-family units for a total of 140 residential units. Two multi-use lots (Lots 10 & 11) were originally proposed for this area per the PPS, but ultimately only Lot 10 (consisting of 71,747 sf or 1.65 ac.) was platted at this location (Plat Book PM 216 Page 75).*

SDP-0319 – *This Specific Design Plan was approved on July 14, 2005, and established the lot standards for the residential properties in the Bailey's Village section of The Preserve at Piscataway subdivision.*

(6) Relationship to Requirements of the Subdivision Ordinance

Section 24-121 Planning and design requirements

As described below, the proposed project satisfies each of the requirements which govern the Planning Board's approval of Preliminary Plan applications listed in Sections 24-121:

(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.

The subject property is wholly within the County and will be platted in accordance with all applicable requirements.

(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.

This standard does not apply to the subject property. The proposed development is located within an existing water and sewer service area and is planned to tie into the nearby public water and sewer system.

(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.

The subject property is not located adjacent to an existing or planned roadway of arterial or higher classification.

(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.

The subject property is not located adjacent to existing or planned roadways of arterial, freeway or higher classification.

- (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.**

The preliminary plan and final plat for the subject property will conform to the area master plan, including maps & text.

- (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.**

This section is not applicable. No land associated with the subject property has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in a reservation, according to Division 7 of the Zoning Subtitle.

- (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.**

The Preliminary Plan of Subdivision 4-21030 does not propose the creation of any outlots.

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

The Preliminary Plan of Subdivision 4-21030 does not propose the creation

of any corner lots.

- (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.**

The Preliminary Plan of Subdivision 4-21030 does not propose the creation of any blocks over seven hundred fifty (750) feet long.

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

The site is suitable for development and has access to existing utility and vehicular infrastructure. An efficient circulation pattern already exists, providing connectivity to surrounding roads and neighborhoods. All proposed internal drive aisles are necessary to provide adequate internal circulation, emergency access, and property access on site.

- (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.**

There are no significant natural features contained within the subject site. The property is cleared, vacant and maintained as open lawn.

- (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.

This standard does not apply to the subject PPS application. No lot size averaging is proposed.

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

Acknowledged.

- (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.**

Any entry feature or gateway sign proposed for this development will be located on parcels owned by, and will ultimately be maintained by, the homeowner's association.

- (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.**

Stormwater Management Concept Plan No. 31844-2021 was submitted to DPIE in July, 2021, and will be approved prior to Planning Board.

- (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.**

The site is subject to Type 1 Tree Conservation Plan (TCP1-009-94-03). The property is cleared, contains no forest and is maintained as open lawn.

(17) Historic resources should be preserved.

and

(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."

The subject property contains no historic or significant archeological resources.

(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.

The proposed townhouse lots are intended to be fee simple ownership.

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.

The subject property covered by PPS 4-21030 is currently served by adequate public facilities.

This property is located in water and sewer categories W-3 & S-3, and will therefore be served by public systems. The proposed development is designed to be served by existing water and sanitary sewer lines that currently serve the existing Bailey's Village residential community.

A traffic impact statement letter prepared by The Traffic Group dated July 16, 2021, reviewing and demonstrating the adequacy of public roadways is included in this submission. Since PPS 4-21030 proposes only 26 single-family attached dwelling units, compared to the 12,000 s.f. of retail/commercial/office and 34 multi-family dwelling units approved with previously approved PPS 4-03027, this proposed development will satisfy the APFO requirements of Prince George's County and

should be approved.

DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

(B) Section 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.**
 - (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.**

No public rights-of-way are proposed to be dedicated with this PPS.

- (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.**

Continuous sidewalks already exist along all public streets abutting the subject property, as well as an existing (8) foot wide shared-use pathway along the south side of Floral Park Road, a County-owned master-planned collector road (P-501). Internally, the development will have lead walks from the townhouse front doors to the abutting perpendicular sidewalks.

(C) Section 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);**

The subject property fronts on Floral Park, St. Mary's View and Bailey's Pond Road, all County-owned rights-of-way. Along the property's frontage, all roads are currently built to their ultimate master plan cross sections, thus no further widening is anticipated and no additional right-of-way will be required.

Table 1. Trip Generation Comparison for Subject Site

Trip Generation Rates							
Land Use (Source)	Formula/Rate	Directional Distribution					
		AM Peak Hour		PM Peak Hour			
		In	Out	In	Out		
Townhouse (Prince Georges County Rates)							
	AM Peak Hour Trips = 0.70 x Units	20%	80%	65%	35%		
	PM Peak Hour Trips = 0.80 x Units						
Apartment (garden and mid-rise, Prince Georges County Rates)							
	AM Peak Hour Trips = 0.52 x Units	19%	81%	65%	35%		
	PM Peak Hour Trips = 0.60 x Units						
Shopping Center (ITE-820, 10th Ed.)							
	AM Peak Hour Trips = 0.50 x ksf + 151.78	62%	38%	48%	52%		
	Ln(PM Peak Hour Trips) = 0.74 x Ln(ksf) + 2.89						
Trip Generation for Subject Site							
Land Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed							
Townhouse	26 units	4	14	18	14	7	21
Previously Approved							
Apartment	34 units	3	15	18	13	7	20
Shopping Center	12,000 sq.ft.	98	60	158	54	59	113
	Pass-by Trips (50%)	<u>-49</u>	<u>-30</u>	<u>-79</u>	<u>-27</u>	<u>-30</u>	<u>-57</u>
	New Retail Trips	49	30	79	27	29	56
	Total Trips	52	45	97	40	36	76
Proposed - Previously Approved		-48	-31	-79	-26	-29	-55

Note: Pass-by trip percentages based on *Transportation Review Guidelines, Part 1, 2012*.

Based on the analysis from the trip generation comparison study (by The Traffic Group - August, 2021) there will be less trips generated by this proposed PPS 4-21030 development compared to the previously approved PPS 4-03027 development, hence the proposed PPS satisfies the APFO requirements of Prince George's County and should be approved.

Section 24-130 Stream, wetland, and water quality protection and stormwater management

- (a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.***

The entire property has already been cleared and contains no environmental features.

- (b) The Planning Board shall require that proposed subdivisions conform to the following:***

- (1) The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.***
- (2) The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.***

Stormwater controls will be provided on-site that are adequate to control the ten-year storm as described in the recently submitted Stormwater Management Concept Plan pursuant to Items 1 and 2 above.

- (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.***

Acknowledged.

- (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.***

Per the Soil Conservation Commission District requirements, a sediment control concept study will be submitted for review to and will be approved by the local District office.

CONCLUSION

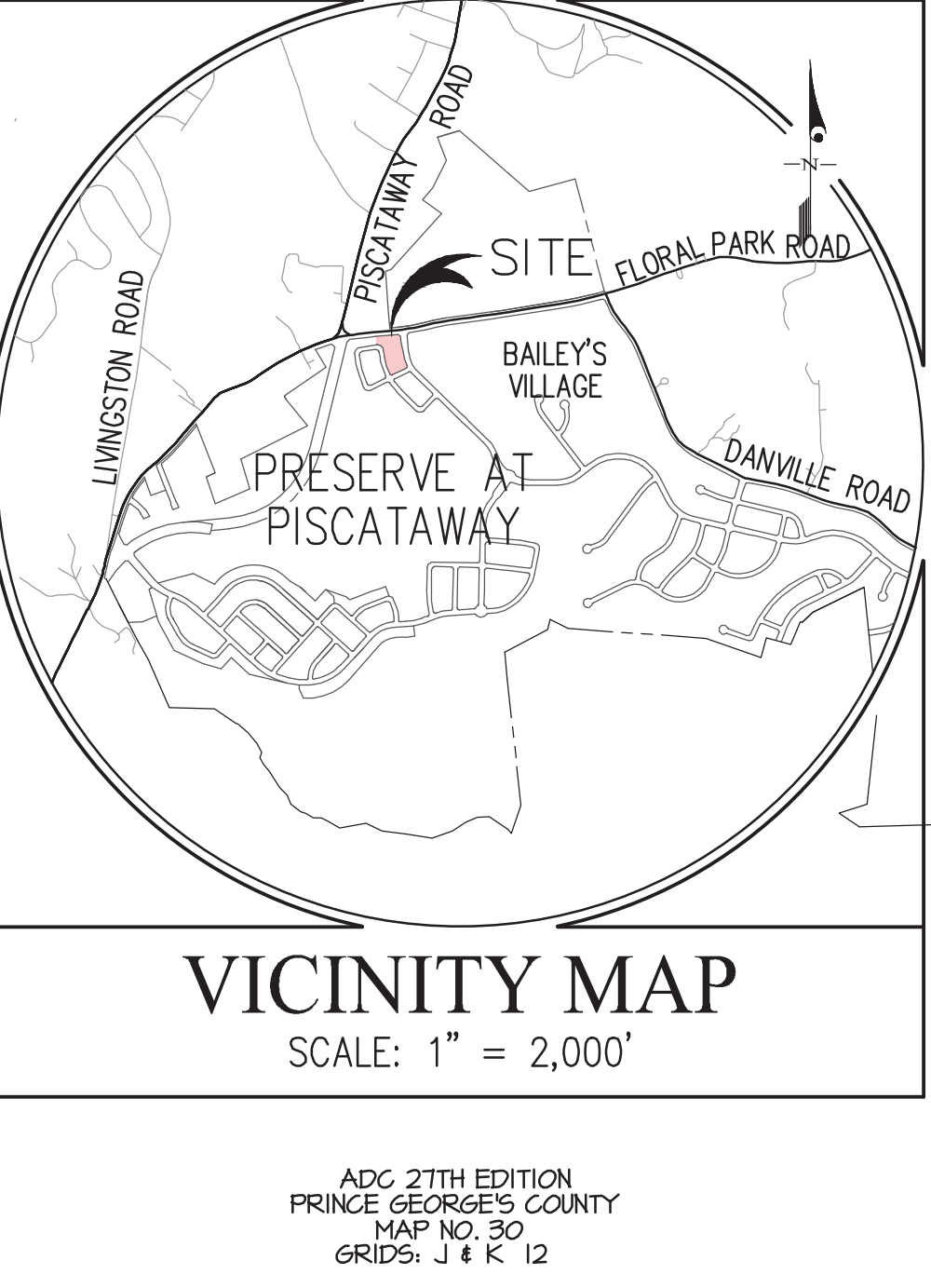
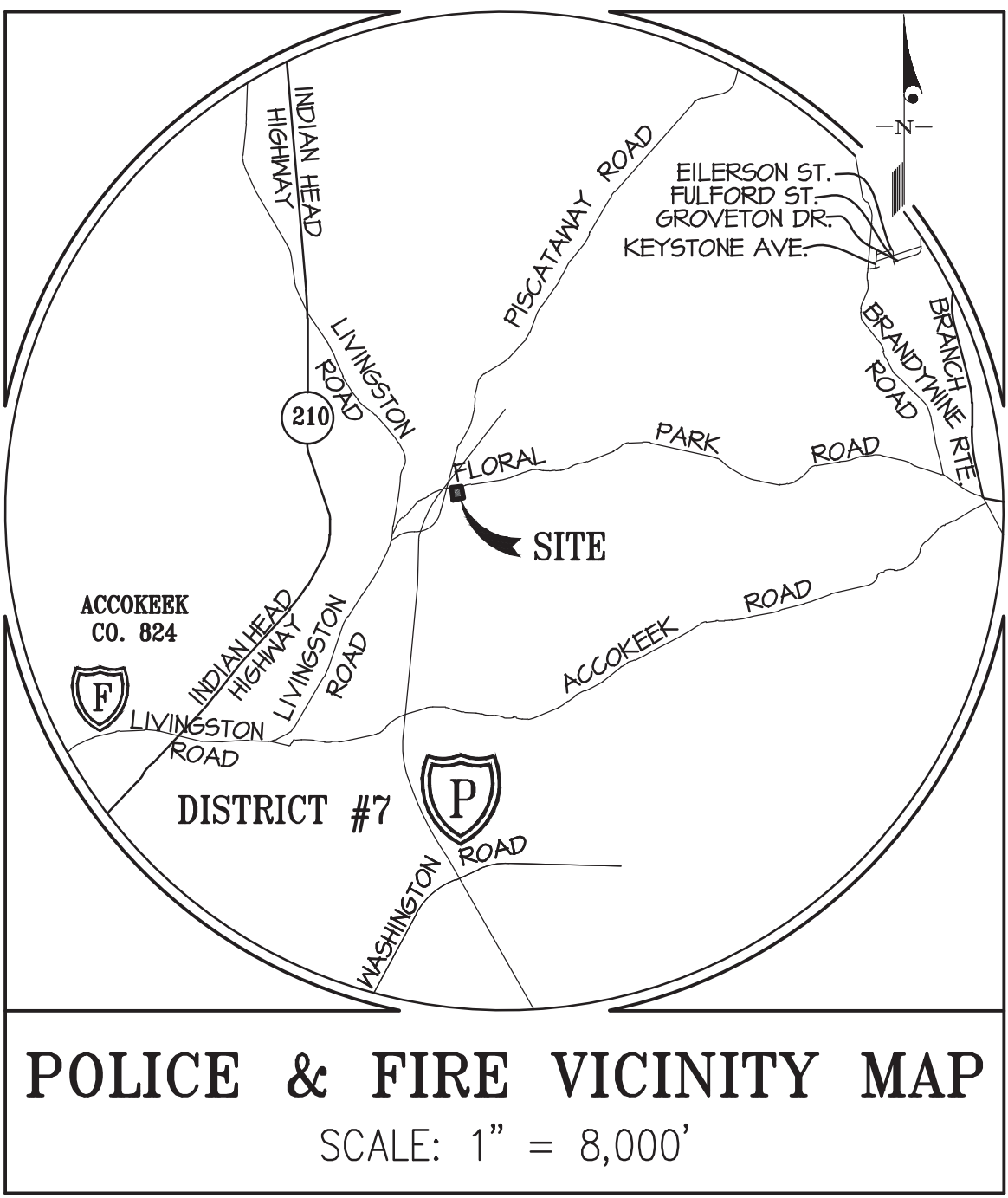
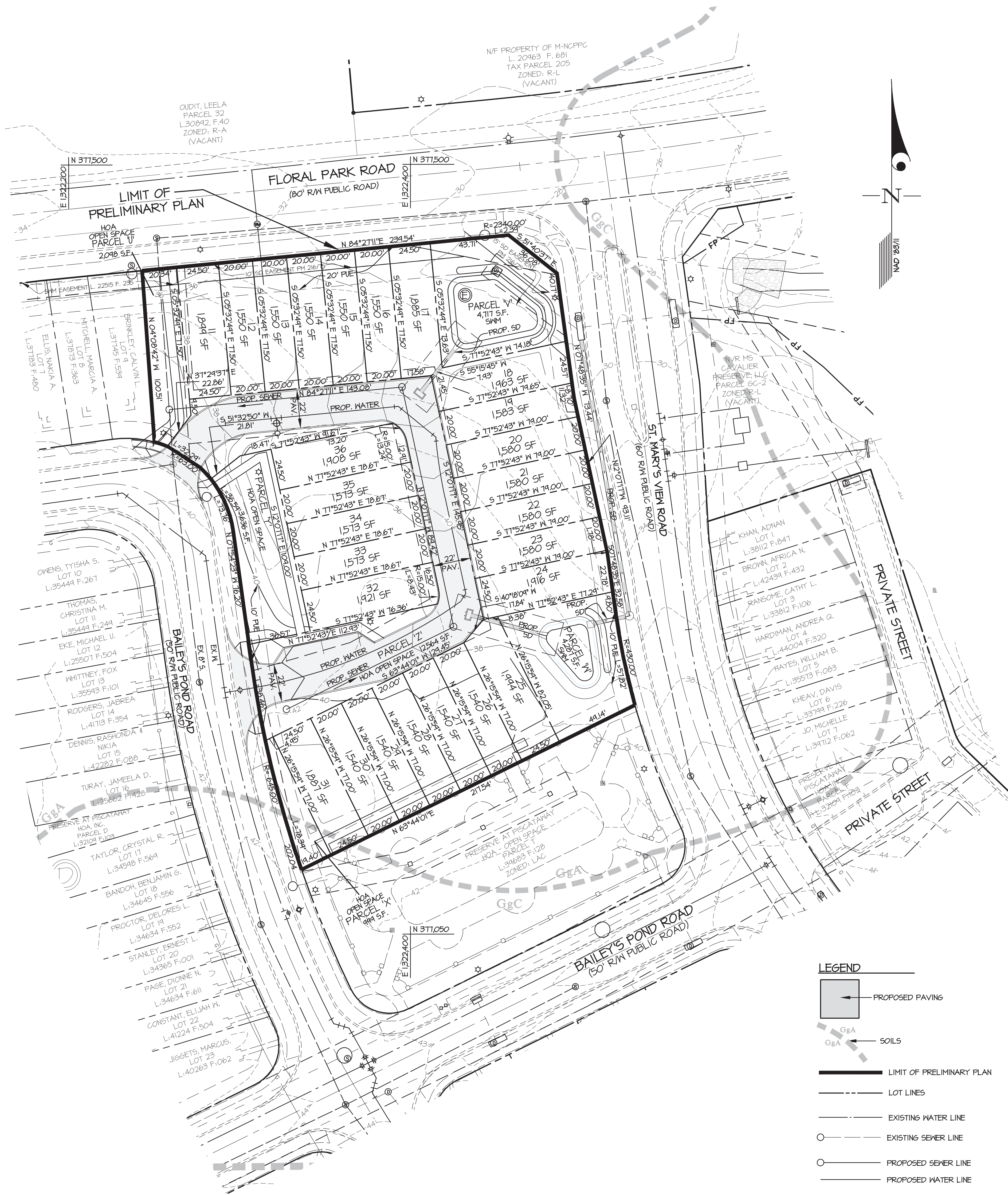
Existing Lot 10 is the last undeveloped lot within the established residential community of Bailey's Village in The Preserve at Piscataway subdivision. Although initially proposed and approved for higher density residential and retail/commercial/office uses, the market has never supported these uses at this location. Therefore, the Applicant is proposing to develop and subdivide Lot 10 into townhome lots comparable and consistent with the surround residential community. In addition, since the Bailey's Village development has already been designed and constructed to support a higher density use on Lot 10, the proposed PPS 4-21030 project with a lower density will conform to all previously approved plans and will meet all previously set requirements.

Thank you in advance for your consideration of this request. If you need any additional information, or if I can be of any further assistance, please do not hesitate to contact me.

Sincerely,



Thomas S. Zyla, RLA
Project Manager
301.421.4021
TZyla@glwpa.com



SITE DATA

ZONING: L-A-C
DEVELOPMENT TYPE: RESIDENTIAL
EX. SITE AREA: (EX. LOT 10) 1.65 AC. (11,141 SF)
PROP. SITE AREA: 1.65 AC. (11,141 SF)
PROPOSED LOTS: 26 (LOTS 11-36)
PROPOSED PARCELS: 6
PARCEL 1' (TO BE CONVEYED TO THE HOA)
PARCEL 2' (TO BE CONVEYED TO THE HOA)
PARCEL 3' (TO BE CONVEYED TO THE HOA)
PARCEL 4' (TO BE CONVEYED TO THE HOA)
PARCEL 5' (TO BE CONVEYED TO THE HOA)
PARCEL 6' (TO BE CONVEYED TO THE HOA)

RESIDENTIAL DENSITY
TOTAL BAILEY'S VILLAGE PERMITTED (GDP-4603): 140 DUs
EXISTING RESIDENTIAL: 108 DUs
REMAINING RESIDENTIAL AVAILABLE: 34 DUs

PROPOSED RESIDENTIAL: 26 DUs
PARK DEDICATION REQUIRED: 0.00 AC.
(MANDATORY PARKLAND DEDICATION REQUIREMENT WAS ADDRESSED WITH PPS 4-03021 (140 RESIDENTIAL DUs FOR BAILEY'S VILLAGE))
PARK DEDICATION PROVIDED: 0.00 AC.
NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.65 AC.
ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.
100-YEAR FLOODPLAIN: 0.00 AC.
ROAD DEDICATION PROVIDED: 0.00 AC.

LOT STANDARDS
(PER COMPREHENSIVE DESIGN PLAN GDP-4603)

TOWNHOUSES
NET LOT AREA: 1500 SF.
LOT WIDTH: 15 FEET
AT STREET LINE: 15 FEET
AT BUILDING LINE: 15 FEET
SETBACKS: 20 FEET
FRONT: N/A
REAR: N/A
SIDE: N/A
CORNER: N/A
MAXIMUM BUILDING HEIGHT: 48 FEET
MINIMUM SPACE BETWEEN BUILDINGS: 25 FEET

PARKING
(PER SPECIFIC DESIGN PLAN SDP-0314)

TOWNHOUSES
REQUIRED (2.04 SPACE/UNIT): 54 PS
PROVIDED: 54 PS
2 PER REAR DRIVEWAY, GUEST (PARALLEL) PARKING: 2 PS

PRIOR APPROVALS

CONCEPTUAL SITE PLAN: GDP-4306 & REVISIONS -01 THRU -05
PRELIMINARY PLAN: 4-03021
SPECIFIC DESIGN PLAN: SDP-0314

GENERAL NOTES

- OWNER/APPLICANT: NVR MS CAVALIER PRESERVE, LLC
ATTN: NOOSHIN AMIRPOUR
703-649-5116
11700 PLAZA AMERICA DRIVE
SUITE 310
RESTON, VA 20190
- AERIAL TOPOGRAPHY PROVIDED BY: MCKENZIE & SYDER DATED 12-16-2020.
- EXISTING PRESERVE AT PISCATAWAY, LOT 10, BLOCK E - LIBER: 32163 FOLIO: 588 PLAT BOOK: 216 NUMBER: 15
- TAX MAP / GRID: 142 E-2 4142 F-2.
- 200 FOOT MAP REFERENCE: 217 SE 03 & 218 SE 03.
- THE PROPERTY IS CURRENTLY CLEARED AND VACANT.
- THE PURPOSE OF THIS PRELIMINARY PLAN 4-21030 IS TO SUBDIVIDE EXISTING LOT 10 INTO 26 SINGLE FAMILY ATTACHED LOTS AND 6 PARCELS.
- THIS PROPERTY IS LOCATED IN THE DEVELOPING GROWTH TIER.
- THIS PROPERTY IS NOT LOCATED WITHIN A CENTER OR CORRIDOR, AND IS THEREFORE NOT SUBJECT TO BPS REQUIREMENTS.
- STORMWATER MANAGEMENT CONCEPT PLAN 131844-2021 BY GUTSCHICK, LITTLE & WEBER, P.A.; SUBMITTED JULY, 2021.
- EXISTING & PROPOSED WATER AND SEWER SERVICE CATEGORIES 5-3 AND M-3.
- THIS PROJECT IS SUBJECT TO A TYPE ONE TREE CONSERVATION PLAN (TCP1-009-44-04 REVISION), WHICH HAS BEEN SUBMITTED FOR APPROVAL WITH THIS PPS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THERE WERE NO WETLANDS FOUND ON THIS PROPERTY.
- THERE ARE NO STREAMS ON THIS PROPERTY.
- THERE IS NO 100 YR. FLOODPLAIN ON THIS PROPERTY.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE USDA NATURAL RESOURCE CONSERVATION SERVICE 2021.
- A NATURAL RESOURCES INVENTORY PLAN (NRI-031-2021) BY GUTSCHICK, LITTLE & WEBER, P.A. WAS APPROVED FOR THIS PROPERTY MAY, 2021.
- THIS PROPERTY 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.
- GRADING AND LIMITS OF DISTURBANCE SHOWN ON THIS PPS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- NEAREST POLICE STATION: FORT WASHINGTON DISTRICT NO.7.
- NEAREST FIRE STATION: ACCOKEEK COMPANY 824.
- A LETTER ADDRESSING TRAFFIC ADEQUACY, PREPARED BY THE TRAFFIC GROUP DATED JULY 16, 2021, IS INCLUDED WITH THIS SUBMISSION.
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THIS PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN THE IMMEDIATE VICINITY OF THIS PROPERTY. THE HISTORIC EDELEN HOUSE IS LOCATED APPROXIMATELY 450' TO THE SOUTHWEST, BUT IS NOT VISIBLE FROM THE SUBJECT PROPERTY DUE TO THE PRESENCE OF EXISTING TOWNHOMES.
- THIS PROPERTY IS NOT LOCATED WITHIN THE SUSTAINABLE GROWTH TIER.
- THIS PROPERTY IS NOT LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE.
- THIS PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.

MAPPED SOILS CHART

SYMBOL	SOILS SERIES	K-FACTOR	HYDROLOGIC GROUP
GgA	GROSSTOWN GRAVELLY SILT LOAM, 0-2% SLOPES	0.24	A
GgC	GROSSTOWN GRAVELLY SILT LOAM, 5-10% SLOPES	0.24	A

TAKEN FROM: USDA NATURAL RESOURCE CONSERVATION SERVICE, 2021

BAILEY'S VILLAGE - LOT 10 M-NCPPC Case No. 4-21030



DESIGNED BY	TSZ				
DRAWN BY	Wsj				
CHECKED BY	2/1/2022	REVISED PER REVISED LAYOUT		Wsj	TSZ
DATE	10/14/21	REVISED PER INTAKE COMMENTS DATED 9/17/21		TSZ	SCC
		REVISION		BY	APPR.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 21754
EXPIRATION DATE: OCTOBER 21, 2023



2/04/22

PREPARED FOR:
NVR MS CAVALIER PRESERVE, LLC
11700 PLAZA AMERICA DRIVE
SUITE 310
RESTON, VA 20190
NOOSHIN AMIRPOUR
703-649-5116

SCALE	ZONING
1" = 30'	L-A-C
DATE	TAX MAP - GRID
FEB., 2022	142-E2&-F2

PRELIMINARY PLAN OF SUBDIVISION		G. L. W. FILE NO.
THE PRESERVE AT PISCATAWAY		20139
LOTS 11-36 & PARCELS U-Z; BLOCK E		SHEET
(EXISTING LOT 10, BLOCK E; BAILEY'S VILLAGE)		1 OF 1
PISCATAWAY ELECTION DISTRICT No. 5		PRINCE GEORGE'S COUNTY, MARYLAND