



CAPITOL DEVELOPMENT DESIGN INC.

ENGINEERS • PLANNERS • SURVEYORS

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DUVALL PROPERTY

Project Status Report

November 8, 2010

Site Data:

Site area: 54.48 Ac.

Zoned:

North site: R-E (Residential Estate)

South site: R-R (Rural Residential)

Number of proposed lots & parcels: 30 single family dwelling units, 2 parcels and 2 outlots

Tax map # 128, Grid D-1

Water and sewer categories: W-6 and S-6 (well and septic)

Plans:

1. **Boundary and Topography Survey:**
Prepared by CDDI.
2. **Soil Investigation Report:**
Report was prepared by CDDI on April 2005. As required by the County, another soil report will be required prior to issuance of the building permits.
3. **Wetland Study:**
Prepared by McCarthy & Associates.
4. **Existing 100-Year Floodplain Study:**
There is no floodplain on this property.
5. **Utility Letters:**
Utility information has been obtained.
6. **Conceptual Stormwater Management Plan:**
Case # 27861-2004-01 approved on March 10, 2008. This approval will expire on March 10, 2011. County requires \$100.00 fee for updating this approval. Check should be payable to Prince George's County.
7. **Water and Sewer Categories:**
W-6 and S-6 (Well and Septic)
8. **WSSC Authorization (SEP-I)**
Not applicable.

9. **Natural Resources Inventory:**
Report (NRI/033/07-02) was approved by M-NCCP on September 5th, 2007.
10. **Preliminary Plan of Subdivision:**
Assigned Case # 4-04009 and resolution # 04-249 was adopted on Nov. 18, 2004.
11. **Tree Conservation Plan (Type-I):**
TCP-I/52/04 was approved by M-NCPPC on Nov. 18, 2004.
12. **Limited Detailed Site Plan:**
DSP-05010 was approved by the planning director on June 27, 2005 and the plan was certified on June 29, 2005. The latest plan revision # is 05010/04 which was approved on June 11, 2008.
Approved house models included:
 - Lancaster model (Haverford Homes)
 - Avalon model (Ryan Homes)
 - Courtland (Ryan Homes)
 - Victoria (Ryan Homes)
 - Balmoral (Ryan Homes)
 - Yorkshire (Ryan Homes)
 - Milford (Ryan Homes)
13. **Landscape Plan:**
This plan was approved on June 27, 2005 as part of the Limited Detailed Site Plan process.
14. **Tree Conservation Plan (Type-II):**
Case # TCP-II/64/05 was approved on June 22, 2005 as part of the Limited Detailed Site Plan. The latest revision was approved on November 23, 2005.
15. **Record Plat:**
Plat # 1, Plat Book REP 210, Plat 38, recorded on Jan. 27, 2006
Plat # 2, Plat Book REP 210, Plat 39, recorded on Jan. 27, 2006
Plat # 3, Plat Book REP 210, Plat 40, recorded on Jan. 27, 2006
16. **Grade Establishment Plan for Public Streets:**
Sam Gordon Place, DPW&T case # 18823 approved on Jan. 24, 2005
Thomas Brook Place, DPW&T case # 18821 approved on Jan. 24, 2005.
Bright Leaf Way, DPW&T case # 18819 approved on Jan. 24, 2005.
17. **Storm Drain / SWM, Paving Plan and Landscape Plan for SWM Ponds:**
DER case # 27861-2004-01 was approved on Feb. 9, 2009.
18. **Grading, Soil Erosion and Sediment Control Plan:**
SC # 500-05-04, P # 136-05 and P # 137-05 was approved by PGSCD on Feb. 22, 2006. This plan will expire on July 29, 2012.
19. **Street Tree and Lighting Plan:**
DPW&T permit # 40124-2005 was approved on Oct. 26, 2006 for the lighting design.

20. **Dam Safety As-Built Plan for SWM Ponds:**
SD # 27861-2004-01 was approved by DPW&T on June 17, 2008. PGSCD case # is 500-05 which was approved on June 19, 2008.
21. **As-Built Storm Drain Plan:**
SD # 27861-2004-01 was partially approved by DPW&T on Oct. 23, 2007. The approval will be finalized when the temporary sediment basins are converted to permanent SWM pond facilities and the final as-built plans for the SWM ponds are approved by DPW&T and PGSCD.
22. **Easements:**
Easement documents have been prepared and recorded. Some additional easement may be required during processing the building permits.
23. **Earthwork Analysis:**
Prepared by Site Development Services, Inc. (SDS) dated Sept. 14, 2005.
24. **Construction Inspection and Testing:**
Fill soil compaction certification for the roadways, lots and ponds were prepared by Mafi Associates, Inc.

Permits:

* **Grading Permit:**

DER/DPW&T grading permit # 40104-2005-01 was issued on July 11, 2008. A letter should be submitted to DER requesting for permit renewal. DER will determine the required fee for renewing this permit. Typically, the grading permit is good for five years but a request for inspection should be submitted to DER/DPW&T every six months in order to keep the permit active.

Posted reforestation bond amount = \$32,277.96

Posted restoration/grading bond amount = \$163,090.00

* **Street Construction Permit**

DPW&T permit # 40124-2005-00 was issued on June 20, 2006 and it will expire on Jan. 9, 2011. A fee of \$11,772.25 should be paid to Prince George's County for renewing this permit.

Posted performance bond = \$588,600.00

Posted labor and material bond = \$235,450.00

Surety bond # 1013710

* **Retaining Wall Permits:**

There are 6 retaining walls as shown on the site plan. They are located on:

One wall on Lot 7-S

Two walls on lot 15-N

One wall on lot 17-N and

Two walls on parcel A next to the pond

DER Permit #'s 32182-2007 thru 32183-2007 and 82176-2007 thru 82179-2007. Permits are pending due to structural shop drawings.

Typically, they are prepared by the wall manufacturer. Some permit fees will be required by the County too that need to be paid prior to issuance of permits. Permit fee amount will be determined by the County.

* **Storm Drain/SWM Permit:**

DER/DPW&T permit # 27861-2004 was issued on July 14, 2006.
 County requires \$200.00 fee for renewing this permit.
 Posted performance bond amount = \$358,500.00
 Surety bond # 017060

* **Building Permits:**

Lot # 1, DER permit # 15841-2008-00 issued on June 24, 2008. Letter to DER should be submitted requesting for inspection and permit renewal.
 Need to process building permits for the remaining lots.
 Estimate permit, U&O, and school surcharge fees = \$15,000.00 (per lot)

* **Well and Septic Permits:**

DER permits have been issued for the following lots:

| <u>Lot #</u> | <u>Section</u> | <u>Well Permit No.</u> | <u>Issuance Date</u> | <u>Expiration Date</u> |
|--------------|----------------|------------------------|----------------------|------------------------|
| 1 | South | PG-95-1340 | 6/15/07 | 6/15/08 |
| 2 | South | PG-95-1341 | 6/15/07 | 6/15/08 |
| 3 | South | PG-95-1303 | 7/5/07 | 7/5/08 |
| 4 | South | PG-95-1302 | 7/5/07 | 7/5/08 |
| 5 | South | PG-95-1304 | 7/17/07 | 7/17/08 |
| 6 | South | PG-95-1342 | 7/27/07 | 7/27/08 |
| 7 | South | PG-95-1343 | 7/17/07 | 7/17/08 |
| 8 | South | PG-95-1344 | 7/31/07 | 7/31/08 |
| 9 | South | PG-95-1345 | 7/17/07 | 7/17/08 |
| 10 | South | PG-95-1346 | 7/17/07 | 7/17/08 |
| 4 | North | PG-95-1349 | 7/17/07 | 7/17/08 |
| 6 | North | PG-95-1353 | 7/5/07 | 7/5/08 |
| 11 | North | PG-95-1357 | 7/5/07 | 7/05/08 |
| 13 | North | PG-95-1355 | 7/31/07 | 7/31/08 |
| 14 | North | PG-95-1305 | 7/17/07 | 7/17/08 |
| 19 | North | PG-95-1348 | 7/31/07 | 7/31/08 |

| <u>Lot #</u> | <u>Section</u> | <u>Septic Permit No.</u> | <u>Issuance Date</u> | <u>Expiration Date</u> |
|--------------|----------------|--------------------------|----------------------|------------------------|
| 1 | South | 1779 | 6/15/07 | 6/14/08 |
| 2 | South | 1781 | 6/15/07 | 6/14/08 |
| 3 | South | 19094-2007 | 7/5/07 | 7/4/08 |
| 4 | South | 19091-2007 | 7/5/07 | 7/4/08 |
| 5 | South | 19089-2007 | 7/17/07 | 7/16/08 |
| 6 | South | 19079-2007 | 7/27/08 | 7/26/08 |
| 7 | South | 19077-2007 | 7/17/07 | 7/16/08 |
| 8 | South | 19068-2007 | 7/31/07 | 7/30/08 |
| 9 | South | 19059-2007 | 7/17/07 | 7/17/08 |
| 10 | South | 19058-2007 | 7/17/07 | 7/16/08 |
| 4 | North | 20305-2007 | 7/17/07 | 7/16/08 |
| 6 | North | 20518-2007 | 7/5/07 | 7/4/08 |
| 11 | North | 20635-2007 | 7/5/07 | 7/4/08 |
| 13 | North | 21036-2007 | 7/31/07 | 7/30/08 |
| 14 | North | 20626-2007 | 7/17/07 | 7/16/08 |
| 19 | North | 20106-2007 | 7/31/07 | 7/30/08 |

Above listed well and septic permits have been expired. A new permit application should be submitted for these lots. Health Department requires \$300.00 for renewing the septic permit and \$80.00 for renewing the well permit. Permits for the remaining lots are pending due to the additional permit fee of \$50.00 per lot.