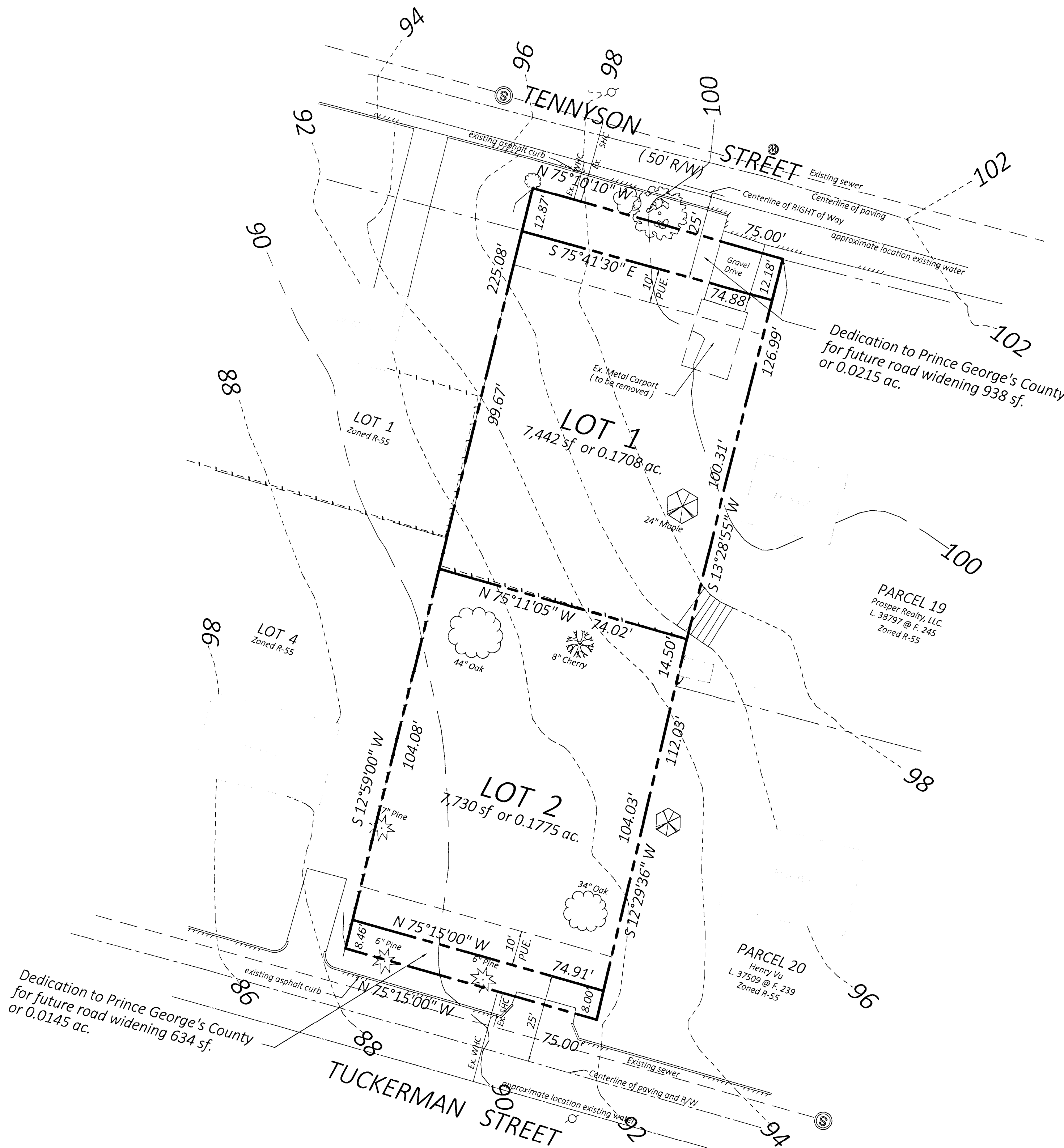
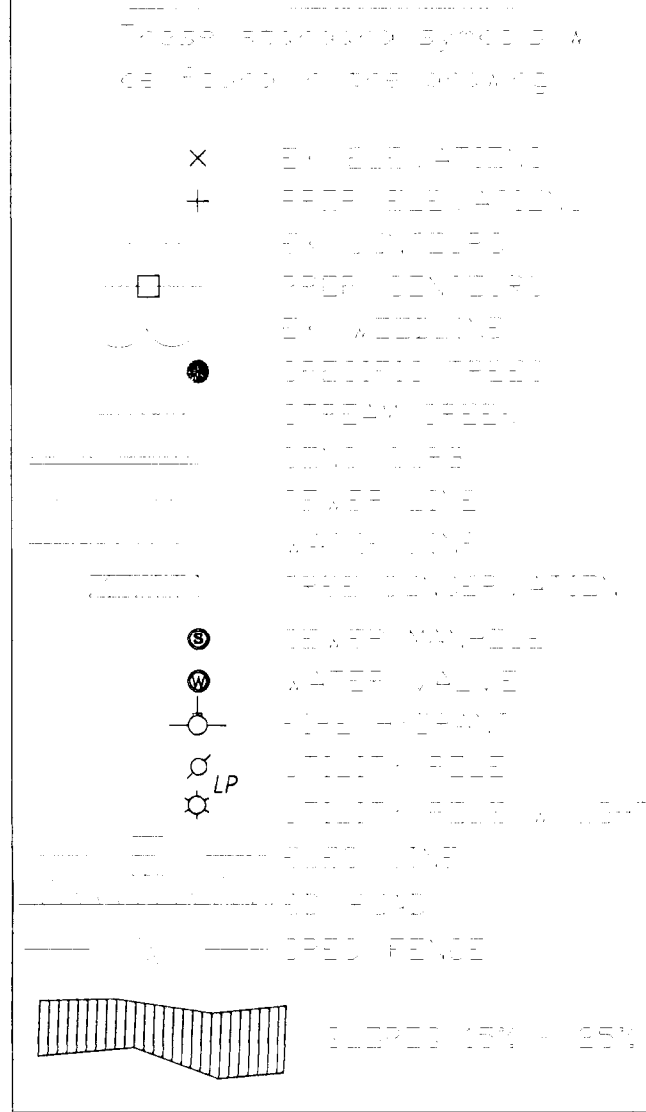


LEGEND



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
CERTIFICATE OF APPROVAL
OF A MINOR SUBDIVISION

4-17011
Dwyer's and Eisenschmidt's Addition to East Riverdale

I certify that this Preliminary Plan of Subdivision conforms to the requirements of Subtitle 24 and Subtitle 27 of the Prince George's County Code and is hereby subject to the following conditions:

1. Total development shall be limited to uses that would generate no more than 2 AM and 2 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
2. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assigns shall pay a fee-in-lieu of parkland dedication for Lots 1 and 2 in conformance with Section 21-134(a) of the Prince George's County Subdivision Regulations.
3. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assigns shall grant a 10-foot-wide public utility easement (PUE) abutting the public right-of-way.
4. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

APPROVED BY AUTHORITY OF:
Andree Green Checkley, Planning Director
Prince George's County Planning Department

By: *Whitney Che Bis, Acting Chief,*
Development Review Division

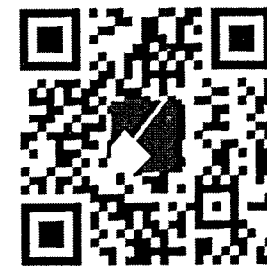
Approval Date: September 22, 2017
THIS APPROVAL IS VALID FOR TWO YEARS.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRELIMINARY PLAN 4-17011
TCP Exempt
PLANNING BOARD ACTION: N/A
PER PGCPB RESOLUTION #: N/A
ADOPTION DATE: N/A
SIGNATURE APPROVAL DATE: 9/24/17
<i>W.C. TO</i> AUTHORIZED SIGNATURE

WSSC Information: **Proposed Lot 1** Application for water and sewer house connection 5711 Tennyson Street SC-1171745. Installed.
Proposed Lot 2 Application for water and sewer house connection 5711 Tennyson Street SC-1171745. Installed.

THIS BLOCK IS FOR
OFFICIAL USE ONLY

QR label certifies that this plan meets condition of final approval by the Planning Board, its designee or the District Council.

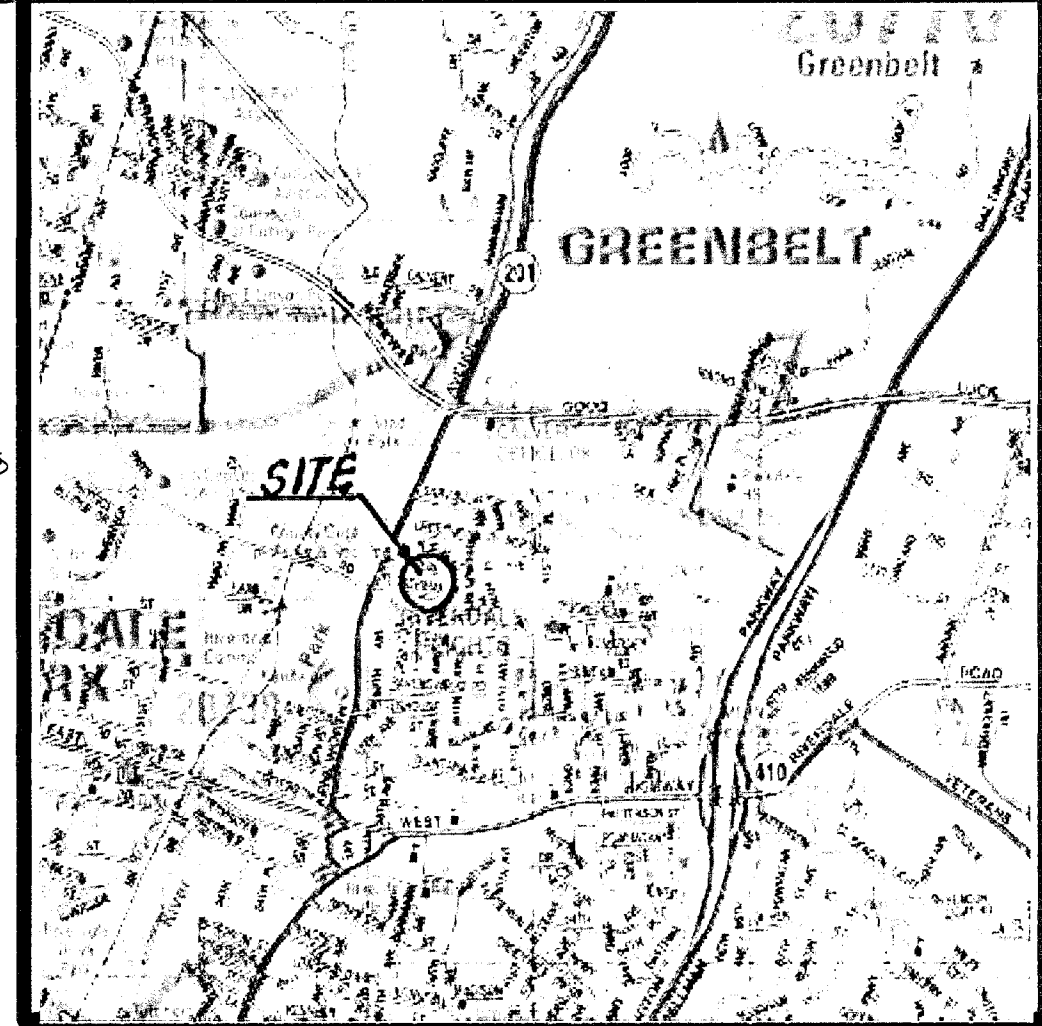


M-NCPPC
APPROVAL

PROJECT NAME: **EAST RIVERDALE**

PROJECT NUMBER: **4-17011**

For Conditions of Approval see site plan cover sheet or Approval Sheet
Revision numbers must be included in the Project Number



VICINITY MAP

SCALE: 1"=2000'

COPYRIGHT: A.D.C., "THE MAP PEOPLE" PERMITTED USE No 20492158

GENERAL NOTES:

1. Site Zoned R-55 Residential.
2. Proposed Use: Single Family Residence.
3. Existing Use: Vacant, proposed use: Single Family Detached.
4. Property located on Tax Map 042, Grid F2.
5. Owners: **Parcel 68 - Tax ID# 2135184**
Kurt Eisenschmidt, Trustee of the Kurt Eisenschmidt Revocable Trust.
3605 Littledale Road Kensington, Md. 20895
Parcel 70 - Tax ID# 2134641
Alan C. and Doris M. Dwyer
5711 Tennyson Street Riverdale, Md. 20707
Parcel 70 - Tax ID# 2134641
Liber 5623, Folio 127
6. Size of Sites: Parcel 68 = 8,364 sf. / Lot 2 = 7,730 sf.
Parcel 70 = 8,380 sf. / Lot 1 = 7,442 sf.
7. Total Area of subdivision = 16,744 sf. or 0.3844 ac.
8. WSSC 200' Sheet Number 208NE05.
9. Mandatory Park Dedication : Fee-in-lieu.
10. Water Category: 3 Sewer Category: 3
11. Proposed Lots to be on Public water and Sewer.
12. Boundary information taken from Deeds. Topography and Structure locations are field surveyed. Boundary performed by Surveys Inc. March 2017.
13. Location of Utilities shown hereon are taken from available utility records and cannot be guaranteed prior to any construction in this area.
14. No title report furnished at the time of this plan.
15. No historic sites on or adjacent to this property.
16. There are no known cemeteries on this site.
17. There are no known tidal or non-tidal wetlands on this site.
18. This site is not located within the Chesapeake Bay Critical Area.
19. This site does not contain any wetlands or streams.
20. 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.
21. Soil delineation and type obtained from the NRCS custom Soils Report for PG. Co., Md.
22. Tree conservation is exempt. Lot 1 = S-075-17, Lot 2 = S-076-17.
23. Natural Resource Inventory. Equivalency: Lot 1 = 142-2017
Lot 2 = 143-2017
24. This site is not within a center or corridor.
25. This site is in Sustainable Growth Tier 1.
26. Stormwater Management Concept Case #s Lot 1 - Case # 24924-2017-00
Lot 2 - Case # 22373-2017-00
27. APA 6.

LOT TABULATION :

Lot 1.....7,442 sf. or 0.1708 ac.
Lot 2.....7,730 sf. or 0.1775 ac.
Dedication to Public Use.....1,572 sf. or 0.0361 ac.
Total Area 16,744 sf. or 0.3844 ac.

SOIL TYPE

Soils type for the site and surrounding are is CdD
CdD = Christiana-Dower-Urban land complex, 5%-15% slopes

LOT REQUIREMENTS:

Lot Size: 6,500 sf.
Minimum width at building line = 65'
Minimum width at street line = 45'

APPLICANT

NEES - TWIGG, LLC.
5640 Nicholson Lane, Suite 220
Bethesda, Maryland 20852
Ph: 301-468-0710 Fax: 301-468-0634
Steve Ness Mob: 301-302-2621
EM: sness@nesswigg.com

SURVEYS, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
360 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-716-0744 FAX 301-716-0746 E-MAIL SURVEYS@VERIZON.NET

DATE	REVISION

PRELIMINARY PLAN OF SUBDIVISION

Proposed Lots 1 & 2

TUCKERMAN ST. & TENNYSON ST.
DWYER'S & EISENSCHMIDT'S
ADDITION TO

EAST RIVERDALE

RIVERDALE (19TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1"=20'	DESIGNER DB	CHECKED BY GB
DATE April 2017	DRAFTER DB	FIELD BOOK
JOB NUMBER 16-49	SHEET NUMBER 1 OF 1	FILE NUMBER L- 444