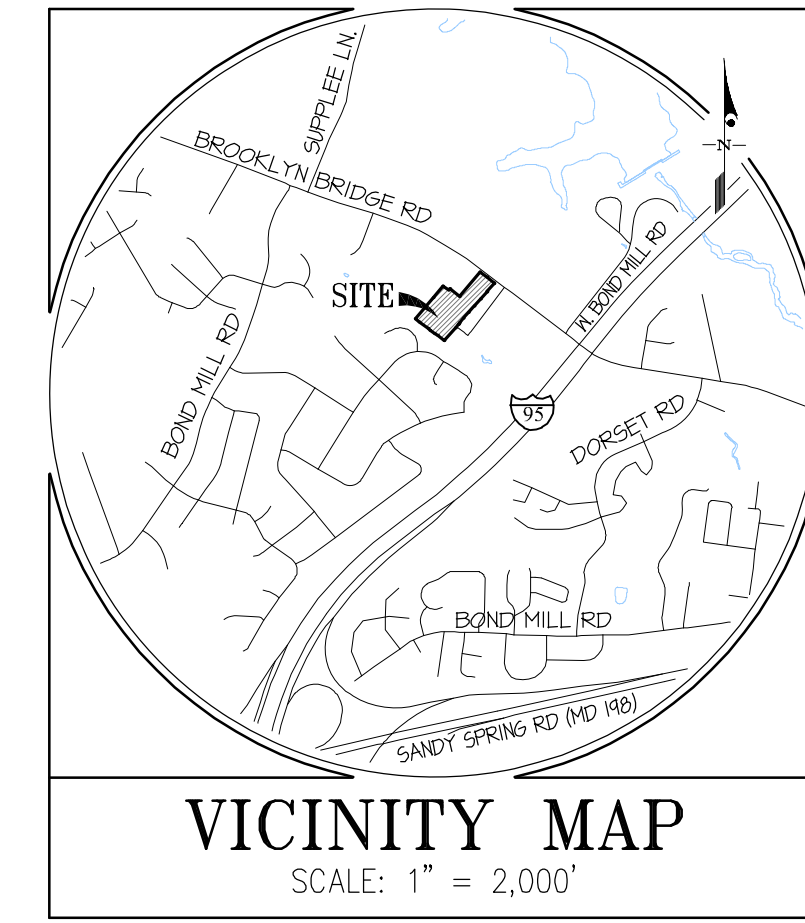
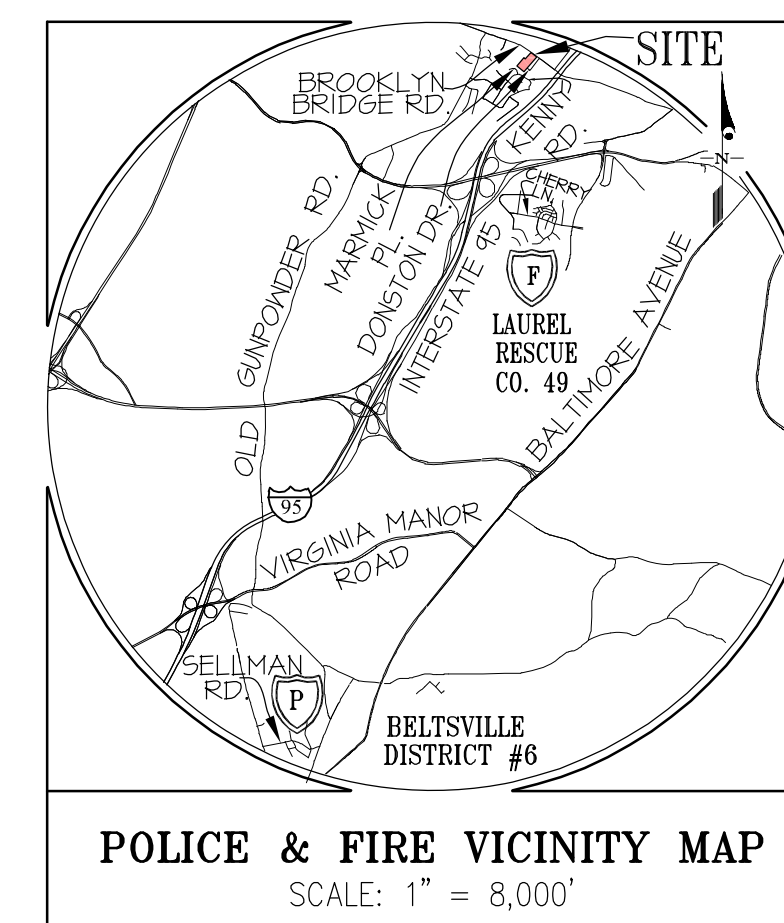
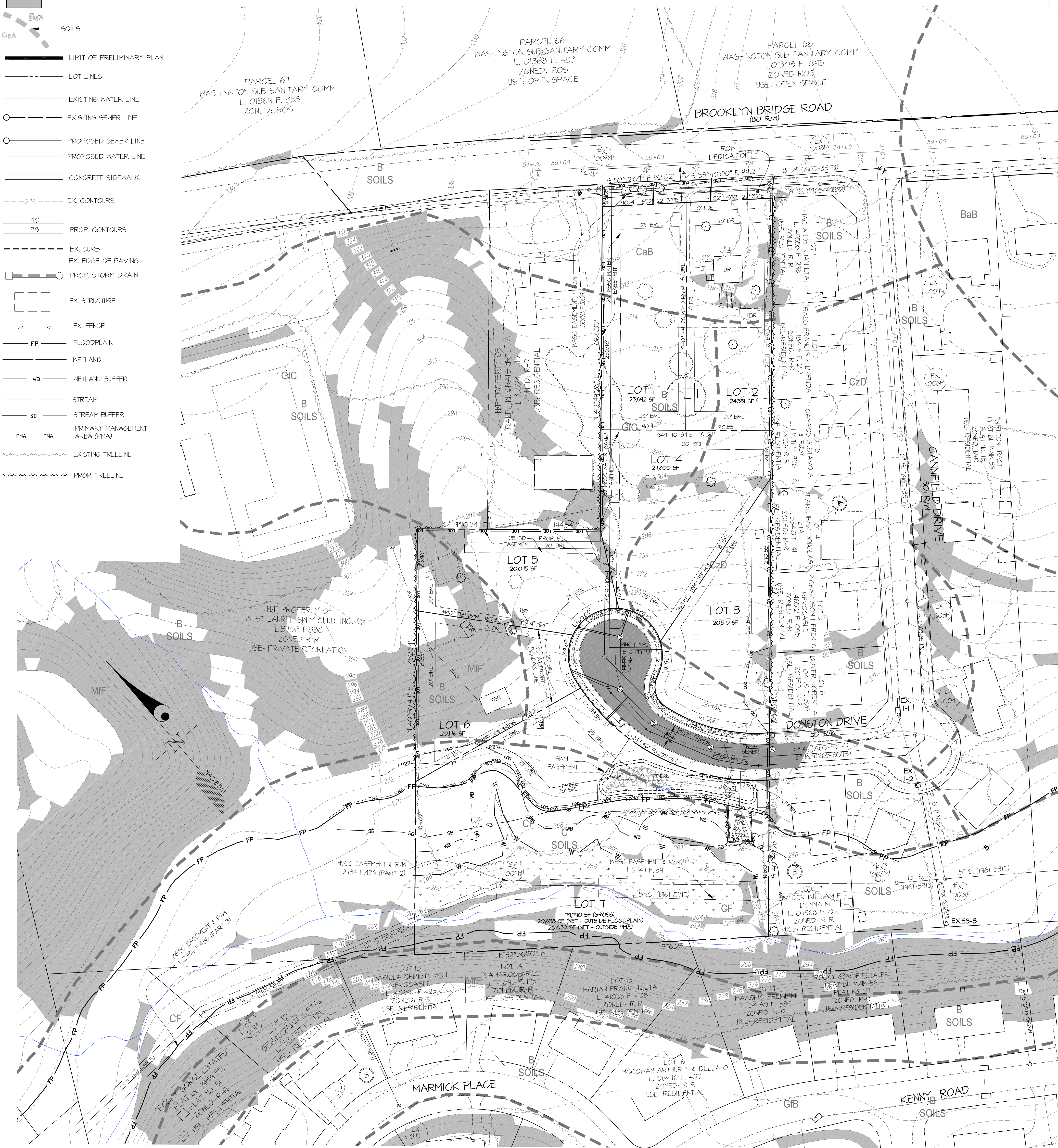


Legend:

- PROPOSED PAVING
- SOILS
- LIMIT OF PRELIMINARY PLAN
- LOT LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- CONCRETE SIDEWALK
- EX. CONTOURS
- PROP. CONTOURS
- EX. CURB
- EX. EDGE OF PAVING
- PROP. STORM DRAIN
- EX. STRUCTURE
- EX. FENCE
- FLOODPLAIN
- WETLAND
- WETLAND BUFFER
- STREAM
- STREAM BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING TREELINE
- PROP. TREELINE



EX. SITE AREA (PARCELS 65, 104 & 131);  
EX. ZONING:  
  
PROP. SITE AREA: (LOTS 1-7 & ROW DEDICATION)  
PROPOSED ZONING:  
  
EXISTING USE:  
PROPOSED USE:  
  
DENSITY PERMITTED (2.17 DUs/AC. x 4.07 AC.);  
DENSITY PROPOSED:  
  
LOT REQUIREMENTS  
MINIMUM LOT SIZE  
MINIMUM LOT WIDTH AT FRONT BUILDING LINE  
MINIMUM LOT WIDTH AT FRONT STREET LINE  
BUILDING RESTRICTION LINES  
FRONT:  
SIDE:  
REAR:  
  
PARK DEDICATION REQUIRED (5.0% OF TOTAL AREA)  
PARK DEDICATION PROVIDED:  
(PROPOSED FEE IN LIEU OF PARKLAND DEDICATION)  
NET DEVELOPABLE AREA OUTSIDE OF FPA:  
ENVIRONMENTAL REGULATED FEATURES: (FPA)  
NON-TIDAL WETLANDS BUFFER (10.0)  
100-YEAR FLOODPLAIN: (1.28)  
ROAD DEDICATION PROVIDED:

5.35 AC.  
R-R  
5.35 AC.  
R-R  
SFD RESIDENTIAL  
SFD RESIDENTIAL  
Ø DVS  
T DVS  
20,000 SF.  
80' PUBLIC WATER)  
70/60' (CUL-DE-SAC)  
15 FT.  
17 FT. TOTAL / 8 FT. MIN.  
20 FT.  
0.27 AC.  
0.00AC.  
4.06 AC.  
1.29 AC.  
0.49 AC.

1. **OWNER 1 PARCEL 65**  
ETHEL C. COLE LIVING TRUST  
10424 STANSFIELD RD  
LAUREL, MD 207123  
L. 24463 F. 611  
TAX ID 101010545

**OWNER 2 PARCEL 104**  
ETHEL C. COLE LIVING TRUST  
7201 BROOKLYN BRIDGE RD  
LAUREL, MD 20707  
L. 24463 F. 549  
TAX ID 101010552

**OWNER 3 PARCEL 131**  
ELIZABETH C FLEMING & SUSAN B COLE  
10424 STANSFIELD RD  
LAUREL, MD 207123  
L. 24463 F. 605  
TAX ID 101010560

2. APPLICANT: WILLIAMSBURG GROUP, LLC  
ATTN: BRUCE HARVEY  
5405 HARPER'S FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410-481-8800

3. TOPOGRAPHIC FIELD SURVEYED BY GUTSCHICK LITTLE & NEBER PA - 2022.

4. TAX MAP / GRID: 2-E3

5. 200 FOOT MAP REFERENCE: 22I NE 06

6. THE PURPOSE OF THIS PRELIMINARY PLAN IS TO SUBDIVIDE SUBJECT PROPERTY (S) (S SEPARATE PARCELS) INTO 7 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.

7. THIS PROPERTY IS LOCATED WITHIN THE DEVELOPING TIER.

8. THIS PROPERTY IS NOT LOCATED WITHIN A CENTER OR CORRIDOR, AND IS THEREFORE NOT SUBJECT TO EPIS REQUIREMENTS.

9. STORMWATER MANAGEMENT CONCEPT PLAN (08/15-2022-01) BY GUTSCHICK, LITTLE & NEBER, P.A., SUBMITTED JULY, 2022.

10. EXISTING A PROPOSED WATER AND SEWER SERVICE CATEGORIES 5-3 AND W-3.

11. THERE ARE NO KNOWN CEMETERIES LOCATED ON OR CONTIGUOUS TO THIS PROPERTY.

12. THERE ARE NO KNOWN HISTORIC SITES LOCATED ON OR CONTIGUOUS TO THIS PROPERTY.

13. A TYPE ONE TREE CONSERVATION PLAN WILL BE INCLUDED WITH THIS FFS SUBMISSION.

14. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).

15. 100-YEAR FLOODPLAIN AREA IS LOCATED ON THIS PROPERTY. A FLOODPLAIN STUDY (3342-2022-01) WAS APPROVED BY DPHE APRIL 25, 2022.

16. A NON-TIDAL WETLANDS AREA IS LOCATED ON THIS PROPERTY ALONG THE SOUTHWESTERN PROPERTY LINE.

17. A STREAM IS LOCATED ON THIS PROPERTY ALONG THE SOUTHWESTERN PROPERTY LINE.

18. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRI).

19. NATURAL RESOURCES INVENTORY PLAN (NRI-106-2022) BY GUTSCHICK, LITTLE & NEBER, PA, IS PENDING APPROVAL.

20. THIS PROPERTY IS NOT LOCATED IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND ANTHROPOLOGICAL AND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.

21. GRADINGS AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.

22. NEAREST POLICE STATION: BELTSVILLE DISTRICT No.6.

23. NEAREST FIRE STATION: LAUREL RESCUE COMPANY No. 49.

24. NO TRAFFIC STUDY WAS REQUIRED PER TFS PRE-SUBMITTAL REVIEW FEB. 2022 REQUIRED.

25. ARCHAEOLOGICAL SURVEY REPORT WAS REQUIRED PER HFS PRE-SUBMITTAL REVIEW FEB. 2022.

26. THIS PROPERTY IS NOT LOCATED WITHIN THE SUSTAINABLE GROWTH TIER.

27. THIS PROPERTY IS NOT LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE.

28. THIS PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.

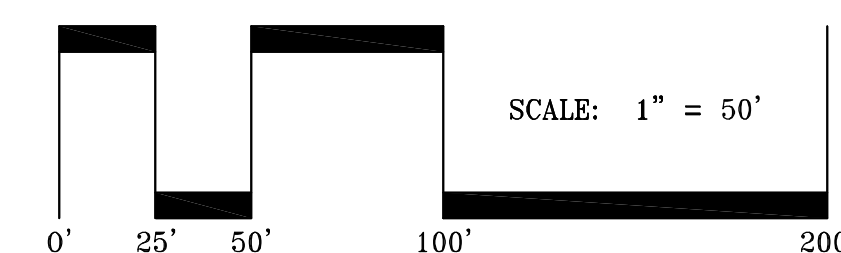
29. ALL EXISTING STRUCTURES LOCATED ON PARCELS 65, 104 & 131 ARE PROPOSED TO BE REMOVED.

Lot / Parcel	Square Footage	Acreage
Lot 1	21,554	0.49
Lot 2	22,224	0.51
Lot 3	20,516	0.47
Lot 4	21,140	0.64
Lot 5	20,075	0.46
Lot 6	20,176	0.46
Lot 7 (Gross)	79,190	1.83
Lot 7 (Net - Outside Floodplain)	20,638	
Lot 7 (Net - Outside FMA)	20,032	
R/W Dedication (Brooklyn Bridge Rd)	4,241	0.10
R/W Dedication (Donston Drive)	16,801	0.39
Total Existing Property Area		5.35
Total Proposed Property Area		5.35

MAP UNIT	DESCRIPTION	HIGHLY ERODIBLE	K-FACTOR	HYDRIC	PRIME FARMLAND	HYDROLOGIC GROUP	DRAINAGE CLASS
Cob	Crillium Silt Loam 0 to 5% slopes	No	0.32	No	Yes	C	Well Drained
CF	Codorus and Hattboro frequently flooded	No	0.37	No	No	C/D	Moderately Well Drained
CZD	Groom-Urban Land complex 0 to 15% slopes	No	0.32	No	No	B/D	Well Drained
61C	Glendale-Wheaton-Urban land complex 0 to 15% slopes	No	0.28	No	No	B/D	Well Drained
MHF	Minor-Ersklow complex 0 to 6% slopes, no hydric soils	Yes	0.32	No	No	B	Well Drained

25 to 60% slopes, very rocky

ACCORDING TO USDA - WEB SOIL SURVEY  
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.  
Available online at <http://nsoilsurvey.nrcs.usda.gov/> accessed [January 4, 2021].



## PRELIMINARY PLAN OF SUBDIVISION

COLE'S MANOR  
LOTS 1 - 7

G. L. W. FILE No.  
21101  
SHEET  
1 OF 1



DESIGNED BY:					
TSZ					
DRAWN BY:					
W.S.J					
CHECKED BY:					
T.M.L					
H G	T&T		REVISION	BY	APP'D

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS 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. 29914,  
EXPIRATION DATE: JANUARY 20, 2024 .



PREPARED FOR:  
WILLIAMSBURG GROUP  
5485 HARPERS FARM  
COLUMBIA, MD 210  
BRUCE HARVEY  
(410) 997-8800

SCALE	ZONING
1"=50'	R-R
DATE	TAX MAP -
JULY, 2022	2 - E

D	
	LAUREL ELECTION DISTRICT, NO. 10

PRINCE GEORGES COUNTY, MARYLAND





## **STATEMENT OF JUSTIFICATION**

### ***Cole's Manor***

Preliminary Plan of Subdivision  
4-22017  
November, 2022

Prepared on behalf of:  
Williamsburg Group, LLC  
c/o Bruce Harvey  
5485 Harper's Farm Road  
Columbia, Maryland 21044  
410-997-8800

Prepared by:  
Gutschick, Little & Weber  
3909 National Drive, Suite 250  
Burtonsville, Maryland 20866  
301-421-4024

On behalf of our client, Williamsburg Group, LLC (“Applicant”), Gutschick, Little & Weber P.A., hereby submits this Statement of Justification in support of the proposed Preliminary Plan of Subdivision for the subject property. This proposed 7-unit single-family detached dwelling unit development has been designed in compliance with the requirements for approval of a preliminary plan of subdivision found in the prior (pre-April 1, 2022) Subdivision Regulations (Subtitle 24) and the Zoning Ordinance (Subtitle 27) of the Prince George’s County Code. The Applicant is pursuing this development under the prior Subdivision Regulations and Zoning Ordinance because the Applicant & GLW have: 1) developed multiple conceptual site plans, 2) met with Development Review Division staff multiple times, 3) obtained the Preliminary Plan # 4-22017, 4) obtained the Zoning Sketch Map (ZSM), 5) obtained the official mailing lists and 6) already mailed out the informational mailings, all prior to April 1, 2022.

### **(1) Site Location and Description**

*The subject property is located on Brooklyn Bridge Road just west of its bridge over Interstate I-95, approximately 100’ west of Cannfield Drive in northern Prince George’s County. The physical address is 7209 Brooklyn Bridge Road in Laurel, Maryland. The 5.35-acre property is comprised of Parcels 65, 109 & 131. It contains one single-family detached residential dwelling, detached garage & associated accessory structures. An unnamed tributary and associated floodplain & wetlands are located along the southern portion of the property.*

### **(2) Surrounding Uses**

*The following uses surround the property:*

*North – Across Brooklyn Bridge Road is WSSC-owned property associated with the T. Howard Duckett Dam on the Patuxent River, zoned R-O-S (Reserved Open Space).*

*East & South – Adjacent to the subject property is single-family detached residential dwellings on R-R (Rural Residential) zoned property.*

*West – Adjacent to the subject property is the West Laurel Swim Club on R-R (Rural Residential) zoned property, which was subject to Special Exceptions SE-1961 and SE-3197.*

### **(3) Nature of Request**

*This application proposes to re-subdivide the properties into 7 fee simple single-family detached residential lots. Two of the lots will front and access off of Brooklyn Bridge Road. The remaining 5 will front and access off of a cul-de-sac extension of Donston Drive. A Primary Management Area (PMA) exists along the southern portion of the property, containing an unnamed stream, wetlands, floodplain, and their associated buffers. This PMA will remain relatively undisturbed, with the exception of a small portion for the placement of a SWM facility outfall to the stream channel in the southeast corner of the property.*

*This application is submitted under the applicable requirements of Division 2 of the Subdivision Ordinance regarding Preliminary Plans of Subdivision and by the required findings contained in Section 24-121 (Planning and Design Requirements) of the Subdivision Ordinance. This Preliminary Plan of Subdivision application will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements), 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required) of the County Subdivision Ordinance.*

#### **(4) Development Data Summary**

##### **Site Area Summary**

<i>Existing Site Area:</i>	<i>5.35 Ac.</i>
<i>Existing Lots:</i>	<i>0</i>
<i>Existing Parcels:</i>	<i>3</i>
 <i>Proposed Site Area:</i>	 <i>5.35 Ac.</i>
<i>Proposed Lots:</i>	<i>7</i>
<i>Proposed Parcels:</i>	<i>0</i>

#### **(5) Previous Approvals**

*N/A*

#### **(6) Relationship to Requirements of the Subdivision Ordinance**

##### **Section 24-121 Planning and design requirements**

***As described below, the proposed project satisfies each of the requirements which govern the Planning Board's approval of***

***Preliminary Plan applications listed in Sections 24-121:***

***(a) The Planning Board shall require that proposed subdivisions conform to the following:***

***(1) All lots shall be designed to be located wholly within the County and platted in conformance with all of the requirements of the Zoning Ordinance applicable to the subject property.***

*The subject property is located entirely within the County and will be platted in accordance with all applicable requirements.*

***(2) In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten-Year Water and Sewerage Plan.***

*This standard does not apply to the subject property. The proposed development is located within an existing water and sewer service area and is planned to tie into the nearby public water and sewer system.*

***(3) When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.***

*The subject property is not located adjacent to an existing or planned roadway of arterial or higher classification.*

***(4) Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an***

**existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.**

*The subject property is not located adjacent to existing or planned roadways of arterial, freeway or higher classification.*

- (5) The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning.**

*The preliminary plan and final plat for the subject property will conform to the area master plan, including maps & text.*

- (6) When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.**

*This section is not applicable. No land associated with the subject property has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in a reservation, according to Division 7 of the Zoning Subtitle.*

- (7) Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.**

*The Preliminary Plan of Subdivision 4-22017 does not propose the creation of any outlots.*

- (8) Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.**

*Lot 3 of Preliminary Plan of Subdivision 4-22017 conforms to this requirement.*

- (9) Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by**

***the Planning Board.***

*The Preliminary Plan of Subdivision 4-22017 does not propose the creation of any blocks over seven hundred fifty (750) feet long.*

- (10) Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.***

*The site is relatively sloped and open for development. Access to existing utility and vehicular infrastructure is available via Brooklyn Bridge Road and Donston Drive.*

- (11) Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.***

*The stream with associated wetlands, floodplain and forest are proposed to be preserved and are located within the Patuxent River Primary Management Area (PMA).*

- (12) Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:***

- (A) The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots.***
- (B) The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.***
- (C) The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels.***

*This standard does not apply to the subject PPS application. No lot size averaging is proposed.*

- (13) Generally, lots, except at corners, should have access to only one (1) street.**

*All lots within PPS 4-22017 will be accessed by only 1 public road.*

- (14) If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign.**

*There is no proposed entry feature for this development.*

- (15) The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.**

*A Stormwater Management Concept Plan application (8875-2022-0) was submitted to DPIE in July, 2022, and will be approved prior to Planning Board.*

- (16) Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25.**

*A Type 1 Tree Conservation Plan has been prepared and is included with this PPS submission.*

- (17) Historic resources should be preserved.**

**and**

- (18) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate."**

*A Phase 1B Archeological Survey has been performed by Stantec for the subject*



*property and will be reviewed by the Historic Preservation Section of M-NCPPC.*

- (19) Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.**

*No townhouse lots are proposed with this PPS.*

**Sec. 24-122.01. - Adequacy of public facilities.**

***(a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.***

*The subject property covered by PPS 4-22017 is currently served by adequate public facilities.*

*This property is located in water and sewer categories W-3 & S-3, and will therefore be served by public systems. The proposed development is designed to be served by existing water and sanitary sewer lines that are located within the Brooklyn Bridge Road & Donston Drive rights-of-way.*

*Traffic counts, as request by the Transportation Planning Section of M-NCPPC, are included with this PPS submission. Based on the results of these counts, this proposed development will satisfy the APFO requirements of Prince George's County and should be approved.*

***DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.***

***(B) Section 24-123. General requirements.***

- (a) The Planning Board shall require that preliminary plan conform to the following:***
- (1) The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when***

***reserved or dedicated, shown on the final plat.***

- (5) Arterial highways shall have a minimum right-of-way width of one hundred and twenty (120) feet; collector streets, a minimum right-of-way width of eighty (80) feet; and parkways, such right-of-way width as may be designated by the Planning Board. The width of secondary subdivision streets shall be not less than fifty (50) feet and the width of primary subdivision streets not less than sixty (60) feet.***

*The extension of Donston Drive, an existing public right-of-way, is proposed to be dedicated with this PPS. The Brooklyn Bridge Road ultimate right of way will be dedicated with this project.*

- (6) Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.***

*Externally, pavement for a bike lane & a sidewalk have already been constructed along Brooklyn Bridge Road as part of the required road improvements. Internally, the development proposes a loop sidewalk around the cul-de-sac that will promote pedestrian mobility between the new SFD community & the existing one along Cannfield Drive.*

***(C) Section 24-124. Adequate roads required.***

- (a) Before any preliminary plan may be approved, the Planning Board shall find that:***
  - (1) There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing and implementation program as defined in Section***



**27-107.01(186.1);**

*The subject property fronts on Brooklyn Bridge Road, and will extend Donston Drive, County-owned rights-of-way. Rights-of-way area will be dedicated along each roadway & provide the required improvements.*

**Section 24-130 Stream, wetland, and water quality protection and stormwater management**

- (a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.**

*The majority of the development is proposed within the cleared areas of the site, leaving the remainder of the property (forested and containing a stream, wetlands and floodplain) to be preserved within the PMA.*

- (b) The Planning Board shall require that proposed subdivisions conform to the following:**

- (1) The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.**
- (2) The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.**

*Stormwater controls will be provided on-site that are adequate to manage the stormwater as described in the recently submitted Stormwater Management Concept Plan pursuant to Items 1 and 2 above.*

- (3) The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.**

*Acknowledged.*

- (4) Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary**

***plan shall conform to such plan.***

*Acknowledged, the subject property is located in the Walker Branch watershed.*

- (5) Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.***

*Acknowledged*

- (c) The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.***

*Per the Soil Conservation Commission District requirements, a sediment control concept study will be submitted for review to and will be approved by the local District office prior to Final Plat approval.*

## **CONCLUSION**

The Cole's Manor PPS 4-22017 proposes to subdivide Parcels 65, 109 & 131 into 7 single family detached residential lots. Two of the lots will face Brooklyn Bridge Road, with the remaining 5 facing a cul-de-sac created with the extension of Donston Drive. The majority of the proposed development will be located in the cleared areas of the property, allowing for the preservation of existing environmental features within the PMA located along the southern portion of the property.

Thank you in advance for your consideration of this request. If you need any additional information, or if I can be of any further assistance, please do not hesitate to contact me.



Sincerely,



Thomas S. Zyla, RLA  
Project Manager  
301.421.4021  
TZyla@glwpa.com