

Case No. SP-03082

Applicant: Wallace Lane Associates

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. 04-30, to approve a detailed site plan for a single-family detached residential cluster subdivision for 22 lots, on property described as approximately 11.98 acres of land in the R-R Zone, known as Putter's Choice, Section III, located on the northwest side of Wallace Lane, approximately 1,500 feet east of the intersection of Wallace Lane and Duley Station Road, Brandywine, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, 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 certification of the detailed site plan:
 - a. The applicant shall revise the site/grading, landscaping and architectural drawings to show the following:
 - (1) A note stating that the location of the entry features shall be set back from the roadway to maintain unobstructed lines of vision for 500 feet in all directions of travel.
 - (2) Entry features shown on the site plan in addition to the landscape plan.
 - (3) Private recreational facilities including a multiactivity play structure with a minimum of three activities, picnic tables, and benches on HOA land.
 - b. The applicant shall submit a stormwater management concept approved by the Department of Environmental Resources.
 - c. The applicant shall revise the Type II Tree Conservation Plan as follows:

- (1) A legend shall be added to Sheet 8 of 10.
 - (2) The legend shall be revised to correctly label “woodland retained but not required.”
 - (3) Unwooded areas on Lots 21 and 22 of Sheet 9 of 10 shall be revised to remove shading, which indicates that woodlands are being retained.
 - (4) Notes on Sheet 10 of 10 shall be clarified to indicate that permanent forest retention signage will be retained in perpetuity on site.
 - (5) The revised TCPII shall be signed and dated by the qualified professional who prepared the plan.
2. At the time of building permits, all building setbacks shall be shown on the site plan. The actual percentage of lot coverage on each lot shall be shown. The coverage calculations shall include the dwelling, driveway, covered steps, porches and options.
 3. Prior to issuance of building permits for the entrance features, the applicant shall submit a maintenance agreement signed and approved by the Department of Environmental Resources.
 4. Prior to a submission of the first final plat of subdivision, the applicant shall enter into a private recreational facilities agreement (RFA) with the Development Review Division for the construction of the recreational facilities. Upon approval by the Development Review Division, the RFA shall be recorded among the land records of Prince George’s County. The recreational facilities agreement shall include a list of recreational facilities and show the facilities bonded prior to approval of the first grading permit and constructed prior to issuance of a building permit for the last unit in the development.

Ordered this 24th day of May, 2004, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Hendershot

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: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council