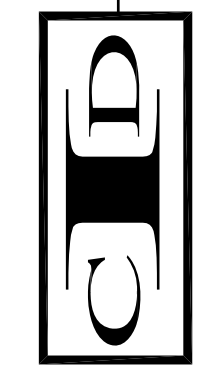


**Civtech Designs Inc.**  
11013 RHODENDA PLACE UPPER MARLBORO MD 20772  
TEL.: (301) 446-1747 WWW.CIVTECHDESIGNS.COM

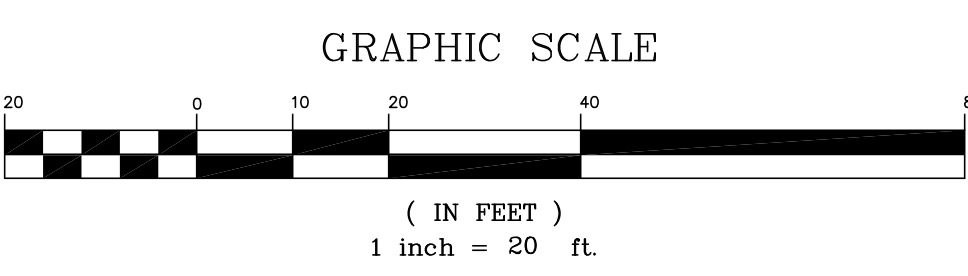
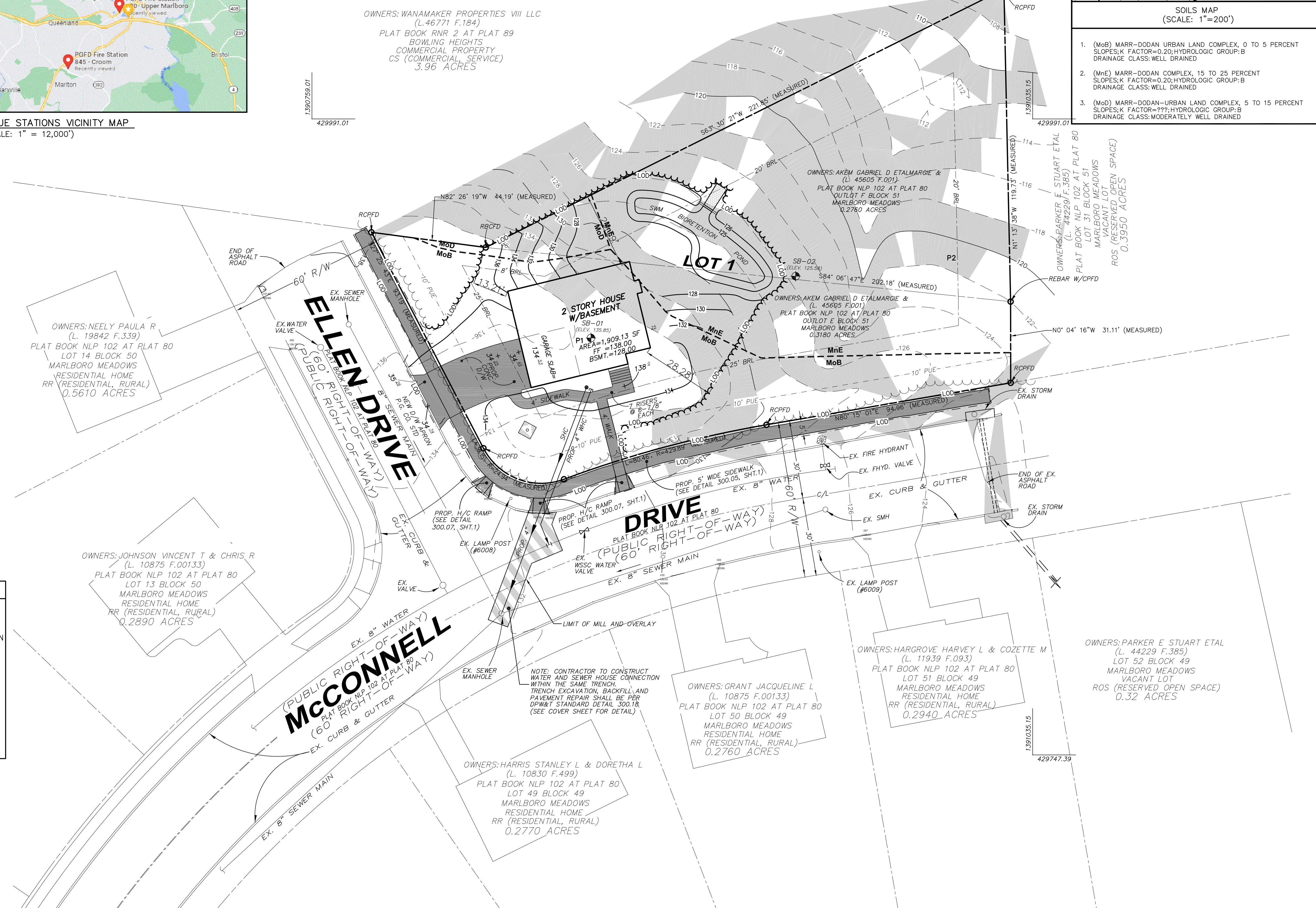
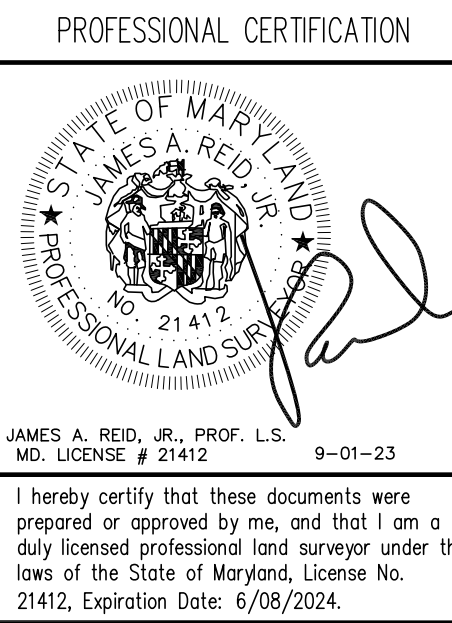


MARLBORO MEADOWS SUBDIVISION  
 LOTS E & F - PLAT ONE- SECTION NINE - BLOCK 51  
 UPPER MARLBORO 20772-0000  
 ELECTION DISTRICT NO. 3  
 PRINCE GEORGE'S COUNTY, MARYLAND

DEM AND MANTAB PROPERTY  
(PPS-2023-003)  
PRELIMINARY PLAN OF  
MINOR SUBDIVISION

## REVISIONS


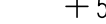








DATE: 9/18/23	
OWN. JAR	DESIGNED JAR
CHECKED JAR	SCALE: 1"=20'
PROJECT NO. 2022-189	
SHEET NO. 1 OF 1	



**Know what's below.  
Call before you dig.**

or call Miss-Utility @ 800-257-7777  
at least 72 hours prior to beginning construction.

### LEGEND:

	EXISTING TREE LINE
+ 150.00	EXISTING SPOT ELEVATION
+ 50.00	PROPOSED SPOT ELEVATION
	PROPOSED TREE LINE
150	PROPOSED CONTOUR
	LIMIT OF DISTURBANCE
	PUE
	PUBLIC UTILITY EASEMENT
	MnE
	MoB
	SOIL DESIGNATION
	0% TO 15% SLOPES
	PAVED AREAS

## ABBREVIATIONS:

AC.	ACRES
ARCH'L	ARCHITECTURAL
BL	BUILDING LEVEL
BRL	BASEMENT RESTRICTION LINE
CL	CLEAN OUT
CONC.	CONCRETE
DIST.	DISTRIBUTION
DS	DOWN SPOUT
DRAWING	
EX./EXIST.	EXISTING
F.F.	FINISH FLOOR
L.O.D.	LIMIT OF DISTURBANCE
OBS.	OBSERVATION
PERF.	PERFORATED
PROP.	PROPOSED
R	RADIUS
SAN.	SANITARY
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
S.D.	EXISTING STORM DRAIN
S.F.	SQUARE FEET
SHC	SANITARY HOUSE CONNECTION
SRA	SEPTIC RECOVERY AREA
TYP.	TYPICAL
WHC	WATER HOUSE CONNECTION
W.M.	WATER METER
W.V.	WATER VALVE



## **Project Narrative & Statement of Justification**

*for:*

**16200 McConnell Drive  
Upper Marlboro, MD 20772**

The purpose of this application for preliminary plan of minor subdivision is to combine Outlots E & F into a single lot so that the total lot area may be used to construct one (1) single family dwelling unit. This property is located within the RR Zone (Residential, Rural) per the new zoning ordinance which requires a minimum lot size of 20,000 square feet or 0.459 acres. Outlot E is approximately 0.318 acres and Outlot F is 0.2760 acres for a combined total of 0.5934 acres. By combining the two outlots the property will be in compliance with the minimum lot size.

The existing approved Type II TCP plan (TCPII 080-95) shows that approximately 66% of Outlot E is Reforestation Area and the remaining portion of Outlot E and most of Outlot F is designated as Priority 1 Retention Area. The proposed site development plan will essentially utilize the western half of Outlot E to construct the home and other required appurtenances. This approach minimizes the impact on the Priority 1 Retention Area so that more mature forested area is remains undisturbed. The proposed development will revise the existing approved TCP 2 and will require the applicant to obtain approximately 0.25 acres of off-site conservation mitigation credit.

Although the priority for preservation is high on the recently approved NRI plan, this stand, because of its small size, is not a significant natural resource. It is our opinion, from a land planning perspective, that this lot primarily serves as a buffer between the existing residential subdivision and Gateway Tractor Company (GTC) which is a commercial operation. As a commercial use, GTC is considered a high impact use in the current landscape manual while the existing residential subdivision is a low-impact use. The required buffering for these incompatible uses is a Type D buffer yard which is comprised of a minimum building setback of 50 feet and a minimum landscape buffer yard of 40 feet.

The proposed single family residential dwelling unit on the subject site will still enjoy what is essentially a double Type D buffer yard since there is approximately 100 linear feet of existing woodlands on the adjacent property and the existing building on the GTC facility is more than 325 feet away from the nearest property corner of Outlots E & F. Due to this distance away from the main operation of the GTC facilities, the construction of an additional single family dwelling unit on the subject site will not be impacted by the GTC facility, and a newly constructed home on this property will serve as an additional buffer for the existing homes located on the south side of McConnell Drive. Further, the construction of a new single family residence on Outlots E & F would be very similar to the existing single family residence at 3009 Ellen Drive in regards to setback and buffering.

Attached herewith is a copy of the approved permit site plans for the GTC property which shows relative location of the Gateway Tractor Store and its rear storage yard to the subject site.