

ITEM: 8

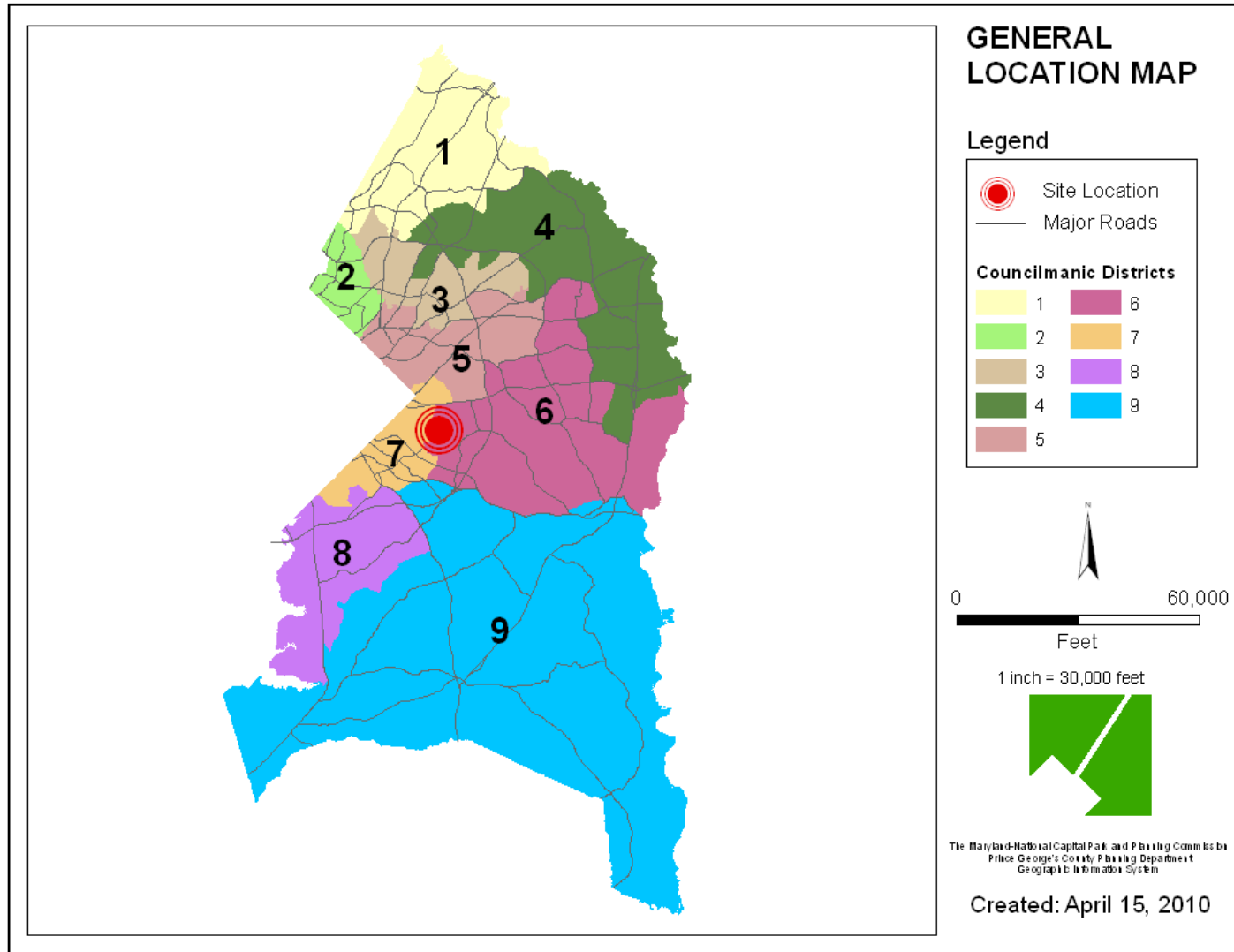
CASE: DSP-10014

# FOREST OAK PROPERTY REMAND

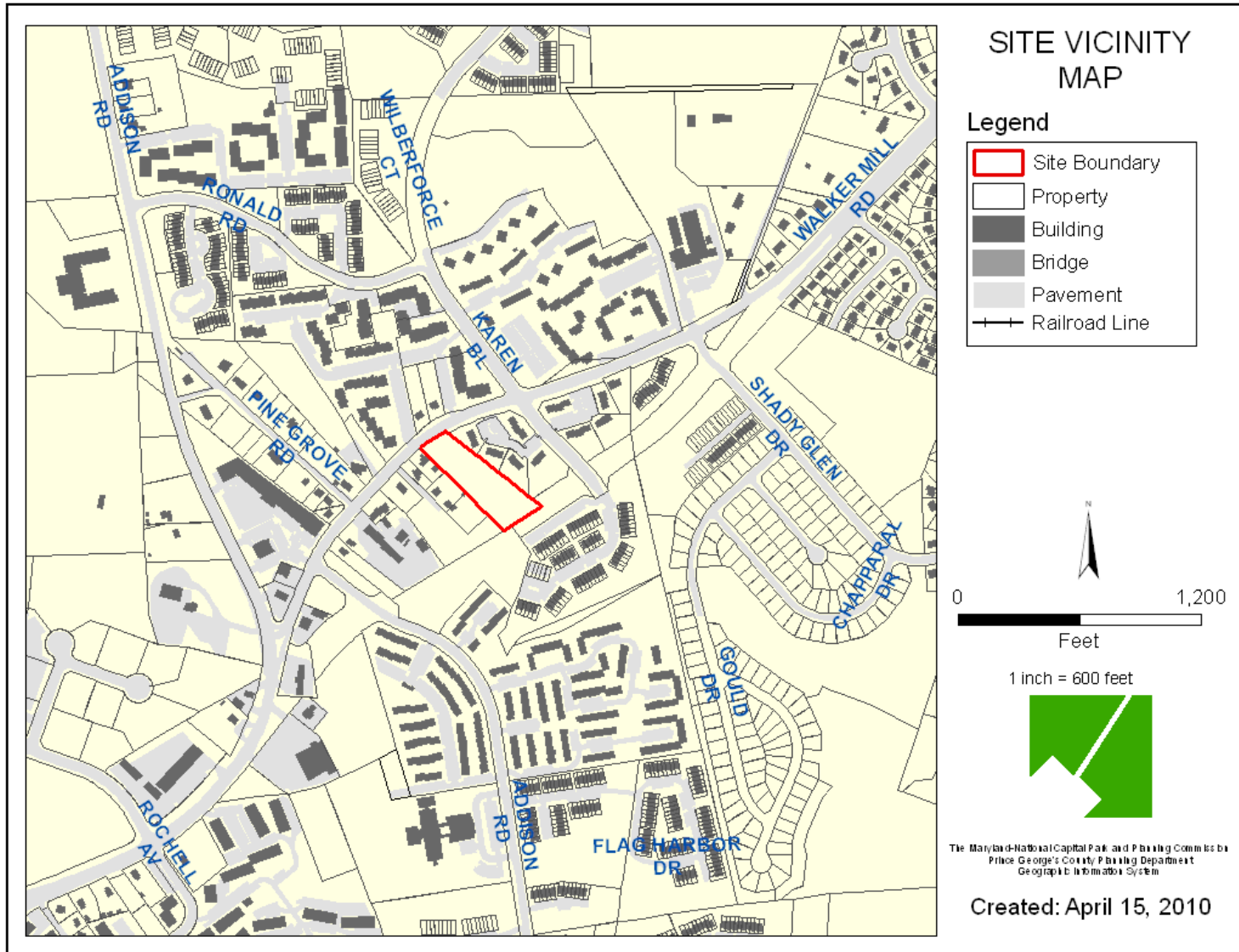
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



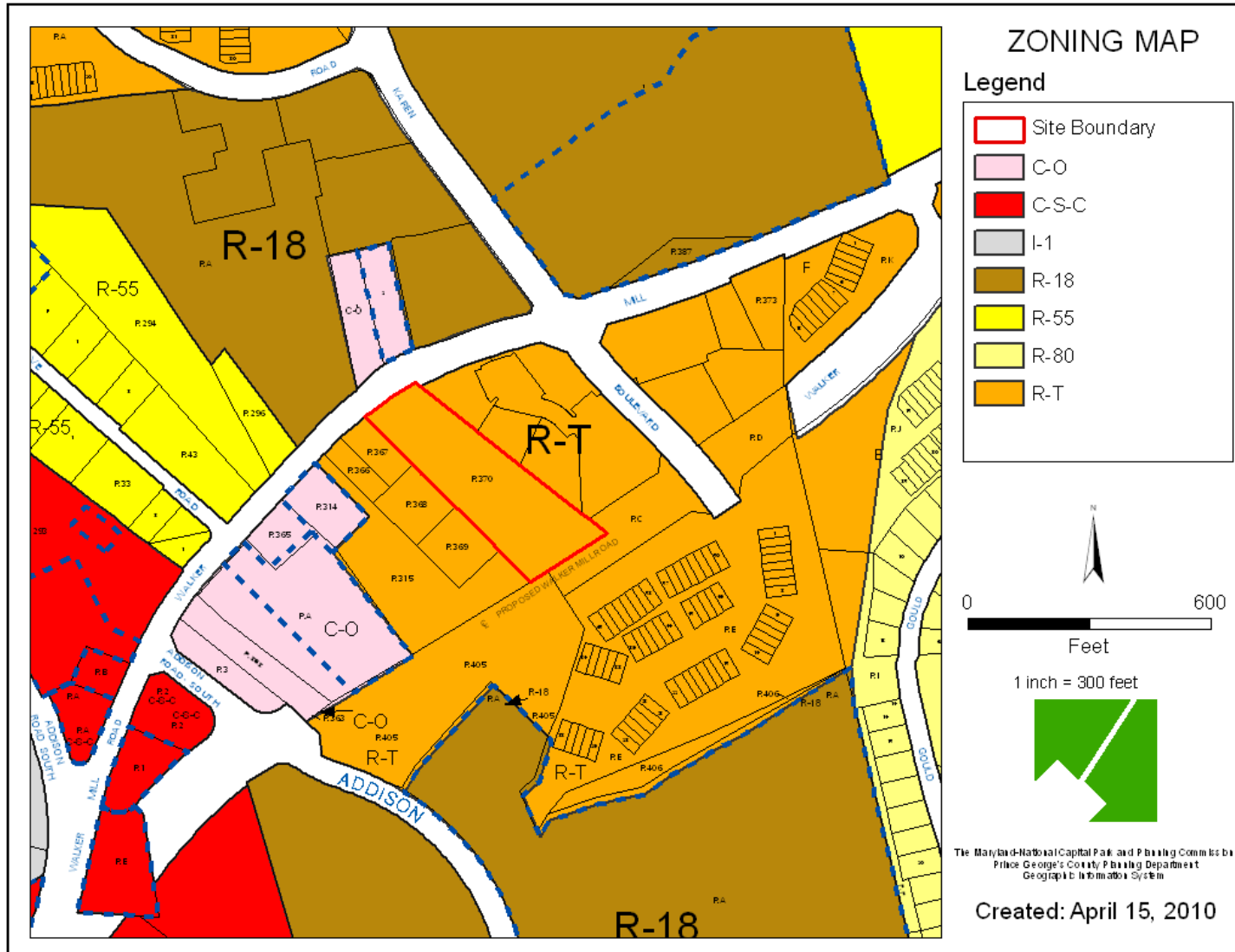
# GENERAL LOCATION MAP



# SITE VICINITY

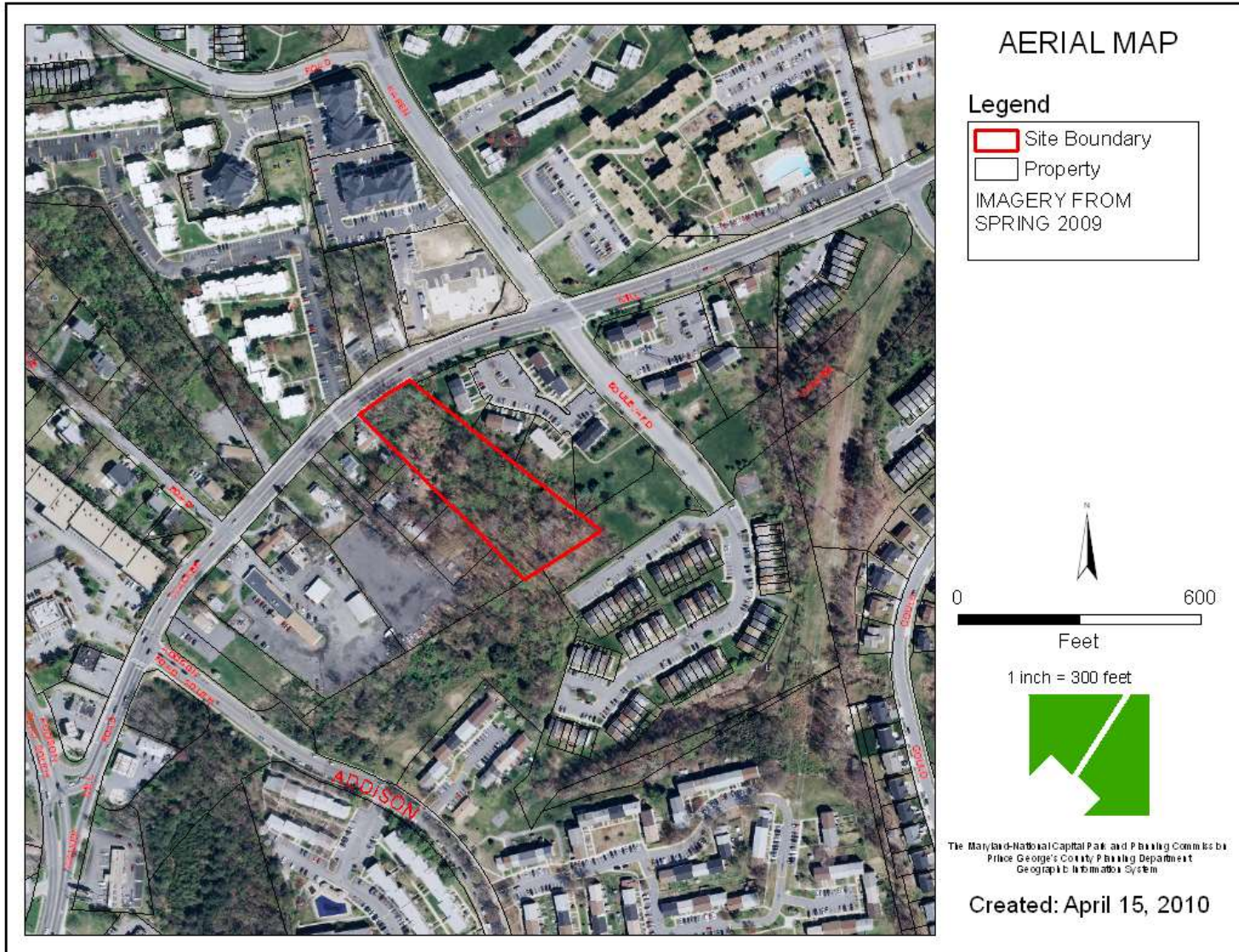


# ZONING MAP

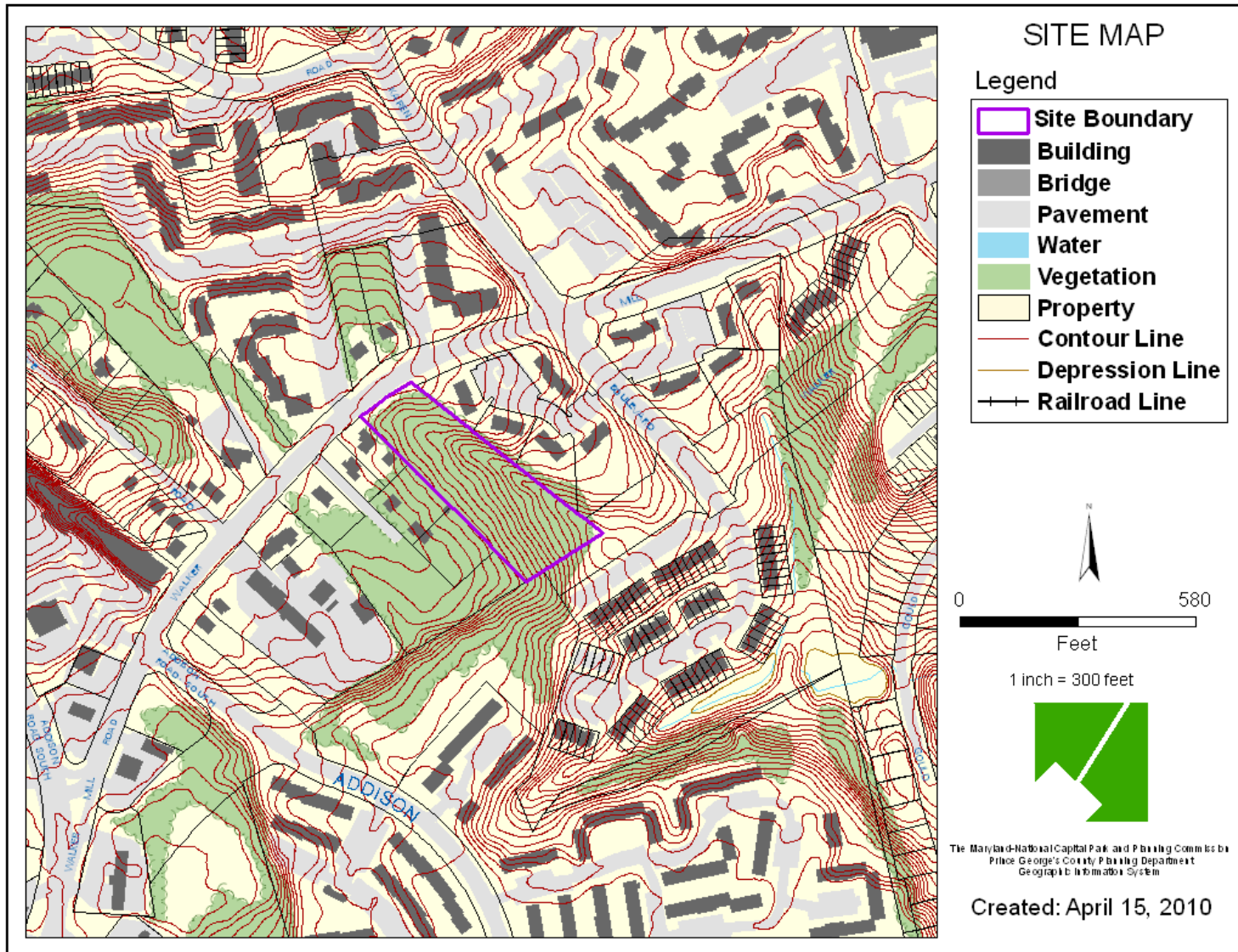




# AERIAL MAP

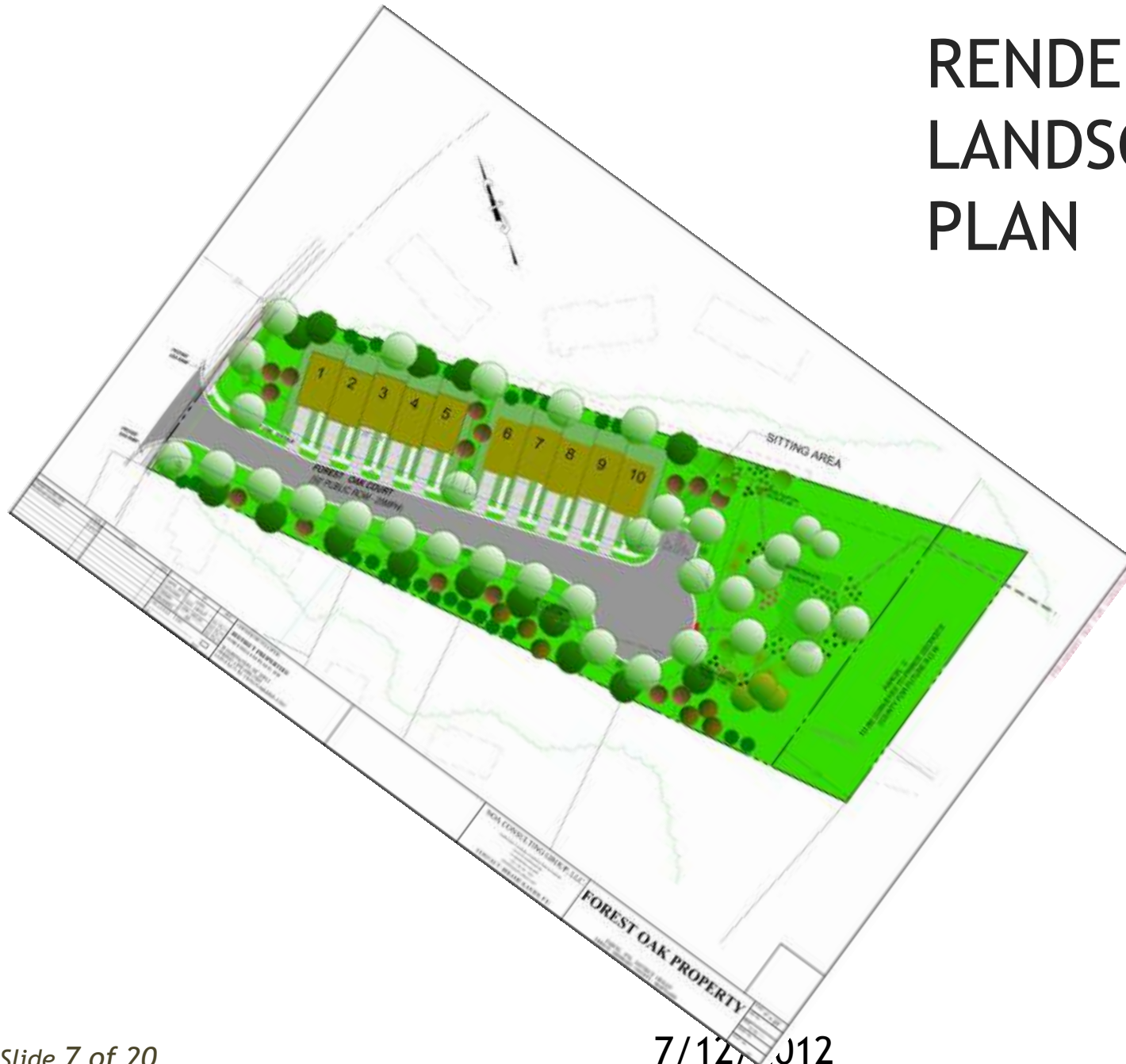


# SITE MAP





# RENDERED LANDSCAPE PLAN



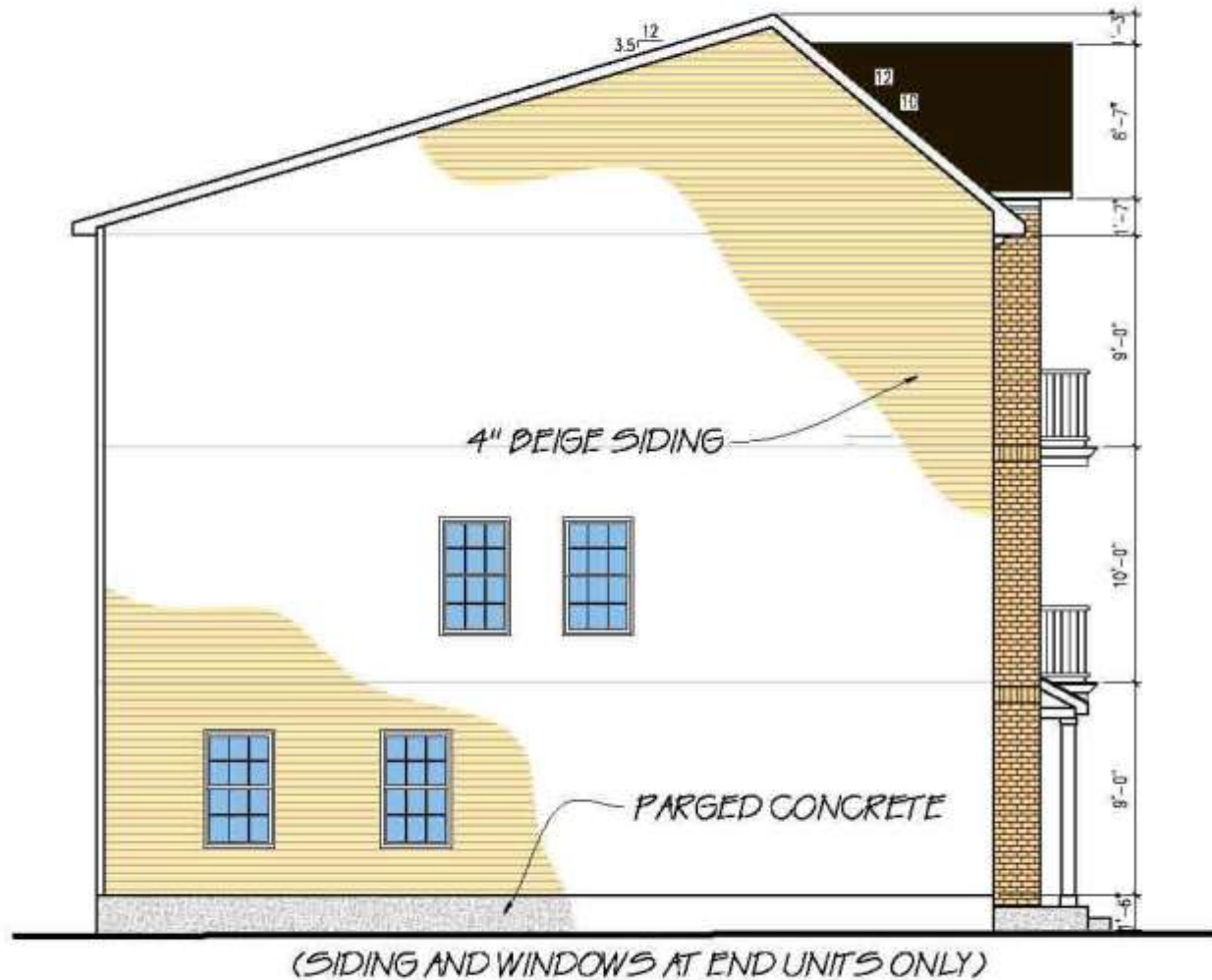




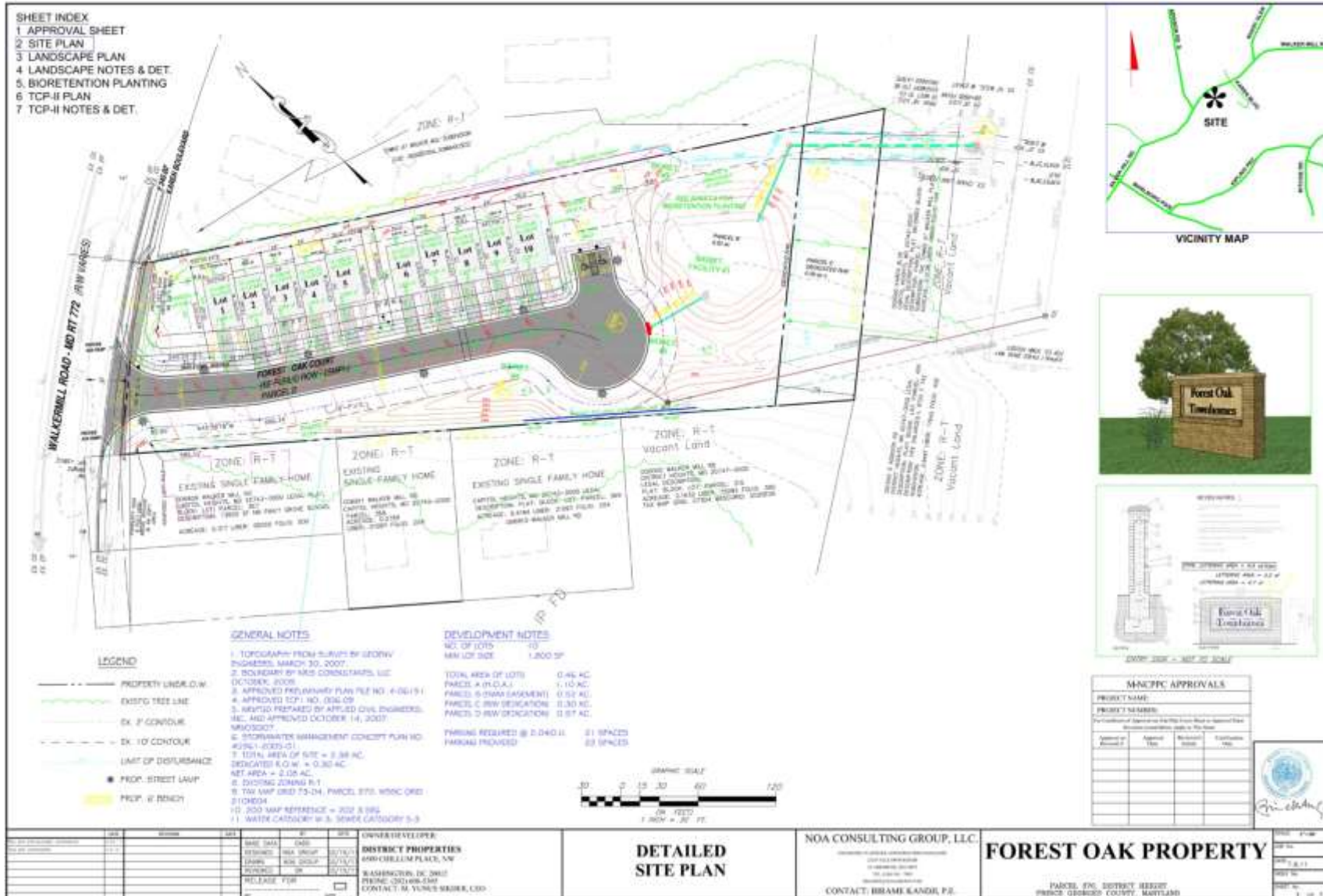
# REAR ARCHITECTURAL ELEVATIONS



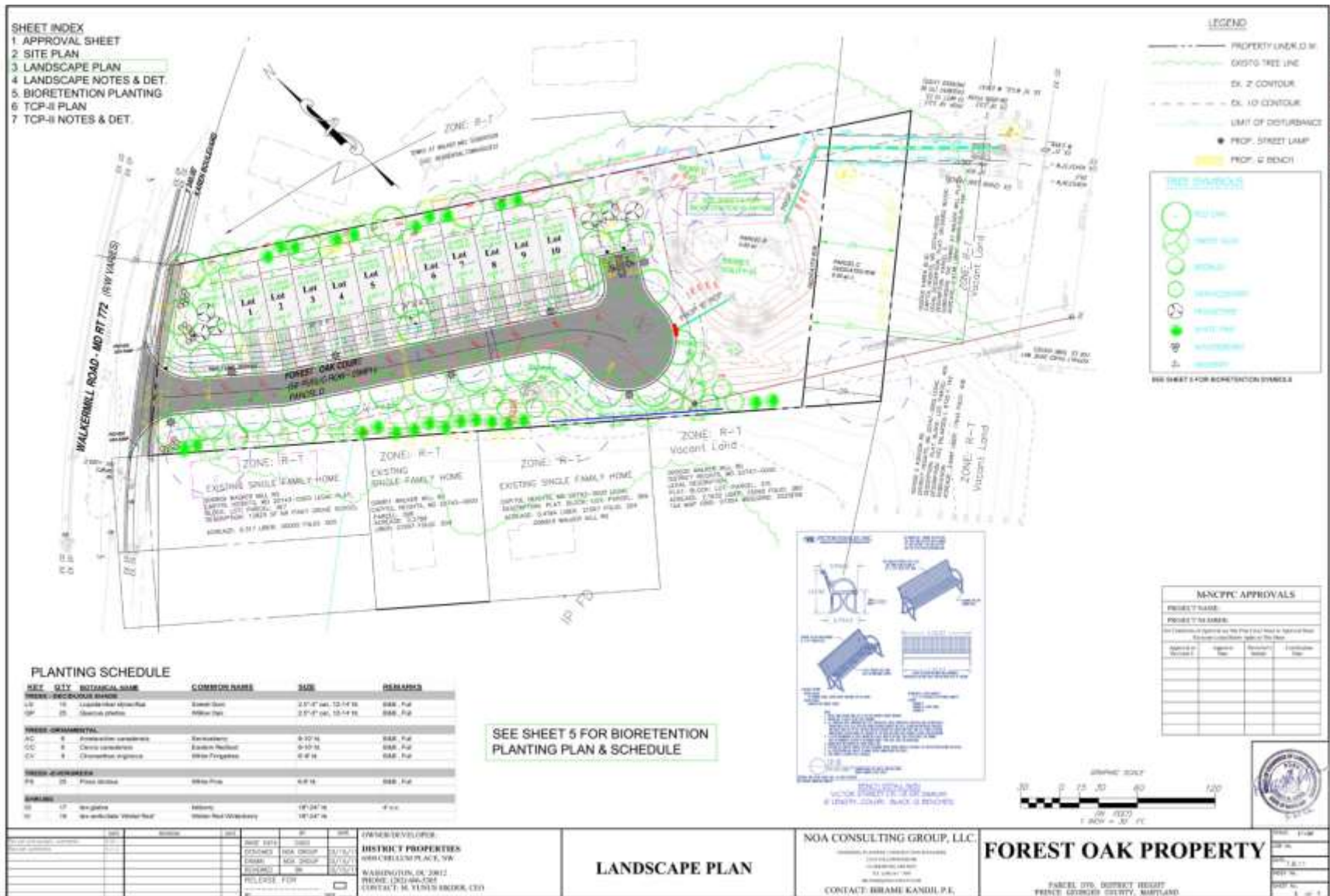
# SIDE ARCHITECTURAL ELEVATIONS



# DETAILED SITE PLAN

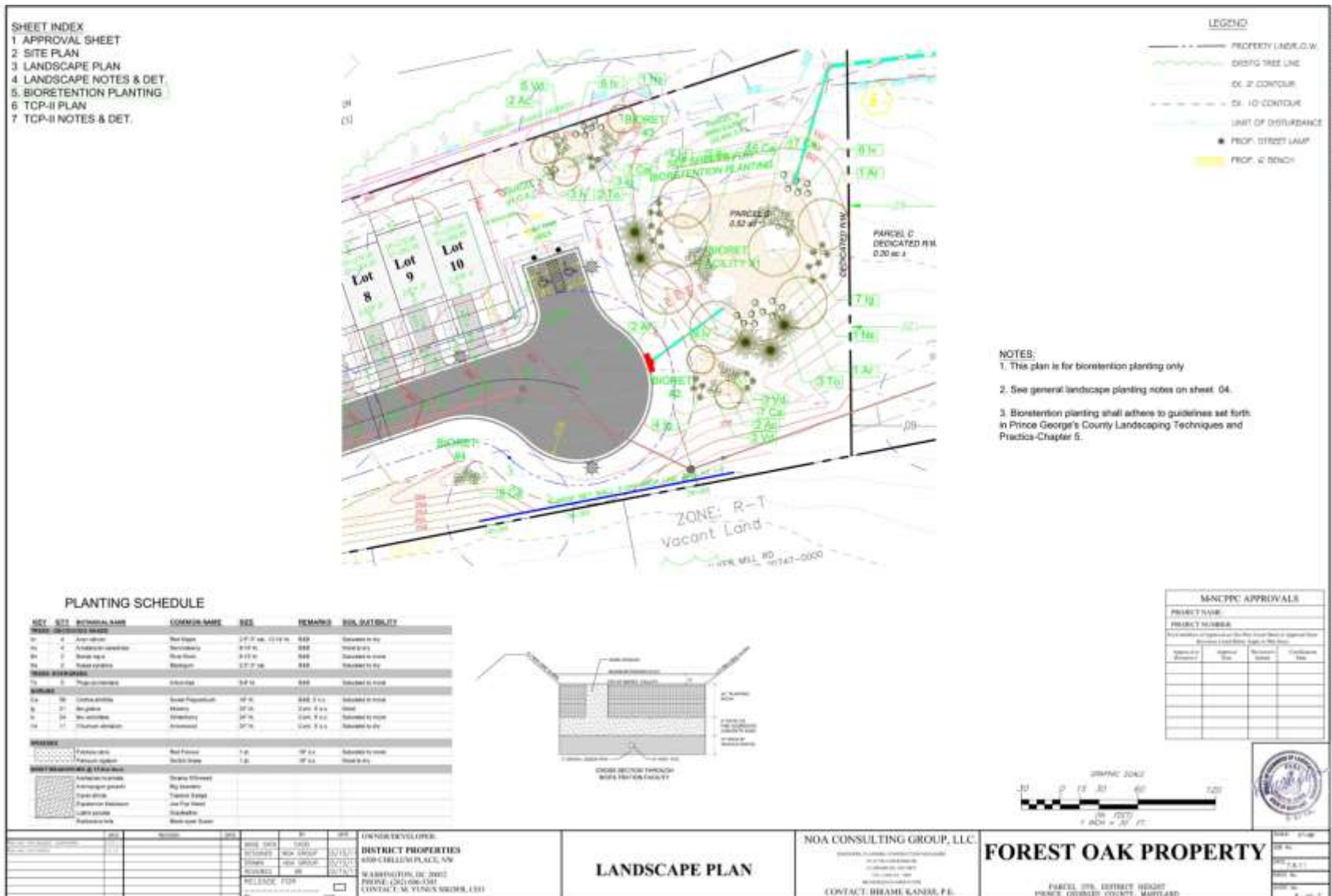


# LANDSCAPE PLAN

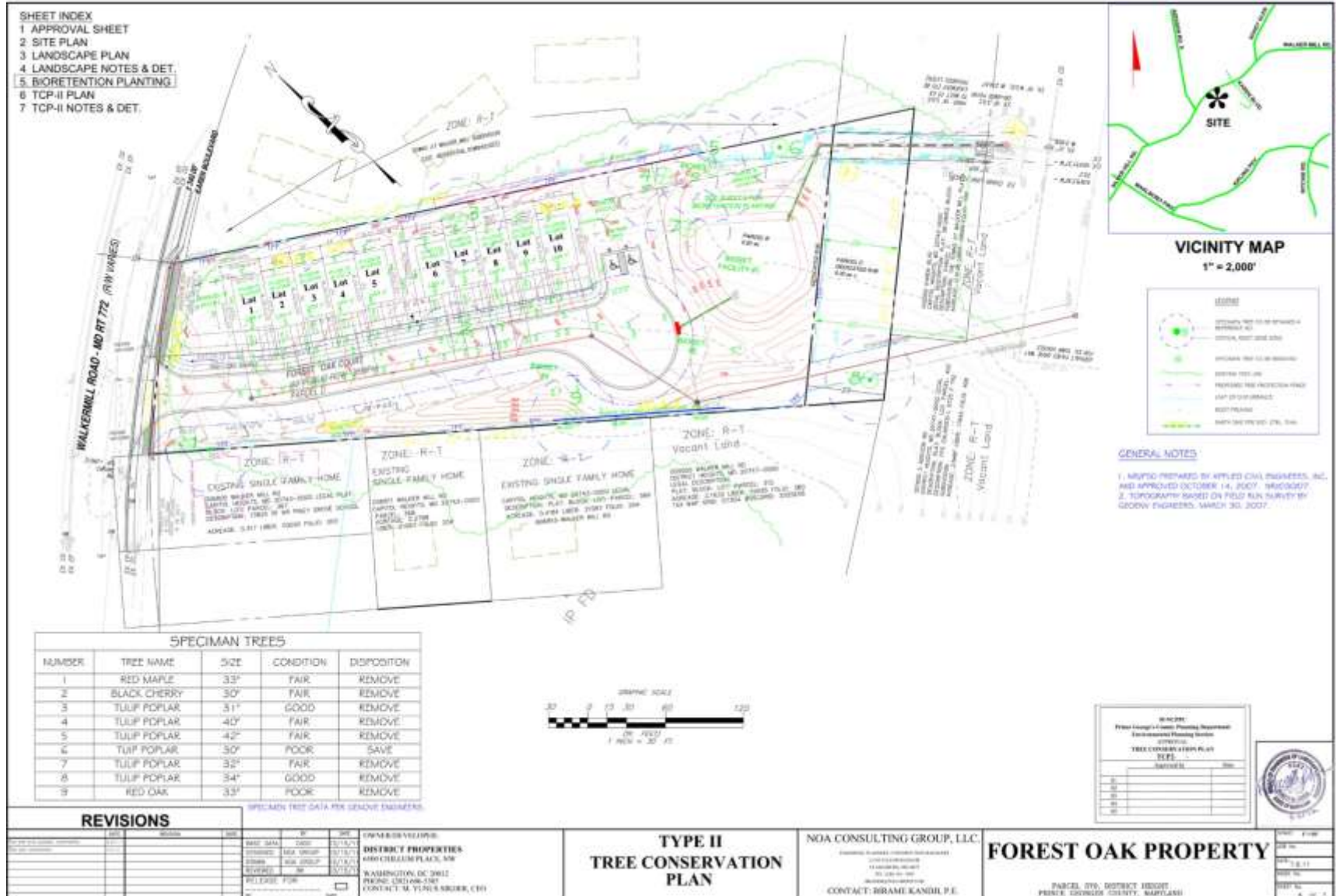




# BIORETENTION PLAN



# TREE CONSERVATION PLAN



1. ON REMAND, PLANNING BOARD SHALL TAKE SWORN TESTIMONY TO DETERMINE IF THE APPLICANT, DISTRICT PROPERTY, LLC, IS AN ENTITY REGISTERED AND IN GOOD STANDING WITH THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION (SDAT). THE APPLICANT SHALL PRESENT, FOR INCLUSION INTO THE RECORD, WRITTEN EVIDENCE OF ITS REGISTRATION AND GOOD STANDING WITH SDAT. IF NECESSARY, PURSUANT TO SECTION 8 OF THE PLANNING BOARD RULES OF PROCEDURE, UNTIL THE FINAL DECISION IS MADE, THE APPLICANT SHALL BE ALLOWED TO PRESENT WRITTEN EVIDENCE OF ITS REGISTRATION AND GOOD STANDING WITH SDAT. PLANNING BOARD RESOLUTION AND STAFF REPORT SHALL BE REVISED ACCORDINGLY TO REFLECT DISTRICT PROPERTY, LLC AS THE APPLICANT.

2. ON REMAND, THE APPLICANT SHALL BE INFORMED OF RULE 6.2 OF THE DISTRICT COUNCIL RULES OF PROCEDURE, WHICH STATES:  
6.2. REPRESENTATION.  
AN INDIVIDUAL MAY REPRESENT HIMSELF OR HERSELF OR BE REPRESENTED BY AN ATTORNEY AUTHORIZED TO PRACTICE LAW IN MARYLAND. ALL OTHER ENTITIES SHALL BE REPRESENTED BY AN ATTORNEY AUTHORIZED TO PRACTICE LAW IN MARYLAND, EXCEPT THAT A BONA FIDE CIVIC ASSOCIATION OR HOMEOWNER'S ASSOCIATION WHICH IS A PARTY OF RECORD MAY BE REPRESENTED BY ANY DULY ELECTED OFFICER OF THE ASSOCIATION REGARDLESS OF WHETHER THAT INDIVIDUAL IS AN ATTORNEY.



3. RULES OF PROCEDURE FOR THE PRINCE GEORGE'S DISTRICT COUNCIL. ON REMAND, PLANNING BOARD SHALL ALSO CONSIDER WHETHER DISTRICT PROPERTY, LLC SHOULD BE REPRESENTED BY AN ATTORNEY AUTHORIZED TO PRACTICE LAW IN MARYLAND DURING ITS PROCEEDINGS.

4. STORMWATER MANAGEMENT  
IN MAY 2012, DEPARTMENT OF PUBLIC WORKS AND  
TRANSPORTATION (DPW&T) INDICATED THAT DSP-10014 WAS NOT  
CONSISTENT WITH THE APPROVED STORMWATER MANAGEMENT  
CONCEPT PLAN, 45961-2005-01, DATED SEPTEMBER 2009.  
PGCPB NO. 12-71 AT 6, 10-11, TECHNICAL STAFF REPORT AT 6, 10.

THERE WAS NO TESTIMONY FROM THE APPLICANT ON THIS ISSUE.  
IN FACT, THERE WAS NO TESTIMONY FROM THE APPLICANT AT  
THE PUBLIC HEARING BEFORE THE PLANNING BOARD ON  
JULY 12, 2012. (7/12/12 TR. 1-9).

5. ON REMAND, PLANNING BOARD SHALL TAKE TESTIMONY FROM THE APPLICANT REGARDING THE STATUS OF OBTAINING WRITTEN ACKNOWLEDGMENT FROM DPW&T THAT THE SUBJECT DSP IS IN CONFORMANCE WITH STORMWATER MANAGEMENT CONCEPT PLAN, 45961-2005-01 AND ANY SUBSEQUENT REVISIONS.

- 6 CONVEYANCE OF PARCEL 6  
ON REMAND, PLANNING BOARD SHALL TAKE TESTIMONY  
FROM THE APPLICANT REGARDING THE STATUS OF  
PROCURING WRITTEN CONFIRMATION FROM DPW&T THAT  
THE AREA OF CONVEYANCE IS ACCEPTABLE TO DPW&T.