

Case No.: DSP-05036-03
Villages of Savannah

Applicant: Mid-Atlantic Builders, Inc.

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to the Land Use Article and the Prince George's County Code (as amended), the District Council issues the final decision in Detailed Site Plan Application Number 05036-03 ("DSP-05036-03"). The District Council finds that the Planning Board's approval of DSP-05036-03 was not arbitrary, capricious, or otherwise illegal and adopts the findings and conclusions set forth by the Planning Board in Resolution No. 19-70 ("PGCPB No. 19-70").

PGCPB No. 19-70, recommending approval of Type II Tree Conservation Plan TCPII-149-02-05 and DSP-05036-03, a request to revise the recreational facilities and the on-site trail network for a 357 single-family detached cluster subdivision in The Villages of Savannah, located on the west side of Brandywine Road, approximately 5,000 feet north of the intersection of Brandywine Road and Floral Park Road, in Councilmanic District 9, is hereby AFFIRMED.

Approval of Type II Tree Conservation Plan TCPII-149-02-05 and DSP-05036-03, are subject to the following conditions:

1. All conditions of Detailed Site Plan DSP-05036 (PGCPB Resolution No. 06-163) remain applicable, except for Conditions 1.r. and 16.
2. Prior to certification of this detailed site plan:
 - a. On all plan sheets, correct the project reference, above the title block and within the approval block, to DSP-05036-03.
 - b. Correct General Note 14 on all plan sets to refer to this application.

- c. Correct the general note to represent the -01 revision of the stormwater concept number on all plan sets.
- d. The Type II tree conservation plan shall be revised as follows:
 - (1) Add a graphic for the permanent tree protection device in the plan sheet legend and show where it will be installed.
 - (2) Show the location of all existing and proposed on-site easements.
 - (3) On sheet 3 of 36, the following note shall be added: “Note: The source for these soils types in the “Prince George’s County Soil Survey” (1967) and do not represent the most current soil types for this site.”
 - (4) The location of permanent tree protection fencing to protect the vulnerable edges of afforestation/reforestation areas shall be shown on the plan and included in plan sheet legend.
 - (5) An owner’s awareness certificate shall be provided on the cover sheet of the plan set and be signed.
 - (6) Add a graphic and labeling for “Woodland Preservation,” which is already graphically shown on the plan set.
 - (7) Where applicable, relabel “10’ gravel equestrian trail/stormwater management access” to correctly reflect the change of use.
 - (8) In the legend, differentiate more clearly the pattern that is used to identify woodlands-retained, counted as cleared and not credited in individual lots.
 - (9) Metes and bounds shall be provided for all property lines.
 - (10) All stormwater management easements shall be shown on the plan.
 - (11) A planting schedule shall be added to detail sheet to address the plantings proposed in afforestation/reforestation areas by genus and species. Native plants are required, and trees with high pollinator values are preferred. Red maples are discouraged.

- (12) Provide legends on all plan sheets.
- (13) Delineate the location of temporary tree protection devices for woodland preservation areas retained within the construction zone. Change the graphic currently used for temporary woodland conservation in the legend to match standard symbols found in the Environmental Technical Manual.
- (14) Woodlands within the master-planned right-of-way for A-65 shall be characterized as “Woodland Retained-Not Credited.”
- (15) All tables and calculations shall be revised as needed to reflect the required revisions.
- (16) Have the revised plan signed and dated by the qualified professional who prepared it.

e. The Landscape Plan shall be revised to show the following:

- (1) Correct the scale shown on the title block to match the scale provided on the plan.
- (2) Add a note that no lighting will be provided for the proposed recreation facilities on the homeowners association land.
- (3) Provide a schedule demonstrating compliance with the tree canopy coverage ordinance.

3. All play equipment shall comply with the requirements of the Consumer Product Safety Commission and the American Society for Testing and Materials. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the Prince George’s County Park and Recreation Facilities Guidelines.

4. Prior to issuance of adjacent building permits, all afforestation and associated fencing shall be installed. The following note shall be relocated to the TCPII:

“All afforestation and associated fencing shall be installed prior to the issuance of the adjacent building permits. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”

ORDERED this 15th day of October, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Glaros, Harrison,
Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

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: _____
Todd M. Turner, Chair

ATTEST:

Donna J. Brown
Acting Clerk of the Council