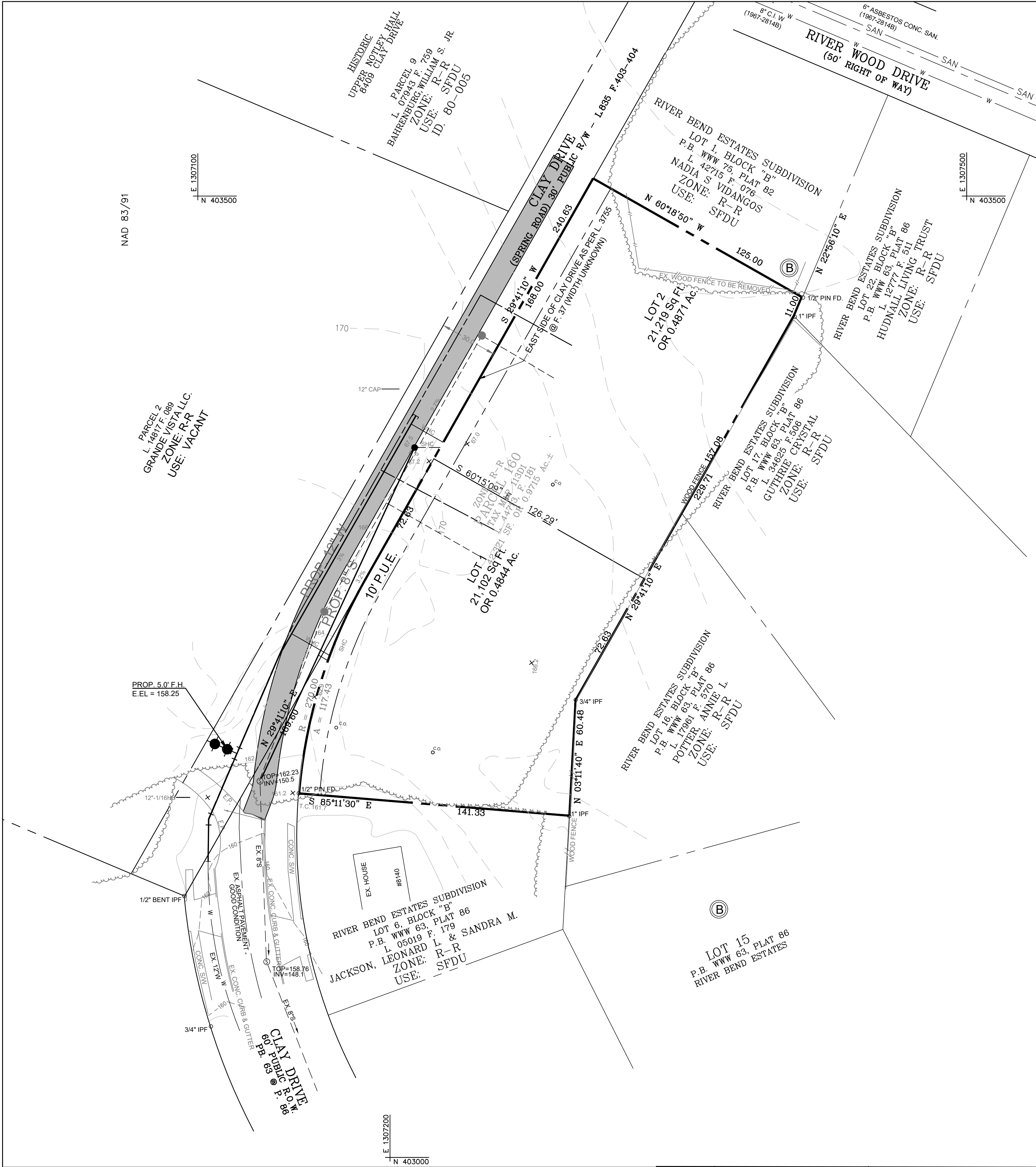
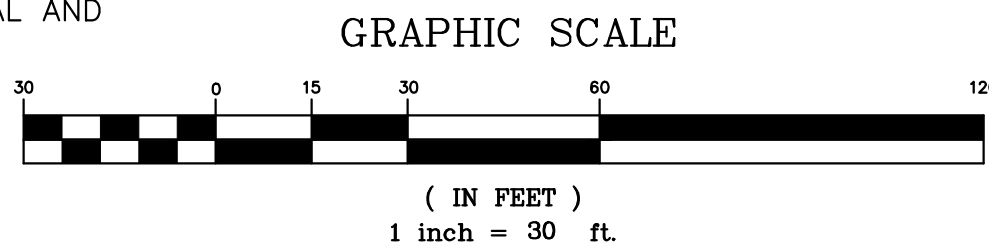




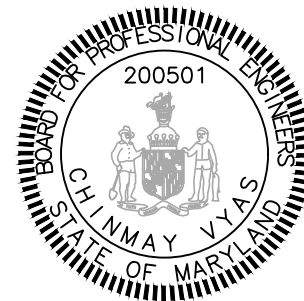
NOTE:
THIS SURVEY IS TIED TO WSSC NAD 83/91 HORIZONTAL AND
NGVD 29 VERTICAL DATUMS.



OWNER / APPLICANT
DAN JUDGE, ARUNDEL STATION HOMES
1119 ARUNDEL STATION RD
MILLERSVILLE, MD 21108
PHONE:(240) 417-3431
EMAIL:arundelstationhomes@gmail.com

Rev.#	DESCRIPTION	Rev.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. 200501,
EXPIRATION DATE: 09/01/25



MINOR PRELIMINARY PLAN
CLAY DRIVE SUBDIVISION LOTS 1 & 2
8604 CLAY DRIVE
CASE# 4-23025
12TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY MARYLAND

PROJECT:20201099
SCALE: 1" = 30'
DATE: 08/08/23
DRAWN BY:
CHECKED BY:
SHEET 1 OF 1

SITE INFORMATION

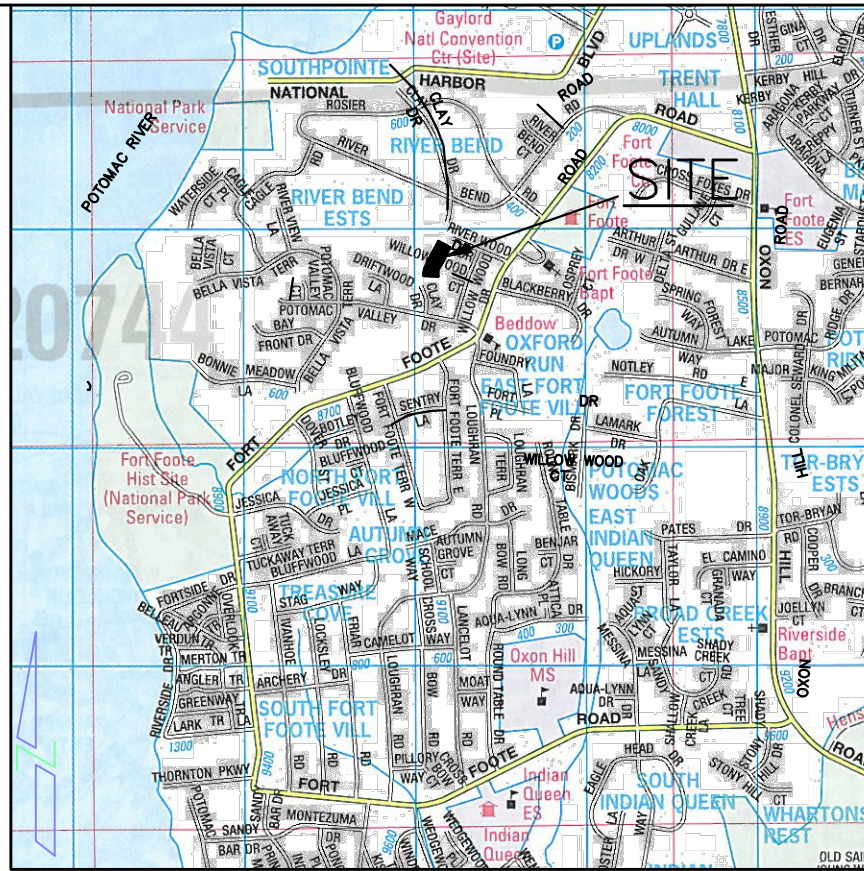
DESCRIPTION	
ZONING	R-R
LIBER/FOLIO	44713/181
WSSC GRID	211 SW 01
TOTAL ACREAGE OF SUBJECT PROPERTY	0.9716 AC.
TOTAL FLOOD PLAIN	0 AC.
TOTAL WOODLAND	0.96 AC.
TOTAL WOODLAND IN FLOODPLAIN	0 AC.
TOTAL WETLANDS	0 AC.

AREA TABULATION

LOT NOS.	AREA (SF)	AREA (AC)
1	21,101.90	0.48
2	21,218.68	0.49

GENERAL NOTES:

- EXISTING PARCEL
- DEED DESCRIPTION:
- TAX MAP:
- WSSC GRID:
- PURPOSE OF SUBDIVISION:
- PRIOR APPROVALS:
- GROSS SITE AREA =
- NET SITE AREA =
- NET DEVELOPABLE AREA OUTSIDE OF PMA:
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
- ACREAGE OF 100-YEAR FLOOD PLAIN:
- ACREAGE OF ROAD DEDICATION:
- EXISTING ZONE:
- PROPOSED USE:
- 2 SINGLE FAMILY DETACHED LOTS AND NO OTHER TYPE OF DWELLING.
- DENSITY CALCULATION:
- MIN. LOT SIZE REQ'D BY ZONING ORDINANCE & SUBDIVISION REGULATIONS (24-130):
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE:
- MINIMUM LOT WIDTH AT LINE FRONT STREET
- SUSTAINABLE GROWTH TIER:
- MILITARY INSTALLATION OVERLAY ZONE:
- CORRIDOR OR NODE:
- EXISTING & PROPOSED GROSS FLOOR AREA:
- STORMWATER MANAGEMENT CONCEPT APPROVAL # 44102-2004-02, DATED SEPTEMBER 3, 2020
- EXISTING WATER AND SEWER CATEGORY:
- PROPOSED WATER AND SEWER CATEGORY:
- AVIATION POLICY AREA:
- MANDATORY PARK DEDICATION:
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY:
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY:
- TYPE ONE CONSERVATION PLAN REQUIRED:
- WITHIN CHESAPEAKE BAY CRITICAL AREA:
- WETLANDS:
- STREAMS:
- SOIL INFORMATION (FROM NRI): (BuB) BELTSVILLE-URBAN LAND COMPLEX, (DoB) DOWNER-HAMMONTON COMPLEX, (DuB) DOWNER-HAMMONTON URBAN LAND COMPLEX, AND (GuB) GROSSTOWN-URBANLAND COMPLEX.
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION:



VICINITY MAP
SCALE: 1"=2000'
P.G. COUNTY ADC MAP 23, B-11

LEGEND

DESCRIPTION	SYMBOL
EXISTING	
PROPERTY LINE	---
TREE LINE	~~~~~
CONTOUR LINE	----- 250 -----
EX. WATER LINE	----- W -----
EX. SEWER LINE	----- SAN -----
WOOD FENCE	---//---//---
EX. CENTER LINE	-----
SANITARY SEWER MANHOLE	Ⓢ
IPF	Ⓜ IRON PIPE FOUND
CLEANOUT	⊗

**STATEMENT OF JUSTIFICATION
CLAY DRIVE SUBDIVISION**

**Preliminary Plan – 4-23025
August 9, 2023**

**OWNER/
APPLICANT:**

Arundel Station Homes
1119 Arundel Station Road
Millersville, MD, 21108

OWNER AGENT:

Arundel Station Homes

1119 Arundel Station Road
Millersville, MD, 21108
Daniel Judge
arundelstationhomes@gmail.com
240-417-3431

CIVIL ENGINEER:

CV, Inc.
610 Professional Drive, Suite 108
Gaithersburg, MD 20879
Chinmay Vyas
cvyas@cvinc.com
301-637-2510

ATTORNEY:

STATEMENT OF JUSTIFICATION
Preliminary Plan 4-23025

This application is submitted on behalf of the property owner, Arundel Station Homes, under the Previous Zoning, in accordance with the provisions set forth in the Prince George's County Code, also known as the Zoning Ordinance of Prince George's County, Maryland (Code or Ordinance) Subtitle 24 Subdivisions and Subtitle 27, Zoning, and more specifically Sections 24-117, for a Preliminary Plan of Minor Subdivision in the R-R Zone (Rural Residential), 27-441 Uses Permitted, 27-442 Regulations

Known as Parcel 160, the site is bounded to the north, east and south by developed properties in the R-R zone. To the west the property adjoins the right of way for Clay Drive, currently unpaved. The applicant proposes to develop the parcel with two single family detached residential lots.

THE PROPERTY:

Location: South of the intersection of Clay Drive and River Wood Drive and north of its intersection with Valley Drive in Fort Washington, Maryland.

Existing Zoning: R-R.

Proposed Use: Two (2) single family detached dwelling units. Three (3) specimen trees are being removed; a justification letter submitted along with the plans.

Acreage: 0.97 acres, gross tract area

Tax Map: Map 113; Grid D-1, Parcel 160.

Planning Area: 80A,

Master Plan 2006 Henson Creek-South Potomac Planning Area Sectional Map Amendment

General Plan: Located in the Established Communities boundary of the 2035 Prince George's County General Plan Growth Policy (2035) and in the Approved 2002 General Plan Developing tier.

Election District: Nine (12), Oxon Hill

Council District: 8 Honorable Monique Anderson-Walker & At Large Mel Franklin and Calvin Hawkins, II

EXISTING APPROVALS:

NRI 160-06-01, SDCP #44102-2004-02, TCP1-010-2021

COMPLIANCE WITH EVALUATION CRITERIA:

Conformance with the Requirements of the Zoning Ordinance

Minor Subdivision in conformance with Section 24-117, 2 lots being proposed.

Section 27-441. Uses permitted in Residential Zones

The single-family detached dwelling unit use proposed on the subject property is a permitted use in the R-R zone

Section 27-442. Regulations

Dimensional Standards Required/Proposed

Min. Net Lot Area 20,000 sq. ft./21,000± sq. ft.

Max. Density (dwelling unit per net acre) 2.17 units per net acre allowed, 2.06 units per net acre proposed

CONCLUSION:

For all of the reasons set forth above, the Owner/Applicant respectfully submits this Statement of Justification for the purposes of requesting review as a minor subdivision and showing compliance with all applicable section of the Ordinance, and request approval of the Preliminary Plan of Minor Subdivision.

A handwritten signature in black ink, appearing to read 'Silvia D. Silverman', written over a horizontal line.

Silvia D. Silverman, A.I.C.P.
Director Planning and Environment
CV, Inc.

August 9, 2023