

R E S O L U T I O N

WHEREAS, Quasco, LOC. is the owner of a 63.78-acre parcel of land known as Parcel 47, located on Tax Map 180 and Grid D-4, said property being in the 8th Election District of Prince George's County, Maryland, and being zoned O-S; and

WHEREAS, on October 22, 2003, Quasco, LOC, filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 12 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-03104 for Cedar Farm was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 11, 2004, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on March 11, 2004, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/66/03), and further APPROVED Preliminary Plan of Subdivision 4-03104, for Lots 1-12 with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
  - a. To label that access to Aquasco Road and the access easement serving parcel 84 from Lot 1 is denied.
  - b. To revise the varying lot size table to reflect the gross acreage of Lot 1 as south of the access easement.
  - c. To label the access easement and the property to the north of the easement as Parcel A to be conveyed to the property owner of Parcel 84.
  - d. To provide a note that in the event the property owner of Parcel 84 declines Parcel A, that that area of land shall be conveyed as part of Lot 1 and the Parcel A designation is to be removed at the time of final plat.
  - e. To show a total of 60 feet or 30 feet from existing centerline for Saint Phillips Road and

make necessary adjustment to the plan to ensure continued conformance to the VLS standards.

2. Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.
3. At the time of final plat the applicant shall submit evidence of the effort to convey Parcel A to the property owner of Parcel 84. In the event that the property owner of Parcel 84 declines Parcel A, that that area of land shall be recorded on the final plat as part of Lot 1 and the Parcel A designation is to be removed. The final plat shall describe the existing access easement and shall indicate that access to the easement from Lot 1 is denied.
4. Development of this property shall be in conformance with the approved Stormwater Management Concept Plan # 35774-2003-00.
5. Prior to final plat the applicant shall demonstrate the abandonment of the existing access easement burdening the subject property to the benefit of Parcel 135 to the southwest.
6. Prior to signature approval of the TCPI, the Forest Stand Delineation shall be revised as follows:
  - a. Correctly label steep (15 to 25 percent) slopes to those on highly erodible soils and correctly label in the legend;
  - b. Show the extent of the 100-year floodplain on the site, identify the 100-year floodplain approval study, and correct any notes that state there is no 100-year floodplain on-site;
  - c. Delineate the nontidal wetlands and wetland buffers in accordance with the "Wetlands Delineation Report for Cedar Farms"(December 2003) prepared by McCarthy and Associates;
  - d. Include all graphic symbols used on the plan in the legend;
  - e. Complete the topography for the western portion of the site; and
  - f. Have the FSD signed and dated by the qualified professional who prepared it.
7. Prior to signature approval of the preliminary plan, the Type I TCP (TCPI/66/03) shall be revised as follows:
  - a. Remove afforestation from the public utility easement along Aquasco Road, and correctly label the area proposed for planting as "afforestation;"
  - b. Revise the woodland conservation plan and worksheet to reflect the required revisions;
  - c. Show the location of all proposed stormwater management elements; and

- d. Have the revised TCPI signed and dated by the qualified professional who prepared it.
8. The following note shall be placed on the Final Plat of Subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/66/03), or as modified by the Type II 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 Conservation/Tree Preservation Policy.”
9. At time of final plat, the area that includes the delineated Patuxent Primary Management Area, except for approved impacts, shall be described by bearings and distances and shall be placed in a conservation easement. 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 the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
10. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
11. Prior to signature approval, the preliminary plan shall be revised to correct the legend; “stream valley buffer” shall be correctly identified as “stream buffer,” and “primary management area preservation” shall be correctly identified as “primary management area,” and the graphic symbol for 100-year floodplain shall be added to the legend.
12. At time of final plat, bearings and distances adjacent to Aquasco Road shall describe a 40-foot-wide scenic easement behind the public utility easement. The following note shall be placed on the plat:

*"Aguasco Road is a designated historic road. The scenic easement described on this plat is an area where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."*
13. The TCPII shall address the provision of appropriate planting in afforestation areas adjacent to historic Aquasco Road. The planting shall include a mixture of native deciduous and evergreen trees that mimic the existing species found along the roadside.
14. Prior to the issuance of a building permit, the applicant, the applicant's heirs, successors, and/or assignees shall provide the installation of one "Share the Road with a Bike" sign in accordance with state requirements, and upon state approval, along Aquasco Road. If the state declines the

signage, this condition shall be void.

15. The applicant shall provide a fee to Prince George's County that shall serve as a fair share contribution toward the construction of the proposed Aquasco station and acquisition of an ambulance and a paramedic vehicle. The fair share fee is 2,266.24 per dwelling unit and shall be paid at the time of building permit.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located in the vicinity of the northwest quadrant of the intersection of Aquasco Road and Saint Phillips Road.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	O-S	O-S
Use(s)	Vacant	Single-family residential
Acreage	63.78	63.78
Lots	0	12
Parcels	1	1
Dwelling Units:		
Detached	0	12

4. **Environmental**—This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and has more than 10,000 square feet of woodland. Staff recommends approval of TCPI/66/03 subject to conditions.

The woodland conservation threshold for this site is 29.04 acres (50 percent of the net tract) plus additional acres due to clearing above the woodland conservation threshold of 4.93, for a total minimum requirement of 33.97 acres. The TCPI proposes to meet the woodland conservation requirement with 33.07 acres of on-site preservation on private lots and 0.90 acre of on-site afforestation on private lots. The preservation areas are adjacent to streams, wetlands, and on severe slopes that are priority areas for woodland conservation.

Section 24-130 requires that when a property is partially or totally within the Patuxent River watershed, that the preliminary plan and Tree Conservation Plan demonstrate adequate protection to assure that the Primary Management Area (PMA) preservation area is preserved in a natural state to the fullest extent possible. If impacts are proposed to the PMA, a letter of justification must be submitted describing the impacts and why they are unavoidable.

The preliminary plan proposes impacts to 19,456 square feet of nontidal wetland buffer and 5,318 square feet of nontidal wetlands for the construction of a public road to access the property. The letter of justification submitted by the applicant requests approval of the impacts proposed based on the grounds that every effort has been made to minimize impacts to the extent practical and that the impacts for construction of the internal public street is necessary for development.

The Environmental Planning Section has reviewed revised Preliminary Plan 4-03104 and the statement of justification and supports the permanent and temporary nontidal wetland and wetland buffer impacts proposed. These impacts are necessary for access onto the property from Saint Phillips Road and to serve the property. Access via Aquasco Road is not recommended by the State Highway Administration in an effort to limit access points. Alternatives have been evaluated and the layout proposed results in the least amount of impact while allowing access to the western portion of the property. Staff recommends that the Planning Board find that the PMA has been preserved to the fullest extent possible.

The information included in the review package indicates that the principal soils on the site are in the Beltsville, Iuka, Marr, Mixed alluvial, Sassafras, and Westphalia series. Beltsville, Iuka and Mixed alluvial soils are subject to high water table, poor drainage, poor stability, and frost action. Marr and Sassafras soils have no special problems for development. Westphalia soils are highly erodible on steep and severe slopes. The development shown on the Preliminary Plan of Subdivision appears to avoid the problem soil areas. Although these limitations may affect the construction phase of this development, there are no apparent limitations that would affect the site design or layout of the lots.

Aquasco Road (MD 381), which runs adjacent to this site, is a designated historic road in the *Historic Sites and District Plan*. The functional classification for Aquasco Road is a rural collector. The State Highway Administration will determine any improvements within the right-of-way. Although the county does not control the right-of-way of state roads, the preservation or enhancement of scenic viewsheds on designated historic roads during the subdivision process is a concern of the county. An inventory of significant visual features for the right-of-way and site was submitted to provide a baseline for the review of the historic road view shed. A 40-foot-wide scenic easement has been indicated behind the public utility easement along Aquasco Road, and the preservation and augmentation of woodlands adjacent to the roadway is proposed. The afforestation proposed adjacent to the historic road and within the scenic easement should include a mixture of native deciduous and evergreen trees that mimics the existing forest structure of the roadside.

#### **Water and Sewer Categories**

The water and sewer service categories are W-6 and S-6 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003.

5. **Community Planning**—The property is located within the limits of the 1993 Subregion VI study area master plan, Planning Area 87B, in the Aquasco community. The land use recommendation is for “Low Rural” development at up to .2 dwelling units per acre. The proposed subdivision is consistent with that recommendation.

The 2002 General Plan locates the property in the Rural Tier. The vision for the Rural Tier is the protection of large amounts of land for woodland wildlife habitat, recreation and agricultural pursuits and preservation of the rural character and vistas that now exist. The proposed preliminary plan is consistent with the Zoning Ordinance permitted use of varying lot size. The applicant has proposed lots that range in size between 3.5 and 7.5 acres. The proposed lot layout provides for minimal disturbance to the existing land and the maintaining the existing rural character of the property. The proposed preliminary plan is consistent with the recommendations of the General Plan.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the proposed subdivision is exempt from the requirement of mandatory dedication of parkland because all of the proposed lots are greater than one-acre in size.
7. **Trails**—The Adopted and Approved Subregion VI Master Plan recommends that Aquasco Road (MD 381) be designated as a Class III bikeway with appropriate signage. Because Aquasco Road is a state right-of-way, the applicant should provide the installation of one "Share the Road with a Bike" sign in accordance with state requirements. However, prior to the Planning Board conditioning the placement of the signs, SHA should have the opportunity to review the proposed locations to ensure they are acceptable. The developer would purchase the signs from the state and install them in accordance with the state's *Manual on Uniform Traffic Control Devices* dealing with the section on bicycle facilities. A note should be placed on the final plat that installation would take place prior to the issuance of the first building permit..
8. **Transportation**—The application is a proposal for a residential subdivision of 12 lots. The proposed development would generate 9 AM and 11 PM peak-hour vehicle trips as determined using "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

The subject property is located within the Rural Tier, as defined in the *Prince George's County Approved General Plan*. As such, the subject property is evaluated according to the following standards:

**Links and signalized intersections:** Level-of-service (LOS) C, with signalized intersections operating at a critical lane volume (CLV) of 1,300 or better.

**Unsignalized intersections:** The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

No traffic data was requested of the applicant, but recent traffic counts along area roadway links were reviewed and deemed to be appropriate for use in this application.

The traffic generated by the proposed preliminary plan would impact the intersection of Aquasco Road (MD381) and Saint Phillips Road. This intersection is unsignalized. The Prince George's County Planning Board, in the "Guidelines for the Analysis of the Traffic Impact of Development Proposals" has vehicle delay exceeding 50.0 seconds in any movement as an unacceptable operating condition at unsignalized intersections.

Under existing, background, and total conditions, the intersection would operate with an average vehicle delay of less than 50 seconds for any movement during either peak hour.

Under total future traffic as developed using the guidelines, adding the impact of the proposed development, the critical intersection was found to be operating with minimal delay. Therefore, the staff has determined that the critical intersection operates acceptably.

Access is proposed via a 60-foot-wide primary rural residential roadway extending from Saint Phillips Road. Saint Phillips Road is an existing primary residential street with a 60-foot right-of-way. The plan needs to be revised to show a total of 60 feet, or 30 feet from the existing centerline for St. Phillips Road. The plan correctly does not propose any lot access to Aquasco Road (MD 381), a planned collector facility with an 80-foot right-of-way.

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following:

**Finding**

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 4	Middle School Cluster 3	High School Cluster 3
Dwelling Units	12 sfd	12 sfd	12 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	2.88	0.72	1.44
Actual Enrollment	5,334	4,689	8,654
Completion Enrollment	351.84	86.22	158.07
Cumulative Enrollment	178.80	25.38	50.76
Total Enrollment	5,867.52	4,801.32	8,864.27
State Rated Capacity	5,384	5,114	7,752
Percent Capacity	108.98%	93.89%	114.35%

Source: Prince George's County Planning Department, M-NCPPC, December 2003

County Council bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7,000 per dwelling if a building is located between I- 495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts on existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003 and CR-23-2003.

10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of fire and rescue facilities and concluded the following:

- a. The existing fire engine service at Baden Fire Station, Company 36, located at 16608 Brandywine Road has a service travel time of 9.51 minutes, which is beyond the 5.25-minute travel time guideline.
- b. The existing ambulance service at Baden Fire Station, Company 36, located at 16608 Brandywine Road has a service travel time of 9.51 minutes, which is beyond the 6.25-minute travel time guideline.
- c. The existing paramedic service Brandywine Fire Station, Company 40, located at 14201



Brandywine Road has a service travel time of 16.34 minutes, which is beyond the 7.25-minute travel time guideline.

The above findings are in conformance with the standards and guidelines contained in the *Approved Public Safety Master Plan* (1990) and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.”

In order to alleviate the negative impact on fire and rescue services due to the inadequate service, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George’s County Fire/ EMS Department determines that an alternative method of fire suppression is appropriate. Since this is a matter of existing law, no condition is necessary.

The subject site is located in an area recommended by the approved General Plan, October 2002, for a proposed fire station symbol.

The Historic Preservation and Public Facilities Planning Section has concluded that the entire development is beyond the recommended response times from existing facilities that provide ambulance and paramedic service. This finding is based on using the existing road system and existing stations. The staff also found that the planned Aquasco emergency services facility, which is shown in the General Plan, will be the first due station that will provide ambulance and paramedic service to this development.

In order to mitigate the ambulance and paramedic response time deficiencies, the staff recommends that the applicant participate in providing a fair share contribution toward the construction of the Aquasco emergency services facility.

The fee amount is based upon the total cost of the facility \$1,275,000 plus ambulance (\$131,000) and paramedic unit (\$131,000), divided by the total amount of residential and employment population within the service area in 2006. The service areas include those areas that will be served by the planned facility. The fair share fee is \$2,266.24 per dwelling unit for paramedic and ambulance service

2006 Service Area Population/Workers 1,899  
Station/Ambulance & Paramedic Cost \$1,537,000/1,899=\$809.37 per person  
2.8 Planning Area Dwelling Unit Size x \$809.37=\$2,266.24 Per Dwelling  
No of Dwellings (12) x \$2,266.37=\$27,194.94

11. **Police Facilities**—The proposed development is within the service area for Police District V-Clinton. The Planning Board’s current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of June 30,2002, the county had 874 sworn staff and a total of 101,303 square feet of station space. Based on available space, there is capacity for additional 69 sworn personnel. Therefore, in accordance with Section 24-122.01(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Cedar

Farm development.

12. **Health Department**—The property is currently located in water and sewer service category 6. Therefore, the dwellings will be served by private well and sewer systems. The applicant has obtained tentative approval from the Health Department for the use of private sewer systems. Section 24-104 of the Subdivision Regulations establishes that one of the purposes of the subdivision process is to provide adequate water and sewer facilities. The Health Department is satisfied that the applicant's proposal will provide adequate water and sewer service to the proposed 12 lots.
13. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan # 35774-2003-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
14. **Varying Lot Size**—The applicant is proposing to use varying lot sizes as permitted by the Prince George's County Zoning Ordinance. Unlike the provision for the use of lot size averaging (R-55, R-80, R-R and R-E Zones), the use of varying lot sizes in the R-A and O-S Zones does not require specific findings for approval. However, the minimum standards outlined in the Zoning Ordinance must be met.

The applicant is proposing to subdivide the property into 12 lots for the construction of single-family dwellings. Section 27-442(b)(Table I) of the Zoning Ordinance sets the minimum standards for varying lot sizes in the O-S Zone as follows:

**a. The minimum lot size for 60% of the lots is 5 acres,**

Comment: Of the 12 lots proposed, 8 meet or exceed 5 acres, or 70 percent. Currently the preliminary plan incorrectly indicates that 9 lots exceed 5 acres, because the plan incorrectly calculates the gross lot area of Lot 1. The gross acreage of Lot 1 must be contiguous and calculated based on the area of land south of the ingress egress easement serving Parcel 84.

**b. One (1) two-acre lot is permitted for each 50 acres of tract area,**

Comment: The site is 63.78 acres, no 2-acre lots are proposed.

**c. All remaining lots must be 3 acres,**

Comment: The remaining 4 lots meet or exceed the 3-acre requirement.

**d. All lots created shall be restricted to single-family dwellings or agricultural uses, and**

Comment: The lots are proposed for the construction of single-family dwelling units.

**e. No portion of the subdivided tract shall be resubdivided unless under certain circumstance.**

Comment: A new preliminary plan of subdivision would be required to resubdivide the property, ensuring conformance to this condition.

The applicant was advised that the preliminary plan should be revised to delineate the requirement of the dedication of 30 feet from the centerline of Saint Phillips Road, a primary residential street with an ultimate right-of-way of 60 feet. The revised preliminary plan does not provide for this additional dedication. With the additional dedication, Lot 12 may no longer be a minimum of five acres. Staff would note that prior to signature approval the plan should be revised and lot line adjustments made to ensure continued conformance to the standards of Section 27-442(b)(Table I) of the Zoning Ordinance for varying lot sizes.

The applicant's proposal conforms to varying lot size standards.

15. **Existing Easements** - The property is currently encumbered by two access easements. A 60-foot access easement crosses proposed Lot 1 in the northeast portion of the property. The easement serves as the sole vehicular access to Parcel 84 from Aquasco Road. The applicant has indicated the desire to convey the area of the easement and the area of land abutting to the north of the easement, approximately .85 acre, to the property owner of Parcel 84. The preliminary plan should be revised to indicate this area of land as Parcel A. If, at the time of final plat, the owner of Parcel 84 does not desire the conveyance of Parcel A, Lot 1 would be revised to include the additional .85 acre. Staff would note that the final plat of subdivision would acknowledge the existing access easement and provide for denied access to the easement from Lot 1. The net lot area of Lot 1 would remain at 4.44 acres with either scenario because the easement divides the contiguous "net" lot area.

The second access easement is 22 feet wide and crosses the property from Aquasco Road to Parcel 135 to the southwest. The implementation of this subdivision depends on the extinguishment of the existing access easement serving Parcel 135. The applicant has proposed to serve lots in this subdivision with the dedication and construction of a 60-foot public right-of-way. The alignment of the proposed public right-of-way is generally similar to the alignment and location of the existing easement serving Parcel 135. Maryland case law would require the agreement of the benefited property owner for the alteration and/or realignment of the existing access easement, notwithstanding that the property (Parcel 135) is currently vacant. Staff requested that the applicant provide evidence that the property owner of Parcel 135 was in agreement with the realignment and alternation of the existing 22-foot access easement. A signature letter from the owner of Parcel 135 has been submitted into the record. Prior to final plat, the applicant should submit evidence of the abandonment of the existing access easement.

Lots 6, 7 and 8 and Parcel 135 are proposed to be served by a private access easement, extending from the proposed public street, west. The easement is proposed pursuant to Section

24-128(b)(1) of the Subdivision Regulations. Section 24-128(b)(1) restricts the use of this type of access easement to no more than four lots, each lot must be a minimum of two acres, and the use of the lots and parcel is restricted to single-family dwellings and agricultural uses.

On February 17, 2004, staff was advised of a possible boundary dispute between the subject property (Parcel 47) and Parcel 45 to the north. The representative of Mr. Covington Stanwick, property owner of Parcel 45, was put in touch with the engineering firm representing the applicant in this case. Based on a signature letter dated February 24, 2004, an agreement has been reached between all parties that the proposed preliminary plan represents both party's understanding of the common boundary between Parcel 47 and Parcel 45 being the centerline of the stream along the northern property line of the subject site.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Harley, seconded by Commissioner Eley, with Commissioners Harley, Eley, Vaughns, Squire and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, March 11 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of March 2004.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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