

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
CERTIFICATE OF APPROVAL
OF A MINOR SUBDIVISION

4-03025

Smallwood Subdivision
Lots 1, 2 and 3

I certify that this Preliminary Plan of Subdivision conforms to the requirements of Subtitle 24, Subdivision Regulations of the Prince George's County Code and is hereby contingent on the following conditions:

1. Development of this subdivision shall be in conformance with the approved Stormwater Management Concept Plan #17482-2002-00.
2. 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 for three lots.
3. The applicant, his heirs, successors and/or assignees shall provide standard sidewalks along one side of the internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
4. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.
5. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/42/03). The following note shall be placed on the final plat of subdivision:

“Development is subject to restriction shown on the approved Type I Tree Conservation Plan (TCPI/42/03), 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 and Subtitle 25.”

Fern Piret
Planning Director
Prince George’s County Planning Department

Approval Date: 07/26/03

THIS APPROVAL IS VALID FOR TWO YEARS.
(WSC)