

GENERAL NOTES

- Subject Site Legal Description: Parcel 44 -- Liber 15801 Folio 184
Parcel 45 -- Liber 6810 Folio 700
- Total Site Area:
Parcel 44 -- 3,724,961 sq.ft. or 85,513.33 ac.
Parcel 45 -- 1,192,731 sq.ft. or 27,381.33 ac.
Total: 4,917,692 sq.ft. or 112,894.66 ac.
- Existing Site Use: Single Family Residential / Farm
- Proposed Site Use: Single Family Residential Subdivision
- Property Zoned: O-S
- Property located on P.G. Co. Tax Map: 180 Grid: B-4, C-4
- Property located on P.G. Co. 200' scale topography: 228 SE 13, 14 / 229 SE 13, 14
- Property located on P.G. Co. Street Map: Page 43 Grid C-5, E-5, F-5
- Property located on P.G. Co. Soils Survey Map: 62
- Soil Types:
78% - Murr fine sandy loam, 2-25% slopes, K factor = 0.32 (mod), Hydric Class "B"
20% - Mixed alluvial sand, 2-25% slopes K factor = 0.37 (high), Hydric Class "C"
2% - Coarse gravelly sand, 2-25% slopes, K factor = 0.43 (high), Hydric Class "C"
- Property located on P.G. Co. 200' scale topography: 228 SE 13, 14 / 229 SE 13, 14
- Property located on U.S.G.S. Map: Benedict
- Electric service: Paco
- Telephone service provided by: Verizon
- Sewerage disposal: Septic
- Water supply: Well
- WSSC water and sewer category #6 per pgatos.com on 04/22/04
- Vertical datum per: W.S.S.C.
- Horizontal datum per: Liber 6810 Folio 711 / Liber 6810 Folio 700 / Liber 15801 Folio 184
- Property located in planning area: 878
- Property located in Councilmanic District No. 9
- Councilman: Marilyn M. Brand
- Boundary Survey Performed By: Landesign, Inc. in March, 2004
- A Forest Stand Delineation Plan and Type 1 TGP have been prepared and are being reviewed by Prince George's County N.R.D. as part of this application.
- No part dedication is proposed, this is a large lot subdivision.
- Approved Storm Drain Concept No.: CS07 24231-2004-00
- The majority of the subject site is located in Zone "C" of the Flood Insurance Program's Flood Insurance Rate Map on Community Panel # 245208 0120C. A small portion of the site is located in Zone "A".
- Building Restrictions: (O-S)
Proposed Use: Single Family Homes
Minimum lot size: 217,800 sq.ft. or 5.0 acres
Maximum lot coverage: 50%
Minimum lot width at front building restriction line: 300'
Minimum lot width at front street line: 25'
Minimum building set back at front property line: 50'
Minimum building setback of side property line: 40/100 or as required by P.G. County Landscape Ordinance, whichever is greater.
Minimum building setback at rear of property: 25' or as required by P.G. County Landscape Ordinance, whichever is greater.
- Varying lot sizes:
In the O-S zone, the creation of varying lot sizes is permitted as long as the total tract subdivided is at least 50 acres in size. The following is a summary of the actual numerical requirements for these zones as extracted from Part 5, Division 4, Section 27-442 (b) of the Zoning Ordinance:
O-S Minimum lot size in general = 5 acres

Calculation Formula

- Total number of lots permitted = gross acreage/5
112,894.66 / 5 = 22,578.93, use 22 lots
- Total number of lots proposed = 20 lots
- 60% of the total number of lots proposed must be at least 5.0 acres or larger in size. We are proposing 13 lots that are at least 5.0 acres or larger in size.
- One 2.0 acre lot per 50 acres of gross tract area is permitted:
112,894.66 / 50 acres = 2.257893, use 2 lots
- 60% of the total number of lots proposed must be at least 5.0 acres or larger in size. We are proposing 13 lots that are at least 5.0 acres or larger in size.
- One 2.0 acre lot per 50 acres of gross tract area is permitted:
112,894.66 / 50 acres = 2.257893, use 2 lots
- The remaining 6 lots may be 3.0 acres (minimum) or larger in size. We are proposing 6 - 3.15 to 3.95 acre lots
Lot 1: 162,474 sq.ft. or 3.7284 acres
Lot 2: 149,275 sq.ft. or 3.4282 acres
Lot 3: 140,871 sq.ft. or 3.2340 acres
Lot 4: 141,909 sq.ft. or 3.2578 acres
Lot 5: 137,251 sq.ft. or 3.1508 acres
Lot 6: 165,127 sq.ft. or 3.7924 acres

In addition to these requirements, the Zoning Ordinance requires that:

- All lots created below the minimum lot size permitted in general be restricted to residential or agricultural purposes.
- No portion of the subdivided tract be subdivided unless one of the following is met:
 - The land be rezoned to another zone.
 - The entire tract is re-subdivided into 5 acre lots in the O-S zone or 2 acre lots in the R-A zone (the minimum permitted lot sizes in general).

30. A Water Appropriation Permit must be obtained prior to Record Plat approval.

31. Environmental notes:

- A Non-Tidal Wetland Investigation was performed by McCarthy and Associates and the limits of the Non-Tidal Wetlands are shown hereon this plan.
- There are no endangered or threatened species located on this site.
- There is a historic site located adjacent to Parcel 44. (Parcel 134: 878-036-21 Sunridge Stone House)
- Any existing wells found within the confines of the existing property that are to be abandoned must be back filled and sealed in accordance with COMAR 26.04.04 by a licensed well driller and witnessed by a representative of the Health Department.
- Any existing septic tank to be abandoned must be pumped out by a licensed septic pump and either removed or back filled in place prior to record plat approval.
- Any structure to be razed on site, will require a raze permit through the Department of Environmental Resources, prior to the removal of any structure. Any hazardous material located in the structure must be removed and properly stored or discarded prior to being razed.
- The plan was prepared in accordance with Section 24-128 (b)(1) of the Subdivision Regulation of Prince George's County Code (Private Roads) and will be subject to future covenants to be recorded prior to Record Plat of Subdivision.
- An archeological investigation was performed on the subject property by Andrew Gort and Associates (Dr. Jim Gibbs). Two sites of concern were found, Phase I, II, and III investigations were performed. The results of the investigations are contained within the "Findings Report", as submitted with this application.

37. A Traffic Study for the subject site is not required, due to the number of lots proposed. Irregularities, traffic counts were performed by Street Traffic Studies, Ltd. and are submitted with this Preliminary Plan application.

38. The proposed Streets shall be built per Standards and Specifications approved by Prince George's County Department of Public Works and Transportation. (22' wide paving section with grass shoulders)

39. There are no cemeteries or graves located on this site.

40. Direct access to Dr. Bowen Road from Lot No. 1 is denied.

GARRETT'S CHANCE			
Forest Conservation Act Reporting Information (Change Table)			
Revision Number	Revision Number	Revision Number	Change
(-04)	(-05)	(-06)	
Net Tract (Acres)	95.49 AC	95.49 AC	0
Existing Woodland (Acres)	53.76 AC	53.76 AC	0
Woodland Cleared (Acres)	11.40 AC	11.40 AC	0.04
Woodland Retained On-Site (Acres)	41.31 AC	41.31 AC	-0.04
Woodland Planted On-Site (Acres)	12.75 AC	12.75 AC	0
On-Site Woodland Easement/Preservation and Planting (Acres)	54.59 AC	54.55 AC	0
On-Site Wooded Floodplain in Easement (Acres)	15.92 AC	15.92 AC	-0.04
Bond Amount	\$166,617	\$166,617	0
Fee-in-Lieu Amount	\$0.00	\$6,928.04	0
50' Stream Buffers Conserved (Preservation) - Linear Length	20,315	20,115	0
50' Stream Buffers Conserved (Preservation) - Acreage	17.48 AC	17.48 AC	0
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0	0	0
50' Stream Buffers Newly Established (Afforestation) - Acreage	0	0	0
Off-Site Woodland Conservation Credits Required (Acres)	None	None	N/A
Off-Site Woodland Conservation Credits Provided (Acres)	None	None	N/A

VICINITY MAP
P.G. CO. MAP PAGE 43 GRID F-6
SCALE: 1"=2000'