

Case No.: CSP-19010
LIW Ironworks

Applicant: LIW Ironworks, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, Conceptual Site Plan 19010 (CSP-19010), for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication, on property located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, 10929 Indian Head Highway (MD 210), Fort Washington, Planning Area 80, Council District 8, is hereby conditionally APPROVED.

As the basis for this final decision, the District Council adopts, except as otherwise stated herein, the findings and conclusions in Planning Board's Resolution PGCPB No. 2020-92, which APPROVED Type 1 Tree Conservation Plan TCP1-008-2020, and further APPROVED Conceptual Site Plan CSP-19010 for the above-described land.

Approval of CSP-19010 and Type 1 Tree Conservation Plan TCP1-008-2020, is subject to the following conditions:

1. Prior to certificate approval of the conceptual site plan, the following revisions shall be made, or information shall be provided:
 - a. Provide site plan notes, as follows:

"During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."

"During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise"

control requirements as specified in Subtitle 19 of the Prince George's County Code."

- b. Applicant's Stormwater Management Concept Approval (Case No. 1220-2017-01) that Department of Permitting, Inspections and Enforcement (DPIE) issued August 25, 2017, and expired August 25, 2020, shall be replaced with a new application for stormwater management. DPIE shall review the new application pursuant to the three (3) required plan approvals in the Stormwater Ordinance (Subtitle 32, Division 3) to address surface water drainage to the fullest extent so there are no adverse effects on either the subject property or adjacent properties.
- c. At the time of Detailed Site Plan (DSP), Applicant shall provide a detailed evaluation of overall air and water quality environmental impact to surrounding properties based on a description of materials and substances that will be stored and used for the proposed fabrication facility.
- d. At the time of Detailed Site Plan (DSP), Applicant shall be required to provide or obtain approval for placement of adequate road signage at the entrance of the existing and adjacent daycare facility to serve as notice of any and all truck traffic associated with the proposed fabrication facility.
- e. At the time of Detailed Site Plan (DSP), Applicant shall be required to provide or obtain approval for placement of adequate road signage on any shared roadways or driveways with adjacent or adjoining property owners to prohibit illegal parking of trucks or automobiles associated with the proposed fabrication facility.
- f. Prince George's County Tree Canopy Coverage Ordinance—Subtitle 25, Division 3, requires a minimum percentage of tree canopy coverage (TCC) on projects that need a grading permit. Properties zoned I-3 are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 1.5 acres in size and the required TCC is 0.15 acre (6,534 square feet). At time of Detailed Site Plan, Applicant shall ensure full compliance with the requirements of the Tree Canopy Coverage Ordinance.
- g. Revise the Type 1 tree conservation plan (TCP1), as follows:
 - (1) Add the updated TCP approval block.
 - (2) Add "TCP1-008-2020" to the approval block and to line 6 of the worksheet.

- (3) Add “CSP-19010” to the Development Review Division number column in the approval block.
- (4) Revise the woodland conservation worksheet to show the same woodland, clearing, and fee-in-lieu numbers, as approved with the TCP2.
- (5) Add a note below the woodland conservation worksheet stating,

“The previously approved TCP2-010-2017 accounted for all the woodland on-site to be cleared and a fee-in-lieu, in the amount of \$8,624.88, has been paid as part of permit #1220-2017.”
- (6) Have the revised plan signed and dated by the qualified professional who prepared the plan.

Ordered this 26th day of October, 2020, by the following vote:

In Favor: Council Members Aderson-Walker, Davis, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Dernoga.

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE’S
COUNTY, MARYLAND

By: _____
Todd M. Turner, Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council