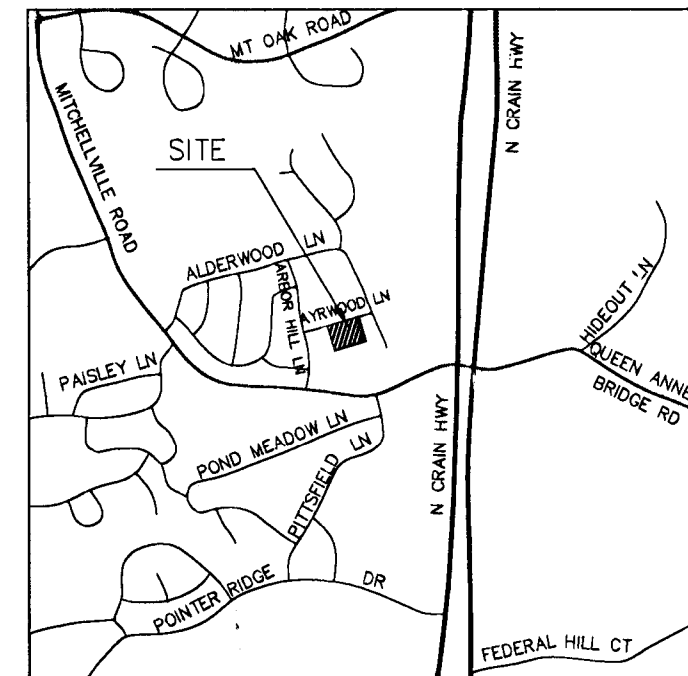




VICINITY MAP
SCALE: 1"=2000'

SOIL CHARACTERISTICS				
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Drainage Class
AeB	Adephila-Holmdel-Urban land complex, 0-5%	0.37	Non-Hydric	Poorly Drained

LEGEND

---	PROPERTY LINE
---	STREET CENTER LINE
---	EXISTING EDGE OF PAVING
---	EXISTING CONTOUR
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING TREE LINE
---	SOL BOUNDARY
---	EXISTING WIRE FENCE
---	EXISTING WOODEN FENCE

AeB

SOIL TYPE

ZONING REQUIREMENTS

- ZONE: R-R
USE: SINGLE FAMILY DETACHED
- Minimum Lot Area: 20,000 SF
 - Min. Street Frontage: 70'
 - Min. Front Building Line: 80'
 - Setback
Front: 25'
Side: 8'/17'
Rear: 20'
 - Building Heights 35'
 - Lot Coverage: 30%

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

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

4-17031
Mitchellville Manor

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 approved with the associated TCP1-001-18 and Variance to Sections 25-122(X)(G) for the removal of 10 specimen trees, subject to the following conditions and findings:

- Total development shall be limited to uses that would generate no more than 2 AM and 3 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
- At the time of building permits, the applicant and the applicant's heirs, successors, and/or assigns shall provide a standard sidewalk along the subject site's entire frontage of Ayrwood Lane, unless modified by the City of Bowie.
- The applicant, their successors, and/or assigns, shall pay a fee-in-lieu of mandatory dedication of parkland. The fee-in-lieu payment shall be made prior to final plat for the residential portion of this subdivision, and placed in the Park Community C1 account code #500321.
- Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-001-18). The following note shall be placed on the Final Plat of Subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-001-18), or as modified by the Type 2 Tree Conservation Plan, and provides any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

- 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.
- Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan #4573-2017 or subsequent revisions.

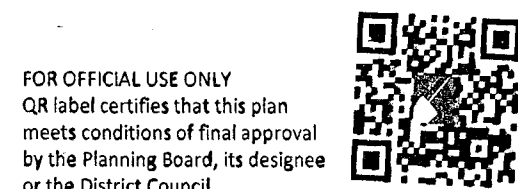
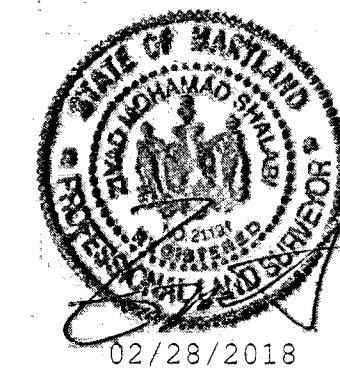
Be it further resolved, that the findings and reasons for the decision of the Planning Director on the variance is as follows:

- Variance to Section 25-122(X)(G) for the removal of 10 specimen trees is approved pursuant to the required findings of Section 25-119(D) as set forth in the memorandum dated March 6, 2018 (Schneider to Turnquist).

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

By: *Sherril Corner*
Acting Subdivision and Zoning Supervisor

Approval Date: March 14, 2017
THIS APPROVAL IS VALID FOR TWO YEARS.



FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: Mitchellville Manor
PROJECT NUMBER: 4-17031
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-17031

TCP 1-001-18

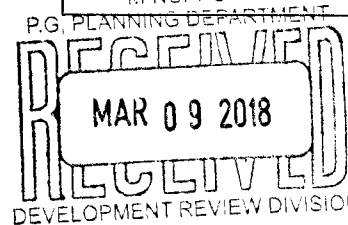
PLANNING BOARD ACTION: N/A

PER PGCPB RESOLUTION #: N/A

ADOPTION DATE: N/A

SIGNATURE APPROVAL DATE: 3/14/18

Sherril Corner
AUTHORIZED SIGNATURE



4-17031

DESIGNED: ZMS	DATE: Sep. 2016
DRAWN: ZMS	DATE: Sep. 2016
CHECKED: DATE:	
APPROVED: DATE:	

REVISIONS		DATE	BY

APPLIED CIVIL ENGINEERING INC.
ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT * & PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER
Amira Chalabi
16916 Queen Anne Bridge Road
Mitchellville, MD 20716
240-417-1912

PRELIMINARY PLAN OF SUBDIVISION
16305 Ayrwood Road
Lot 17, Block "A"
MITCHELLVILLE MANOR
Queen Anne (07 th) Election District
Prince George's County, Maryland

SCALE: 1" = 30' CONTRACT No.: SHEET 1 OF 1