



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-05089

Application	General Data
Project Name: RIVER'S EDGE, PHASE II Location: West side of Riverview Road, 1,100 feet south of West Riverview Road. Applicant/Address: Land & Commercial, Inc. 14416 Old Mill Road, Suite #201 Upper Marlboro, MD. 20772	Date Accepted: 10/5/05
	Planning Board Action Limit: 03/09/06
	Plan Acreage: 16.82
	Zone: R-E, L-D-O, R-C-O
	Lots: 12
	Parcel: 1
	Planning Area: 80
	Tier: Developing
	Council District: 08
	Municipality: N/A
200-Scale Base Map: 214/5SW01	

Purpose of Application	Notice Dates
This case was continued from the Planning Board hearing of December 8, 2005, to December 22, 2005.	Adjoining Property Owners Previous Parties of Record 08/31/05 Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 11/7/05

Staff Recommendation		Staff Reviewer: Whitney Chellis	
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 4-05089
River's Edge Lots 1-12 and Parcel A

OVERVIEW

The subject property is located on Tax Map 122, Grid C-4, is a part of Parcel 153, and is zoned R-E. The property fronts the Potomac River to the west. Of the 16.82-acre total, approximately 13.64 acres of the property are located within the Chesapeake Bay Critical Area (R-C-O and L-D-O), which extends approximately 1,000 feet from the Potomac River onto the property. The property will be served by the extension of an existing dedicated public right-of-way, west from Riverview Road, terminating in a cul-de-sac.

The property has been the subject of several preliminary plans. The applicant, due to unresolved issues, withdrew Preliminary Plan 4-04003. Subsequent to the withdrawal of that application, Preliminary Plan 4-04162 was filed on October 19, 2004, and approved by the Planning Board on February 24, 2005. The resolution of approval for that preliminary plan (PGCPB Resolution 05-56) was adopted on March 31, 2005, by the Planning Board, as discussed further in Finding 13 of this report.

Preliminary Plan 4-04162 was for the entirety of Parcel 153 and was 23.05 acres. Eight single-family dwelling unit lots were approved with that application. Plat one, River's Edge (REP 208@19), was recorded in land records on August 13, 2005, for six of the eight lots approved with that preliminary plan. The lots platted are located on the east side of the property along Riverview Road.

Subsequent to the approval of the preliminary plan, the applicant obtained approval of application A-9955 (July 15, 2005) that rezoned a portion (9.968 acres) of the property from the R-C-O Overlay Zone to the L-D-O Overlay Zone. Originally, the R-C-O Overlay Zone (13.64 acres) encumbered the property to 1,000 feet from the Potomac River; now, the current R-C-O (3.67 acres) encumbers the property to 300 feet from the Potomac River. A-9955 rezoned from 300 feet to 1,000 feet from the river to L-D-O, which allows for development consistent with the underlying zone (R-E), as discussed further in Finding 14 of this report.

The subject application includes the land area associated with two of the original eight lots approved with Preliminary Plan 4-04162 and not recorded in land records. The application proposes to subdivide the area of those two lots into 12 lots, a net increase of 10, and create one parcel to be conveyed to a homeowners association. All of the lots proposed exceed the minimum net lot area (40,000 square feet), lot width, and frontage requirements of the R-E Zone, consistent with the requirements of the L-D-O Overlay Zone. Parcel A is approximately 30,492 square feet and will provide water access to all of the existing and proposed lots in the subdivision. Parcel A will extend from the end of the proposed cul-de-sac, an extension of the existing platted (but unbuilt) street, to the river.

Section 24-151 of the Subdivision Regulations requires the approval of a Chesapeake Bay Critical Area (CBCA) conservation plan by the Planning Board with any preliminary plan of subdivision

within the CBCA. The Planning Board, prior to the approval of Preliminary Plan 4-04162, approved Chesapeake Bay Critical Area Conservation Plan CP-04008; however, the revision proposed with this plan must be approved prior to the approval of this preliminary plan. The revised conservation plan (CP-04008/01) is scheduled to be heard by the Planning Board prior to this application.

SETTING

The property is located on the west side of Riverview Road, approximately 1,000 feet north of its intersection with Sero Estates Drive, in the Broad Creek Community. The undeveloped Tent Landing Subdivision abutting to the north is zoned R-R. To the east across Riverview Road is the Riverview Road Subdivision, subdivided (REP-192@70) and recently constructed. To the south are large acreage parcels of land, generally developed with single-family dwellings, zoned R-E.

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-E L-D-O & R-C-O	R-E L-D-O & R-C-O
Use(s)	Vacant	Single-family dwelling units
Acreage	16.82	16.82
Lots	2 (approved)	12 (10 additional)
Parcels	1	1
Dwelling Units:		
Detached	12 total	12 total

2. **Environmental**—The Environmental Planning Section previously reviewed Zoning Map Amendment A-9955 and Chesapeake Bay Critical Area Conservation Plan CP-04008 for a portion of this property and Preliminary Plan of Subdivision 4-04003 for the entire property. This 23.50-acre property includes 13.64 acres of land in the Chesapeake Bay Critical Area (CBCA). Zoning Map Amendment A-9955 rezoned the 9.968 acres within the CBCA from R-C-O to L-D-O.

The Planning Board approved Chesapeake Bay Critical Area Conservation Plan CP-04008 and Preliminary Plan of Subdivision 4-04162. The current application is for the resubdivision of 16.82 acres of the property and includes all of the land within the Chesapeake Bay Critical Area. The Planning Board must approve a revision to Chesapeake Bay Critical Area Plan CP-04008 before Preliminary Plan of Subdivision 4-05089 can be approved by the Planning Board. CP-04008/01 is scheduled to be heard prior to this application. Recommended conditions in CP-04008/01 have been included in the recommendation section of this report that relate to the final plat of subdivision.

The property is located on the west side of Riverview Road approximately 1,100 feet south of the intersection of Riverview Road and West Riverview Road. There are no streams or wetlands on the property. All areas of steep slopes are within the 100-year floodplain and the 100-foot Chesapeake Critical Area buffer. There are no nearby sources of traffic-generated noise. The proposed development is not a noise generator. Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled “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 or historic roads in the vicinity of the property. This property is located in the Potomac River watershed.

An approved natural resources inventory, NRI-94-05, was submitted with this application. A simplified forest stand delineation (FSD) was submitted for review with A-9955 and was found to satisfy the requirements for an FSD in accordance with the "Prince George's County Woodland Conservation and Tree Preservation Technical Manual." The NRI correctly indicates there are no threatened or endangered species, no colonial waterbird nesting sites, no forests with interior dwelling bird species, no natural heritage areas, no waterfowl staging areas, no anadromous fish spawning streams, no wetlands, and no tributary streams on the site. The mean high tide line is shown on the plans and the location of the 100-foot-wide primary CBCA is correctly shown. The areas containing steep slopes are correctly identified. Soils boundaries and soil characteristics are correctly shown. The woodlands on the site are adequately described. All existing development features are shown.

The entire property is exempt from the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because 13.64 acres are located in the Chesapeake Bay Critical Area, which has more stringent requirements than the Woodland Conservation Ordinance, and the 9.86-acre portion of the property located outside the CBCA has less than 10,000 square feet of existing woodland. A tree conservation plan is not required.

According to the "Prince George's County Soil Survey," the principal soils on the site are in the Aura, Elkton, Galestown, Keyport and Sassafras soils series. The most significant limitations associated with these soils include high water tables and impeded drainage that would have the greatest impact on sites requiring septic systems; however, public water and sewer are proposed.

The soils information is provided for the applicant's benefit. No further action is needed as it relates to this review. The Prince George's County Department of Environmental Resources may require a soils report during the permit process review.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3 according to water and sewer maps dated June 2003 obtained from the Department of Environmental Resources, and the site will, therefore, be served by public/private systems.

3. **Community Planning**—The subject property is located within the limits of the 1981 master plan for Subregion VII, Planning Area 80, in the Broad Creek Community. The master plan land use recommendation is for estate residential at a density up to one dwelling unit per acre. The proposed preliminary plan is consistent with the recommendation of the master plan for land use.

The 1984 Subregion VII sectional map amendment (SMA) classified this property in the R-E Zone. The western 1,000 feet is in the Chesapeake Bay Critical Area. The westernmost 300 feet is in the Resource Conservation Overlay (R-C-O) Zone and the 700 feet east of the R-C-O Zone is in the Limited Development Overlay (L-D-O) Zone, per zoning application A-9955 as approved on July 15, 2005. The pending 2005 preliminary Henson Creek-South Potomac master plan and SMA proposes to retain the existing zoning and land use pattern. Approval of the master plan and sectional map amendment are anticipated in January 2006.

The 2002 General Plan locates this property in the Developing Tier. One of the visions for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities. The preliminary plan is consistent with the low- to moderate-density residential communities envisioned in the 2002 General Plan.

4. **Parks and Recreation**—In accordance with Section 24-134(a)(3)(B) of the Subdivision Regulations, the lots proposed are exempt from the requirements of the mandatory dedication of parkland because all of the lots proposed have a net lot area of one acre or more.
5. **Trails**—There are no master plan trail issues associated with this application.
6. **Transportation**—The Transportation Planning Section has reviewed the subdivision application referenced above. The subject property consists of approximately 16.82 acres of land in the R-E Zone and the R-C-O/L-D-O Overlay Zones. The property is located on the west side of Riverview Road, approximately 1,100 feet south of West Riverview Road. The applicant proposes a residential development consisting of 12 single-family lots.

The transportation staff determined that a traffic study was not warranted by the size of the proposed development. However, a recent traffic count (October 2005) at the intersection of Fort Washington Road and Riverview Road was made available to staff. This was used to determine adequacy. Therefore, the findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

Growth Policy—Service Level Standards

The site is within the Developing 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) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 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.

Staff Analysis of Traffic Impacts

The application is a plan for a residential development of 12 single-family dwelling units (10 new). The proposed development would generate 9 AM (2 in, 7 out) and 11 PM (7 in, 4 out) peak-hour vehicle trips as determined using the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The traffic generated by the proposed plan would primarily impact the intersection of Fort Washington Road and Riverview Road, which is signalized. The count indicates that the critical intersection currently operates at LOS A (CLV 740) during the AM peak hour and LOS A (CLV 725) during the PM peak hour. With background development the critical intersection operates at

LOS A (CLV 755) during the AM peak hour and LOS B (CLV 737) during the PM peak hour. There are no programmed improvements in the county Capital Improvement Program or the state Consolidated Transportation Program.

The site is proposed for development as a residential subdivision. With the assignment of 9 AM peak-hour trips and 11 PM peak-hour trips, the critical intersection will operate at LOS A (CLV 756) during the AM peak hour and LOS A (CLV 741) during the PM peak hour.

Site Plan Comments

Access to the site would be from River’s Edge Circle, with a 60-foot right-of-way. The new subdivision road would access existing Riverview Road. The applicant was previously approved for several residential lots along River’s Edge Circle at Riverview Road. Right-of-way issues and frontage improvements along Riverview Road were considered at that time and are not the subject of this application. There are no master plan road issues associated with this proposal. Fort Washington Road is the nearest master plan roadway.

Based on the preceding findings, the Transportation Planning Section finds that adequate transportation facilities exist to service the proposed subdivision as required under Section 24-124 of the Prince George’s County Code.

- 7. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan for the affect of this development on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following:

Finding

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 6	Middle School Cluster 3	High School Cluster 3
Dwelling Units	12 sfd	12 sfd	12 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	2.88	0.72	1.44
Actual Enrollment	4,183	4,688	8,866
Completion Enrollment	158.40	69.06	136.68
Cumulative Enrollment	61.44	41.40	82.80
Total Enrollment	4,405.72	4,799.18	9,086.92
State-Rated Capacity	4,512	5,114	7,752
Percent Capacity	97.64	93.84	117.22

Source: Prince George’s County Planning Department, M-NCPPC, December 2004

These figures are correct on the day this referral memo was written. They are subject to change under the provisions of CB-30-2003 and CR-23-2003. Other projects that are approved prior to the public hearing on this project will cause changes to these figures. The numbers shown in the resolution of approval will be the ones that apply to this project.

County Council bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,412 and \$12,706 to be a paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003, and CR-23-2003.

8. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(B)(E) of the Zoning Ordinance.

The Prince George’s County Planning Department has determined that this preliminary plan is within the required seven-minute response time for the first due fire station Allentown Road, Company 47, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire Department.

The Fire Chief has reported that the current staff complement of the Fire Department is 685 (98.99 percent), which is within the staff standard of 657 (or 95 percent) of authorized strength of 692 as stated in CD-56-2005.

The Fire Chief has reported by letter dated August 1, 2005, that the department has adequate equipment to meet the standards stated in CB-56-2005.

9. **Police Facilities**— The Prince George’s County Planning Department has determined that this preliminary plan is located in Police District IV. The standard for emergency calls response is 10 minutes and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months.

Reporting Cycle	Date	Emergency Calls	Non-emergency
Acceptance Date	09/05/05-10/05/05	11.00	23.00
Cycle 1	10/05/05-11/05/05	11.00	24.00
Cycle 2	11/05/05-12/05/05	To be provided on 12/8	

The response time standards of 10 minutes for emergency calls for police were not met on the date of acceptance or within the following three monthly cycles. In accordance with Section 24-122.01 of the Subdivision Regulations, Preliminary Plan 4-05089 fails to meet the standards for police emergency response time. The Planning Board may not approve a preliminary plan until a mitigation plan between the applicant and the county is entered into and filed with the Planning Board in accordance with the County Council adopted *Guidelines for the Mitigation of Adequate Public Facilities for Public Safety Infrastructure*.

In accordance with CR-78-2005, the applicant has agreed, in principle, to enter into a mitigation agreement and has chosen to pay solely the mitigation fee. At the writing of this staff report, however, one additional opportunity exists for the emergency police response time to be evaluated within the three monthly cycles of response time reports since the acceptance of this application on October 5, 2005 (CB-56-2005). The November 2005 response time averages will be available on December 6, 2005, and will be provided at the public hearing. If the response time for emergency calls is found to be adequate, the applicant will not be required to enter into a mitigation agreement.

The Police Chief has reported that the current staff complement of the Police Department is 1,302 sworn officers and 43 student officers in the academy, for a total of 1,345 (95 percent) personnel, which is within the standard of 1,278 officers (or 90 percent) of the authorized strength of 1,420 as stated in CB-56-2005.

10. **Health Department**—The Health Department has no comment.
11. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A stormwater management concept plan has been submitted and approved with Preliminary Plan 4-04162. Based on the revised preliminary plan, a revision to the stormwater management plan was required and filed with DER on September 16, 2005, but has not yet been approved. Prior to final plat the applicant should submit a copy of the concept approval letter and plan. Development must be in accordance with that approved plan to ensure that development of this site does not result in on-site or downstream flooding.
12. **Historic**—This site was previously reviewed with Preliminary Plans 4-04003 and 4-04162. The subject application does not include any historic resources currently regulated by the Prince George's County Historic Preservation Ordinance (Subtitle 29 of the Prince George's County Code). However, the property has been the subject of intensive archeological investigation in recent years, in part at the direction of the Planning Board and County Council. Archeological investigations completed on the subject property include a Phase I (*An Archeological Reconnaissance Survey of the Proposed Fort Washington Lifecare Retirement Community Prince George's County, Maryland*, Cheek and Stevens 1988), which consisted of shovel test pit excavations at regular intervals over the entire property and limited Phase II excavations in portions of the subject property (Gibb 2005, *A Phase II Archaeological Site Examination of a Portion of the Broad Creek Site (18PR131), River's Edge Subdivision, Riverview Road, Fort Washington, Prince George's County, Maryland* [Final Report]).

On July 15, 2005, the District Council took action on Zoning Case A-9955, River's Edge, with the following findings (page 10):

“As to historic preservation concerns, the District Council is fully satisfied, from evidence in this record, that the applicant has found and extracted all significant Native American artifacts on the 23.50 acre site. Those artifacts will be donated to the Maryland Historical Trust. The record also indicates, and the Council concludes, that the subject property has no historic significance or importance. The property was not the site of the fishery at Tent Landing, as earlier believed; there is no evidence that a significant Native American village was located there; the Council also has no evidence that Revolutionary War military activity took place there; the council has no basis for concluding that African American activities, burials or otherwise, occurred there; and no other claim of historical significance has been substantiated by evidence.”

Although the Council found that all significant Native American artifacts have been extracted, just recently (summer 2005) more artifacts were recovered as a result of a specific recommendation by the Planning Board on a limited area of the site (PGCPB 05-56, Condition 9). As a requirement of Preliminary Plan 4-04162, River's Edge, the Prince George's County Planning Board required (Condition 9) a limited Phase II (Evaluation) archeological investigation of the western portion of the 300-foot to 1,000-foot portion of the property. That investigation has concluded and was reviewed by staff in August 2005. The investigation focused on a small area for the limited Phase II investigation, labeled Locus 3. A total of 1,668 artifacts were recovered in these recent excavations, which consisted of seven 1-meter by 1-meter test units. The report on that work (Gibb, 2005) recommended no further archeological investigation for Locus 3 east of the 300-foot buffer. Staff concurred with that opinion on that limited area and recommended no further work or further archeological requirements for Locus 3 (east of the 300-foot buffer). The portion of the subject property west of the 300-foot buffer will be protected by Chesapeake Bay Critical Area Overlay Zone regulations.

No additional archeological work is required, with the understanding that the area within the 300-foot Chesapeake Bay Critical Area Overlay Zone will not be disturbed.

Staff recommends that all artifacts and associated documentation should be curated according to Maryland Historical Trust standards and gifted to the Maryland Archeological Conservation (MAC) Laboratory by the applicant, and as required by Condition 3 of A-9955-C.

13. **Preliminary Plan 4-04162**—The property is the subject of Preliminary Plan 4-04162 approved by the Planning Board on February 24, 2004. The Planning Board adopted PGCPB Resolution 05-56 on March 31, 2004. That resolution of approval contains ten conditions. Appropriate conditions have been brought forward and are contained in the recommendation section of this report. Upon approval of this preliminary plan, conditions of 4-04162 are no longer applicable to this portion of the property and are superceded by the approval of this application.
14. **A-9955-C**—The County Council, subsequent to the approval of Preliminary Plan 4-04162, approved A-9955 (July 15, 2005) that rezoned 9.968 acres of the property from the R-C-O Overlay Zone to the L-D-O Overlay Zone, subject to three conditions of approval:
 1. **Lot size averaging is not permitted on the subject property. Within the property covered by the application referred to in these conditions as the “subject property,” there shall be no lots with area less than 40,000 square feet.**

Comment: All of the lots proposed exceed 40,000 square feet.

2. **Before work on residential structures may commence, the Planning Department must approve a limited detailed site plan for the lot or lots for which the structures are proposed, as to design landscaping, and architecture only. Before the first site plan is filed, the applicant shall consult with Historic Preservation Commission staff about the design and placement of the homes, to ensure design compatibility with surrounding residential development and preservation of neighborhood character.**

Comment: Condition 9 of the staff recommendations requires a record plat note for conformance to conditions of A-9955-C. A building permit is required for “work” on a residential structure. Therefore, the limited detailed site plan is required prior to the issuance of any building permit.

3. **All archeological or historical artifacts that have been extracted from any part of the 23.5 acre River's Edge property, anywhere within the area between Riverview Road and the Potomac River, shall be donated to the Maryland Historical Trust, in accordance with Maryland Historical Trust regulations.**

Comment: Condition 8 of the staff recommendation proposes a reasonable time for the applicant to demonstrate conformance to this condition.

RECOMMENDATION

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. Include a note indicating the raze permit number.
 - b. Locate any abandoned septic system associated with the pool house or pool or place a note that none exists with evidence from the Health Department.
2. Prior to signature approval of the preliminary plan the applicant shall submit a copy of the revised Chesapeake Bay Critical Area Plan (CP-04008/01), in accordance with the Planning Board's actions.
3. Development of this site shall be in conformance with Stormwater Management Concept Plan 3374-2003-00 and any subsequent revisions.
4. Prior to the approval of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association (HOA) 30,492 square feet of open space land (Parcel A). Land to be conveyed shall be subject the following:
 - a. A copy of unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.
 - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to an HOA shall be in accordance with an approved plan or shall require the written consent of the Development Review Division (DRD). This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an HOA. The location and design of drainage outfalls that adversely impact property to

be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.

- f. Temporary or permanent use of land to be conveyed to an HOA for stormwater management shall be approved by DRD.
5. Prior to final plat the applicant shall submit a copy of the revised stormwater management concept approval letter and plan.
6. The following note shall be placed on the final plat of subdivision:

“Development of this site is subject to the approved Chesapeake Bay Critical Area Plan (CP-04008/01). No accessory structures may be placed within the R-C-O-zoned portion of this property.”
7. Prior to final plat, all artifacts and associated documentation shall be curated according to Maryland Historical Trust standards and gifted to the Maryland Archeological Conservation (MAC) Laboratory by the applicant.
8. The final plat shall include the following note:

“Development of this property is subject to conditions of A-9955-C.”
9. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the 2.05 acres of required planting and be reviewed by the Environmental Planning Section prior to certification. 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.”
10. Prior to the issuance of a grading permit for the development, a public safety mitigation fee shall be paid in the amount of \$45,360 (\$3,780 x 12 dwelling units). Notwithstanding the number of dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per-unit factor noted above. The per-unit factor of \$3,780 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the grading permit is issued.

STAFF RECOMMENDS APPROVAL.