



PGCPB No. 11-10

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive

Upper Marlboro, Maryland 20772

TTY: (301) 952-4366

www.mncppc.org/pgco

File No. SE-4681

RESOLUTION

WHEREAS, the Prince George's County Planning Board has reviewed SE-4681, Kinder Explorers Children Learning Center, requesting to expand an existing day care facility by 1,558 square feet, add two new parking spaces, and increase the enrollment from 20 to 40 children in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on January 27, 2011, the Prince George's County Planning Board finds:

A. **Location and Field Inspection:** The property is located on the north side of Annapolis Road (MD 450), approximately 300 feet east of its intersection with Greenwood Lane in Lanham, Maryland. The site is currently improved with a one-story day care center, with an associated parking lot and an outdoor play area in the One-Family Detached Residential (R-80) Zone. The entire front yard has been paved with four existing parking spaces. The entire rear property is fenced with a six-foot-high, board-on-board fence. The site has an existing play equipment area and concrete patio play area in the rear and is shaded with two existing oak trees. The property has 60 linear feet of frontage on Annapolis Road (MD 450) with two driveways, one of which is approximately 19 feet wide and the other is approximately 15 feet wide on each end of its frontage on Annapolis Road.

B. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	R-80	R-80
Use(s)	Day Care Center	Unchanged
Acreage	0.33	Unchanged
Lots	43 & 43A	Unchanged
Parcels	N/A	N/A
Square Footage/GFA	1,315	2,873
Dwelling Units:	N/A	N/A

C. **History:** The existing building was originally constructed as a single-family dwelling in 1940 and was later converted to day care center. Aerial photos taken in 2006 indicate that the entire front yard of the property was paved for the parking lot use without a legal building permit. Subsequently, in March 2007, a Special Exception (SE-4566) was approved for the subject site for a day care center with an enrollment of 20 children within the existing structure, with three parking spaces. At that time, the site was exempt from the *Prince George's County Landscape Manual* because there was no increase in the gross floor area per Section 27-328.02 of the Zoning Ordinance, which states that any use which does not require construction, enlargement, or an extension of a building is exempt. The 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity*

Sector Plan and Sectional Map Amendment (Planning Area 70) retained the R-80 Zone for the subject property.

- D. **Master Plan Recommendation:** The 2010 Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan recommends residential use for the subject property. The application is also consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The 2002 General Plan Development Pattern policies for the Developing Tier do not address a day care facility as proposed by this application.

E. **Request**

SE-4681: The applicant is requesting approval of a special exception for the construction of a building addition of 1,558 square feet to an existing 1,315-square-foot day care center, the addition of two new parking spaces, and increasing the enrollment from 20 to 40 children in the expanded day care facility.

AC-10026: The applicant is also requesting alternative compliance from Section 4.7 (Buffering Incompatible Uses) of the Landscape Manual along the eastern property line where the proposed day care center is adjacent to a single-family dwelling. A type "B" bufferyard, including a 30-foot building setback and a 20-foot-wide landscape yard, is required along the eastern property line. An alternative compliance application is necessary as neither the 30-foot building setback nor the 20-foot-wide landscape yard is being provided for the full length of the property line as required.

- F. **Neighborhood and Surrounding Uses:** The neighborhood is defined by the following boundaries.

North—	Greenwood Lane
East—	Washington Boulevard
South—	Annapolis Road (MD 450)
West—	The intersection of Greenwood

The property is surrounded by the following uses:

North and East—	Existing single-family development in the R-80 Zone
South—	Annapolis Road (MD 450)

West— An office as an accessory use within a dwelling in the R-80 Zone

The neighborhood is primarily developed with single-family residential detached homes. A single-family home, which has been converted to an office, is adjacent to the property to the west in the R-80 Zone.

G. **Specific Special Exception Requirements for a Day Care Center:** Section 27-348.01(a) sets forth the following specific requirements.

- (1) **The District Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;**

The applicant proposed to increase the number of children enrolled in the existing day care from 20 to 40 children.

- (2) **An ample outdoor play or activity area shall be provided, in accordance with the following:**

- (A) **All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

Based on a proposed enrollment of 40 children, a total of 3,000 square feet is required for the play area to accommodate the full enrollment at one time. An outdoor play area of at least 75 square feet per child for 50 percent of the licensed capacity would equal an area of 1,500 square feet ($40/2 = 20 \times 75 = 1,500$ s/f). The proposed outdoor play area is 4,500 square feet in area. This is more than sufficient per the requirement of 75 square feet of outdoor play area for the total number of children. The play area, as shown, is located in the northern portion of the property and is fully enclosed with a fence to prevent children from accessing the sides of the building.

- (B) **All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

The play area is located approximately 80 feet away from the nearest dwelling on an adjoining lot, and it will be enclosed by a four-foot-high vinyl fence with one gate for ingress/egress. This play area is located within the dwelling unit's backyard, which is completely enclosed with a six-foot-high, board-on-board, wooden fence along the property edges.

- (C) A greater set back from adjacent properties or uses or a higher fence may be required by the District Council if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

The proposed outdoor play area is shown as an area approximately 80 feet away from the closest residence that adjoins the subject property to the west. The homes on other adjoining properties are located 90 to 175 feet from the proposed play area. The outdoor play area is completely enclosed with an existing six-foot-high, sight-tight fence along the property edges. Both the setback and the height of the fence are sufficient to protect the health and safety of the children using the play area. Additionally, the District Council has determined through its original approval of the special exception that this property is not a threat to public health, safety, and welfare as it exists today. The extension of the day care center will not cause an impact to the children any differently than already experienced.

- (D) Any off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

No off-premises outdoor play area is proposed. The outdoor play area is located on the premises and the main access will be via stairs leading down from two doors on the rear of the proposed building addition. The Planning Board requires that the plan be revised to show one of the entrances of the newly constructed building to the outdoor play area as accessible via a handicapped-accessible ramp instead of stairs. In order to make this ramp safe and universally accessible, it is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The ramp at the rear entrance of the building shall comply with ADAAG for Buildings and Facilities, Section 405. The Planning Board additionally stated that the location of the door on the side of the building as shown on the plan does not correspond to where it is shown on the architectural elevations; the Planning Board recommends that the plans be revised to match, as necessary.

- (E) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

The site has large, existing oak trees on both the eastern and western side of the existing play equipment area. This will be sufficient to provide ample shade for the children during warmer months. However, the plan does not show the existing or proposed topography, and therefore, it is not clear if these trees will be able to be saved with the grading needed for the building expansion. The Planning Board recommends that the applicant be required to provide information on these issues and, if the trees cannot be saved due to construction activities, the applicant should include a color detail for a shade structure, with materials identified, on the plans prior to certification.

- (F) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

The site plan indicates that the hours of operation for the play area are from 8:00 a.m. to 6:00 p.m. At certain times of the year it is dark during these hours. Therefore, staff recommends that Note 10 on the site plan be revised to allow the outdoor play area to be limited to 8:00 a.m. to dark (daylight hours only). With regard to sufficient lighting for the parking lot, the photograph provided by the applicant confirms that the applicant is providing building-mounted lighting to illuminate the parking area in front of the building. These lights have been in existence from the start of the existing day care center.

- (G) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.;**

As noted in Finding (F) above, the Planning Board is recommending that Note 10 on the site plan specify that the play area be used during daylight hours.

- H. **Parking Regulations:** Section 27-568 (Schedule of Parking Spaces) of the Zoning Ordinance requires one parking space for every eight children. The proposed day care center will have a maximum enrollment of 40 children. A total of five parking spaces are required ($40/8 = 5$). Exactly five parking spaces, including one van-accessible space for the physically handicapped, are provided.
- I. **Prince George's County Landscape Manual Requirements:** The site is subject to Section 4.3(a), Parking Lot Landscape Strip, along Annapolis Road (MD 450); and Section 4.3(b), Parking Lot Perimeter Strip, along the western property line per the *Prince George's County Landscape Manual* because it necessitates an increase in the number of parking or loading spaces beyond the number currently existing. The project is also subject to the requirements of Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because it involves an increase in gross floor area of more than ten percent.

It should be noted that this special exception plan will be heard by the Planning Board after the adoption date, December 13, 2010, of County Council Bill CB-65-2010, the 2010 Comprehensive Update to the *Prince George's County Landscape Manual*. Therefore, this plan will have to adhere to the 2010 revised Landscape Manual requirements. Based on the 2010 Landscape Manual, the plan should be revised, as necessary, to reflect the appropriate labels and schedules required by the manual. Per the 2010 Landscape Manual, the project is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements because it involves an increase in the building's gross floor area of more than ten percent. The following comments are offered regarding conformance of the submitted plans to these requirements:

1. **Section 4.2 (previously Section 4.3.a.)**—The site has 60 linear feet of frontage on Annapolis Road (MD 450) which includes two existing driveway entrances, one which is

approximately 19 feet wide and one which is approximately 15 feet wide. Therefore, the site would require a 4 to 15-foot-wide landscape strip, depending upon the chosen option available for use in the Landscape Manual, for the remainder of the width of the frontage (excluding driveway openings) which is approximately 26-foot long. The site plan does not reflect a landscape strip along the road frontage due to the existing layout with a 22-foot drive aisle, 19-foot parking spaces, and 4-foot-wide sidewalks filling the space between the right-of-way and the existing building, which is set back 45 feet from the right-of-way line. The applicant applied for alternative compliance from this requirement, but because there is no feasible proposal for an equal to or better design due to the existing site conditions, the application was denied by the Planning Director. Therefore, the applicant applied for a Departure from Design Standards (DDS-602), which is discussed below, from the requirements of Section 4.2 of the Landscape Manual, as is the standard procedure.

2. **Section 4.4**—This section requires the screening of all dumpsters, trash pads, and mechanical equipment from parking areas and entrance drives within a commercial development. The submitted site plan does not indicate the location of these facilities, if any are proposed, nor how they will be screened. Staff recommends that if facilities like this are proposed, they be shown on the plan and screened as required by this section, using a non-wood, non-white, low-sheen, durable material for any proposed fencing.
3. **Section 4.7**—A Type “B” bufferyard, including a 30-foot building setback and a 20-foot-wide landscape yard is provided as required along the northern property line where the day care center is adjacent to single-family detached dwellings. Along the eastern property line, where the day care center is also adjacent to a single-family detached dwelling, an alternative compliance application is necessary as neither the 30-foot building setback nor the 20-foot-wide landscape yard is being provided for the full length of the property line as required. The properties to the west of the subject site (Lots 42 and 42-A) are labeled as a single-family dwelling with office. Since the type of office is unspecified, it is unclear whether or not it fits exactly into the low-use impact category as defined in Section 4.7., which specifies “Offices: accountants, architects, clergymen, engineers, lawyers, medical practitioners and similar recognized and learned profession (as an accessory in a dwelling).” However, the existing development and use on the adjacent lot, in its current state, has the same presence and impact as a low-impact category use. Therefore, the Planning Board recommends that it is treated as a low-impact use, making the two uses compatible and not requiring a 4.7 bufferyard along the western property line.

The applicant requested alternative compliance from Section 4.7, Buffering Incompatible Uses, along the eastern property line where the day care center is adjacent to a single-family detached dwelling. The existing structure is set back 13.9 feet from the property site. The proposed one-story addition is set back 21.7 feet and does not meet the required 30-foot building setback. The applicant proposes an additional 12 planting units from the required amount. Considering that the lot is only 60 feet wide, the Planning Board feels that the reduced bufferyard is justified and that the additional planting units and fencing

proposed is equally effective with Section 4.7 of the *Prince George's County Landscape Manual*. Consequently, on January 27, 2011, the Planning Board recommended approval of the alternative compliance pursuant to Section 4.7 of the *Prince George's County Landscape Manual* along the eastern property line.

4. **Section 4.9**—This new section has various requirements regarding the use of native plant species, the exclusion of invasive plant species, and the removal of existing invasive plant species from the site. The proposed planting schedule includes one type of evergreen tree and one type of shade tree, both of which are native species. The shade tree, however, is specified to be planted at too small of a size, six to eight feet. The Landscape Manual requires that the proposed shade trees be planted at 12 to 14 feet in height, or two and a half to three-inch caliper. Additionally, to fulfill the requirements of this section, certain notes and tables are required to be added to the planting schedule and the plan to demonstrate compliance. The Planning Board recommends that the plan should be revised, as necessary, to reflect the appropriate notes and schedules as required by Section 4.9.
- J. **Sign Regulations:** No freestanding signs are proposed with this application. Any sign that will be placed on the property must meet all area, height, and setback requirements.
- K. **Zone Standards:** The proposed use complies with the standards of the R-80 Zone.
- L. **Further Planning Board Findings and Comments from Other Entities:**
 1. **Permit Review**—Permit Review had concerns regarding landscaping along east and west property line, along Annapolis Road (MD 450) frontage and adequate lighting in the parking lot if the parking lot to be used at night. The landscape issues had been addressed at the time of the Alternative Compliance review per the new Landscape Manual as mentioned in Section I of this report along east and west property line. However, a companion departure from Design Standard has been filed along with the subject special Exception to address landscaping along Annapolis Road frontage. Furthermore, as mentioned in section (G)(2)(F) above, the photograph provided by the applicant confirms that the applicant is providing building mounted lighting to illuminate the parking area in the front of the building.
 2. **State Highway Administration (SHA)**—The State Highway Administration stated that the site will not require any modification to the existing driveway. The existing driveway width is sufficient to meet SHA's current standards.
- M. **Required Findings:** Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:
 - (1) **The proposed use and site plan are in harmony with the purposes of this Subtitle;**

The purposes of the Zoning Ordinance listed in Section 27-102(a) are to promote the health, safety, and welfare of county residents by providing for the orderly growth and development of the county and promoting the most beneficial relationship between the uses of land and buildings. The proposed use provides a service that is beneficial and convenient to the surrounding residents. The new expansion to the child care center will not increase the density or development intensity of the subject property. It will foster residential stability and community services, and will also enhance the quality of life in the area by allowing parents to work while their children are cared for. Thus, the proposed expansion to the existing child care center will not be detrimental to the health, safety, or welfare of county residents; neither will it increase the density or development intensity of the subject property.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

The subject property is located in the R-80 Zone that permits the proposed day care facility as a special exception. With the recommended conditions, the proposed use will conform to all of the applicable requirements and regulations of this Subtitle.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

The application conforms to the land use recommendation of the *The 2010 Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* for residential uses. The General Plan places this property in the Developing Tier, recommending low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The Community Planning Division has indicated that there were no specific land use recommendations in the plan related to this property, which is located in Living Area 6 (LS-6). However, the applicant should consider the guidelines with respect to residential design for new construction outlined in the Community Design and Identity chapter of the sector plan.

(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

None of the responses from any referring agencies received by staff indicate that the proposed expansion of the day care center, with the included conditions, will adversely affect the health, safety, or welfare of residents or workers in the area. The Planning Board accepts that the proposal for expanded uses on the site, in consideration that the net trip generation is relatively small, would not pose unanticipated safety issues on adjacent roadways from the standpoint of transportation. Access for the proposed uses on the site is acceptable in consideration of the scope of the facility and the traffic to be generated. Thus, enlarging the existing day care center and increasing the enrollment from 20 to 40 children will not endanger the health, safety, or welfare of the residents or workers in any way.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

The proposed new expansion and increase in the number of students would not be detrimental to the use or development of adjacent properties or the general neighborhood. The general neighborhood of this site included mostly small-size, single-family detached, residential lots. However, many of the adjacent lots, with buildings that front on Annapolis Road (MD 450), now include commercial uses because of their location. The subject day care center was originally approved by the District Council in 2007 and had been providing needed service in the community for over three years, only at a smaller scale. Architectural elevations for the proposed building addition and color photographs of the existing building have been provided to show how the expanded use will affect the adjacent properties and general neighborhood.

The existing building is a tan stucco-clad, commercial box style, with a flat roof, small awning over the front door, and few other distinguishing features. The proposed building addition is a long linear shape, which will be clad in vinyl siding with a concrete masonry block water table and foundation. Although, the architecture does not label the colors for these materials, the applicant indicated that they will match the tan stucco on the existing building. Urban Design staff would recommend the following: the color of the proposed vinyl siding should be labeled and should match the color of the existing building; however, the proposed concrete masonry block water table should be split-face block and be of a darker color, that is complementary to the existing tan stucco, to set it apart from the vinyl siding. Additionally, both the existing and proposed buildings should have shutters, in a darker, complementary color, added to all windows on the front and side elevations. These changes would help to make sure the proposed building blends with the existing mixed commercial and residential development on the adjacent properties and the general neighborhood.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

This property is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is less than 40,000 square feet in area, contains less than 10,000 square feet of woodland, and it does not have a previously approved tree conservation plan.

However, upon the approval of the new environmental regulations, the Planning Board states that the site is relatively flat and is located in the drainage area of Baldhill Branch in the Patuxent River Basin. Based on information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this site. There are no streams or 100-year floodplain located on-site. There is no Marlboro clay or scenic or historic roads located on or adjacent to the subject property.

The Planning Board further provided the following analysis:

1. A natural resources inventory (NRI) has not been submitted. Because this case did not receive final approval prior to September 1, 2010 (the implementation date of the recently adopted environmental legislation; County Council Bills CB-26, CB-27, and CB-28), an NRI will need to be approved by the Environmental Planning Section prior to the certification of the special exception plan for this site. The legislation and technical manual are available on the internet at: www.pgplanning.org.

Because there are no regulated features located on-site, the NRI will be similar to an existing features plan; however, an approved NRI is a submission requirement for special exception applications.

2. The project is subject to the requirements of Subtitle 25, Division 3: Tree Canopy Coverage Ordinance. The requirement for the subject property is 15 percent of the gross tract area or 0.05 acres (2,189 square feet) based on the R-80 zoning. This requirement can be met with credits from existing trees (6,098 square feet) located on-site that are proposed to remain and with proposed landscape material (4,375 square feet) as shown on the site landscape plan. These areas exceed the minimum requirement (see the attached schedule). A tree canopy coverage schedule that demonstrates how this requirement is being met needs to be shown on the landscape plan.
3. The subject property is accessed from Annapolis Road (MD 450), a roadway that generates a sufficient amount of traffic to generate noise levels in outdoor activity areas above 65 dBA Ldn. Because the play area will be provided outside the likely location of the unmitigated 65 dBA Ldn and, because the house structures both existing and proposed will provide noise mitigation for this play area, no additional information with regard to outdoor noise is required. With regard to indoor noise, standard building techniques reduce noise levels approximately 20 dBA. Because the house is located approximately 105 feet from the centerline of MD 450, this should provide sufficient distance to bring the interior noise levels to 45 dBA Ldn or less, assuming that the structure was built with standard building materials.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and recommends to the District Council for Prince George's County, Maryland that the above-noted application be APPROVED, and further APPROVED AC-10026 subject to the following conditions:

1. Prior to certification of the special exception plan:
 - a. An approved natural resources inventory (NRI) shall be submitted.
 - b. A tree canopy coverage schedule that demonstrates how the tree canopy coverage requirements are being fulfilled shall be placed on the landscape plan.

- c. The applicant shall label the colors of all of the proposed exterior building materials on the architectural elevations.
- d. The color of the proposed vinyl siding should match the color of the existing building.
- e. The proposed concrete masonry block water table should be built with split-face block in a darker color, that is different from, but complementary to, the proposed vinyl siding.
- f. Shutters in a darker color, that is complementary to the existing tan stucco, shall be added to all windows on the front and side elevations of both the existing and proposed buildings.
- g. Any new fencing shall be non-wood, non-white, low-sheen durable material.
- h. The plan shall be revised to show one of the doors at the rear of the building accessed via a handicap-accessible ramp, and that a handicap-accessible route be added from this ramp to the play area in order to make it universally accessible. Such ramp shall be designed in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
- i. The location of the proposed doors on the site plan and the architectural elevations shall be revised, as necessary, to match.
- j. The plan shall be revised to show the existing topography, proposed grading, and spot shots to ensure the existing trees on the property will be able to be retained as proposed. If they are not going to be saved during the construction phase, the location of a suitable shade structure and a color detail, with materials clearly labeled, shall be included on the site plan.
- k. Note 10 shall be revised to limit the use of the outdoor play area to the daylight hours only.
- l. The plan shall be revised, as necessary, to reflect the appropriate labels and schedules as required by the 2010 *Prince George's County Landscape Manual*.
- m. Any proposed dumpsters, trash pads, storage areas, or mechanical equipment shall be shown on the plan and screened as required by Section 4.4 of the Landscape Manual, using a non-wood, non-white, low-sheen durable material for any proposed fencing.
- n. The planting schedule shall be revised to show all proposed shade trees being planted at 12 to 14 feet in height, or two and a half to three-inch caliper, as the Landscape Manual requires.
- o. The plan shall be revised, as necessary, to reflect the appropriate notes and schedules as required by Section 4.9 of the Landscape Manual.

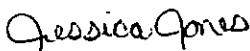
2. Prior to signature approval, the applicant shall work with the adjacent property owner to the east of the subject property to replace the existing four-foot high chain link fence with a four-foot high non-wood, low-sheen durable material.

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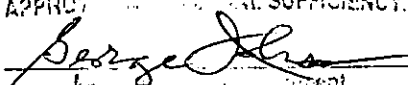
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Cavitt, seconded by Commissioner Vaughns, with Commissioners Cavitt, Vaughns and Parker voting in favor of the motion, and with Commissioners Clark and Squire absent at its regular meeting held on Thursday, January 27, 2011, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of February 2011.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Acting Planning Board Administrator

PCB:JJ:TA:arj

APPROVED FOR RECORDING SUFFICIENCY.

for _____
Date 2/7/11