



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

Preliminary Plan 4-07039

Application	General Data
Project Name: PRAISE REDEMPTION WORSHIP CENTER Location: West side of Rosaryville Road, approximately 1,000 feet north of the intersection of Brookwood Drive. Applicant/Address: Praise Redemption Worship Center 18209 Barney Drive Accokeek, MD 20607 Property Owner: Praise Redemption Worship Center	Date Accepted: 06/06/2007
	Planning Board Action Limit: 09/15/2007
	Plan Acreage: 7.41
	Zone: R-R
	Lot: 0
	Parcels: 2
	Planning Area: 82A
	Tier: Developing
	Council District: 09
	Election District: 11
	Municipality: N/A
	200-Scale Base Map: 212SE09

Purpose of Application	Notice Dates
Residential Subdivision - CHURCH	Adjoining Property Owners Previous Parties of Record Registered Associations: 04/16/2007 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 08/13/2007

Staff Recommendation		Staff Reviewer: Ivy R. Thompson	
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 Subdivision Plat 4-07039
Praise Redemption Baptist Church

OVERVIEW

The subject property consists of 7.41 acres of land in the R-R Zone. The property is located on Tax Map 118, Grid A-2. The subject property is partially developed with an existing home that is to be removed; the remainder of the property is wooded and currently undeveloped. The applicant proposes to subdivide Parcels 3 and 115 into two Parcels – Parcel A - for the construction of a single story facility with a basement and Parcel B for dedication to The Maryland-National Capital Park and Planning Commission Department of Recreation. The subject property has frontage on Rosaryville Road and two access points are proposed. Development of the property is for the construction of a sanctuary with a gross floor area of 19,608 square feet and a seating capacity of about 600 persons and requisite parking.

SETTING

The proposed subdivision is situated on the west side of Rosaryville Road, approximately 1,000 feet northwest from the intersection with Brookwood Drive. The subject site is surrounded by single-family residences that are all zoned R-R. Adjacent to the site is the Cornerstone Peaceful Baptist Church subdivision to the east, the St. John's Wood subdivision is to the north and the Brookwood subdivision is to the south of the subject site.

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-R	R-R
Use(s)	Single-Family Residence/ Vacant	Institution (Church) 20,700 total square feet
Acreage	7.41	7.41
Lots	0	0
Parcels	2	2
Public Safety Mitigation Fee		No

2. **Subdivision**—The subject property is zoned R-R. The subject application is not proposing any residential development; however, because different adequate public facility tests exist, and there are considerations for recreational components for residential subdivision, any future consideration for residential development beyond one single-family dwelling should require the approval of a new preliminary plan of subdivision.

3. **Environmental**—A review of the available information indicates that nontidal wetlands and a stream are found to occur on the property. The soils found to occur according to the Prince George’s County Soil Survey are in the Aura, Croom, Bibb, and Ochlockonee series. These soils are mostly in the B and D hydrologic group. Group B soils are generally well-drained and Group D soils are not. According to available information, Marlboro clay does not occur on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, 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 adjacent to the subject property. This property is located in the Piscataway watershed of the Potomac River basin. The site is located in the Developing Tier as reflected in the General Plan, and contains Regulated and Evaluation Areas as identified in the Countywide Green Infrastructure Plan.

Environmental Issues Addressed in the Rosaryville Planning Area

No significant recommendations regarding environmental issues are contained in the plan that are directly related to this preliminary plan.

Conformance with the *Countywide Green Infrastructure Plan*

This site contains both Evaluation and Regulated Areas within the designated network of the Countywide Green Infrastructure Plan. The plan as designed shows the preservation of woodland buffering the non-tidal wetlands and stream located just off-site to the south of the property. This design implements the Green Infrastructure Plan on this site.

Environmental Review

A signed Natural Resource Inventory, NRI/018/07, dated March 22, 2007, was submitted with the application package. There are streams, wetlands, and 100-year floodplain located on the property. The FSD indicates one forest stand totaling 4.33 acres. Four specimen trees were noted.

The information from the NRI has not been correctly shown on the TCPI. The NRI shows a specimen tree table, while the TCPI does not. The TCPI must be revised to show the specimen tree table from the NRI with an added column describing the disposition of each tree.

This property is subject to provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. There are 1.56 acres of woodland conservation required; the threshold for the property is 1.13 acres. The Type I Tree Conservation Plan, TCPI/021/07, has been reviewed and was found to require technical revisions. The plan proposes to meet the requirement by providing 1.36 acres of preservation in the northeastern most part of the property, with the remaining .20 acre provided through the use of fee-in-lieu. An additional .09 acre of woodland was retained, but it is not counted as part of the woodland conservation requirements.

As noted above, the specimen trees have not been shown and the specimen tree table was not provided. In addition, the stream buffer needs to be added to the plan so that the expanded buffer can be accurately delineated on the eastern-most portion of the property (see staff noted change to the NRI on the March 22, 2007 approved NRI). The topography used to prepare the plan appears to be different from that used to prepare the NRI. A note should be added to the plan stating the source of the topography shown. The limit of disturbance symbol shown in the legend is different from that used on the plan. The plan should be revised to eliminate the use of “TS-LOD.”

The legend shows a symbol for a “platted conservation easement.” This symbol does not appear to be used on the plan (there is a line on the plan that might represent this feature, but it is not the same as that used in the legend). There are labels on the preliminary plan that are off-site, but these are not repeated on the TCPI and it is not clear from any of the plans if these features occur on-site. The plans need to be revised to verify the presence or absence of the “platted conservation easement.”

The stormwater management concept approval letter states that the box culvert that exists under Rosaryville Road has been required by the Department of Public Works and Transportation (DPW&T) to be extended. This work will result in an impact to the expanded buffer and must be shown conceptually on the TCPI and the clearing and grading must be accounted for in the worksheet.

The site contains a stream, wetlands and 100-year floodplain. These features comprise the expanded buffer on the site. Section 24-130 of the Subdivision Regulations requires that the expanded buffer be preserved unless the Planning Board approves a variation. All disturbances not essential to the development of the site as a whole are prohibited within stream and wetland buffers. Essential development includes such features as stormwater pond outfalls, public utility lines, road crossings, and so forth, which are mandated for public health and safety.

A variation request was received for the impact to the expanded buffer for the outfall from stormwater management pond #1. A second impact to the expanded buffer is required for the replacement of the box culvert under Rosaryville Road. The following is an analysis of the required findings of Section 24-113 with regard to the variations:

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the variation will not be detrimental to the public safety, health, or injurious to other property;**

The variations are required to address the regulations associated with the stormdrain outfalls that are necessary to protect the public safety and health, to avoid injury to other property.

- (2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The conditions of the property are unique with respect to the placement of the associated expanded buffer and the required placement of the stormdrain outfalls.

- (3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation;**

No other variances, departures, or waivers are required with regard to the treatment of stormwater. All appropriate local, federal and state permits must be obtained before the construction can proceed.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

Due to the configuration of this site and the location of the expanded buffer, the extent of the proposed impacts is appropriate to allow for the development of the property under its existing zoning.

Staff recommends that the Planning Board approve the areas of impacts as requested. The proposed impacts for the culvert extension are considered essential to the development of the site and are supported by staff. A separate variation request is not required for this work because it is part of the stormwater management requirements of the site. The variation request for stormwater management is supported by staff. Prior to signature approval of the preliminary plan, the TCPI and the preliminary plan should be revised to show the stream, its associated buffer, and the wetland buffer and eliminate the 1.36-acre preservation area.

At time of final plat, a conservation easement should be described by bearings and distances. The conservation easement should contain the expanded stream buffer except for the proposed impacts for the stormwater management requirements and be reviewed by the Environmental Planning Section prior to certification. A note should be placed on the plat detailing the conservation easements. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant should submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

According to the "Prince George's County Soil Survey" the principal soils on the site are in the Aura, Croom, Bibb, and Ochlockonee series. This information is provided for the applicant's benefit. The Prince George's County Department of Environmental Resources will require a soils report in conformance with CB-94-2004 during the permit process review.

A copy of the approved Stormwater Management Concept Plan and the associated letter were submitted. The letter requires the extension of an existing 5-foot x 8-foot concrete box culvert on-site. As noted above, the plans need to be revised to show this work and a variation request for the impacts must be approved by the Planning Board.

Water and Sewer Categories

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

4. **Community Planning**—This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier. This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The development proposal conforms to the 1993 Subregion VI Study Area master plan recommendations for living areas in the Rosaryville community of this planning area. This plan policy recommends that the established character of the community, which is zoned R-R continue. The proposal to construct a Church facility and parking lot maintains the residential low density that is recommended for the site.

5. **Parks and Recreation**— According to Section 24-134(a) of the Prince George’s County Subdivision Regulations, the subject subdivision is exempt from mandatory dedication of parkland requirements because the site is over an acre in size. The southern portion of the subject property is adjacent to the Dower House Stream Valley. This portion of the stream valley is a major east-west connection to Rosaryville State Park to the east of the subject site. The approved Subregion VI study area master plan and sectional map amendment call for the southern portion of the subject subdivision to be included as a portion of the Dower House Branch Stream Valley Park. In recent conversations with DPR staff the applicant has agreed to donate 2.75 acres along the subject subdivision’s southern boundary to M-NCPPC as part of the Dower House Stream Valley Park as shown in attached Exhibit “A.”

6. **Trails**—The adopted and approved Subregion VI master plan recommends a trail along the Dower House Branch at the southern edge of the subject site. The master plan recommends that this trail be implemented as a natural surface hiker-equestrian trail (Subregion VI master plan, page 203). This trail is intended as a connection to the existing equestrian trails at Rosaryville State Park. The trail along Dower House Branch is also envisioned as part of the larger network of equestrian trails in “Marlboro County” that is also discussed in the plan (Subregion VI master plan, page 203). The portion of the stream valley immediately to the west (Parcel B) is owned by M-NCPPC. Staff supports the recommendation of the Department of Parks and Recreation for the dedication of the stream valley for the subject application. The master plan trail will be accommodated within the parkland dedicated along the Dower House Branch. This stream valley parkland will also accommodate equestrian trips from the surrounding community to Rosaryville State Park.

The master plan also designated Rosaryville Road as a master plan bikeway (Subregion VI master plan, page 204). This can be accommodated through the provision of bikeway signage and bicycle-compatible frontage improvements such as paved shoulder or wide outside curb lane. Staff recommends the provision of one “Share the Road with a Bike” sign at this time.

SIDEWALK CONNECTIVITY

Rosaryville Road is an open section with no sidewalks in many areas, including the frontage of the subject site. However, where frontage improvements have been made to the southeast of the subject property, standard sidewalks have been provided. This includes much of the frontage of Holloway Estates and the existing Holloway Estates Park. Existing Rosaryville Elementary School is immediately adjacent to Holloway Estates Park.

7. **Transportation**—Information provided on the application revealed that the church will have a maximum of 600 attendees. The hours of operation will be 9:00 AM to 3:00 PM on Sundays, 7:00 PM to 8:00 PM on Wednesdays (bible study) and 7:00 to 9:00 PM on Mondays (choir rehearsal). On previous occasions, the Planning Board has accepted trip rates of 0.25 and 0.37

trip/1,000 square feet of floor area for churches. Applying these trip generation rates, the proposed church would generate (20 x 0.25 =) 5 AM and (20 x 0.37 =) 7 PM peak-hour vehicle trips.

The subject property is located 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 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

Given the location of the subject property, the traffic generated by this development is likely to be distributed in multiple directions. Staff anticipates no more than 2 AM and 3 PM trips are likely to impact the critical intersection of Rosaryville Road-Frank Tippet Road. Based on recent traffic data, the intersection was found to be operating with an adequate level of service of A/782 during the AM peak hour and B/1114 during the PM peak under existing conditions.

Staff's research of background developments revealed five approved developments (4-00064, 4-05025, 4-04117, 4-01090 and 4-02077) whose traffic could have some impact on the subject intersection. In applying those background traffic to the existing traffic data, it was determined that the intersection will operate with an acceptable level of service of C/1331 during the AM peak hour, and A/974 during the PM peak hour. With the inclusion of the site-generated traffic, the proposed church would operate with an acceptable level of service of C/1332 and A/975 during the AM and PM peak hours respectively.

While it has been demonstrated that the proposed development would have only a marginal impact on the surrounding road network, all of the analyses were predicated on the site generating a mere 5 and 7 peak-hour trips during the AM and PM periods respectively. To that end, any approval of this application should be predicated on a trip cap of no more than 5 AM peak-hour trips and 7 PM peak-hour trips.

TRANSPORTATION STAFF CONCLUSIONS

The Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved with conditions.

8. **Police**—The proposed development is within the service area for Police District V, Clinton. The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future county residents. The plan includes planning guidelines for police and they are:

Station space per capita: 141 square feet per 1,000 residents

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the latest population estimate is 825,520. Using the guideline of 141 square feet per 1,000 residents, 116,398 square feet of space for police is needed. The current amount of space, 267,660 square feet, is above the guideline.

9. **Fire and Rescue**—The existing engine service at Marlboro Fire Station, Company 45, located at 7710 Croom Road, has a service travel time of 5.15 minutes, which is beyond the 3.25-minute travel time guideline. The existing paramedic service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road has a service travel time of 7.23 minutes, which is within the 7.25-minute travel time guideline. The existing ladder truck service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road has a service travel time of 7.23 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this preliminary plan unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. The above findings are in conformance with the *Approved Public Safety Master Plan, 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

10. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003, and CR-23-2003 and concluded the above subdivision is exempt from a schools review because it is an institutional/church use.
11. **Health Department**—The Health Department reviewed the application and notes that a raze permit is required prior to the removal of any of the structures on site. When the existing house is vacated the abandoned septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit.
12. **Stormwater Management**—Stormwater Management Concept Plan 44553-2006-00 was approved with conditions. The plan reflects two basins to the south of the proposed parking area. Development of the site must be in accordance with this approved plan and any revisions.
13. **Archeology**—A Phase I archeological survey was completed on the 7.41-acre Praise Redemption Worship Center property in July 2007. A draft report, "Phase I Archeological Survey of the Praise Redemption Worship Center, Upper Marlboro, Prince George's County, Maryland, Preliminary Plan #4-07039," has been received by the Historic Preservation and Public Facilities Planning Section and was reviewed on August 24, 2007. One historic archeological site, consisting of an early- to mid-20th-century domestic site, was identified in the survey. The site consists primarily of early- to mid-20th-century architectural debris from the destruction of a house once located on the north central portion of the property. Due to disturbance of the ground surface during demolition of the house, the lack of intact cultural deposits, and limited research potential, no further archeological investigations were recommended for site 18PR908. Staff concurs with the report's findings that no further archeological work is necessary on the Praise Redemption Worship Center property. Once four copies of the final report have been received and accepted, the archeological conditions for this property will be fulfilled.
14. **Historic Preservation**—There is no effect on Historic Resources.

RECOMMENDATION

APPROVAL, of Preliminary Plan 4-007039 and TCPI/021/07 subject to the following conditions:

1. Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
2. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Provide a complete specimen tree table.
 - b. Add the stream buffer in the appropriate area as noted on the signed NRI.
 - c. State the source of the topography in the notes.
 - d. Include the symbol used for the limit of disturbance in the legend.
 - e. Verify the presence or absence of the “platted conservation easement” and provide documentation as needed.
 - f. Show the clearing and grading as required for the installation of the box culvert.
 - g. Have the revised plans signed and dated by the qualified professional who prepared them.
3. The final plat shall contain the following note:

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/021/07) 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 Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission—Prince George’s County Planning Department.”

4. Prior to signature approval of the preliminary plan, it shall be revised to show the stream, its associated buffer, and the wetland buffer, and eliminate the 1.36-acre preservation area.
5. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the expanded stream buffer except for the proposed impacts for the stormwater management requirements and be reviewed by the Environmental Planning Section prior to approval. 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.”

6. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
7. The conveyance of 2.75 acres of land to The Maryland –National Capital Park and Planning Commission as shown on the attached DPR exhibit A Land to be conveyed shall be subject to the following conditions:
 - a. An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plat.
 - b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to final plat.
 - c. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits that include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel’s Office, M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. The DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.
 - g. All existing structures shall be removed from the property to be conveyed, unless the applicant obtains the written consent of DPR.
 - h. The applicant shall terminate any leasehold interests on property to be conveyed to the M-NCPPC.
 - i. No stormwater management facilities or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance, and easement agreements shall be required prior to the issuance of grading permits.

8. The applicant and the applicant's heirs, successors and/or assigns shall provide a standard sidewalk along the subject site's frontage of Rosaryville Road, unless modified by the Department of Public Works and Transportation.
9. The adopted and approved Subregion VI master plan recommends that Rosaryville Road be designated as a Class III bikeway with appropriate signage. Because Rosaryville Road is a county right-of-way, the applicant and the applicant's heirs, successors and /or assigns shall provide a financial contribution of a \$210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.
10. Development of this property shall be limited to any permitted uses that generate no more than 5 AM peak-hour trips and 7 PM peak-hour trips on the weekdays. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
11. Once the existing house located at 9601 Rosaryville Road is vacated and to be razed, the abandoned septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit. The location of the septic system should be indicated on the preliminary plan.
12. A raze permit is required prior to the removal of any of the structures on site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on site must be removed and properly stored or discarded prior to the structure being razed. A note should be added to the preliminary plan requiring that the structures be razed and the well and septic systems properly abandoned prior to approval of a grading permit.
13. Development shall be in conformance with the approved Stormwater Management Concept Plan 44553-2006-00 and any subsequent revisions.