

Case No. SP-04074

Applicant: Image Development
Corporation

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. 05-84, to approve a detailed site plan for 85 single-family detached houses, known as Simmons Ridge, on property described as approximately 54.33 acres of land in the R-R Zone, located approximately 1.5 miles south of the intersection of Brandywine Road and Surratts Road, Clinton, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, 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 certificate approval, the applicant shall:
 - a. Show building setbacks (front, sides, and rear) graphically on the site plan.
 - b. Provide lettering area calculation for the proposed gateway sign.
 - c. Provide details of the proposed board-on-board fence on the detail sheet.
 - d. Provide a site plan note as follows: "The gateway sign has been set back from the roadway to maintain unobstructed lines of vision for 500 feet in all directions of travel."

- e. Provide landscaping around the gateway sign to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
- f. Provide a landscaped bufferyard and the corresponding schedule along Lot 1's side yard fronting Brandywine Road pursuant to the requirement of Section 4.6 of the Landscape Manual.
- g. Provide the required trees and corresponding landscape schedule for the development pursuant to Section 4.1 (e) of the Landscape Manual.
- h. Delineate the location of the proposed gateway signs on the site plan.
- i. Show different facility arrangements on the two recreational sites for different age groups and add spring animals on the tot lot.
- j. Revise the Type II Tree Conservation Plan as follows:
 - (1) Use distinct patterns to indicate all areas with severe slopes and steep slopes containing highly erodible soils on the plan and in the legend.
 - (2) Add the following notes:

"All Virginia pines (*Pinus virginiana*) greater than six inches in diameter within 25 feet of the final proposed limit of disturbance or the boundary of the property shall be removed by hand during the clearing of the site."

"Each area where Virginia pines are removed shall be subsequently evaluated by a qualified professional to determine the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planning requirements. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed."

(3) Provide two-rail, split-rail, or other permanent fencing and signage for planting areas and replace the detail showing the fence type.

(4) Provide a table showing species and numbers in each planting area.

(5) Show the placement of larger caliper stock to be used at the edge of planting areas.

(6) Have the revised plan signed and dated by the qualified professional who prepared the plan.

k. Provide an additional row of evergreen trees along the rear boundary line of Lot 22, Block B, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

2. At time of building permit, the applicant shall:

a. Show exact building footprints on the site plan.

b. Provide the elevation for each house.

c. Provide lot coverage information on the coversheet of the site plan.

d. Provide a standard sidewalk along the site's frontage of Brandywine Road unless modified by DPW&T.

e. Provide a standard sidewalk on both sides of the internal streets unless modified by DPW&T.

f. No sidewalks in front of existing single family homes.

3. Prior to issuance of a sign permit for the gateway sign, the applicant shall provide a maintenance agreement approved by the Department of Environmental Resources.

4. The following note shall be placed on the final plat:

"All tree planting for woodland replacement, reforestation or afforestation will be completed prior to the issuance of the tenth building permit exclusive of Lots 4, 5, 20 and 26.

5. No two units located next to or immediately across the street from each other may have identical front elevations.

6. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.

Ordered this 28th day of November, 2005, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Exum

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