

Case No. SP-05112

Applicant: Heritage Homes Dev. Corp.

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 08-81, to approve with conditions a detailed site plan for the construction of eight single-family, detached dwelling units on Lots 1-8, for a project referred to as Greenbelt Forest, Lots 1-8, Parcel 15, on property described as approximately 3.21 acres of land in the R-80 Zone, on the south side of Greenbelt Road (MD 193), approximately 500 feet east of its intersection with Baywood Drive, Lanham, is:

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 certificate approval of the detailed site plan, the applicant shall:
 - a. Provide a standard sidewalk along both sides of Starmist Court unless modified by DPW&T.
 - b. Provide a standard sidewalk along the subject site's frontage of MD 193, unless modified by SHA.
 - c. Add note: "No direct access from Lots 1 and 8 along MD 193" on the site plan.
 - d. Revise the bearings and distances on the site plan to conform to the record plat.
 - e. Revise the language referring to the 40-foot ingress and egress easement located on Lot 8 from "proposed" to "existing ingress and egress easement serving Parcel 69."

- f. Provide typical house templates and identify all architectural options, including dimensions.
 - g. Provide the following note on the plan: “No two units located next to or immediately across the street from each other may have identical front elevations.”
 - h. Sixty percent of the units shall have brick or stone front façades.
 - i. Provide a minimum of three standard architectural features on all side elevations in a reasonably balanced design.
 - j. Provide two 9.5-foot x 19-foot parking spaces for each single-family dwelling. Add dimensions of the driveways to the site plan.
 - k. Provide a new stormwater management approval for the site.
 - l. Provide 5 additional White Pines along the eastern property line of Lot 3.
 - m. Provide 7 additional White Pines along the common boundary line with 9007 Greenbelt Road and Lot 8. Three White Pines shall be placed on Lot 8 and the other 4 shall be placed on 9007 Greenbelt Road.
 - n. Provide a ten foot (10') wide easement from the proposed storm drain inlet on Lot 7 west to the common property line with 9005 Greenbelt Road.
 - o. Applicant, its heirs successors and assigns shall preserve the existing trees on Lot 1 between the house pad and Greenbelt Road to the degree practicable.
 - p. Applicant, its heirs, successors, and assigns shall preserve the existing trees on Lot 6, between the house pad and the residence at 9112 Piper Ridge Court, and in the rear yard of Lot 6 to the degree practicable.
 - q. Provide 8 additional White Pines on the east side of the proposed retaining wall on Lot 6, and 4 additional White Pines between the house pad and the residence at 9112 Piper Ridge Court.
2. At time of building permit, the applicant shall provide the following information:
- a. At the time of building permit for Lot 1, certification shall be placed on the permit plan by a professional engineer with competency in acoustical analysis demonstrating that the design and construction of the building shells will attenuate noise to an interior noise level of 45 dBA (Ldn) or less.

- b. Provide accurate lot sizes, and bearing and distances on all lot lines to be in conformance with the record plat.
 - c. Show front, sides and rear building setbacks graphically on the site plan.
- 3. Prior to certificate approval of DSP-05112 the TCP II shall be revised as follows:
 - a. Show the TCP II at the same scale as the DSP.
 - b. Revise the TCP II and DSP to remove the proposed tree line and show only the limits of disturbance on the plans.
 - c. Have the plans signed by the qualified professional who prepared them
- 4. The developer, the developer's 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 the approved models, the detailed site plan, and landscape plan.
- 5. Prior to commencement of rough grading and clearing on Lot 6, applicant, its heirs, successors, and assigns shall identify and flag all existing trees to be saved with highly visible markings and shall install tree protection measures to preserve the existing trees between the house pad and the residence at 9112 Piper Ridge Court, and in the rear yard of Lot 6 to the degree practicable.

Ordered this 17th day of November, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrison, Knotts, Olson,
and Turner

Opposed:

Abstained:

Absent:

Vote: 9-0

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