

PRELIMINARY PLAN #2022-030

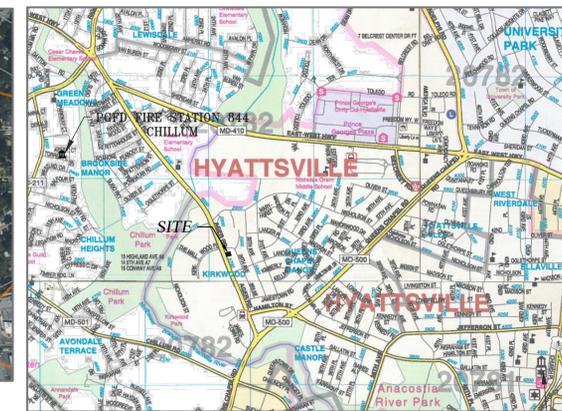
FOR HOK SUBDIVISION

LOCATION OF SITE

5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGES COUNTY, MD
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT



SOIL MAP
SCALE: 1" = 500'

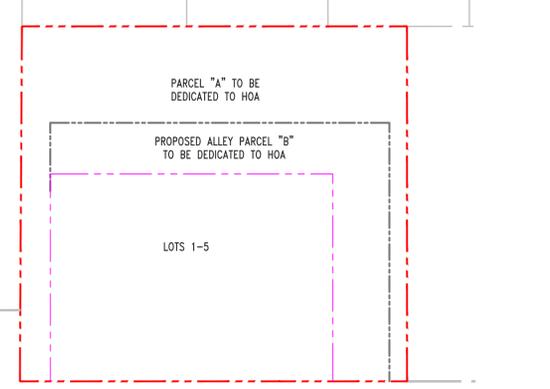
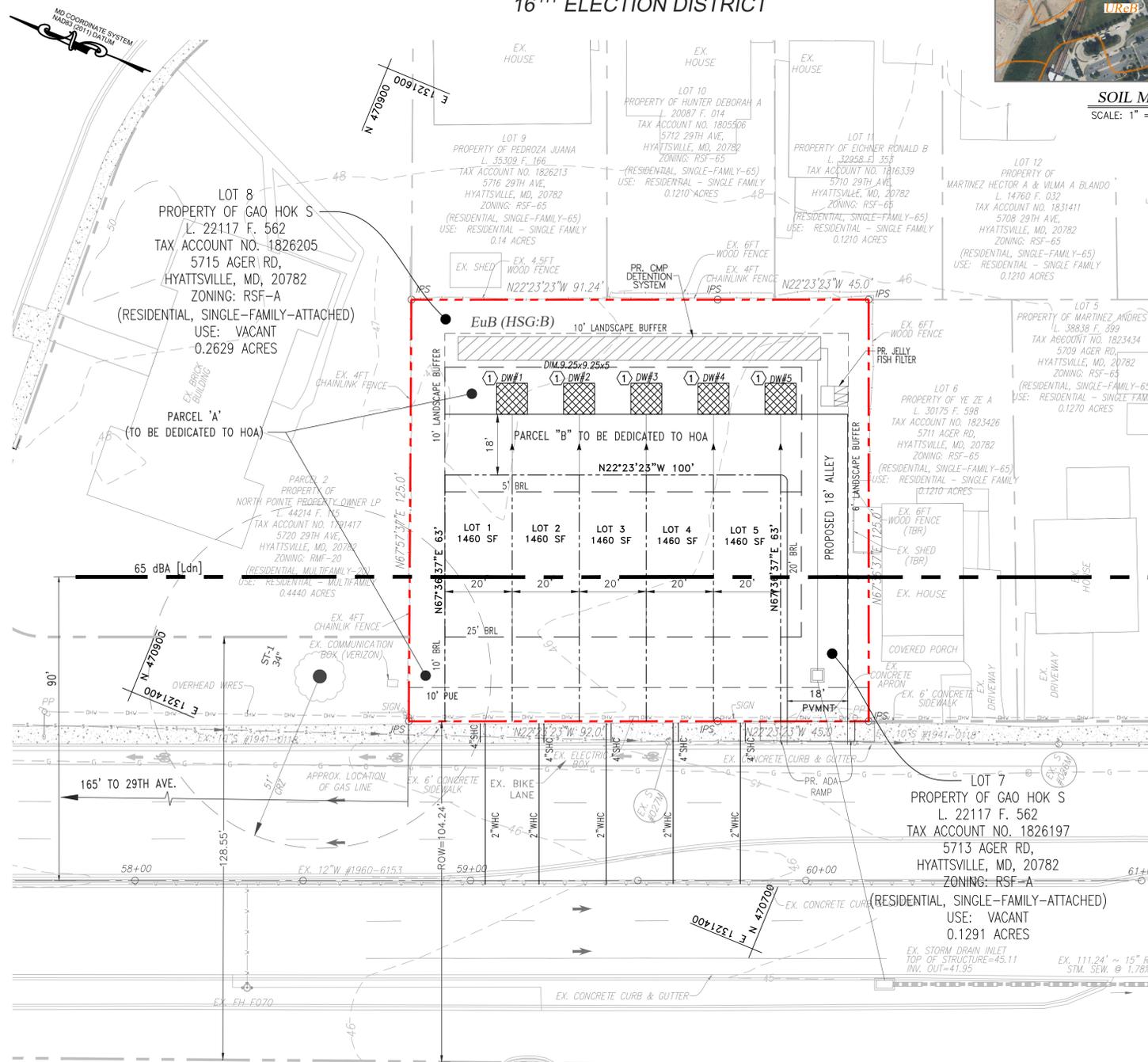


VICINITY MAP
POLICE DEPARTMENT

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PERMIT USE NO 20602153-6
ADC MAP #5409 GRID E-8
SCALE: 1" = 2000'

GENERAL NOTES:

- OWNER / DEED REFERENCE
GAO, HOK S
LIBER 22117, FOLIO 562, LOTS 7-8, BLOCK B
PLAT: SDH3, P.54
- TAX MAP 41, GRID E3-E4
- WSSC 200 SHEET NO. 207NEQ2
- PURPOSE: TO SUBDIVIDE THE PROPERTY INTO FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- PRIOR APPROVALS: N/A
- GROSS SITE AREA: 0.392 AC. / TOTAL NET AREA: 0.392 AC.
ZONE: RSF-A (RESIDENTIAL, SINGLE-FAMILY - ATTACHED)
- NET DEVELOPABLE AREA OUTSIDE PMA: 0.3920 ACRES
- 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 2403C00160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- TOTAL AREA CALCULATION IN SQUARE FEET (UNDER AN ACRE) OR ACRES:
17,077 SF / 0.3920 AC.
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/ USE: RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)/ VACANT
- PROPOSED USE OF PROPERTY: SINGLE-FAMILY ATTACHED DWELLINGS
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- DENSITY CALCULATION (RESIDENTIAL ONLY):
5 UNITS/0.392 ACRES = 12.76 DWELLING UNITS PER ACRE
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NO REQUIREMENT
- MINIMUM LOT WIDTH: 20 FEET
MINIMUM LOT WIDTH AT THE FRONT STREET LINE: 16 FEET
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 46389-2022-0,
APPROVED AUGUST 22, 2023
- WATER/SEWER CATEGORY DESIGNATION
EXISTING
WATER - W3, SEWER - S3
PROPOSED
WATER - W3, SEWER - S3
- METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: REQUIREMENT IS BEING ADDRESSED BY PROVIDING A PAYMENT OF A FEE-IN-LIEU FOR SERVICE AREA 2 BECAUSE THE LAND AVAILABLE FOR DEDICATION IS NOT SUFFICIENT TO MEET THE RECREATIONAL NEEDS OF THE PROJECT POPULATION
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI):
EuB - ELSINBORO-URBAN LAND COMPLEX - HSG:B - WEB SOIL SURVEY
- 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
- THE SUBJECT PROPERTY IS ZONED RSF-A (RESIDENTIAL SINGLE-FAMILY ATTACHED), PER SECTION 27-1904(b) THE APPLICANT IS CHOOSING TO PROCEED UNDER THE CURRENT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.



LOTS 1-5	7,300 SF	0.1676 AC
PARCEL 'A'	6,157 SF	0.1413 AC
PARCEL 'B' (PRIVATE ALLEY)	3,620 SF	0.0831 AC
TOTAL	17,077 SF	0.3920 AC

SCALE 1" = 30'

LEGEND

TITLE	SYMBOL
SOILS LABEL	CsE
PROPERTY BOUNDARY	---
ADJACENT PROPERTY	---
EXISTING CONTOUR	---70---
EX. WATER	---W---
EX. SEWER	---S---
EX. SPECIMEN AND CRZ	(S)
EX. UTILITY POLE	(U)
EX. OVERHEAD WIRES	---OW---
EX. FIBER OPTICS	---F---
EX. CABLE	---C---
PR. WATER HOUSE CONNECTION	WHC
PR. SEWER HOUSE CONNECTION	SHC
65 dBA [Ldn]	---

OWNER / DEVELOPER

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JAN
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MARYLAND LIC. No. 22037
PROFESSIONAL LAND SURVEYOR
EXPIRES 07/18/2024



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REVISIONS	BY

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GREENBELT, MD, 20770
(240)206-8055

11/29/2023

HOK SUBDIVISION
PRELIMINARY PLAN #2022-030
5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGES COUNTY, MD 20782
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	10/26/2023
SCALE	AS SHOWN
DRAWING	