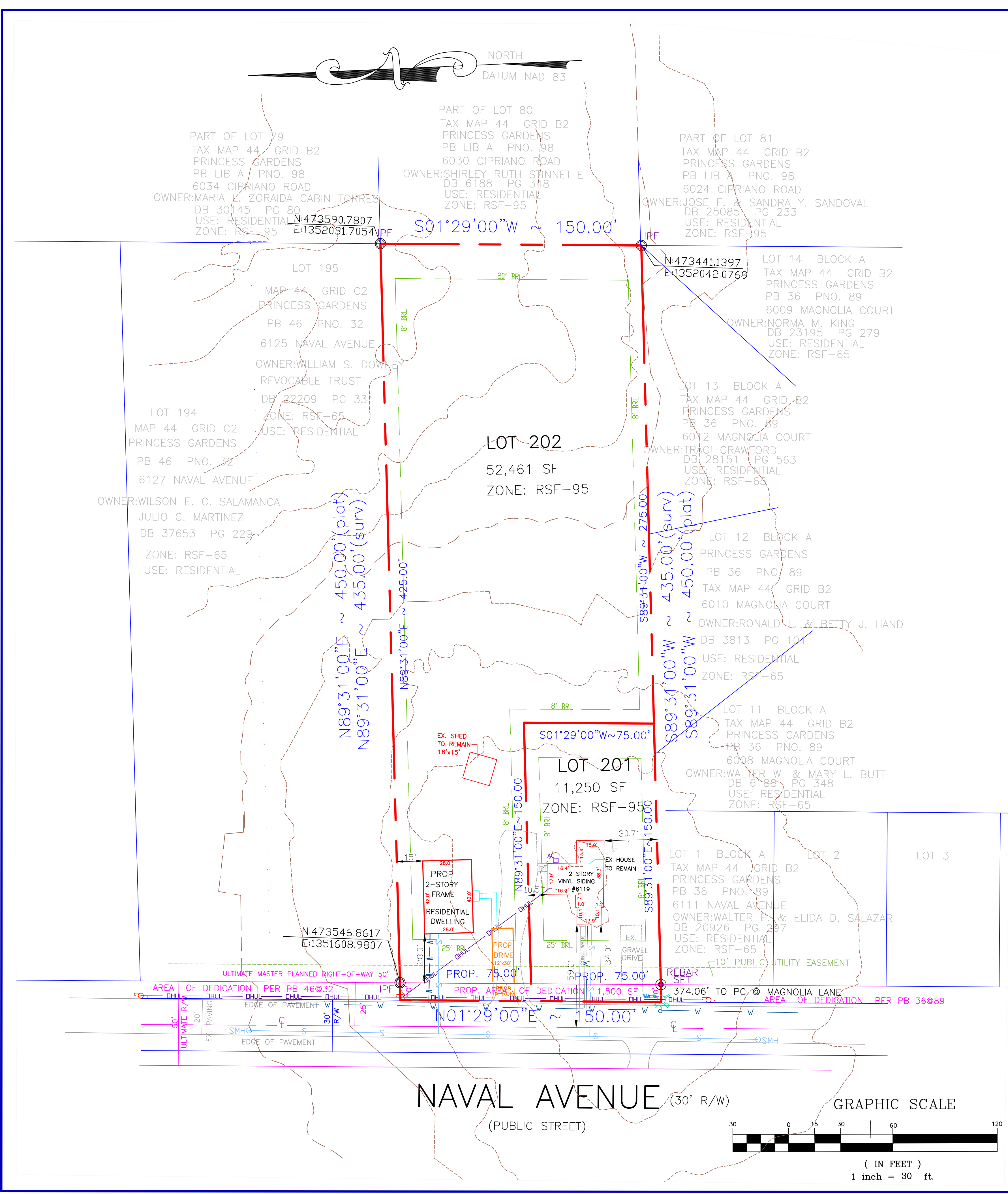
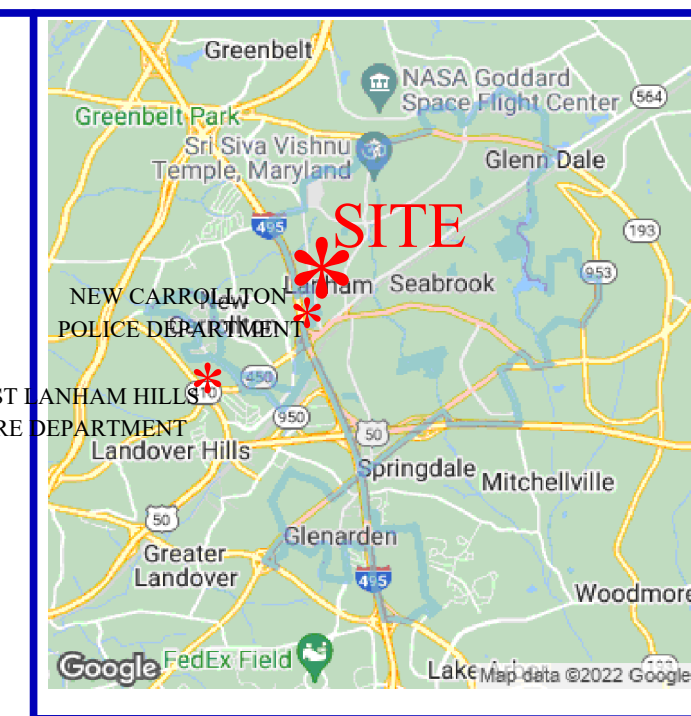




- LEGEND:
- PROPERTY LINE
 - UTILITY EASEMENT
 - CENTERLINE
 - EX. 2' CONTOUR
 - EX. SEWER LINE
 - EX. WATER LINE
 - PROP. SEWER LINE
 - PROP. WATER LINE
 - SEWER MANHOLE
 - UTILITY POLE



VICINITY MAP
SCALE: 1"=2000'

RECORD OWNER: WILMER L. VARGAS & JANETTE R. VARGAS
MAILING ADDRESS: 5704 HAMILTON STREET
HYATTSVILLE, MARYLAND 20781

- GENERAL NOTES:
- LOT 87, PLAT BOOK LIB A PLAT NO. 98
DEED REF: 47427 / 00238
 - MAP# 0044 GRID# 00B2
 - WSSC GRID#208NE08
 - PURPOSE OF SUBDIVISION: DIVIDE ONE LOT INTO TWO LOTS
 - PRIOR APPROVALS: NRI-167-2022 DATED 11/14/2022
 - TOTAL ACREAGE: 1.50 AC
ZONED: RSF-95
 - ACREAGE OF ENVIRONMENTAL FEATURES: N/A
 - FLOODPLAIN ACREAGE: 0 AC
 - AGREEMENT AND PROPOSAL: N/A
 - DISTANCE TO NEAREST INTERSECTING STREET: APPROX 374 FT
 - NORTH ARROW AND SCALE: TRUE NORTH - 1"=30'
 - TOTAL AREA CALCULATION IN SQ FT: 65,211 SF
 - EXISTING ZONE/USE: RSF-95 / RESIDENTIAL SINGLE FAMILY
 - PROPOSED USE OF PROPERTY: 2 RESIDENTIAL SINGLE FAMILY DETACHED DWELLINGS
 - SUSTAINABLE GROWTH TIER: 1
 - MILITARY INSTALLATION OVERLAY: NO
 - CENTER OR CORRIDOR LOCATION: NO
 - SWM SDC #225163-2022-0 APPROVAL DATE: JULY 13, 2023
 - WATER/SEWER CATEGORY: W-3/S-3
 - AVIATION POLICY AREA: N/A
 - PROPOSAL FOR MEETING MANDATORY PARK DEDICATION REQUIREMENT FOR RESIDENTIAL DEVELOPMENT: FOR MINOR SUBDIVISIONS, A FEE-IN-LIEU IS USUALLY PROVIDED (PAYABLE PRIOR TO APPROVAL OF A FINAL PLAT)
 - CEMETERIES: NO
 - HISTORIC SITES: NO
 - TYPE I CONSERVATION PLAN: YES
 - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
 - WETLANDS: NO
 - STREAMS: NO
 - SOILS BY TYPE: SEE NRI
 - THE 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"
 - DENSITY CALCULATIONS: 2 UNITS/1.50 ACRES=1.33 UNITS PER ACRE
 - MINIMUM LOT SIZE REQUIRED: 9,500 SQ FT FOR SINGLE FAMILY DETACHED DWELLINGS IN THE RSF-95 ZONE
 - MINIMUM LOT WIDTHS: FRONT BUILDING LINE (75 FEET)
FRONT STREET LINE (60 FEET)

SURVEYOR'S CERTIFICATE
LICENSE EXPIRATION DATE: 06-18-2024
I hereby certify that this drawing is based on a field survey made on 4/11/2022 by me or under my supervision and to the best of my knowledge information & belief correctly represents the facts found at the time of survey.
Robins Lee Gilliss, Jr.
Professional Land Surveyor
State of Maryland Registration #10936

- NOTES:
- No title report furnished at this time; subject to all easements and right of way of record and as may be stated in deed(s) and noted on record plat.
 - Flood zone and certificates available upon request.

MILLENNIUM ENGINEERING, LLC
PARK PLACE PROFESSIONAL CENTER
5825 ALLENTOWN ROAD CAMP SPRINGS, MARYLAND 20746
301-433-0888 301-433-0897 FAX
Email: millenniumengn@gmail.com
Website: millenniumengineering-llc.com

REVISIONS	COMMENT
ADD SWM APPROVAL DATE	2/24/2023

LOT 201 AND LOT 202
RESUBDIVISION OF LOT 87
PRINCESS GARDENS
PLAT BOOK A PLAT NO. 98
LANHAM (20TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



DATE: 4/11/2022
SCALE: 1"=30'
DWG NO. 52550



MILLENNIUM ENGINEERING, LLC

5825 Allentown Road Camp Springs, Maryland 20746

(301) 433-0888 Office (301) 433-0897 Fax

email: millennengin@gmail.com website: <http://millenniumengineering-llc.com>

JUSTIFICATION STATEMENT

VARGAS PROPERTY

PPS2022-012

DESCRIPTION OF PROPOSED USE/REQUEST

THIS PROJECT PROPOSES A MINOR SUBDIVISION TO SUBDIVIDE THIS 1.50 ACRE PARCEL INTO TWO (2) LOTS AS SHOWN IN THE PRELIMINARY PLAN OF SUBDIVISION. THE OWNER PROPOSES DEVELOPMENT OF ONE NEW HOUSE ON THE PROPOSED LOT. THE PROPOSED MINOR SUBDIVISION'S LOCATION IS 6119 NAVAL AVENUE LANHAM, MARYLAND 20706

DESCRIPTION OF LOCATION AND THE SUBJECT PROPERTY

THIS SITE CONTAINS 1.50 ACRES AND APPROXIMATE 0.42 ACRES OF THE SITE IS WOODED AREA. THE PROPERTY IS ZONED RSF-95 WITH AN EXISTING HOUSE APPROXIMATELY 1,628 SF IN SIZE. THE EXISTING HOUSE WILL REMAIN. THERE ARE THREE (3) SPECIMEN TREES WITH HISTORIC ROOT ON-SITE. THE PROJECT SITE IS LOCATED WITHIN PRINCESS GARDENS SUBDIVISION IN LANHAM, PRINCE GEORGE'S COUNTY, MD. THE SITE IS LOCATED OFF NAVAL AVENUE AND APPROXIMATELY 374 FT TO THE SOUTHERN INTERSECTION OF NAVAL AVENUE AND MAGNOLIA LANE. THE SITE IS BOUNDED BY EXISTING RESIDENTIAL DEVELOPMENTS TO THE NORTH, SOUTH, EAST AND WEST.

DESCRIPTION OF REQUIRED FINDINGS

Sec. 24-103. - Policy.

(a) It is hereby declared to be the policy of Prince George's County to consider the subdivision of land and the subsequent development of the subdivided land as subject to the control of the County, pursuant to the General Plan, for the orderly, planned, efficient, and economical development of the County.

(b) Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health, safety, and welfare. Land shall not be subdivided until needed public facilities are available, or will be made available in the foreseeable future, and proper provision has been made for capital improvements, such as schools, police facilities, fire and rescue facilities, parks, recreational facilities, transportation facilities, and other improvements.

Sec. 24-105. - Authority.

By authority of Article 28 of the Annotated Code of Maryland, and other applicable laws, statutes, ordinances, and regulations of the State of Maryland, the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission does hereby exercise the power and authority to review, approve, approve with modifications or conditions, or disapprove preliminary plans and final plats for the subdivision of land in that part of the Regional District within Prince George's County, which show lots, blocks, or sites, with or without new streets or highways

Sec. 24-107. - Jurisdiction

(a) This Subtitle shall apply to all subdivision of land, as defined herein, within the boundaries of that part of the Regional District in Prince George's County, Maryland.

(b) No land shall be subdivided within the Regional District in Prince George's County until:

(1) The subdivider or his agent shall obtain approval of the preliminary plan and final plats by the Planning Board (or the Planning Director in the case of minor subdivisions as determined by the Director); and

(2) The approved final plat is filed in the Land Records of Prince George's County.

Sec. 24-111. - Resubdivision of land.

(a) In any case where land has been legally subdivided according to the law in existence at the time of such subdivision and the present owner desires to change the relationships between a lot and the street shown on the record plat, or between one lot and another, action by the Planning Board shall be governed by the same procedures, rules, and regulations as for a new subdivision, except where filing a final plat is optional, as provided by [Section 24-107\(d\)](#).

(b) In accordance with specific provisions of the Zoning Ordinance, the Planning Board may approve the resubdivision of residentially zoned land which creates new lots that may not comply with all current requirements of the Zoning Ordinance applicable to new subdivisions. Such resubdivision may only be approved for land previously subdivided in accordance with the Zoning Ordinance standards applicable at the time of the previous subdivision. Such resubdivision may be approved only in those residential zones for which the Zoning Ordinance specifically provides alternative minimum development standards, and only in accordance with the following requirements:

(1) No greater number of lots shall be created;

(2) All requirements of this Subtitle have been met including the dedication of land for parks.

(3) A petition to vacate the previously recorded plat has been filed; and

(4) The proposed subdivision is better than the recorded one in terms of design amenities, environmental conservation, or energy conservation.

(5) Is not located within Sustainable Growth Tier IV.

If for the purpose of resubdivision, the recorded final plat is submitted without modifications, the Planning Board shall approve the resubdivision as submitted if it finds that adequate public facilities exist or are programmed for the area within which the subdivision is located, as defined in Division 3 of this Subtitle. If the recorded final plat is submitted with modifications, the Planning Board may approve the resubdivision in accordance with Subsection (a) or (b), above.

(d) Paragraph (c) of this Section does not apply to properties subject to the ILUC provisions established in [Sec. 24-120.03](#)(b) of the County Code.

SUMMARY / CONCLUSION OF REQUEST

THIS REQUEST FOR A MINOR SUBDIVISION IS WELL WITHIN THE COUNTY REQUIREMENTS TO SUBDIVIDE ONE LOT INTO TWO LOTS AS IDENTIFIED IN THE DESCRIPTION OF REQUIRED FINDINGS. THE EXISTING HOUSE WILL REMAIN ON SITE AS IS WITH NO PLANS FOR EXPANSION/ADDITION TO CURRENT SQUARE FOOTAGE. THE OWNER IS PROPOSING FUTURE NEW DEVELOPMENT OF ONE NEW HOUSE WITH THIS PROJECT. THE OWNER IS REQUESTING TWO NEW LOT NUMBERS AND TWO NEW TAX ACCOUNT NUMBERS. THE NEW HOUSE DOES NOT PROPOSE A BASEMENT, AS SUCH NO EROSION AND SEDIMENT CONTROL WILL BE REQUIRED FOR THIS PROJECT. STORMWATER MANAGEMENT PLAN NUMBER HAS BEEN PROVIDED FOR THIS PROJECT. THE SITE CURRENTLY HAS WATER AND SEWER HOUSE CONNECTIONS FOR THE EXISTING HOUSE. THERE WILL BE A 10 FEET RIGHT-OF-WAY DEDICATION AT LOT FRONTAGE WITH THIS PLAN.(1,500 SF).

Respectfully,

Kim Lee Comedy

Kim L. Comedy

Managing Member

Millennium Engineering, LLC