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Preliminary Plan 4-03041

Application	General Data
Project Name: MEARES ESTATES Location: Southeast quadrant of Central Avenue and Crain Highway. Applicant/Address: Meares, Donald Evangel Church 13901 Central Avenue Upper Marlboro, MD 20741	Date Accepted: 05/06/03
	Planning Board Action Limit: 10/22/03
	Plan Acreage: 27.67
	Zone: R-A
	Lots: 5
	Election District: 07
	Planning Area: 74
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 201NE15

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 07/15/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Del Balzo	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-03041
Meares Estates, Lots 6 - 10

OVERVIEW

The subject property consists of 27.67 ∇ acres of land in the R-A Zone. Currently known as Lot 1, Meares Estates Subdivision (Plat Book REP 195 @ 98), the property is undeveloped and generously wooded, though part of it has been cleared for farming. Preliminary Plan 4-00054 was approved by the Planning Board in 2000, and the property was subsequently platted. The applicant proposes to resubdivide existing Lot 1 and develop is with five additional single-family homes. A private easement is proposed to serve four lots, with the fifth having direct frontage and access to a right-of-way for a service road to serve MD 214. In total, the subdivision will be a nine-lot subdivision, with four previously platted lots and five proposed lots.

SETTING

The property is located on the south side of Central Avenue (MD 214), approximately 1,450 feet southeast of its intersection with US 301. It is surrounded by similar property in the R-A Zone, generally undeveloped, with the exception being a single-family home on a large lot to the east.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-A	R-A
Use(s)	Vacant	Single-family detached dwellings
Acreage	27.67	27.67
Lots	1	5
Detached Dwelling Units	0	5

2. **Environmental**—A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are found to occur on the property. Mount Nebo Branch runs along the western border of this site. Transportation-related noise has been found to impact this property, due to the master-planned future expansion of Central Avenue. The soils found to occur, according to the Prince George's County Soil Survey, include Sandy land; Shrewsbury fine sandy loam; and Westphalia fine sandy

loam. The Sandy land poses few difficulties for development. Shrewsbury is a hydric soil, which may exhibit high water table and poor drainage. Westphalia soils are highly erodible on soils greater than 15 percent. According to available information, a substantial amount of Marlboro clay is expected to underlay and outcrop on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of this property. This property is located in the Patuxent River basin and the Rural Tier as reflected in the adopted General Plan.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the property has greater than 40,000 square feet gross tract area, there are more than 10,000 square feet of existing woodland, more than 5,000 square feet of woodland clearing is proposed, and there is a previously approved Tree Conservation Plan.

The Environmental Planning Section previously requested as a supplement to the FSD a survey of the site for specimen trees located within 100 feet of the proposed limit of disturbance. To provide guidance for this survey, the 1938 aerial photography was checked to see where the oldest trees on the site were anticipated to be located. Stands F-2, F-1-A, and F-4 were present in the 1938 photography and would be expected to have an average age of over 85 years, unless timber harvesting has occurred or the stand was regularly harvested for firewood.

The revised FSD text and plan state the following:

"3.1.5. Specimen Trees

"Specimen Trees on this site shall be field located at a time when conditions are more favorable. Specimen trees have not been located at this time due to the dense canopy and thick understory. Most specimen trees are yellow poplar in stand Type F-1."

The purpose of requesting a survey of specimen trees during the preparation of the FSD and prior to approval of the preliminary plan and Type II Tree Conservation Plan was to determine if the adjustment of lot lines or the relocation of septic fields was indicated to preserve significant specimen trees on the property. The Forest Stand Summary Worksheet indicates that the canopy closure on all stands is 100 percent, which should limit the density of the understory. The Forest Stand Summary Worksheet indicates that Stand F-2 is predominated by mixed red oaks.

If the specimen trees are not identified prior to Type I Tree Conservation approval, then flexibility in subdivision design must be maintained until specimen trees can be surveyed. An alternative to fulfilling the specimen tree survey requirement at this time would require that the Type II Tree Conservation Plan be approved prior to final plat, and that the TCP II address the possible adjustment to lot lines and/or the relocation of septic fields to preserve significant specimen trees.

The FSD includes an identified line type in the key for the existing 100-year floodplain, but this line has not been shown on the plan. The 100-year floodplain easement as shown on the record plat has been transposed with the conservation easement on the FSD. The 100-year floodplain easement is typically more expansive than the actual extent of the 100-year floodplain.

Woodlands located within the 100-year floodplain easement may be credited as woodland conservation if they are not located within the approved 100-year floodplain. To confirm the area of the 100-year floodplain, and the appropriateness of the currently platted 100-year floodplain easement, a copy of the approved 100-year floodplain study should be submitted.

The soil table included indicates that Sandy land soil has a K factor greater than 0.35. The correct K factor for Sandy land soil is 0.17. The soils table on the FSD does not identify the hydric classification of the soils present. The FSD shows delineation for the Patuxent River Primary Management Area (PMA), the stream buffer, and nontidal wetland buffers. This is not appropriate on the FSD, which should only show existing site features. The FSD plan and text do not include a stand area for Stand F-4 or a total quantity of woodlands located on the site. Revisions are required.

A Type I Tree Conservation Plan (TCPI/38/00) was previously approved for a larger property which includes the subject property, which indicated a gross tract area of 31.57 acres. The approved Type I Tree Conservation Plan (TCPI/38/00) had a total minimum requirement of 11.06 acres because the existing woodlands were less than the woodland conservation threshold of 15.014 acres (50 percent of the Net Tract). No clearing was proposed, and all woodland conservation requirements were proposed to be fulfilled on-site through preservation.

A Type II Tree Conservation Plan (TCPII/35/03) was approved on May 5, 2003, based on a corrected property boundary and Record Plat, REP 195-98. The gross tract area for the limits of the TCPII was 27.67 acres. The record plat also indicates 3.65 acres of 100-year floodplain easement. As a result of the reduction of site area, increased 100-year floodplain, increased existing woodland, and increased clearing, the resultant minimum woodland conservation requirement was determined to be 12.01 acres (50 percent of the Net Tract) plus 0.28 additional acre due to removal of 1.10 acres of woodlands, for a total minimum requirement of 12.34 acres. The approved TCPII indicates that this requirement was met with 10.91 acres of on-site preservation and 1.43 acres of off-site mitigation.

A revised TCPI was submitted with the current Preliminary Plan submittal, which matches the corrected boundaries approved on the TCPII. The revised TCPI supposes the minimum woodland conservation requirement to be 12.42 acres (50 percent of the Net Tract) plus 1.13 additional acres due to removal of 0.57 acre of woodlands, for a total minimum requirement of 13.59 acres. The submitted plan, dated as revised July 1, 2003, may incorrectly calculate the woodland conservation requirement for the site due a reduction in the amount of 100-year floodplain indicated on the worksheet. The record plat reflects a 100-year floodplain easement of 3.59 acres and a conservation easement of 2.5391 acres. These easements appear to have been transposed on the TCPI.

The Woodland Conservation Worksheet indicates that the amount of 100-year floodplain is 2.84 acres, far less than the 3.59-acre 100-year floodplain easement shown on the record plat and approved on the TCPII. The accuracy of the platted 100-year floodplain easement may be questioned because it does not follow the natural contours of the site, but a proposal to adjust the amount of 100-year floodplain would need to be supported with a 100-year floodplain study approved by the Department of Environmental Resources (DER). The woodland conservation requirement for this site cannot be finally determined until the area of the 100-year floodplain is confirmed. Revisions to the TCPII are required.

The revised TCPI proposes to meet the woodland conservation requirement for the site with 9.78 acres of woodland preservation, 12.64 acres of afforestation on private lots, and 1.17 acres of off-

site mitigation. This provides for the woodland conservation threshold on-site and represents a reduction in the off-site mitigation requirement. The woodland conservation requirement may fluctuate, due to the area of the 100-year floodplain as noted above.

Afforestation is proposed on Lots 2, 3, 4 and 5, which are part of approved TCPII. TCPII/35/03 will require revision prior to the issuance of permits. Afforestation proposed on private lots generally requires the placement of a permanent tree protection device at time of planting, such as a split rail fence or equivalent, unless separated from the active yard area by existing trees in woodland preservation. An edge planting, which defines afforestation areas with larger caliper trees, is also recommended. At the time the TCPII is revised, the off-site mitigation area shall be identified.

The revised TCPI requires additional revisions to be in conformance with the Woodland Conservation Ordinance. The locations of a 100-year floodplain easement and a conservation easement have been shown, but are incorrectly labeled. Because development is now being proposed to occur near the sensitive environmental features of the site, it is important to identify those features and delineate the Patuxent River Primary Management Area (PMA) for the property. This may result in the expansion or adjustment of the currently delineated conservation easement. A Wetlands Study for the subject property was submitted which will be addressed later in this memorandum; nontidal wetlands and wetland buffers have been shown on the TCPI, as have the stream and stream buffers. Severe slopes and steep slopes on highly erodible soils have also been shown.

A table of woodland conservation on a lot-by-lot basis has been provided. This table should include totals as a cross check for the amount of existing woodland, clearing proposed, and woodland conservation provided on the site.

Wetlands and Buffers

A Preliminary Wetland Delineation Plan, dated September 2000, was submitted with the original Preliminary Plan, which indicated wetlands along the western boundary of the property. With the revised Preliminary Plan and TCPI, a new Wetlands Study was submitted dated June 12, 2003, showing a different configuration of the wetlands. Several elements of the new wetlands delineation do not appear accurate based on the topography and soils present on the site. All of Stand F-4 is located in hydric soils, and the 100-year floodplain, with a similar elevation, but the nontidal wetlands as delineated are “perched” on the side of the slope, and there is a “gap” between the wetlands and the stream.

A Jurisdictional Determination request was submitted to the Maryland Department of the Environment on June 12, 2003. In order to accurately delineate the PMA, an accurate location of nontidal wetlands and wetland buffers is indicated.

The Preliminary Plan does not currently show any impacts to nontidal wetlands or wetland buffers, which will be located in the PMA and protected by a conservation easement. If impacts are proposed to streams, nontidal wetlands and wetland buffers, they are regulated by federal and state requirements.

Patuxent River Primary Management Area (PMA)

Wetlands, streams, and 100-year floodplains and associated buffers including adjacent slopes in excess of 25 percent and slopes in excess of 15 percent with highly erodible soils comprise the

Patuxent River Primary Management Area (PMA) in accordance with Section 24-130 of the Subdivision Ordinance. The Primary Management Area is required to be delineated on the Preliminary Plan of Subdivision and the Type I Tree Conservation Plan. The PMA has been delineated on the Preliminary Plan and the TCPI as defined in Section 24-130 of the Subdivision Regulations, but may not be accurate as indicated in previous comments.

The Subdivision Regulations mandate that the PMA be preserved to the fullest extent possible. The septic field on Lot 8 is proposed within the PMA. No Letter of Justification for impacts to the PMA was submitted. Since the Primary Management Area has not been accurately defined and since no justification for impacts has been presented, no impacts to the PMA should be approved. Therefore, the plan will need to be revised prior to signature approval, showing the accurate PMA preserved to the fullest extent possible.

The existing record plat for the subject property includes a 100-year floodplain and conservation easement. The site contains significant natural features, which are required to be protected under Section 24-129 and/or 130 of the Subdivision Regulations. After the Primary Management Area is delineated, a revision to the existing conservation easement may be required when a new plat is recorded.

Marlboro Clay

This property is located in an area with extensive amounts of Marlboro clay that is known as an unstable, problematic geologic formation. The presence of this formation immediately raises concerns about slope stability and the potential for unsafe land.

Percolation test results for the subject property provided a clear picture of the elevation and depth of Marlboro clay on the subject property and identified the top elevation of the Marlboro clay at approximately 110 feet, which was lower than projected, and which should pose no threat to the conceptual house locations and septic fields as shown. The Environmental Planning Section requires no further information. The Department of Environmental Resources may require further evaluation of the subject property for the location and depth of Marlboro clay.

Noise

Central Avenue is a state road (MD 214), which is a master-planned expressway. Although the current traffic volume is only 11,750 cars per day, an estimation of the location of the 65 dBA Ldn noise contour must be made to determine potential impacts on the proposed residential uses for this site, and to evaluate mitigation potential. Prior to signature approval of the Preliminary Plan, a Phase I noise study should be submitted to identify the location of the projected 65 dBA Ldn noise contour based on the projected upgrading of Central Avenue to an expressway. Noise mitigation measures should be required for residential dwellings located with the 65 dBA noise contour.

Water and Sewer Categories

The property is in Water Category W-6 and Sewer Category S-6. It will be served by private systems.

3. **Community Planning**—The property is in Planning Area 74B. The 2002 General Plan places this 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 agriculture pursuits, and preservation of the

rural character and vistas that now exist. The Bowie-Collington-Mitchellville & Vicinity Master Plan (1991) recommends Rural living area residential land use at up to 0.5 dwelling units per acre. The Bowie-Collington-Mitchellville & Vicinity Sectional Map Amendment (1991) rezoned this property from the O-S Zone to the R-A Zone. There are no master plan land use issues pertaining to this application.

4. **Parks and Recreation**—In accordance with Section 24-134 (a)(3)(b) of the Prince George's County Subdivision Regulations, the subject subdivision is exempt from mandatory park dedication requirements because all lots are over one acre in size.
5. **Trails**—There are no master plan trails issues associated with this application.
6. **Transportation**— Staff did not require a traffic study because of the proposed number of dwelling units. The proposed development would generate 4 AM and 5 PM peak-hour vehicle trips as determined using *Guidelines for the Analysis of the Traffic Impact of Development Proposals (Revised September 2002)*. The site is within the Rural Tier, as defined in the General Plan for Prince George's County. 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.

The traffic generated by the proposed preliminary plan would impact the intersection of MD 214 and Old Central Avenue. The critical intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program.

Staff has no recent counts at the critical intersection of MD 214 and Old Central Avenue (MD 978A), which is an unsignalized intersection. Due to the limited trip generation of the site, the Prince George's County Planning Board could deem the site's impact at this location to be de minimus. Given these facts, staff recommends that the Planning Board find that 4 AM and 5 PM peak-hour trips will have a de minimus impact upon delay in the critical movements at the intersection of MD 214 and Old Central Avenue (MD 978A).

This site is accessed by Old Central Avenue south of MD 214, along the northern edge of the property. Old Central Avenue will provide the sole access to the property. Access to the Old Central Avenue should be from the center driveway of the parcel to accommodate all of the future lots in Meares Estates.

The Bowie-Collington-Mitchellville and Vicinity Master Plan shows MD 214 (Central Avenue) with a recommended right of way width of 150 feet to 200 feet and four to six lanes. The Bowie master plan also recommends that subdivisions along Central Avenue should have 225-foot lot

depths to provide sufficient landscaping and buffering techniques to mitigate noise and visual impacts. The US 301 Access Control Study (March 1999) and the Bowie master plan both show a future service road south of MD 214 along the northern edge of the property. The necessary right of way has been dedicated. No additional dedication is required. When the future service road is built, several driveways may have to be reconfigured to maintain one access point to the service road.

Based on these findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if this application is approved. No transportation-related conditions are recommended.

7. **Schools**—The proposed subdivision is exempt from the APF test for schools because it is less than 36 dwelling units and not served by public water and sewer.
8. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public fire and rescue facilities.
 - a. The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service travel time of 1.78 minutes, which is within the 5.25-minute travel time guideline.
 - b. The existing ambulance service at Bowie Fire Station, Company 43, has a service travel time of 1.78 minutes, which is within the 6.25-minute travel time guideline.
 - c. The existing paramedic service at Bowie Fire Station, Company 43, has a service travel time of 1.78 minutes, which is within the 7.25-minute travel time guideline.

The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine, ambulance and paramedic service. These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

9. **Police Facilities**—The proposed development is within the service area for Police District II-Bowie. In accordance with Section 24-122.1(c) of the Prince George's County Subdivision Regulations, existing county police facilities will be adequate to serve the proposed Meares Estates development. This police facility will adequately serve the population generated by the proposed subdivision. 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.
10. **Health Department**—Percolation tests have passed for each of the proposed lots. The applicant's revised preliminary plan shows these approved sites. Prior to final plat approval, the Health Department will require the applicant to submit a site plan showing more detailed development proposals for each lot. This will ensure that septic fields and wells are located enough distance from structures, pavement and any easements on the property.
11. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is not required. To ensure that development of this site does not result in downstream flooding, a Stormwater Management

Concept Plan must approved prior to signature approval.

12. **Cemeteries**—The applicant’s engineer has certified that there are no known cemeteries located on or contiguous to the property. Staff research confirms this assertion.
13. **Public Utility Easement**—The preliminary plan correctly includes the required public utility easement along the service road for Central Avenue and within the access easement. This easement will be included on the final plat.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan:
 - a. The Forest Stand Delineation shall be revised as follows:
 - (1) Correctly label the recorded conservation and 100-year floodplain easements, and add a note stating “per Plat 195-98.”
 - (2) Show the location of the 100-year floodplain on the FSD plan and submit an approved 100-year floodplain study confirming the elevation.
 - (3) Correct the K factor for Sandy land in the soils table to 0.17.
 - (4) Provide the hydrologic classification of the soils in the table.
 - (5) Remove the delineation of the stream buffer, wetland buffer and the PMA from the FSD plan.
 - (6) Provide the stand area of woodlands in Stand F-4 and for the total site.
 - (7) Add the following as a note or in the key: “Nontidal wetlands are based on a Nontidal Wetlands Study prepared by Greenhorne and O’Mara dated June 12, 2003. No Jurisdictional Determination has been approved as of this date.”
 - (8) Add notes to the plan stating whether there is rare, threatened or endangered species habitat or habitat for forest interior dwelling species present on-site.
 - (9) Note all revisions in the revision block.
 - (10) Have the revised FSD signed and dated by the qualified professional preparing the plan.
 - b. The Type I Tree Conservation Plan shall be revised as follows:
 - (1) Correctly label the 100-year floodplain easement and show its location based on an approved 100-year floodplain study.
 - (2) Correctly label the existing conservation easement.

- (3) Recalculate the woodland conservation requirement for the site based on the correct area for the 100-year floodplain on the subject property. This should reflect either the platted 100-year floodplain easement or a subsequent 100-year floodplain study approved by the Department of Environmental Resources.
 - (4) Add a column for totals to the table of woodland conservation on a lot-by-lot basis.
 - (5) Note all changes in the revision box.
 - (6) Have the plan signed and dated by the qualified professional who prepared the plan.
 - c. The TCP I shall demonstrate that the woodland conservation threshold has been met on-site.
 - d. A Phase I noise study be submitted to identify the location of the projected 65 dBA Ldn noise contour based on the projected upgrading of Central Avenue to an expressway. The 65 dBA Ldn noise contour shall be shown on the Preliminary Plan.
 - e. The Preliminary Plan and the Type I Tree Conservation Plan shall be revised to accurately delineate the Patuxent River Primary Management Area. After the PMA has been delineated according to the Subdivision Regulations, the plans shall be revised with regard to lot layout, conceptual location of houses, and location of septic field as necessary, to meet the requirement for preservation of the PMA to the fullest extent possible.
 - f. A stormwater management concept plan shall be approved.
2. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCP I/38/00-01). The following note shall be placed on the Final Plat of Subdivision:
- “A Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/38/00-01), 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.”
3. Prior to the issuance of permits, TCPII/35/03 shall be revised as follows:
- a. Specimen trees shall be identified for the site, and a table of specimen trees shall be added to the TCPII.
 - b. Afforestation areas and details for implementation shall be added to the plan.
 - c. Afforestation areas shall be edged with larger caliper trees in order to protect the afforestation area from mowing.
 - d. Permanent tree protection devices shall be placed to protect afforestation areas as deemed

appropriate by the Environmental Planning Section.

- e. The location of the required off-site mitigation shall be identified.
 - f. Note all changes in the revision block.
 - g. Have the plan signed and dated by the qualified professional who prepared the plan.
- 4. Prior to approval of a revised TCPII, a Jurisdictional Determination of Nontidal Wetlands shall be received and submitted to the Environmental Planning Section.
 - 5. Prior to the issuance of any permits which 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 all approval conditions have been complied with, and any associated mitigation plans.
 - 6. 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."
 - 7. Prior to final plat approval, a Type II Tree Conservation Plan shall be approved for the subject property. The TCPII shall include a survey of all specimen trees within 100 feet of the limit of disturbance, with a table stating their size, species, condition and method of location (field located or surveyed), labeled location on the plan, and proposed disposition. Adjustments to lot lines and/or the location of septic fields may be required to preserve significant trees.
 - 8. The following note shall be placed on the final plat:

"Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45dBA or less within the noise corridor of Central Avenue (MD 214)."

STAFF RECOMMENDS APPROVAL OF THE TYPE I TREE CONSERVATION PLAN,
TCPI//38/00-01