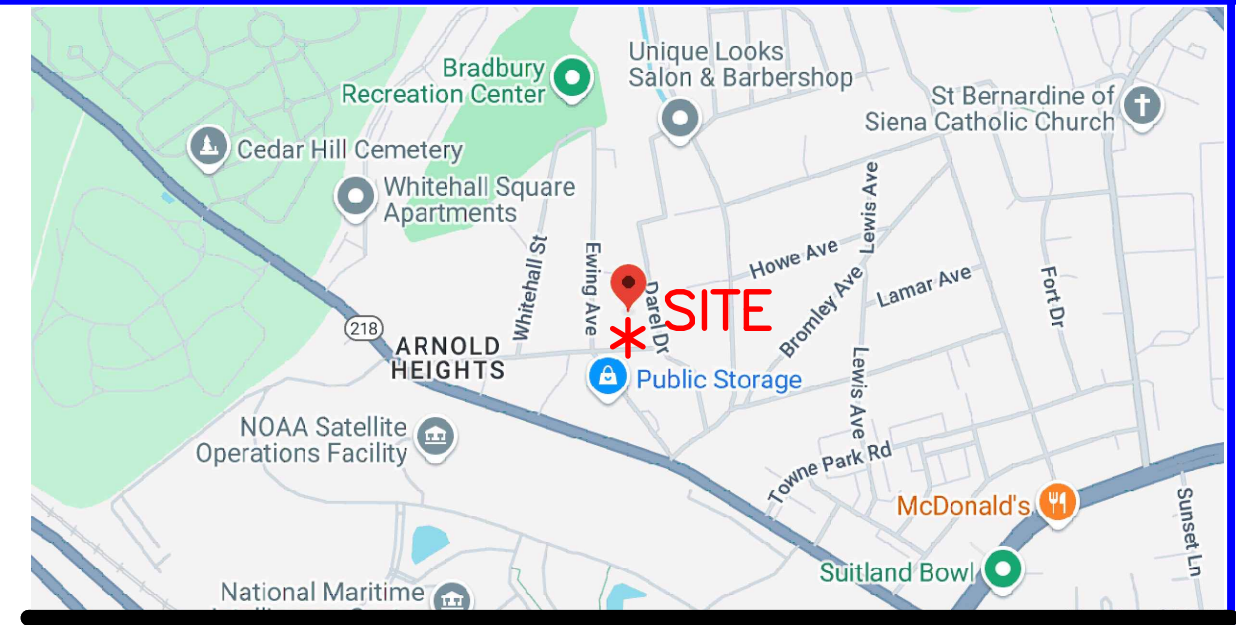


OWNER/APPLICANT  
OWNER NAME: 508 68TH PLACE LLC  
APPLICANT: RONALD CHOQUE  
OWNER ADDRESS: 5105 BARTO AVENUE  
SUITLAND, MARYLAND 20746

- GENERAL NOTES:
1. PARCEL 186  
DEED REF: L. 39882 F. 320
  2. TAX MAP# 0080 GRID# 00D3 ACCT# 06-0603316
  3. WSSC GRID#204SE04
  4. PURPOSE OF PLAN: BUILD TWO NEW HOUSES ON TWO LOTS
  5. PRIOR APPROVALS: NRI-054-219
  6. TOTAL ACREAGE: 0.750 AC
  7. ACREAGE OF ENVIRONMENTAL FEATURES: 0.00 AC
  8. FLOODPLAIN ACREAGE: 0 AC
  9. AGREEMENT AND PROPOSAL: N/A
  10. DISTANCE TO NEAREST INTERSECTING STREET: 100 FT
  11. NORTH ARROW AND SCALE: TRUE NORTH - 1"=20'
  12. TOTAL AREA CALCULATION IN SQ FT: 32,665 SQ FT
  13. EX. ZONE/USE: RSF-A / SINGLE-FAMILY-ATTACHED
  14. PROPOSED USE OF PROPERTY: RESIDENTIAL SINGLE FAMILY HOUSES
  15. SUSTAINABLE GROWTH TIER: 1
  16. MILITARY INSTALLATION OVERLAY: NO
  17. CENTER OR CORRIDOR LOCATION: NO
  18. SWM PLAN - 4885-2019-00 APPROVED 6/9/2023
  19. WATER/SEWER CATEGORY: W-3/S-3
  20. AVIATION POLICY AREA: N/A
  21. MANDATORY PARK DEDICATION REQUIREMENT: N/A
  22. CEMETERIES: NO
  23. HISTORIC SITES: NO
  24. TYPE I CONSERVATION PLAN: NO
  25. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
  26. WETLANDS: NO
  27. STREAMS: NO
  28. SOILS TYPES: BuB
  29. IN OR ADJACENT TO AN EASEMENT: NO
  30. MIN. LOT SIZE REQUIRED: 5,000 SQ FT FOR SINGLE FAMILY DETACHED DWELLINGS IN THE RSF-A ZONE
  31. DENSITY CALCULATIONS: 2 UNITS/0.75 ACRES=2.66 UNITS PER ACRE  
MINIMUM LOT WIDTHS: FRONT BUILDING LINE (15 FEET)  
FRONT STREET LINE: (40 FEET)  
SIDE LINE: (8 FEET)  
REAR LINE: (20 FEET)

Owner: William C. Schlorb  
Deed: DB 14173 PG 640  
Use: SF-Residential  
Zoning: RSF-A  
Tax Map 80 Grid D3  
Parcel 184  
Address: 2520 Ewing Avenue



### VICINITY MAP

SCALE: 1"=2000'

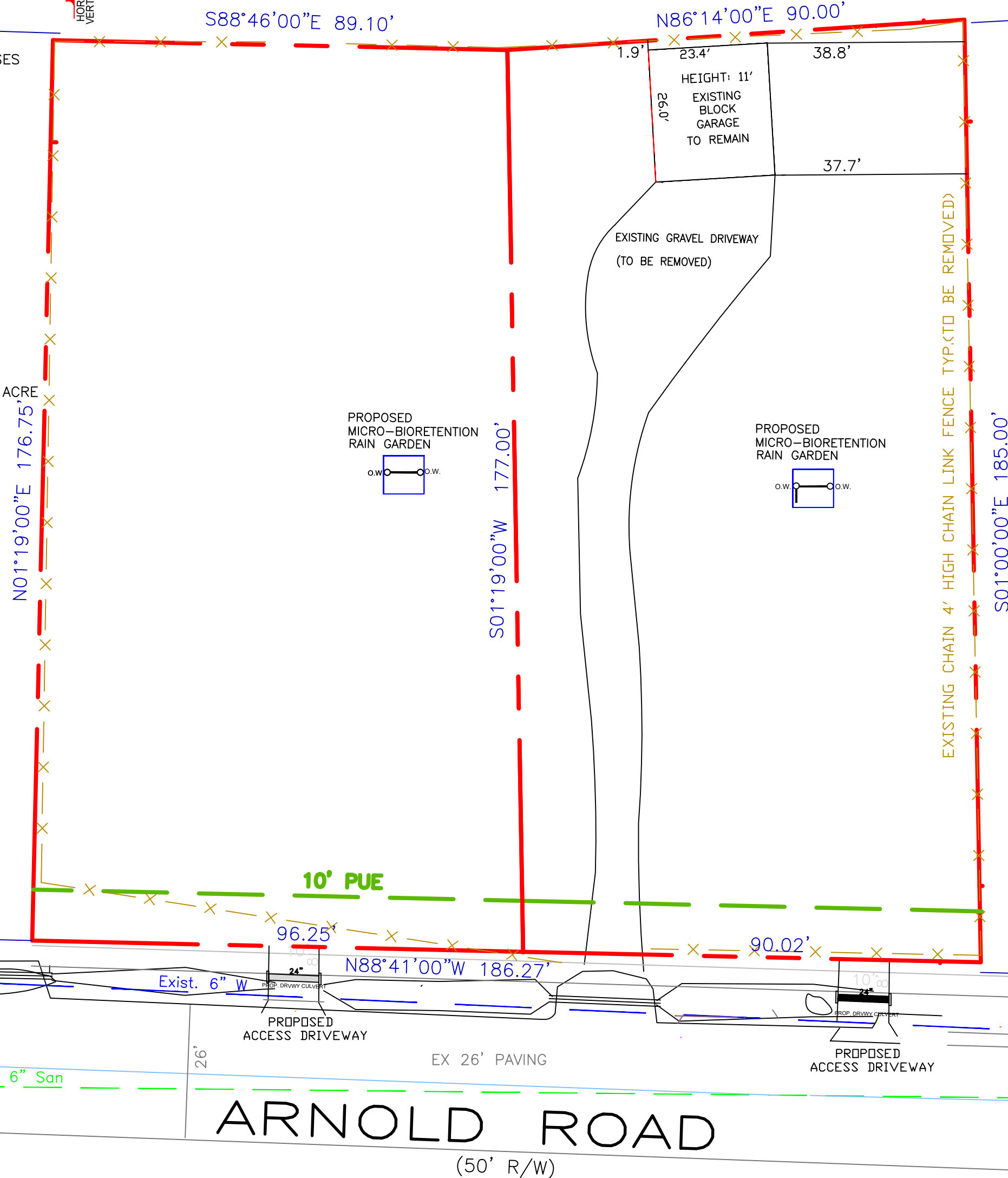
Owner: Simeon R. Butler, et al.  
Deed: DB 23151 pg 133  
Use: SF-Residential  
Zoning: RSF-A  
Tax Map 80 Grid D3  
Parcel 187  
Address: 4418 Arnold Road

### LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- SIGN
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- EXISTING CONTOUR 288
- EX. WATER LINE
- EX. SANITARY LINE
- FENCE LINE - CHAIN LINK

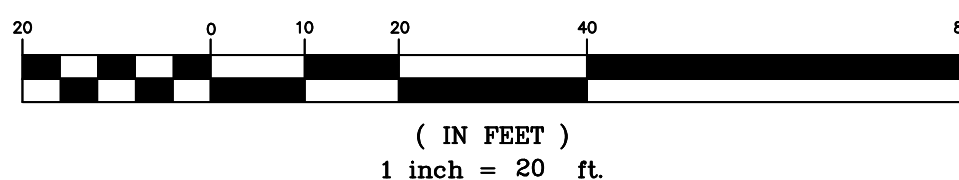
EWING AVENUE

Owner: Dennis Borie  
Deed: DB 16883 PG 677  
Use: SF-Residential  
Zoning: RSF-A  
Tax Map 80 Grid D3  
Parcel 185  
Address: 4406 Arnold Road



ARNOLD ROAD  
(50' R/W)

### GRAPHIC SCALE



- NOTES:
1. Subject to benefits, covenants, restrictions and easements of record
  2. Title search was not furnished for this survey

### SURVEYOR'S CERTIFICATE

R. LEE GILLISS, JR.  
LICENSE EXPIRATION DATE 06-18-2026

I hereby certify that this drawing is based on a previous field survey made on 11/18/2018 and re-surveyed 6/7/2023 by me or directly under my supervision and to the best of my knowledge, information & belief correctly represents the facts found at the time of survey.

PPS-2024-040 AND ADQ-2022-091

PRELIMINARY PLAN OF SUBDIVISION

TAX ACCT# 06-0603316  
TAX MAP 0080 GRID 00D3

PARCEL 186

DEED REFERENCE: L.39882 F.320  
6TH ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

REVISIONS



CASE NO: 508 68TH PL

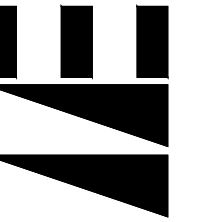
DATE: 6/7/2023

SCALE: 1"=20'

DWG: 53010

SHEET: PPS

MILLENNIUM ENGINEERING, LLC.  
PARK PLACE PROFESSIONAL CENTER  
5825 ALLENTOWN ROAD  
CAMP SPRINGS, MARYLAND 20746  
(301) 433-0888  
email: millenniumeng@gmail.com  
website: millenniumengineering-llc.com





# MILLENNIUM ENGINEERING, LLC

5825 Allentown Road Camp Springs, Maryland 20746

(301) 433-0888 Office

email: [millennengin@gmail.com](mailto:millennengin@gmail.com) website: <http://millenniumengineering-llc.com>

## JUSTIFICATION STATEMENT

### ARNOLD LANDING

#### PPS2022-040

#### DESCRIPTION OF PROPOSED USE/REQUEST

THIS PROJECT PROPOSES A MINOR SUBDIVISION TO SUBDIVIDE THIS ONE PARCEL PROPERTY CONSISTING OF 32,665 SF OR 0.750 ACRE PARCEL INTO TWO (2) LOTS AS SHOWN IN THE PRELIMINARY PLAN OF SUBDIVISION. THE OWNER PROPOSES THE DEVELOPMENT OF TWO NEW HOUSES ON THE PROPOSED LOTS. THE PROPOSED MINOR SUBDIVISION'S LOCATION IS 4410 ARNOLD ROAD SUITLAND, MARYLAND 20746

#### DESCRIPTION OF LOCATION AND THE SUBJECT PROPERTY

THIS SITE CONTAINS 0.750 ACRES AND APPROXIMATE 0.00 ACRES OF THE SITE IS WOODED AREA. THE PROPERTY IS ZONED RSF-A WITH AN EXISTING GARAGE APPROXIMATELY 500 SF IN SIZE. THE EXISITING GARAGE WILL REMAIN. THERE ARE NO SPECIMEN TREES ON-SITE. THE PROJECT SITE IS NOT LOCATED WITHIN A SUBDIVISION. THE SITE IS LOCATED ON ARNOLD ROAD BETWEEN INTERSECTIONS OF DAREL DRIVE AND EWING AVENUE. 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 PARCEL INTO TWO LOTS AS IDENTIFIED IN THE DESCRIPTION OF REQUIRED FINDINGS. THE EXISTING GARAGE WILL REMAIN ON SITE AS IS WITH NO PLANS FOR EXPANSION/ADDITION TO THE CURRENT SQUARE FOOTAGE. THE OWNER IS PROPOSING FUTURE NEW DEVELOPMENT OF TWO NEW HOUSES WITH THIS PROJECT. THE OWNER IS REQUESTING TWO NEW LOT NUMBERS AND TWO NEW TAX ACCOUNT NUMBERS. THE NEW HOUSES DO NOT PROPOSE A BASEMENT, AS SUCH EROSION AND SEDIMENT CONTROL WILL BE REQUIRED FOR THIS PROJECT. STORMWATER MANAGEMENT PLAN NUMBER HAS BEEN PROVIDED AND APPROVED FOR THIS PROJECT. THE SITE CURRENTLY HAS WATER AND SEWER HOUSE CONNECTIONS. THERE ARE EXISTING WATER AND SEWER LINES ALONG ARNOLD ROAD.

Respectfully,

**Kim Lee Comedy**

Kim L. Comedy

Managing Member

Millennium Engineering, LLC