

Case No. SP-04005

Applicant: Gloria Harvey

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. 05-85, to approve a detailed site plan for a private school, Mitchellville Montessori School, with an enrollment of 132 students, on property described as approximately 5.03 acres of land in the R-R Zone, located on the west side of Hillmeade Road, at its intersection with Quadrille Lane, Bowie, 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 certificate approval, the plans shall be revised to show the following:
  - a. A sidewalk at least six feet in width shall be provided between the building and the 90-degree parking spaces at the main entrance.
  - b. All 90-degree parking spaces shall have a driveway at least 22 feet in width.
  - c. The two standard-size parking spaces at the northeast corner of the building shall be converted to compact spaces. The handicap parking space shall be provided in another location.

d. The crosswalk located at the northeast corner of the building shall be revised so that it crosses the driveway as directly as possible.

e. The dumpster pad shall, if possible, be relocated to the south end of the loading space and shall be enclosed by a masonry wall consistent with the masonry materials on the building.

f. The parking notes shall be revised to indicate that no more than nine compact spaces are permitted.

g. A five-foot-wide concrete sidewalk shall be added on the south side of the commercial entrance to Hillmeade Road. A crosswalk shall be shown across Hillmeade Road, subject to DPW&T approval.

2. Prior to certificate approval of DSP-04005, TCPII/118/04 shall be revised as follows:

a. Provide the legend on the TCPII sheets.

b. Correct the worksheet to reflect the accurate amount of existing woodland in the floodplain at the site to the closest 100<sup>th</sup> of an acre.

c. Expand the legend to contain a corresponding symbol for each feature shown on the plan (i.e., the streams and their 50-foot-wide buffers, 100-year floodplain, wetlands and their 25-foot-wide buffers, the six-foot-high board-on-board and five-foot-high wooden fences, and the asphalt path, etc). Provide the symbols for wetland limits and wetland buffers so they are legible.

d. Revise the LOD/proposed tree line label to refer only to the LOD.

e. Show the PMA correctly and include a corresponding symbol in the legend.

f. Update the revision box, to reflect the recent revisions.

g. Relabel the "General Notes for Tree Conservation" the "Type II Tree Conservation Plan Notes."

h. Include a third sentence in note 3, to read: "Upon the sale of the property, the owner/developer or its representative, and each future seller, shall identify for the purchaser of the property all woodland conservation areas and explain that they must be preserved."

i. Remove the third sentence from note 4.

j. Remove or "X" out TCPII notes 6, 7, and 8.

k. In note 9, remove, at the end of the second sentence, the phrase "for five years after completion of work," and insert a period after the word "place."

l. Show the proposed grading and limits of disturbance with corresponding symbols in the legend, including all sediment and erosion control devices, all stockpiles, and all other areas that must be cleared during construction.

m. For the area to the south of the proposed building, where there is 100-year floodplain that is wooded, label this area as "woodland saved, but not counted." Include the acreage of this area, to the closest 100th of an acre.

n. Identify the other proposed woodland conservation treatment areas with corresponding symbols in the legend (i.e., shaded or hash-mark patterns).

o. Provide the four required notes under the TPD detail from the Woodland Conservation Manual.

p. Put the TPD symbol in the legend and show its proposed location on the plan.

q. Provide the locations of proposed woodland conservation signage with a corresponding symbol for the signage in the legend.

r. Include the signage detail for woodland conservation signs.

- s. Include the time frames for the use of the TPDs and signage, which have not been addressed on the plan. Include with this information, the proposed maintenance of the TPDs and the signage, and the eventual removal of the TPDs.
  - t. Provide the applicable "Edge Management Notes."
  - u. Adjust the plan so that the TCPII consists of two sheets in chronological order.
  - v. Add the TCPII signature approval block to the second TCPII sheet.
  - w. After all of these revisions have been made to the plan, including an update on the revision box, have the qualified professional who prepared the plan sign and date it.
3. The LOD on the TCPI shall be reflected on the TCPII and no additional PMA impacts shall be shown.
4. Prior to certificate approval of DSP-04005, a copy of the stormwater management concept plan and the stormwater management concept approval letter shall be submitted.
5. The number of students enrolled shall not exceed 132, and that limits should be stated on the revised plan.
6. To minimize the anticipated vehicular conflicts, the two nonhandicap front parking spaces and the five parking spaces along the drive aisle nearest the entrance shall be designated for staff only. Handicap spaces shall be painted blue.
7. A structure to provide shade shall be provided at the primary play area located at the north end of the site.
8. The sidewalk along Hillmeade Road to the northern play area shall be at least five feet wide.

9. Pre-school and after-school care shall be provided. The pre-school program shall begin at least two hours before the beginning of normal school hours. The after-school program shall end at least two hours after the end of normal school hours.

10. No event other than regular classes may include more than 30 families on site at one time.

11. On Hillmeade Road, along the entire frontage of the property, acceleration and deceleration lanes shall be provided.

Ordered this 11th day of July, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent: Council Member Harrington

Vote: 8-0

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: \_\_\_\_\_  
Samuel H. Dean, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council