

Case No.: SDP-0419

Applicant: Washington Homes of  
Maryland, 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 administrative record, that the Planning Board's decision in Resolution PGCPB No. 05-33, approving with conditions a specific design plan for construction of a recreational center, on property described as approximately 2.03 acres 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 certificate approval of this specific design plan, the applicant shall make the following revisions or submit the required information:
  - (a) Revise the tree plan, to show that all shade trees are at least 2½- to 3-inch caliper.
  - (b) Show a total of 58 parking spaces, or modify the proposal to reduce the number of required parking spaces to 57.
  - (c) Correct the parking schedule to show the total number and type of spaces for the handicapped.
  - (d) Show Landscape Bufferyard "C" as a partly commercial and industrial landscape strip, and partly a parking lot landscape strip.
  - (e) Show the 42-inch tall rail (BOCA Code) for retaining walls.
  - (f) Show the face on the freestanding sign.

- (g) Show all details of the sign measurements, building measurements, fence, and play equipment.
  - (h) Change the scale to graphically show 1 inch = 30 feet (where it currently shows 60 feet).
2. Prior to construction of the trail on dedicated parkland, the location of the trail shall be flagged in the field and reviewed and approved by DPR staff.
  3. Prior to signature approval of the specific design plan, the tracking chart on Sheet 5 of 5 of TCPII/126/98-04 shall be revised to include all clearing previously approved.
  4. Prior to submission of the record plat for the subject property, the applicant shall submit a private recreational facilities agreement which meets DPR requirements and covers the proposed facilities. The facilities shall be bonded prior to issuance of a building permit for Parcel "G" and shall be completed prior to issuance of the building permit for the 290<sup>th</sup> unit in the development.
  5. Prior to certificate approval, 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.
  6. Construction drawings for the master plan trail on parkland shall be in accordance with standards outlined in the Parks and Recreation Facilities Guidelines.
  7. An automatic fire suppression system shall be provided in the building, in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

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