

Case No.: SDP-0407

Applicant: Washington Homes
of Maryland 1, LLC

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 entire record and oral argument from the parties, that the Planning Board's decision in Resolution PGCPB No. 05-35, approving with conditions a Specific Design Plan, SDP-0407, for construction of 131 single-family detached dwellings, described as 29.86 acres of land in the R-M Zone, located on the southwest corner of Chaddsford Drive and General Lafayette Boulevard, Brandywine, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which 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 signature approval of the Specific Design Plan, the following revisions shall be made to the plans:
 - (a) The tracking chart on Sheet 5 of 5 of TCPII/126/98-03 shall be revised to include all clearing previously approved.
 - (b) The applicant shall submit to DPR for review and approval revised and corrected construction drawings for the master plan trail, including a grading plan, limits of disturbance, and complete construction details. Construction drawings for the master

plan trail shall be in accordance with the Parks and Recreation Facilities Guidelines.

- (c) Landscape Manual schedules for Section 4.7 shall be removed from the plans.
 - (d) The Foxhall model shall either be deleted from the architectural package or the minimum finished living area above grade shall be expanded to 1,650 square feet.
- 2. Prior to the issuance of a grading permit, the DPR staff shall review and approve the location and design of the stormwater management facilities and outfalls on dedicated parkland, if any are proposed within parkland.
- 3. Prior to signature approval of the Specific Design Plan the following landscape improvements will be provided on the plans:
 - (a) At a minimum, each front yard shall have either one shade tree or one ornamental tree or shrubs (groupings of four or more) where the driveway and the sidewalk meet, where space and line of sight allow, to enhance the appearance of streets. At least 50 percent of the front yards shall have a tree.
 - (b) The plan shall be revised to indicate the additional evergreen trees and shade trees planted on the adjacent townhouse property along the western property boundary.
 - (c) Ornamental trees (minimum groupings of three) and shrubs will be used at intersections, where space and line-of-sight allow, to enhance the housing at all intersections.
- 4. Prior to the issuance of building permits on Lots 17-26, Block C, the following shall be demonstrated on the architectural elevations:
 - (a) 100 percent brick facades on the front and sides of the units.
 - (b) Keystones shall be used on the front façade.
 - (c) Rowlock brick will be used below all windows.

- (d) A front porch, side lights at the door, or a top transom at the door shall be standard features.
 - (e) Two-car garages on all units.
 - (f) Nine-foot ceilings on the first floor.
5. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or waters of the US, the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.
 6. Prior to issuance of the building permit for the 135th unit in the overall development as shown on CDP-0102/01, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the master plan trail on dedicated parkland in the amount to be determined by DPR.
 7. Prior to construction of the master planned trail on dedicated parkland, the location of the trail shall be flagged in the field and reviewed and approved by DPR staff.
 8. Prior to issuance of the building permits for the 290th unit in the development as shown on CDP-0102/01, all public recreation facilities on dedicated parkland shall be constructed.
 9. Prior to the issuance of the building permit for the 98th unit in the subject application, the private recreational facilities, including the sitting area and the preteen lot, shall be completed.
 10. 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 subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

Ordered this 25th 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