

Case No. SP-04063

Applicant: TSC/MUMA Mattawoman

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. 05-250, to approve with conditions a detailed site plan for 315 residential dwelling units (62 townhouse units, 82 semi-detached units, 111 single-family dwellings, and 60 units of multifamily housing), on property known as the Signature Club at Manning Village, Manokeek, described as approximately 70.74 acres of land in the M-X-T Zone, in the northeast quadrant of the intersection of Indian Head Highway (MD 210) and Berry Road (MD 228), Accokeek, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval, the applicant shall provide the additional specified materials or revise the plans as follows:
  - a. Applicant shall clarify what "setback from internal property lines" refers to as only one lot is proposed.
  - b. Applicant shall clarify why the general notes refer to "lots" when there are no lots proposed.
  - c. Signage plans shall be reviewed and approved by the urban design staff as designee of the Planning Board.
  - d. Applicant shall correct the schedule for a 4.6 landscape buffer along MD 210 to include the correct number of required trees instead of "0."

- e. Standard sidewalks shall be indicated on both sides of all private internal roads.
- f. The Hampton Court model to be utilized for the five 12-unit condominium buildings shall uniformly utilize the partial brick option on the front, side and rear elevations. Both the left and right side elevations shall include two windows at “loft” level with four-inch trim and keystone and the additional six “optional” windows shall be made standard on all five 12-unit condominium buildings.
- g. The applicant shall include plans for the bocce ball court and horseshoe pits on the detailed site plan.
- h. All end walls or side elevations shall have a minimum of two architectural features.
- i. A note shall be added to the plans that identical units shall not be located side by side or directly across the street from one another.
- j. The applicant shall submit four revised final copies of the archeological Phase I survey and Phase II NRHP evaluation report that addresses all comments to the Historic Preservation and Public Facilities Planning Section. In order to determine compliance with this condition, the Historic Preservation and Public Facilities Planning Section, as designee of the Planning Board, shall determine that the reports are acceptable.
- k. Three original, executed recreational facilities agreements (RFA) or similar alternative shall be submitted to the Development Review Division (DRD) for their approval three weeks prior to a grading permit. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George’s County, Upper Marlboro, Maryland. The RFA shall provide for the completion of the clubhouse and clubhouse parking lot, one bocce ball court, one croquet court, 1,900 feet of trail system, and the pool prior to the issuance of the 100<sup>th</sup> building permit: the completion of one trellis and one sitting area prior to the issuance of the 150<sup>th</sup> building permit; the completion of one gazebo and an additional 199 feet of trail by the issuance of the 200<sup>th</sup> building permit; the completion of the second trellis and an additional 660 feet of trail by the issuance of the 250<sup>th</sup> building permit; the completion of one picnic area, the second gazebo, one horseshoe pit, and an additional 940 feet of trail, and the completion of 275 feet of boardwalk and the second sitting area by the issuance of the 315<sup>th</sup> building permit. However, should inclement weather conditions prevent the completion of the pool prior to the issuance of the 100<sup>th</sup> building permit, in that case the pool shall be completed prior to the issuance of the 150<sup>th</sup> building permit.

- l. Submission to DRD of a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DRD, within at least two weeks prior to applying for building permits.
- m. Prior to signature approval, the applicant, his successors, and/or assignees shall demonstrate that the recreational facilities are in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines and details and specifications of the facilities shall be provided. The recreational facilities shall be as follows:

**Indoor recreational facilities:**

Clubhouse including a meeting/gathering room and kitchen facilities

**Outdoor recreational facilities:**

Pool

Mini-park with croquet and sitting areas

Three gazebos

Two observation decks

A boardwalk adjacent to the southern observation deck

Bocce Courts and sitting areas

Horseshoe pits

Picnic area

One mile of hiker/biker trails located as proposed on the applicant's open space plan

- n. Seventy percent of single-family units and 60 percent of the townhouse units shall have a predominantly brick front. The proposed clubhouse shall utilize a minimum of 60 percent brick in the design of its elevations.
- o. A note shall be added to the plans stating that noise attenuation measures included in the project shall result in maximum exterior noise levels of 65 dBA and maximum interior noise levels of 45 dBA.
- p. The Planning Board or its designee shall review and approve an interior design program, floor plans, and architectural elevations for the proposed clubhouse.
- q. Prior to the certification of the detailed site plan, the detailed site plan and the Type II tree conservation plan shall be revised to use a retaining wall to eliminate the grading into the expanded stream buffer shown on Sheet 7 of 10 of the TCP II on the north side of the wetlands and behind the four residential units west of the main north-south street.

- r. Prior to the issuance of any grading permits that impact wetlands, the applicant shall provide the Environmental Planning Section with copies of the appropriate federal, state and local wetland permits which may be required.
  - s. Prior to the certification of the detailed site plan, the Type II tree conservation plan shall be revised to:
    - (i.) Use a retaining wall to eliminate the grading into the expanded stream buffer shown on Sheet 7 of 10 of the TCPII on the north side of the wetlands and behind the four residential units west of the main north/south street.
    - (ii.) Revise the worksheet as needed.
    - (iii.) Have the revised plan signed and dated by the qualified professional who prepared the plan.
  - t. Prior to the issuance of any new permits for Lot 11, TCPII/116/01 shall be revised to reflect clearing required for the development of Lot 11.
  - u. The architectural design and materials for endwalls of units on highly visible lots, as identified on staff's Exhibit 1, shall be approved individually by Urban Design staff as designee of the Planning Board. Design of such units shall involve the use of brick for entire front facades or as an accent water table and wrapped to visible side façades. The units shall have an attractive pattern of fenestration, which may involve an increased number of architectural features on a given façade.
  - v. The architectural treatment (design and materials) of the sides and rear of the community building shall be approved by the Urban Design Section as designee of the Planning Board. Such design treatment shall include increased use of brick, continuation of at least a water table of brick to all four sides of the building, and increased balanced and well- articulated fenestration on the sides and rear.
  - w. Applicant shall add a note to the plans stating that all single-family detached dwellings and semidetached dwelling units shall have a minimum finished floor area of 2,200 square feet, exclusive of the garage.
2. Plans for all approved architecture for the project shall be maintained and made available to prospective purchasers in the sales office for the project.

3. Prior to issuance of the first building permit for the project, the applicant shall meet with the representatives of the Accokeek Development Review District Commission in order to determine the appropriateness of the inclusion of a public amenity in the proposed development. If deemed appropriate, the applicant and representatives of the Accokeek Development Review District Commission shall determine a precise location and specific description of the proposed public amenity.

Ordered this 10th day of April, 2006, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Bland

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

ATTEST:

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Redis C. Floyd  
Clerk of the Council