

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

4-19027
Branchville Corner

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, subject to the following conditions:

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. Nonresidential development of the subject property shall require approval of a new preliminary plan of subdivision prior to approval of permits.
- c. Development of this site shall be in conformance with Stormwater Management Concept Plan 19970-2019-0 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 preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.
- e. Prior to approval of the final plat, the plat shall reflect 9.11 feet of right-of-way dedication along Branchville Road, unless modified by the City of College Park.
- f. Prior to approval of a building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a minimum 5-foot wide sidewalk along the subject site's frontage of Branchville Road, unless modified by the City of College Park.
- g. Prior to approval of a building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a minimum 5-foot wide sidewalk along the subject site's entire frontage of 48th Avenue, unless


modified by the Maryland State Highway
Administration.

- 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.

This approval includes:

- 1 Preliminary Plan of Subdivision

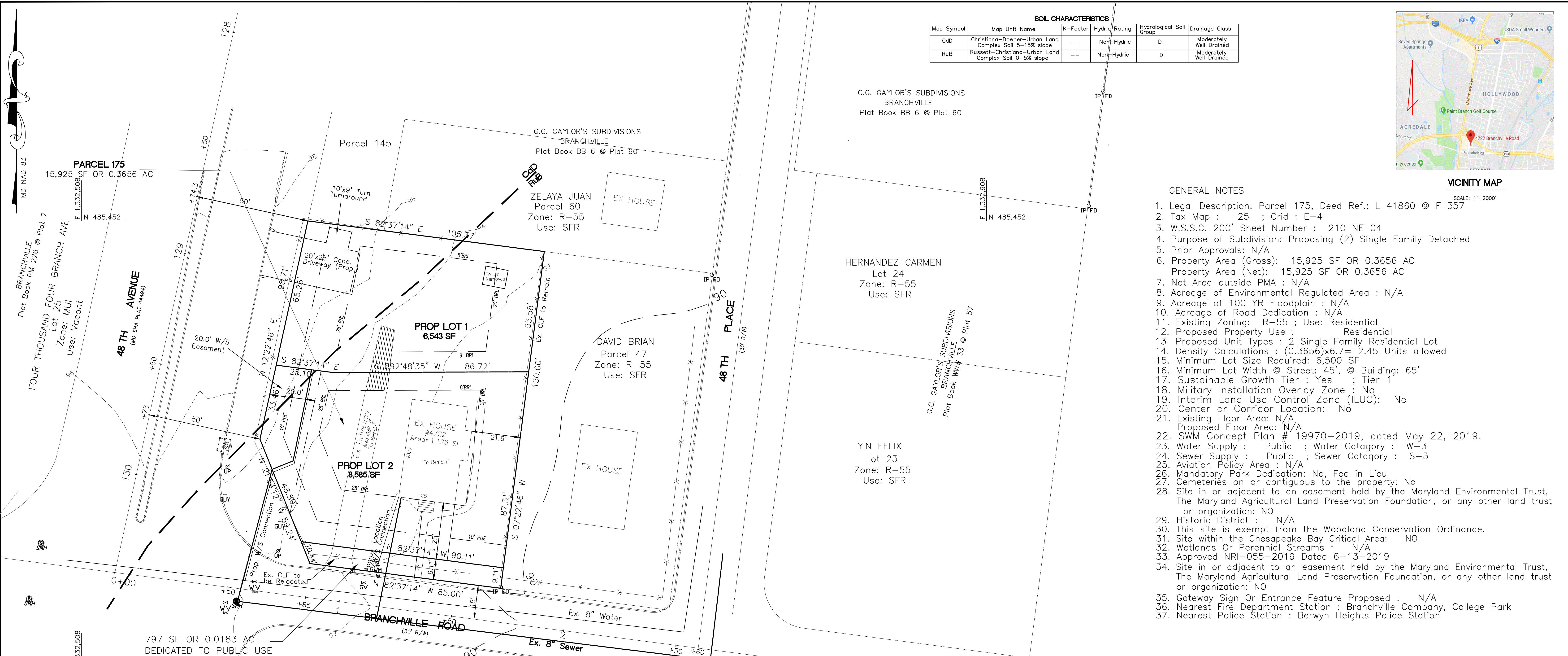
APPROVED BY AUTHORITY OF:

A handwritten signature in blue ink, reading "Andree Green Checkley", is written over a horizontal line.

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

Approval Date: October 16, 2019

THIS APPROVAL IS VALID FOR TWO YEARS.



SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
CdD	Christiana-Downer-Urban Land Complex Soil 5-15% slope	--	Non-Hydric	D	Moderately Well Drained
RuB	Russett-Christiana-Urban Land Complex Soil 0-5% slope	--	Non-Hydric	D	Moderately Well Drained



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- Legal Description: Parcel 175, Deed Ref.: L 41860 @ F 357
- Tax Map : 25 ; Grid : E-4
- W.S.S.C. 200' Sheet Number : 210 NE 04
- Purpose of Subdivision: Proposing (2) Single Family Detached
- Prior Approvals: N/A
- Property Area (Gross): 15,925 SF OR 0.3656 AC
Property Area (Net): 15,925 SF OR 0.3656 AC
- Net Area outside PMA : N/A
- Acreeage of Environmental Regulated Area : N/A
- Acreeage of 100 YR Floodplain : N/A
- Acreeage of Road Dedication : N/A
- Existing Zoning: R-55 ; Use: Residential
- Proposed Property Use : Residential
- Proposed Unit Types : 2 Single Family Residential Lot
- Density Calculations : (0.3656)x6.7= 2.45 Units allowed
- Minimum Lot Size Required: 6,500 SF
- Minimum Lot Width @ Street: 45', @ Building: 65'
- Sustainable Growth Tier : Yes ; Tier 1
- Military Installation Overlay Zone : No
- Interim Land Use Control Zone (ILUC): No
- Center or Corridor Location: No
- Existing Floor Area: N/A
Proposed Floor Area: N/A
- SWM Concept Plan # 19970-2019, dated May 22, 2019.
- Water Supply : Public ; Water Catagory : W-3
- Sewer Supply : Public ; Sewer Catagory : S-3
- Aviation Policy Area : N/A
- Mandatory Park Dedication: No, Fee in Lieu
- Cemeteries on or contiguous to the property: No
- Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- Historic District : N/A
- This site is exempt from the Woodland Conservation Ordinance.
- Site within the Chesapeake Bay Critical Area: NO
- Wetlands Or Perennial Streams : N/A
- Approved NRI-055-2019 Dated 6-13-2019
- Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- Gateway Sign Or Entrance Feature Proposed : N/A
- Nearest Fire Department Station : Branchville Company, College Park
- Nearest Police Station : Berwyn Heights Police Station

LEGEND

EXISTING CONTOUR	100
PROPOSED CONTOR	100
PROPERTY LINE	
R/W BASE LINE	
EXISTING DRAIN PIPE	
SOIL DIVIDE	Sma SaE
EXISTING CHAIN LINK FENCE	X X X
EXISTING WOOD FENCE	
EXISTING SEWER LINE	Ex. 8" Sewer
EXISTING WATER LINE	Ex. 8" Water
AREA OF EXISTING DWY TO BE REMOVED	

HERNANDEZ GABRIEL
Zone: R-55
Use: SFR
Lot 3
L 38191 @ F 516

* Stabilization practices on all projects must be in accordance with the requirements of COMAR 26.17.1.08's regulations by January 9, 2013, regardless of when an erosion and sediment control plan was approved.

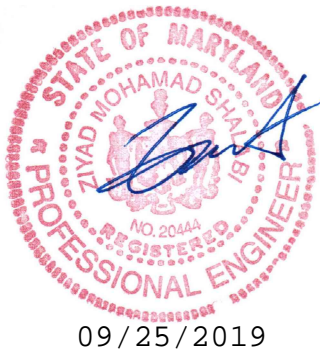
Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:

- Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
- Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUB-STANTIAL ACCORDANCE WITH APPLICABLE CODES.

TOTAL AREA BEING DISTURBED= 0



UTILITY NOTE

ALL UTILITY ADJUSTMENT AND/OR RELOCATION, i.e., ELECTRIC POLES, FIRE HYDRENT, etc.. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/BUILDER TO BE DONE DURING CONSTRUCTION.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20444, Expiration Date: 9/5/2020.

SITE ANALYSIS
PROPOSED LOT 2

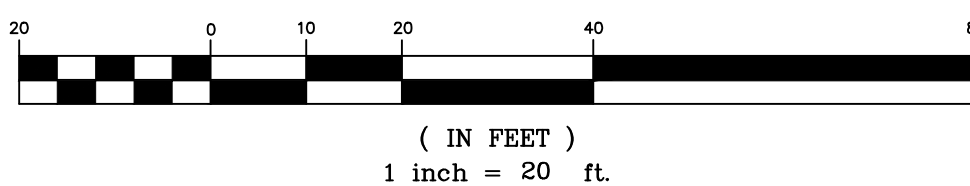
ZONING REQUIREMENTS

- ZONE: R-55
USE: SINGLE FAMILY DETACHED
- Minimum Lot Area: 6,500 SF
 - Min. Street Frontage: 45'
 - Min. Front Building Line: 65'
 - Setback
Front: 25'
Side: 8'/17'
Rear: 20'
 - Building Heights 35'
 - Density: 6.7 Units Per 1 AC of Net Tract Area
 - Building Coverage: 30%

PROVIDED

- ZONE: R-55
USE: SINGLE FAMILY DETACHED
- Lot Area: 8,585 SF
 - Street Frontage: 65.25'
 - Front Building Line: 104.4'
 - Setback
Front: 25'
Side: 12'
Rear: 21.6'
 - Building Heights will be less than 29'+/-
 - Density: 1 du/.197ac (8,585sf) = 5.08du/ac
 - Building Coverage: will be less than 22%

GRAPHIC SCALE



4-19027

E.F. NAME:		REVISIONS			<div></div> <div>APPLIED CIVIL ENGINEERING INC. ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING 9470 ANNAPOLIS ROAD, SUITE 414 LANHAM, MARYLAND 20706 TEL. (301) 459-5932</div>	<div>OWNER/APPLICANT/DEVELOPER</div> <div>Rider QOF LLC 1750 P St. NW, Apt PH6, Washington DC 20036 240-418-6550</div>	PRELIMINARY PLAN OF SUBDIVISION 4722 BRANCHVILLE RD Parcel 175 <i>BRANCHVILLE CORNER</i> Berwyn (21 st) Election District Prince George's County, Maryland		
DESIGNED:	ZMS	DATE:	Jan. 2019	DATE			BY		
DRAWN:	ZMS	DATE:	Jan. 2019	9/21/19			ZMS	REVISED PLAN AS PER SDRC COMMENTS	
CHECKED:		DATE:							
APPROVED:		DATE:							
SCALE: 1" = 20'		CONTRACT No.: 19-10		SHEET 1 OF 1					