

ITEM:

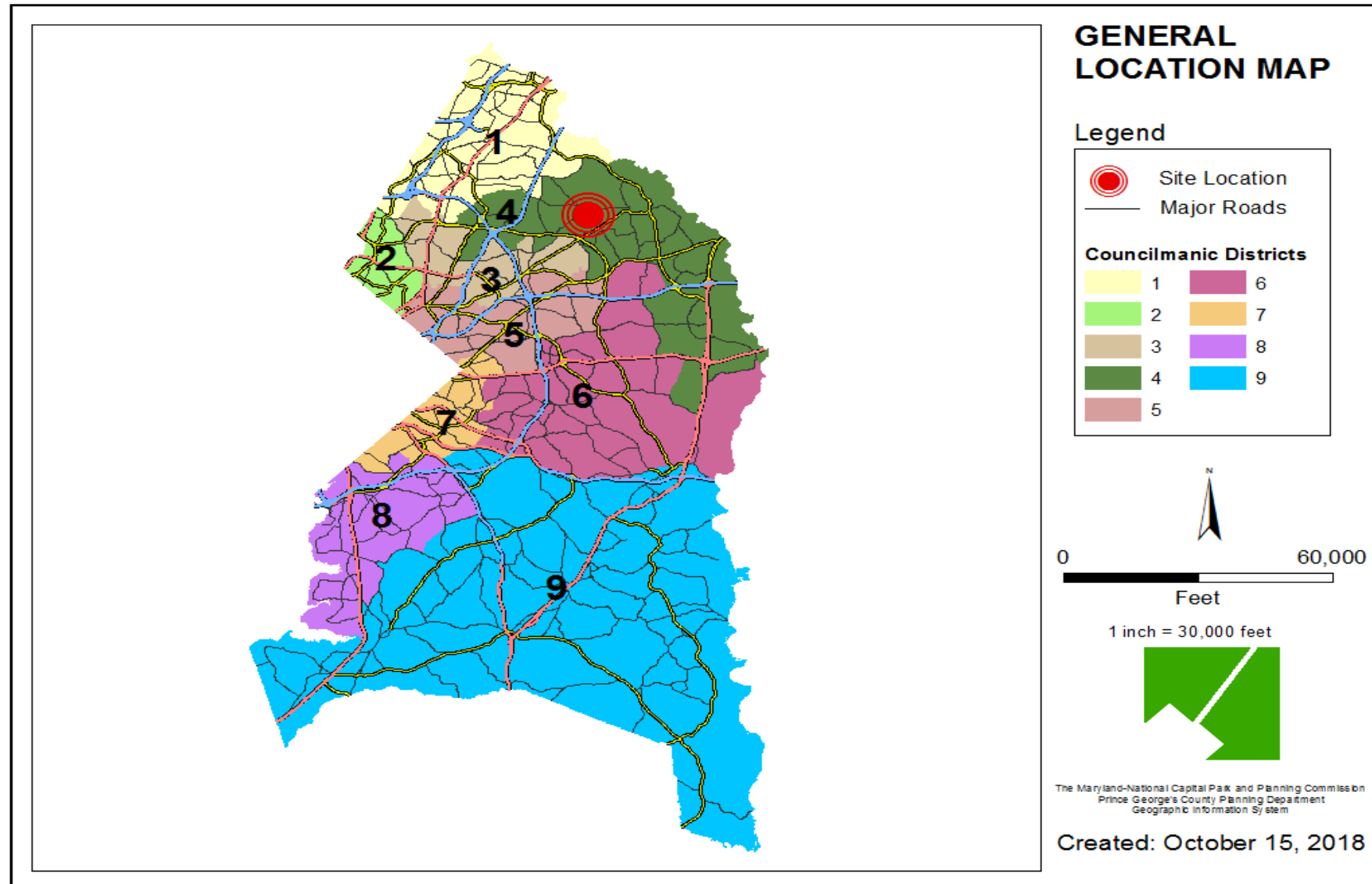
CASE: 4-18025

PRESERVES AT WINGATE

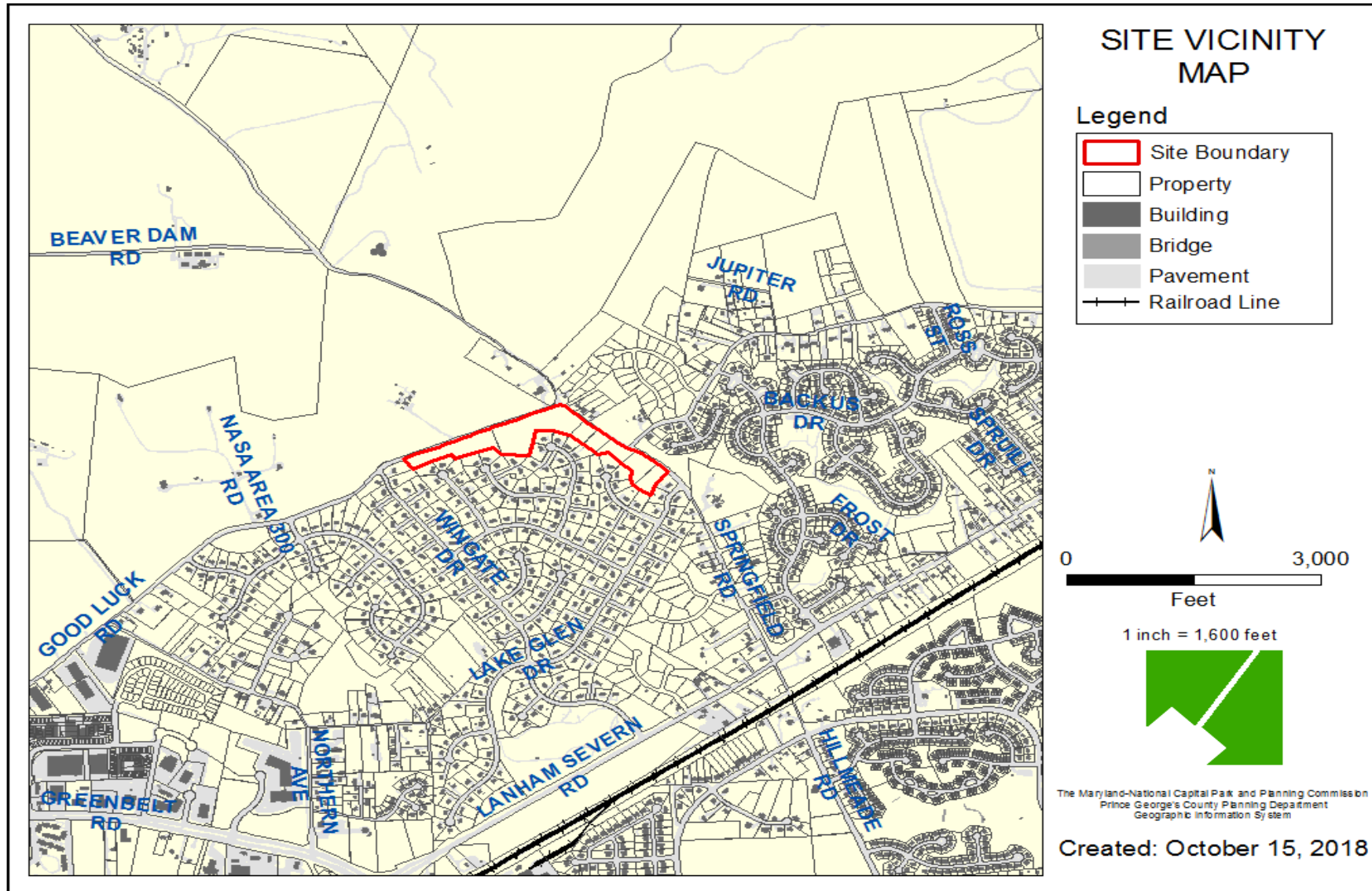
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



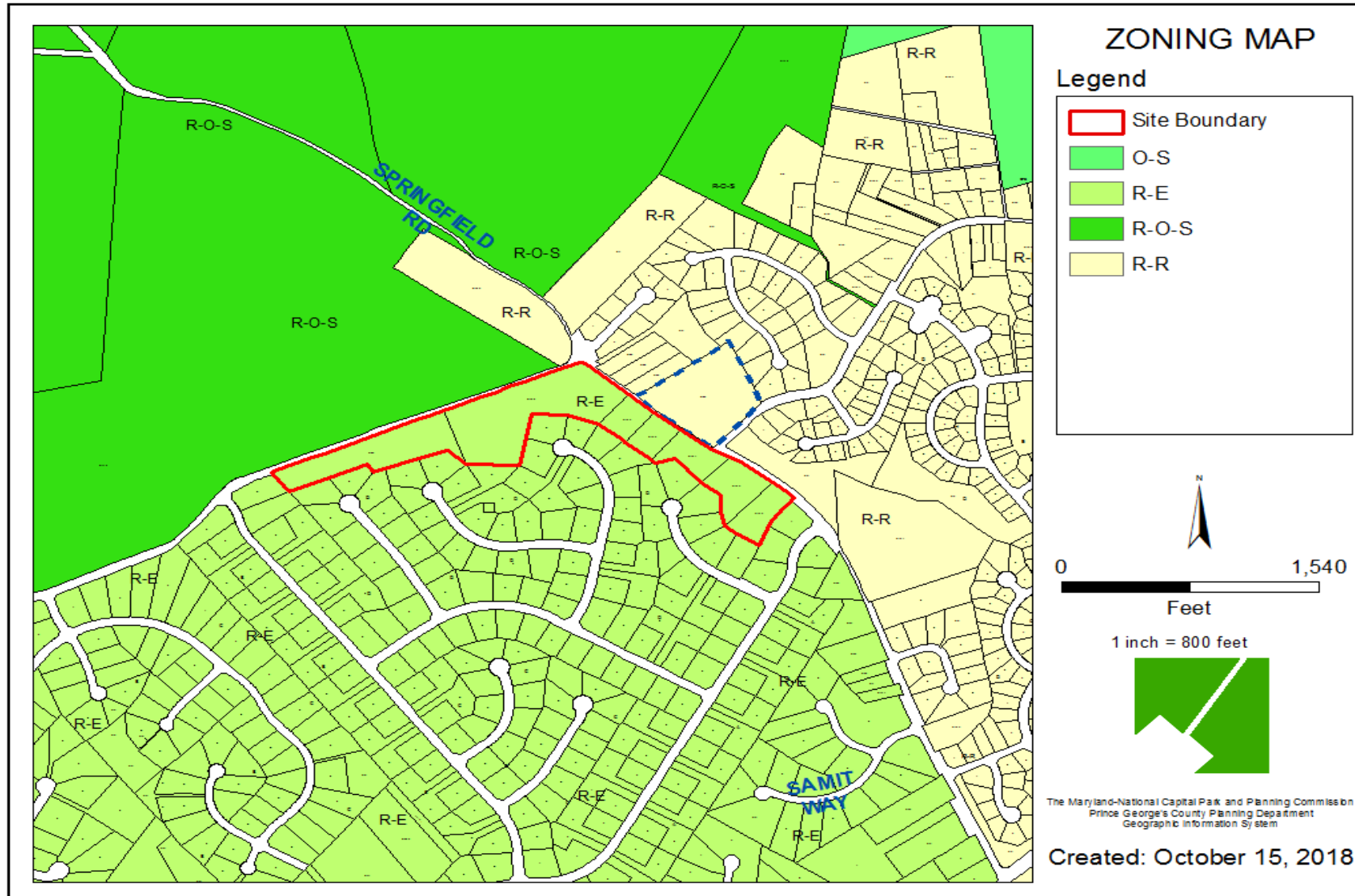
GENERAL LOCATION MAP



SITE VICINITY



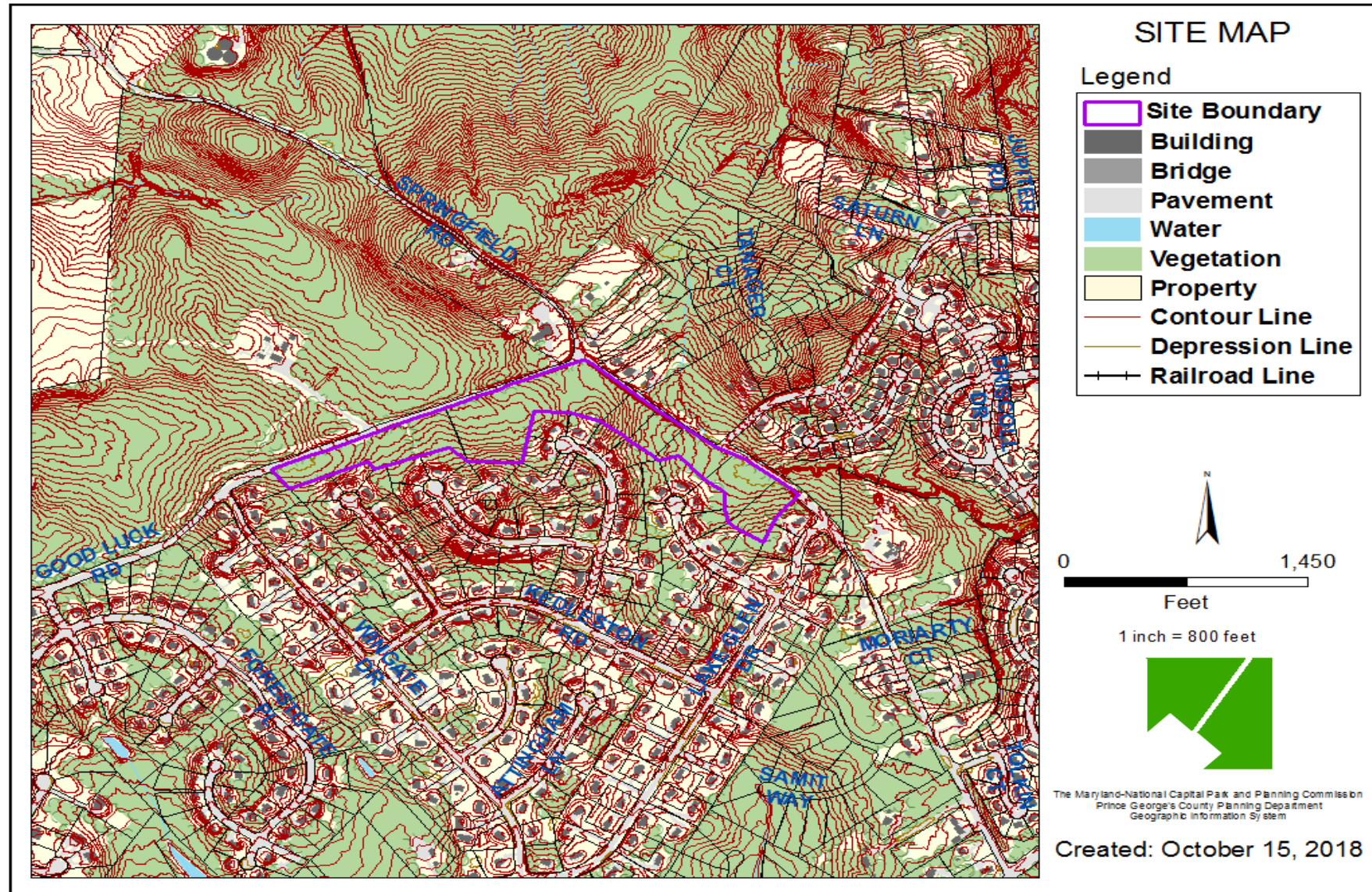
ZONING MAP



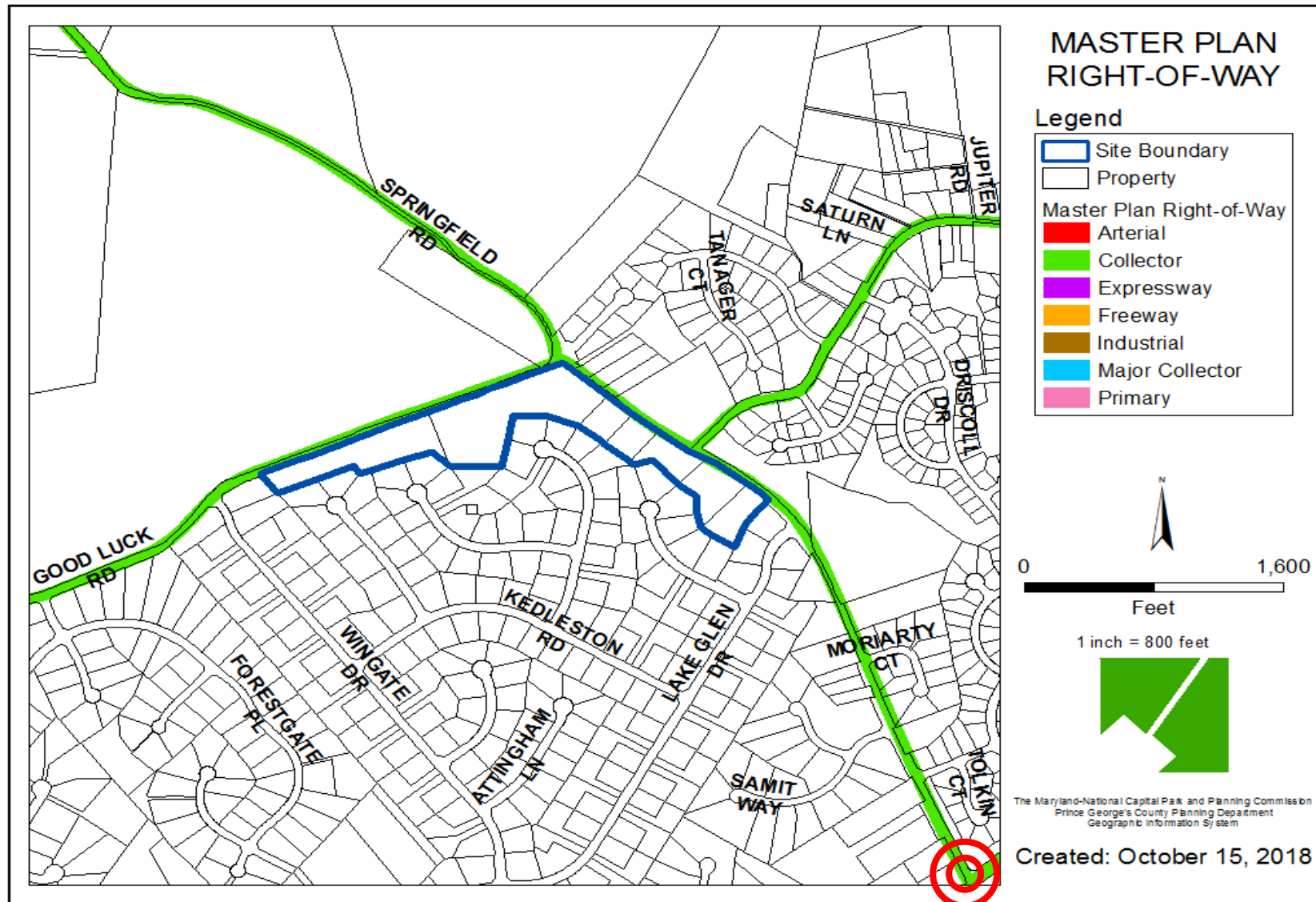
AERIAL MAP



SITE MAP



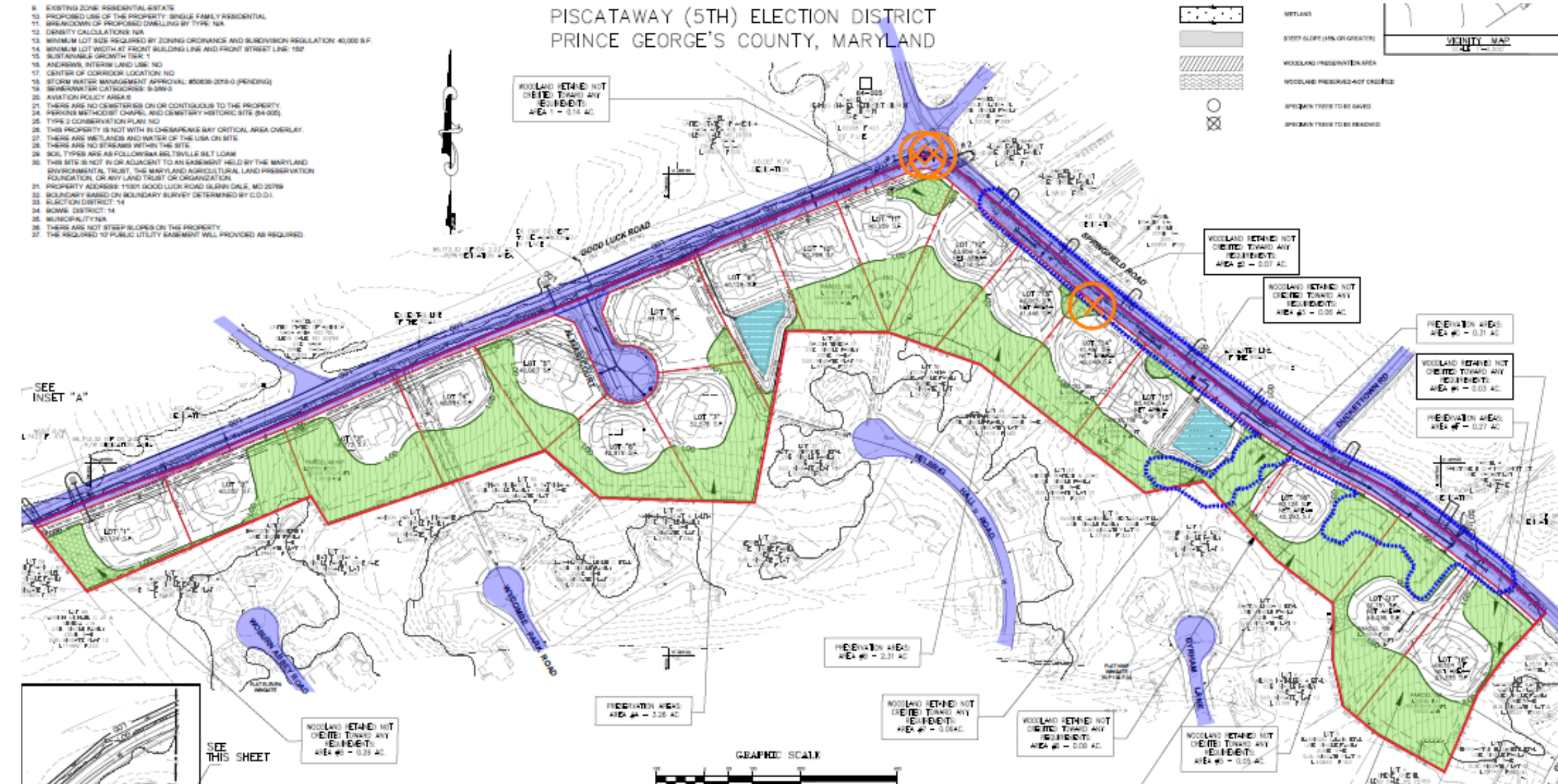
MASTER PLAN RIGHT-OF-WAY MAP / CRITICAL INTERSECTIONS



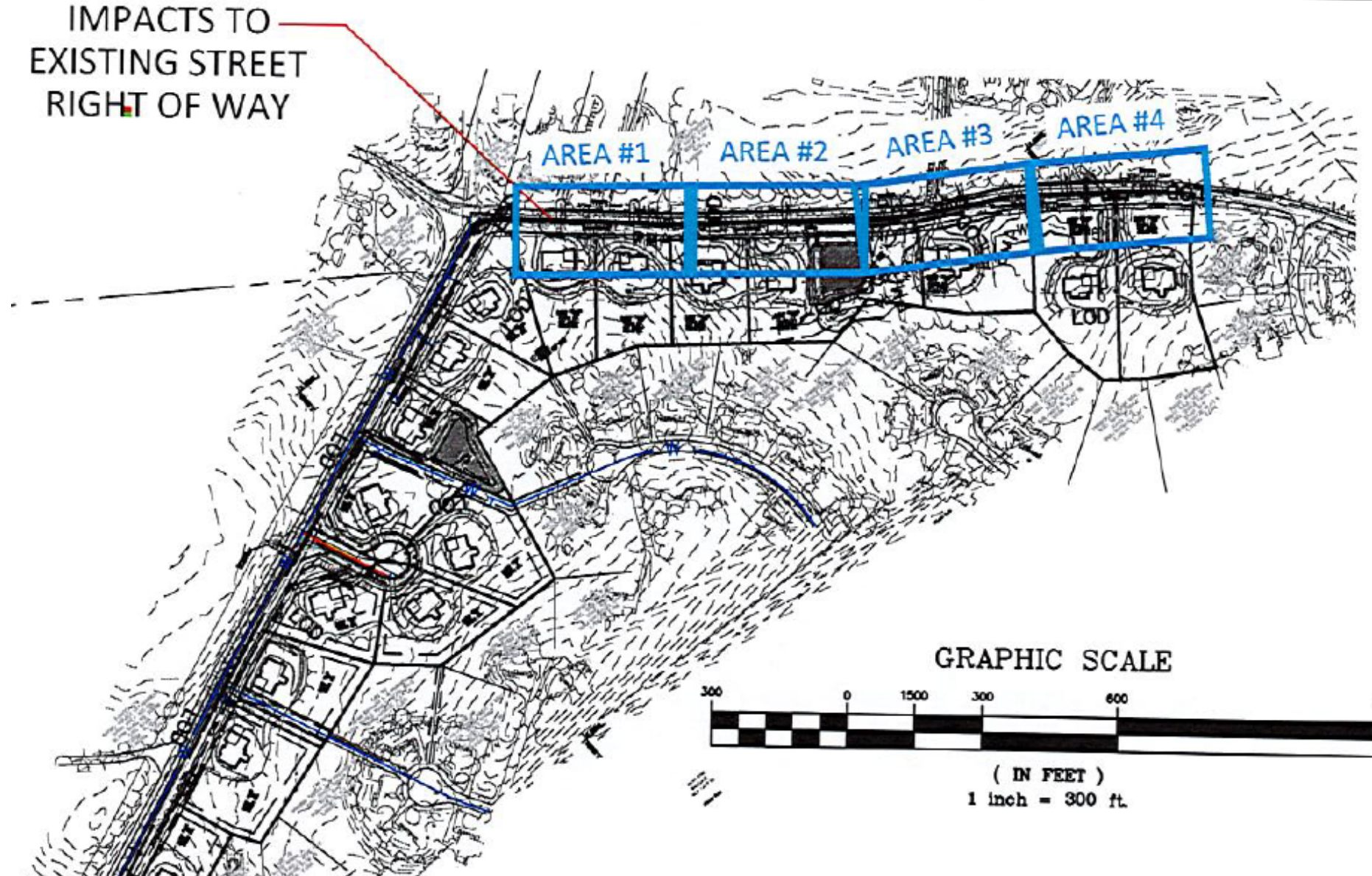
TYPE 1 TREE CONSERVATION PLAN

9. EXISTING ZONE: RESIDENTIAL ESTATE
10. PROPOSED USE OF THE PROPERTY: SINGLE FAMILY RESIDENTIAL
11. BREAKDOWN OF PROPOSED DWELLING BY TYPE: N/A
12. DENSITY CALCULATIONS: N/A
13. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATION: 40,000 S.F.
14. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 150'
15. SUSTAINABLE GROWTH TREE: 1
16. ANDRAWS, INTERIM LAND USE: NO
17. CENTER OF CORRIDOR LOCATION: NO
18. STORM WATER MANAGEMENT APPROVAL: #50038-2018-0 (PENDING)
19. SEWER/WASTEWATER CATEGORIES: 9-359-3
20. AVIATION POLICY AREA: S
21. THERE ARE NO OBSTACLES ON OR CONTIGUOUS TO THE PROPERTY.
22. PERKINS METHODIST CHURCH, AND CRISTIANITY HISTORIC SITE (#4-005)
23. TYPE 2 CONSERVATION PLAN: NO
24. THIS PROPERTY IS NOT WITH IN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
25. THERE ARE WETLANDS AND WATER OF THE USA ON SITE.
26. THERE ARE NO STREAMS WITHIN THE SITE.
27. SOIL TYPES ARE AS FOLLOWS: 80% TYPICAL BILT LOAM
28. THIS SITE 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.
29. PROPERTY ADDRESS: 11001 GOOD LUCK ROAD GLENDALE, MD 20770
30. BOUNDARY BASED ON BOUNDARY SURVEY DETERMINED BY C.D.S.I.
31. SECTION DISTRICT: 14
32. BOWNE DISTRICT: 14
33. MUNICIPALITY: N/A
34. THERE ARE NOT STEEP SLOPES ON THE PROPERTY.
35. THE REQUIRED 10' PUBLIC UTILITY EASEMENT WILL PROVIDED AS REQUIRED.

PISCATAWAY (5TH) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

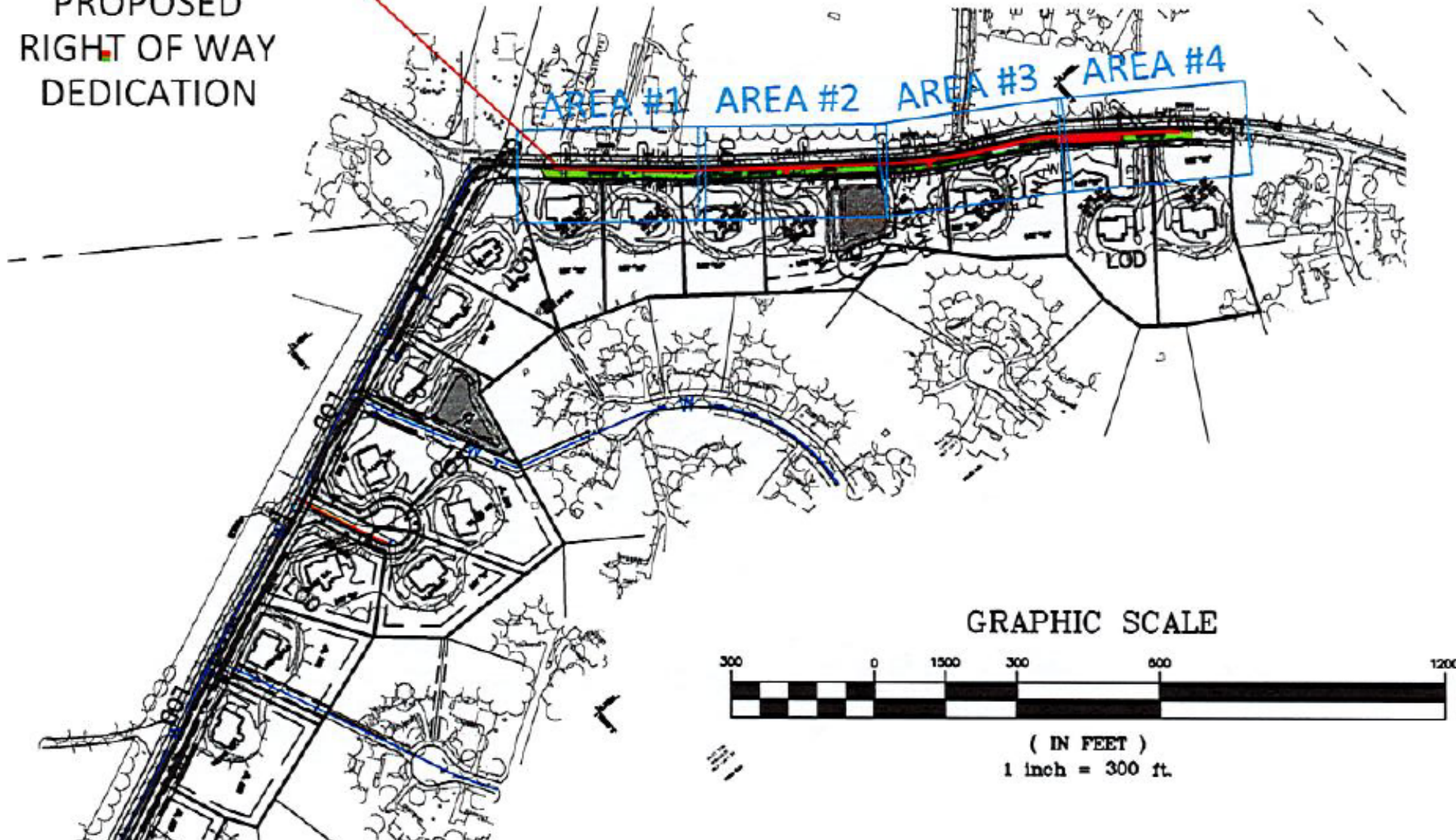


IMPACTS TO EXISTING RIGHT OF WAY



IMPACTS TO PROPOSED RIGHT OF WAY DEDICATION

IMPACTS TO
PROPOSED
RIGHT OF WAY
DEDICATION



POTENTIAL WETLAND MITIGATION AREAS

