

4-02076 Glenn Dale Village, Lots 1–14

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. To provide the conceptual stormwater management plan number and approval date.
 - b. To demonstrate conformance to Section 24-138.01 of the Subdivision Section regarding bufferyards for flag lots.
 - c. Provide reference to Section 4.6 and 4.7 of the *Landscape Manual*, to provide evidence that building setbacks required by the *Landscape Manual* were considered when evaluating this preliminary plan.
 - d. To provide a note that Merkel Press Road is a private driveway as defined by 27-107.01(70) of the Zoning Ordinance, and not a dedicated or deed public-street or easement to the benefit of others.
 - e. To label the net lot area of each of the flag lots.
 - f. To demonstrate the dedication of 30 feet from the centerline of Prospect Hill Road.
2. Prior to the issuance of permits, a Type II tree conservation plan shall be approved.
3. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with the SHA/DPW&T:
 - A. MD 193 at Prospect Hill Road: Construct an acceleration lane area along northbound MD 193 in order to provide a free-flow right-turn from the westbound Prospect Hill Road approach, in accordance with SHA requirements.
 - B. MD 193 at Prospect Hill Road: Provide a second southbound left-turn lane onto eastbound Prospect Hill Road. These improvements shall include the widening of Prospect Hill Road to accept the double left turns. These improvements shall also include any signal, signage, and pavement marking modifications that are determined to be necessary.
4. No building permits shall be issued for this subdivision until the capacity, as adjusted pursuant to the school regulations, at all the affected school clusters are less than or equal to 105 percent or six years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement, whereby the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council to construct or secure funding for construction of all or part of a school to advance capacity.
5. Prior to approval of the final plat of subdivision the applicant, his heirs, successors and or assignees shall pay a fee-in-lieu of parkland dedication.
6. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and

Transportation for the placement of a bikeway sign(s) along Prospect Hill Road, designated as a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.

7. Prior to signature approval of the preliminary plan, the forest stand delineation plan shall be signed and dated by a qualified professional.
8. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Revise the woodland conservation worksheet to show the correct amount of existing woodlands on the site both in and out of the 100-year floodplain.
 - b. Show all environmental features in the legend as well as the symbol for the limit of disturbance.
 - c. Show a cleared area on the east side of the house on Lot 2.
 - d. Provide a plan that has been signed and dated by a qualified professional.
 - e. Revise the labels pointing to areas of floodplain and note: "Not counted toward meeting any requirement."
 - f. Update the revision boxes to describe what revisions were made, when, and by whom.
8. Development of this property shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/44/02). 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/44/02), 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. Prior to signature approval of the preliminary plan, a signed copy of the wetlands jurisdictional determination, including the letter and plan, shall be submitted to M-NCPPC for review and conformance with the TCPI.
10. Prior to signature approval of the preliminary plan, the preliminary plan and the TCPI shall be revised to show the DER-approved floodplain elevation.
11. Prior to signature approval of the preliminary plan, the TCPI and preliminary plan shall be revised to show the 50-foot stream buffer and the correct location of the Patuxent River Primary Management Area (PMA).
12. The record plat shall provide a conservation easement that shall be described by bearings and distances. The conservation easement shall contain all of the PMA. 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 is 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. At the time of grading permit issuance for proposed residential structures, certification shall be placed on the grading permit by a professional engineer with competency in acoustical analysis demonstrating that the design and construction of building shells will attenuate noise to interior noise level of 45 dBA (Ldn) or less.
14. Prior to signature approval of the preliminary plan and TCPI/44/02, the plans shall be revised to reflect the approved stormwater management plan #29334-2002-00. Development of this property shall be in accordance with the approved plan.
15. The applicant shall obtain approval from DPW&T for the construction of double-access aprons, to be constructed for Lots 2 and 4, Lots 6 and 8, and Lots 10 and 11. Any modification to this condition shall require approval by the Planning Director or the designee.

STAFF RECOMMENDS APPROVAL OF TREE CONSERVATION PLAN TCPI/44/02.