

Case No. SP-99050/01

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. 05-228, to approve with conditions a conceptual site plan for a revision to Pod 2, to reduce residential density from 800 dwelling units to 315 dwelling units, to eliminate the retail and office component, and to redesign the layout, for an age-restricted condominium development, on property known as the Signature Club at Manning Village, Manokeek, described as approximately 70.75 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 plans for the project shall be revised and the following items submitted:
 - a. The Type I tree conservation plan shall be revised to:
 - i. Label the M-X-T, R-R and R-A portions of the site on sheet 1 of 5.
 - ii. Type in previous approvals into the approval blocks.
 - iii. Fix the worksheet to indicate no "shortage,"
 - b. The TCPI revised plan shall be signed and dated by the qualified professional who prepared the plan.

- c. Applicant shall submit four revised final copies of the archeological Phase I Survey and Phase II NRHP Evaluation Report that address all comments to the Historic Preservation Planning Section. In order to determine compliance with this condition, the Historic Preservation Planning Section, as designee of the Planning Board, shall determine that the reports are acceptable.
 - d. Subject to approval of the State Highway Administration, a pedestrian crossing of MD 228 shall be included on the plans for the project.
- 2. A Type II tree conservation plan shall be approved in conjunction with the detailed site plan. As part of this approval, the review shall reevaluate the small tree save areas adjacent to the SMECO easement, reevaluate clearing in the wetland buffer on the north side of the main wetland system just west of the internal street crossing, and evaluate a woodland planting or landscaped connection between the isolated wetlands in the northern open space.
- 3. Prior to the issuance of any new permits for Lot 11, TCPH/116/01 shall be revised to reflect clearing required for the development of Lot 11.
- 4. The location and appearance of the required noise attenuation structures shall be reviewed and approved with the detailed site plan and Type II tree conservation plan.
- 5. 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 that may be required.
- 6. At the time of detailed site plan, special attention shall be given, but shall not be limited to, the following:
 - a. The streetscape treatment of the subject property to include sidewalks, special pavers, interior landscaping at building frontages, lighting, furnishings, and sitting areas.
 - b. The designated focal point areas of the subject property to include human scale, urban design, materials, landscaping/screening, furnishings, and lighting.
 - c. The building materials and architecture.
 - d. Perimeter landscaping/screening of all development pods shall exceed the requirements of Sections 4.3a and 4.2a, of the *Landscape Manual* in terms of width and plant quantities by no less than 100 percent.
 - e. Parking lot interior green proposed for development Pods 1 and 3 shall exceed the requirements of Section 4.3c of the *Landscape Manual* in terms of plant quantities by no less than 25 percent.

- f. Provision of a public amenity to be used by the surrounding community in development Pod 2.
 - g. The maximum height of office structures shall be limited to a maximum of 3-4 stories. The maximum height of residential structures shall be limited to 5-6 stories.
 - h. The proposed signage for the commercial/retail components. A comprehensive design approach is recommended.
 - i. The provision of a gasoline station use on any pad site within the development. The proposed architecture shall be of a high quality and shall be compatible with the surrounding commercial/retail components with respect to materials and articulation.
7. Prior to the approval of the detailed site plan the applicant shall clearly reflect on all appropriate plans the noise attenuation measures which will be utilized to address the adverse noise impacts on this site. If attenuation measures are to include structural components the applicant will be required to submit architectural plans to the Environmental Planning Section which reflect those components.
 8. At the time of detailed site plan, all internal paths/trails indicated on the site plan shall be a minimum of six-feet wide and asphalt. All internal paths/trails within Pod 2 shall be six-feet-wide and an impervious surface unless otherwise restricted in width or material by environmental regulations or agencies.
 9. Appropriate signage and pavement markings should be provided in order to ensure safe pedestrian crossings at the Berry Road and Manning Road intersection.
 10. A Phase II Noise Study shall be prepared for all residential living and use areas located within the 65 dBA noise contour and shall be submitted as part of the detailed site plan submission. The study shall include noise attenuation measures to mitigate the exterior noise levels to 65 dBA or less in outdoor residential use areas and to attenuate interior noise levels for residential living areas to no more than 45 dBA.

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:

Redis C. Floyd
Clerk of the Council