PART OF LOT 60 - RADFORD SUBDIVISION
PLAT BOOK 6 - PLAT 76
3916 LUMAR DRIVE - FT. WASHINGTON, MD 20744
SURRATTS ELECTION DISTRICT NO. 9
PRINCE GEORGE'S COUNTY, MARYLAND

TRACY GEORGE PROPERTY
(PPS-2023-012)
PRELIMINARY PLAN OF MINOR SUBDIVISION

Civtech Designs Inc.
11012 RHODENDA PLACE UPPER MARLBORO, MD 20772
TEL.: (301)440-1747 WWW.CIVTECHDESIGNS.COM

DATE: 8-10-23	
DWN.: JAR3	DESIGNED: JAR/J
CHECKED: JAR/J	SCALE: 1"=30'
PROJECT NO. 2022-193	
SHEET NO. 1 OF 1	

REVISIONS

1. OWNER/APPLICANT:
TRACY A. GEORGE
3218 15TH PLACE, SE WASHINGTON, DC 20020
PHONE: (202)329-8997

2. PT. LT. 60 CO. 4.361
PLAT BOOK BB6 AT PLAT 76
RADFORD SUBDIVISION
LIBER 45562, FOLIO 117

3. PROPERTY STREET ADDRESS:
3916 LUMAR DRIVE
FORT WASHINGTON, MD 20744
TAX ACCOUNT NO.: 0984880

4. TAX MAP 115-GRID C1

5. 200 FT. SHEET REFERENCE: WSSC GRID 211SE04

6. THE PURPOSE OF THIS PRELIMINARY PLAN OF SUBDIVISION IS TO SUBDIVIDE THE CURRENT LOT INTO TWO LOTS AND BUILD A SINGLE FAMILY HOME ON THE WESTERN LOT #1, AND A FUTURE RESIDENCE ON THE EASTERN LOT #2.

7. PRIOR APPROVALS:
TCP2-130-04
TCP1-004-06
NRI-112-05-01
NRI-112-05
NRI-056-2022

8. TOTAL LOT AREA = 4.361 AC.

9. NET DEV. AREA OUTSIDE OF PMA: 4.361 AC

10. ACREAGE OF ENVIRONMENTAL REG. FEATURES: 0

11. ACREAGE OF 100-YEAR FLOODPLAIN: 0

12. TOTAL AREA: 189,965.16 S.F.

13. AREA DEDICATED TO PUBLIC USE: 0.0805 AC

14. ZONING: RE (RESIDENTIAL ESTATE)

15. PROPOSED USE: CONSTRUCTION OF SINGLE-FAMILY DETACHED HOME.

16. DENSITY CALCULATION/MIN. LOT SIZE REQ./PROP.
MIN. NET LOT SIZE REQ'D: 40,000 SF -OR- 0.918 AC.
PROPOSED LOT 1:
NET LOT AREA:1.69 AC/73,541.35 SF
PROPOSED LOT 2:
NET LOT AREA:2.58 AC/112,574.47 SF

17. MINIMUM BUILDING RESTRICTION LINES
LOT 1 FRONT B.R.L. = 60.15', (SEE PLAN)
LOT 2 FRONT B.R.L. = 25', (SEE PLAN)
SIDE B.R.L. = 17'(MIN. BOTH SIDES COMBINED)
REAR B.R.L. = 25'
LOT WIDTH REQ'D AT FRONT STREET LINE = 70'
LOT WIDTH REQ'D AT FRONT BLDG. LINE = 120'

18. SUSTAINABLE GROWTH TIER: 1

19. MILITARY INSTALLATION OVERLAY ZONE: NO

20. STORMWATER CONCEPT APPLICATION NO. AND DATE:
85367-2023-00/APRIL 21, 2023

21. WATER/SEWER CATEGORY: W-3/S-3

22. METHOD OF SEWAGE DISPOSAL: PUBLIC (WSSC)

23. AVIATION POLICY AREA: NO

24. MANDATORY PARK DEDICATION: NO

25. CEMETARIES ON OR CONTIGUOUS TO THE PROP.: NO

26. HISTORIC SITE: NO

27. TYPE 1 CONS. PLAN: TCP1-004-06

28. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

29. WETLANDS: NO

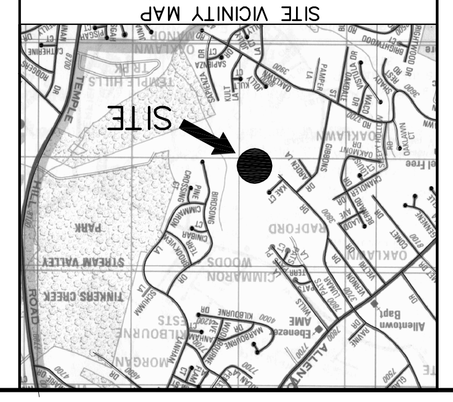
30. STREAMS: NO

31. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO

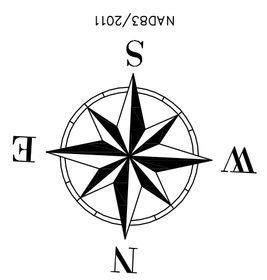
SITE DEVELOPMENT DATA

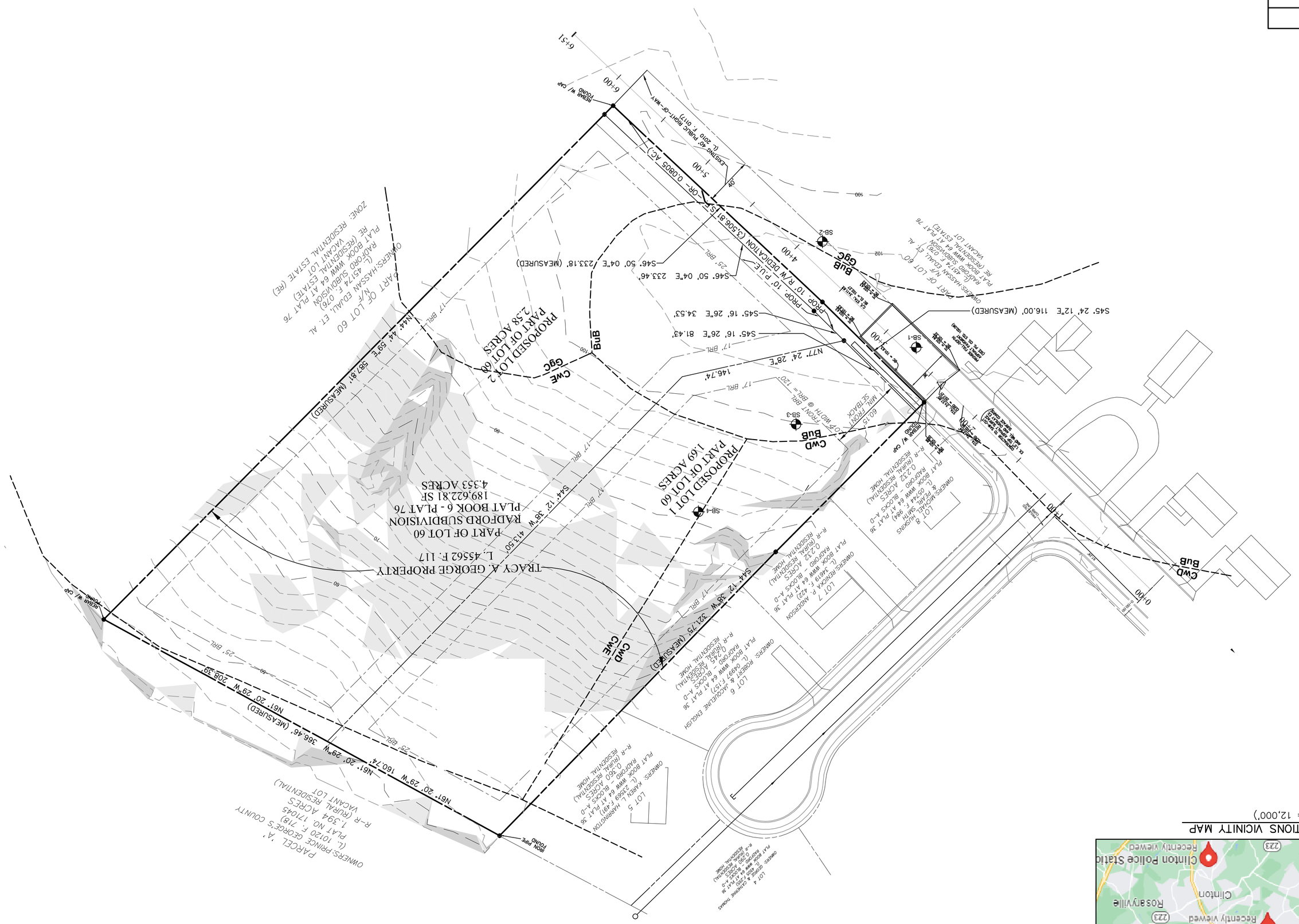
P.G. CO. ADC MAP NO. P576SK07
WSSC GRID 211SE04
TAX MAP 115 – GRID C1

SITE VICINITY MAP
(SCALE: 1" = 2000')



NAD83/2011




PART OF LOT 60
RADFORD SUBDIVISION
PLAT BOOK 6 - PLAT 76
189,622.81 SF
4.353 ACRES
TRACY A. GEORGE PROPERTY
L. 45562 F. 117
PROPOSED LOT 1
1.69 ACRES
PROPOSED LOT 2
2.58 ACRES
PART OF LOT 60
PARCEL 'A'
OWNERS: PRINCE GEORGE'S COUNTY
(L. 10120 F. 749)
PLAT NO. 1
1.394 ACRES
P-R (RURAL RESIDENTIAL)
VACANT LOT
LOT 5
OWNERS: MARY A. HAMMOND
PLAT BOOK 6 - PLAT 76
RADFORD SUBDIVISION
(RURAL RESIDENTIAL)
P-R RESIDENTIAL HOME
LOT 6
OWNERS: ROBERT C. & ANDERSON
PLAT BOOK WWW 4 - PLAT 36
RADFORD SUBDIVISION
(RURAL RESIDENTIAL)
P-R RESIDENTIAL HOME
LOT 7
OWNERS: BRENDA F. ANDERSON
PLAT BOOK WWW 4 - PLAT 36
RADFORD SUBDIVISION
(RURAL RESIDENTIAL)
P-R RESIDENTIAL HOME
LOT 8
OWNERS: JACQUELINE ENGLISH
PLAT BOOK WWW 4 - PLAT 36
RADFORD SUBDIVISION
(RURAL RESIDENTIAL)
P-R RESIDENTIAL HOME
LOT 4
OWNERS: [illegible]
PLAT BOOK WWW 4 - PLAT 36
RADFORD SUBDIVISION
(RURAL RESIDENTIAL)
P-R RESIDENTIAL HOME
PART OF LOT 60
RADFORD SUBDIVISION
PLAT BOOK 6 - PLAT 76