

Case No. SP-03055

Applicant: Timberlake Homes, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-36, to approve a detailed site plan for 289 single-family residences in a cluster subdivision, on property described as approximately 254.6 acres of land in the R-80 and R-R Zones, known as Timber Ridge, located on the east side of Brandywine Road, adjacent to Den Lee Road, Clinton, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the detailed site plan:
 - a. The applicant shall revise the site/grading, landscaping and architectural drawings to show the following:
 - (1) A maximum 30 percent lot coverage for all the lots.
 - (2) House templates which include dimensions of bay windows and fireplaces and indicate that areaways are below grade. If above grade, dimensions shall be added.
 - (3) Identification of all existing building and structures.
 - (4) Identification of all existing buildings to be removed.
 - (5) All structures not permitted by the Department of Public Works and Transportation removed from the public right-of-way, if road "A" is to be dedicated as a public street.

- (6) Sign details which include the cobblestone ring denoting the lettering area.
 - (7) Landscaping at the base of the gateway sign.
 - (8) The gateway signs set back from the roadway, to maintain unobstructed lines of vision for 500 linear feet in all directions of travel.
 - (9) A note providing information about the specimen tree candidates.
 - (10) A lot size table.
 - (11) A list of open space parcels, the acreage, and the organizations to whom they will be dedicated.
 - (12) Complete elevations for all the proposed architectural models, with notes on optional materials.
 - (13) The zoning line clearly delineated on the cover sheet and the 30-scale sheets.
 - (14) Notes regarding compliance of the proposed lots with the development standards of the R-R and R-80 Zones.
 - (15) The lot numbers matching the lot numbers on Preliminary Plan 4-03003.
 - (16) Landscape schedules that show compliance with Section 4.6 and Section 4.7 of the Landscape Manual.
 - (17) At least 70 percent of the proposed houses with full brick or stone facades.
- b. The applicant shall provide a trail around stormwater management pond No. 3, subject to the approval of the Department of Environmental Resources.
 - c. The Type II Tree Conservation Plan shall be revised to:
 - (1) Remove the TCP notes on Sheet 1 of 1.
 - (2) Provide a Type II TCP approval block on each sheet.
 - (3) Have the revised plan signed and dated by the qualified professional who prepared the plan.

2. Prior to a submission of the first final plat of subdivision, the applicant shall enter into a private recreational facilities agreement (RFA) with the Development Review Division for the construction of the recreational facilities. Upon approval by the Development Review Division, the RFA shall be recorded among the land records of Prince George's County. The recreational facilities agreement shall include a list of recreational facilities and show the facilities bonded prior to approval of the first grading permit and constructed prior to issuance of a building permit for the 200th unit in the development.
3. The following house models shall be stricken: Purdue, Harvard, Emory I & II, and Exeter. No dwelling unit shall have less than 2,400 square feet of base finished area.
4. At least 50% of the lots shall be 14,000 square feet or more in area.

Ordered this 6th day of July, 2004, by the following vote:

In Favor: Council Members Knotts, Dean, Dernoga, Exum, Harrington, Hendershot, Peters and Shapiro

Opposed: Council Member Bland

Abstained:

Absent:

Vote: 8-1

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council