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

4-18019 Joshua Woods

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 variances to Section 27-442(e) and (i) for front yard setbacks for dwellings and accessory buildings, and variances to Section 25-122(b)(1)(f),(g), and (j) for specimen tree removal and woodland preservation on lots one acre or less with a width less than 50 feet, subject to the following conditions and finding:

Conditions of Approval:

- a. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall reflect the granting of a 10-foot-wide public utility easement along the public rights-of-way on the plat.
- b. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.
- Development of this site shall be in conformance with Stormwater Management Concept Plan 40612-2018-00 and any subsequent revisions.
- d. Total development shall be limited to uses which generate no more than 2 AM peak-hour trips and 2 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.
- e. Prior to approval of a final plat, the applicant shall provide evidence of approval from the Prince George's County Department of Public Works and Transportation and/or the Prince George's County Department of Permitting, Inspections and Enforcement for the proposed dedication along Webster Lane, as shown on the preliminary plan of subdivision, as this will be a nonstandard right-of-way.

- f. Prior to approval of the final plat, the plat shall reflect 20 feet of right-of-way dedication along Noah Drive and 12 feet of right-of-way dedication along Webster Lane.
- g. In accordance with the 2009 Approved Countywide Master Plan of Transportation, the applicant and the applicant's heirs, successors, and/or assignees shall provide a standard sidewalk along the subject site's frontage of Webster Lane and Noah Drive, unless modified by the Prince George's County Department of Public Works and Transportation and/or the Prince George's County Department of Permitting, Inspections and Enforcement.
- h. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee in-lieu of mandatory parkland dedication for Lot 1 only.
- Prior to approval, the final plat shall note that the Planning Director approved a variance to Section 27-442(e) and (i) of the Prince George's County Zoning Ordinance for the front yard setback requirements for the existing dwelling and accessory garage to remain on Lot 2 with Preliminary Plan of Subdivision 4-18019.
- j. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-036-04-01). 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 (TCP1-036-04-01), or as modified by the Type 2 Tree Conservation Plan and precludes 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 M-NCPPC, Prince
George's County Planning Department."

 Prior to approval of the final plat, a conservation easement shall be described by bearings and distances.
 The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

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

 Variance to Section 27-442(e) and (i) for front yard setbacks for dwellings and accessory buildings is approved pursuant to the required findings of Section 27-230 and Variances to Section 25-122(b)(1)(f), (g), and (j) are approved, pursuant to the required findings of Section 25-119(d), as set forth in the Planning Director Decision dated July 22, 2019, incorporated by reference herein.

This approval includes:

- Preliminary Plan of Subdivision
- 2 Type 1 Tree Conservation Plan

APPROVED BY AUTHORITY OF:

Andree Green Checkley, Planning Director Prince George's County Planning Department

Approval Date: July 22, 2019

THIS APPROVAL IS VALID FOR TWO YEARS.

JOSHUA WOODS

LOT 1

29,335 SF or 0.67 AC NET DEV. AREA OUTSIDE

PMA: 15,861 SF

WEBSTER LANE

STROMAN, EDWARD III & MARGARET A

30' RAW PER PLAT NO. 357

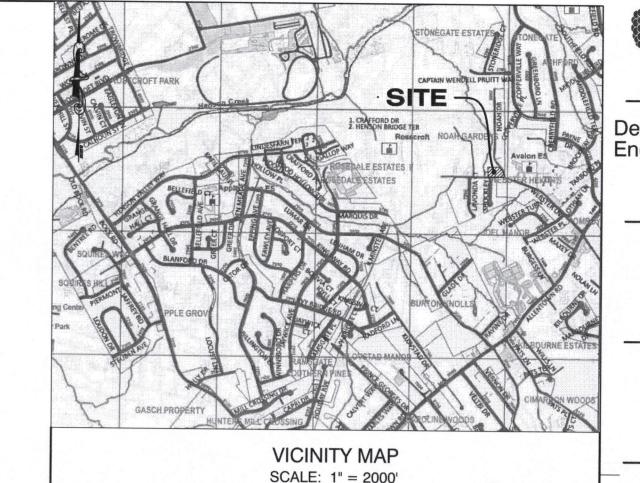
PRELIMINARY PLAN OF MINOR SUBDIVISION: 4-18019

LOT 2

24,683 SF or 0.56 AC

NET DEV. AREA OUTSIDE

PMA: 23,589 SF



Vicinity Map © ADC - Kappa Map Group LLC/GIS

PRINCE GEORGE'S COUNTY **ROAD ATLAS** MAP 5765 GRID J-4

SITE STATISTICS

	TOTAL (ACRES)
GROSS TRACT AREA	1.43 AC
EXISTING 100-YEAR FLOODPLAIN	0.00 AC
R.O.W. DEDICATION	0.20 AC
NET TRACT AREA	1.23 AC
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC
EXISTING WOODLAND NET TRACT	0.60 AC
EXISTING WOODLAND TOTAL	0.60 AC
EXISTING PMA	0.34 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0'

BAIKELI KUERBANJIANG L.32546 K.244 USE: RESIDENTIAL ZONE: R-R

SCALE: 1"=30"

LOT SUMMARY TABLE

ASSESSMENT A				
LOT 1	29,335 SF	0.67 AC		
LOT 2	24,683 SF	0.57 AC		
TOTAL	54,018 SF	1.24 AC		

NET LOT SUMMARY TABLE

DESCRIPTION	LOT 1	LOT 2
GROSS LOT ACREAGE	0.67 AC / 29,335 SF	0.56 AC / 24,683 SF
PMA IMPACT	0.31 AC / 13,473 SF	0.02 AC / 1,095 SF
NET LOT ACREAGE	0.36 AC / 15,861 SF	0.54 AC / 23,589 SF

DEVELOPMENT STANDARDS TABLE

DESCRIPTION	EXISTING HOUSE	EXISTING GARAGE (1)	EXISTING GARAGE (2)	TOTAL	REQUIRED	CONFORMING
LOT AREA (SQ. FEET)	24,683	24,683	24,683	24,683	20,000 MIN.	YES
LOT COVERAGE (SQ. FEET)	1,022	499	397	1,918	6,171 MAX.	YES
(% OF NET LOT AREA)	4.14%	2.02%	1.60%	7.77%	25% MAX.	YES
LOT WIDTH	286	286	286	286	100 MIN.	YES
FRONT YARD (SETBACKS, FEET)	10	65	22	-	25 MIN.	NO*
REAR YARD (SETBACKS, FEET)	40	50	88	-	20 MIN.	YES
SIDE YARD (SETBACKS, FEET)	48	58	94	-	17/8 MIN.	YES
BUILDING HEIGHT (FEET)	16**	12**	12**	-	35 MAX.	YES

* APPLICANT IS SEEKING VARIANCE FOR SETBACKS OF EXISTING STRUCTURES.

** BUILDING HEIGHTS ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.

ROPERT	Y BOUNDA	ARY				
			CURVE DA	TA TABLE		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	354.08'	14.42'	14.42'	S 47° 24'56" E	2° 20'01"	7.21'
C2	258.26'	210.90'	205.09'	S 25° 11'15" E	46° 47'23"	111.73'

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR: DEWBERRY ENGINEERS INC.

AUTHORIZED SIGNATURE

MARYLAND REGISTRATION NO. 11033 EXPIRATION DATE: 09/10/2020 NOT FOR CONSTRUCTION

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY PRELIMINARY PLAN 4-18019 QR label certifies that this plan meets conditions of final approval TCP_ TCP 1-036-04-01 by the Planning Board, its designee or the District Council. PLANNING BOARD ACTION: N/A M-NCPPC PER PGCPB RESOLUTION #: N/A **APPROVAL** ADOPTION DATE: 7/19 N/A SIGNATURE APPROVAL DATE: 7/22/19

PROJECT NAME: JOSHUA WOODS

PROJECT NUMBER: 4-18019 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number

(cuised

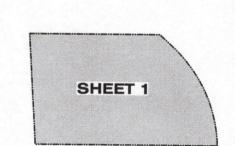
Dewberry

APPLICANT FRANK PRINCIPE 3540 CRAIN HIGHWAY #295 **BOWIE, MD 20716**

(301) 335-7168

CONTACT: FRANK PRINCIPE (301) 355-7168





No. DATE BY Description JANUARY 2019

PRELIMINARY

COVER SHEET

PROJECT NO.

1 OF 1 SHEET NO.

GENERAL NOTES

NET DEVELOPABLE AREA OUTSIDE OF PMA & ROW DEDICATION: LOT 1=15,861 SF; LOT 2=23,589 S

ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.33 AC

ACREAGE OF 100-YEAR FLOODPLAIN: N/A

10) ACREAGE OF ROAD DEDICATION: 0.1963 AC.

ZONING: R-R (RURAL RESIDENTIAL)

LAND USE: RESIDENTIAL - SINGLE FAMILY

13) BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 2 SINGLE FAMILY DETACHED DWELLINGS 14) DENSITY CALCULATION:

MAXIMUM DWELLING UNITS PER ACRE: ESTIMATED AVERAGE DWELLING UNIT PER ACRE: 1.85

PROPOSED DWELLING UNITS PER ACRE: 15) MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISIONS REGULATIONS: 20,000 S.F.

16) MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 100'

17) SUSTAINABLE GROWTH TIER: YES, TIER 1

18) MILITARY INSTALLATION OVERLAY ZONE: N/A

CENTER CORRIDOR LOCATION: NO

20) EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A 21) STORMWATER MANAGEMENT CONCEPT NUMBER #40612-2018-0 AND APPROVAL DATE: 1/10/2019

22) WATER/SEWER CATEGORY DESIGNATION:

(EXISTING): W-4 / S-4 (PROPOSED): W-3 / S-3

23) AVIATION POLICY AREA: N/A

24) MANDATORY PARK DEDICATION: FEE-IN-LIEU

25) CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO

26) HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO

27) TYPE ONE CONSERVATION PLAN: YES (TCP1-036-04-01)

28) WITHIN CHESAPEAKE BAY CRITICAL AREA: NO

29) WETLANDS: NO

30) STREAMS: NO (OFFSITE, WITHIN 100')

31) IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND

AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO 32) SOILS BY SOIL TYPE: BaC, BuB, CwG FROM USGS REPORT DATED MAY 24, 2018. NRI-096-07-01 SUBMITTED

JULY 27, 2018, APPROVED SEPTEMBER 24, 2018. 33) SUBDIVISION NAME: JOSHUA WOODS

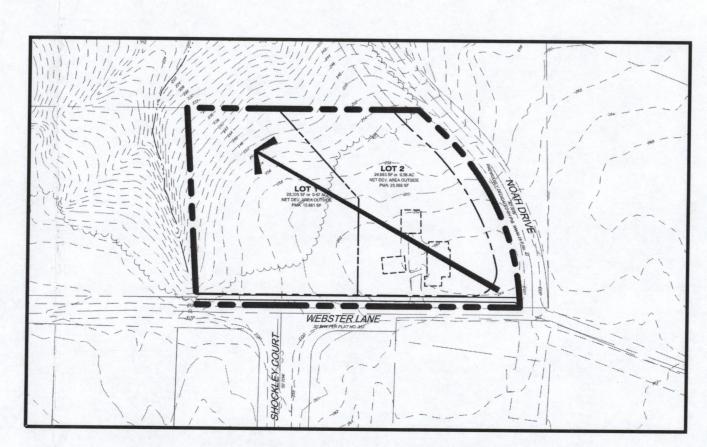
34) NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 2 LOTS (LOT 1 & 2, FORMERLY LOT 7 & 6) 35) 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL STREETS: YES

36) SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY, 2014 37) APPLICANT: FRANK PRINCIPE

3540 CRAIN HIGHWAY #295 **BOWIE, MD 20716**

38) REQUIRED VARIANCES: 25-122(b)(1)(G) SPECIMEN TREE REMOVAL, 25-122(b)(1)(F) WOODLAND CONSERVATION ON LOTS ONE ACRE OR LESS, 27-442(e) and (i) BUILDING SETBACKS

LEGEND EXISTING STREAM **EXISTING WETLAND EXISTING WETLAND BUFFER EXISTING STREAM BUFFER** EXISTING TREE LINE **EXISTING HEDGEROW** WX WX EXISTING WATER EXISTING SANITARY SEWER EXISTING SANITARY SEWER EASEMENT **EXISTING WATER EASEMENT** 210 PROPOSED MAJOR CONTOUR 212———— PROPOSED MINOR CONTOUR PROPOSED PARCEL LINE PROPOSED PROPERTY LINE ROAD CENTERLINE PROPOSED WATER SS — PROPOSED SANITARY SEWER STORM DRAIN LIMIT OF DISTURBANCE PROPOSED PUE (PUBLIC UTILITY EASEMENT) EXISTING RIGHT OF WAY TO BE DEDICATED



PROPOSED DRAINAGE AREA MAP DETAIL

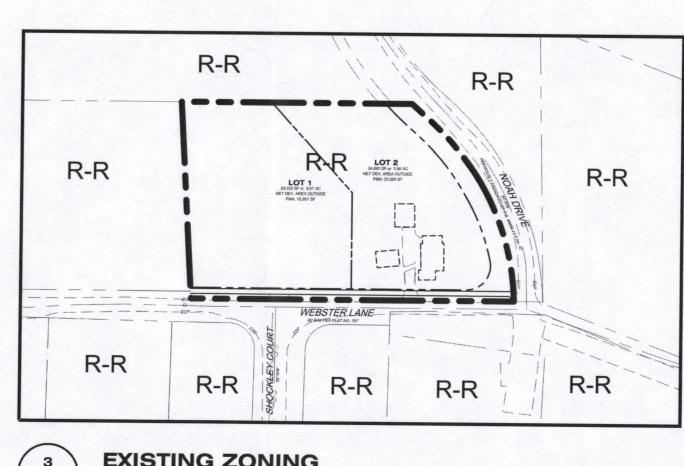
SITE PLAN

SCALE: 1" = 100"

PLAN VIEW

SEWER EX. 8" DUCTILE IRON PIPE ______ EX. SEWER LINE

WSSC CONTRACT #2001-3090A



EXISTING ZONING SCALE: 1" = 100'