

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.
- c. 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.
- i. 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."
- k. 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:

1. 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:

- 1 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

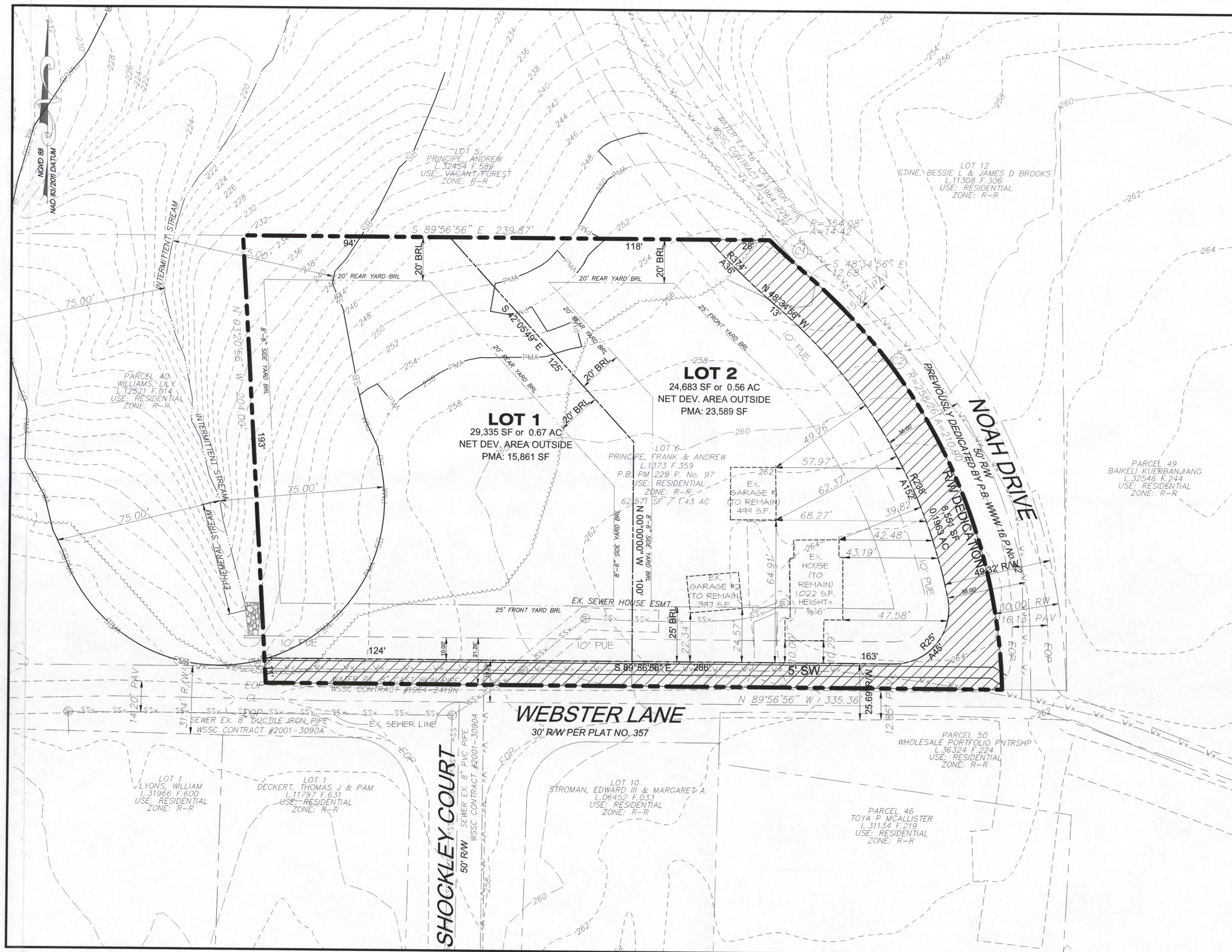
THIS APPROVAL IS VALID FOR TWO YEARS.

JOSHUA WOODS

PRELIMINARY PLAN OF MINOR SUBDIVISION: 4-18019

GENERAL NOTES

- EXISTING PARCEL AND/OR LOT NUMBER: 6 (PROPOSED SUBDIVIDED INTO LOTS 1 & 2), PLAT BOOK PM 229 P, No. 97
- TAX MAP NUMBER, AND GRID :
TAX MAP NUMBER: 106
GRID: B2
- 200 FOOT MAP REFERENCE: 209SE04 & 210SE04
- PURPOSE OF SUBDIVISION: SINGLE FAMILY DETACHED
- PRIOR APPROVALS: NRI-095-07, PRELIMINARY PLAN 4-04075, TCPI-036-04, SDCP 40612-2018-0
- TOTAL ACREAGE: 1.43 AC.
- NET DEVELOPABLE AREA OUTSIDE OF PMA & ROW DEDICATION: LOT 1=15,861 SF; LOT 2=23,589 SF, TOTAL=39,450 SF
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.33 AC.
- ACREAGE OF 100-YEAR FLOODPLAIN: N/A
- ACREAGE OF ROAD DEDICATION: 0.1963 AC.
- EXISTING ZONING/ LAND USE:
ZONING: R-R (RURAL RESIDENTIAL)
LAND USE: RESIDENTIAL - SINGLE FAMILY
- PROPOSED USE OF PROPERTY: PROPOSED LOTS TO BE SINGLE FAMILY DETACHED DWELLINGS (RESIDENTIAL)
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 2 SINGLE FAMILY DETACHED DWELLINGS
- DENSITY CALCULATION:
MAXIMUM DWELLING UNITS PER ACRE: 2.17
ESTIMATED AVERAGE DWELLING UNIT PER ACRE: 1.85
PROPOSED DWELLING UNITS PER ACRE: 1.39
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISIONS REGULATIONS: 20,000 S.F.
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: 100'
- SUSTAINABLE GROWTH TIER: YES, TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: N/A
- CENTER CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER #40612-2018-0 AND APPROVAL DATE: 1/10/2019
- WATER/SEWER CATEGORY DESIGNATION:
(EXISTING): W-4 / S-4
(PROPOSED): W-3 / S-3
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION: FEE-IN-LIEU
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITE ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: YES (TCPI-036-04-01)
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO (OFFSITE, WITHIN 100')
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST ORGANIZATION: NO
- SOILS BY SOIL TYPE: B&C, B&B, C&G FROM USGS REPORT DATED MAY 24, 2018. NRI-096-07-01 SUBMITTED JULY 27, 2018, APPROVED SEPTEMBER 24, 2018.
- SUBDIVISION NAME: JOSHUA WOODS
- NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 2 LOTS (LOT 1 & 2, FORMERLY LOT 7 & 6)
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL STREETS: YES
- SOURCE OF TOPOGRAPHY: MNCPPC GIS TOPOGRAPHY, 2014
- APPLICANT:
FRANK PRINCIPLE
3540 CRAIN HIGHWAY #295
BOWIE, MD 20716
- 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



1 SITE PLAN
PLAN VIEW

SCALE: 1"=30'

LEGEND

	210	EXISTING MAJOR CONTOUR
	212	EXISTING MINOR CONTOUR
		EXISTING PROPERTY BOUNDARY
		EXISTING ADJACENT PROPERTY
		PATIENT MANAGEMENT AREA
PMA		EXISTING STREAM
		EXISTING WETLAND
W		EXISTING WETLAND BUFFER
WB		EXISTING STREAM BUFFER
SB		EXISTING TREE LINE
		EXISTING HEDGE/ROW
		EXISTING WATER
Wx		EXISTING SANITARY SEWER
SSx		EXISTING SANITARY SEWER EASEMENT
		EXISTING WATER EASEMENT
		PROPOSED MAJOR CONTOUR
		PROPOSED MINOR CONTOUR
	210	PROPOSED PARCEL LINE
	212	PROPOSED PROPERTY LINE
		ROAD CENTERLINE
		CURB
		PROPOSED WATER
W		PROPOSED SANITARY SEWER
SS		STORM DRAIN
		LIMIT OF DISTURBANCE
		PROPOSED RUE (PUBLIC UTILITY EASEMENT)
		EXISTING RIGHT OF WAY TO BE DEDICATED