

Case No.: SDP-0507

Applicant: VOB Limited Partnership

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 Planning Board's decision in Resolution PGCPB No. 06-127, approving with conditions a specific design plan for construction of a 10,063 square-foot golf course clubhouse, a 5,487 square-foot cart barn, and a parking lot on property described as approximately 42.97 acres in the R-S Zone, located on the west side of Presidential Golf Drive, south of Beech Tree Lake, inside the Beech Tree development, Upper Marlboro, 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 certificate approval of this specific design plan, the applicant shall:
  - a. Revise the site plan and landscape plan as follows:
    - (1) Provide sign area calculation on the site plan.
    - (2) Provide a key map for all architectural elevations.
    - (3) Provide bearings, distances, the parcel letter, and number on the site plan pursuant to the record plat.
    - (4) Label the 10-foot public utility easement (PUE) along Presidential Golf Drive.

- (5) Label different right-of-way widths of Presidential Golf Drive on the site plans.
  - (6) Re-delineate the boundary of this Detailed Site Plan in accordance with the parcel or lot lines.
  - (7) Provide a Section 4.3 (c) landscape schedule on the site plan.
  - (8) Provide a bufferyard and schedule equal to or better than the planting level of the Type B bufferyard along the northern boundary of the subject site.
  - (9) Provide all approved or submitted Specific Design Plan numbers, and all approved or submitted tree conservation plan numbers for Beech Tree on the cover sheet.
- b. Revise Type II Tree Conservation Plan, TCP II/49/98-12 as follows:
- (1) Replace the worksheet on sheet 46 with a TCP II phased worksheet that lists the acreages for each phase.
  - (2) Have the revised plan signed and dated by the qualified professional who prepared the plan.
- c. Provide a Phase I (Identification) archeological investigation. Phase I archeological investigations shall be conducted according to Maryland Historical Trust (MHT) guidelines, Standards and Guidelines for Archeological Investigations in Maryland (Shaffer and Cole 1994), and the Prince George's County Planning Board Guidelines for Archeological Review (May 2005), and report preparation should follow MHT guidelines and the American Antiquity or Society of Historical Archaeology style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report.

If it is determined that potentially significant archeological resources exist in the project area, the applicant shall provide a plan for:

- (1) Evaluating the resource at the Phase II and, if required, the Phase III level.
- (2) Avoiding and preserving the resource in place.

The subject Specific Design Plan shall be revised to reflect any changes of the site conditions.

2. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable County laws and regulations.
3. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.
4. Prior to issuance of the first building permit for the golf course clubhouse, the applicant shall have begun construction of the improvements listed below:  
  

“Lengthen the northbound US 301 left turn lane at Swanson Road as required by the State Highway Administration (SHA).”
5. Prior to approval of building or grading permits, the M-NCPPC Environmental Planning Section shall review all technical stormwater management plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that the plan is consistent with the Habitat Management Program and that water quality features are provided at all storm drain outfalls. If revisions to the TCP II are required due to changes to the technical stormwater management plans, the revisions shall be handled at the staff level if the changes result in less than 20,000 square feet of additional woodland cleared.
6. Prior to issuance of any building permit, a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems shall be reviewed and approved by the M-NCPPC Environmental Planning Section and the Prince George’s County Department of Environmental Resources. The report shall include a map showing all borehole locations, logs of all of the boreholes, and the report shall identify individual lots where Marlboro Clay poses a problem.
7. No grading or cutting of trees or tree removal on the site (covered by SDP-0507) shall occur until after approval of the Specific Design Plan by the District Council.
8. Prior to issuance of the 600<sup>th</sup> building permit for the Beech Tree project, the construction of all buildings and related improvements included in SDP-0507, Beech Tree Golf Course Clubhouse, shall be completed along with the entire golf course.

Ordered this 18th day of September, 2006, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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: \_\_\_\_\_  
Thomas E. Dernoga, Chairman

ATTEST:

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