



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 10-51

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File No. 4-08060

R E S O L U T I O N

WHEREAS, Grande Vista, LLC is the owner of a 18.36-acre parcel of land known as Grande Vista, said property being in the 12th Election District of Prince George's County, Maryland, and being zoned R-R; and

WHEREAS, on October 30, 2009, Grande Vista, LLC filed an application for approval of a Preliminary Plan of Subdivision (Staff Exhibit #1) for 19 lots and 3 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-08060 for Grande Vista was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 18, 2010 and continued by motion of the Planning Board to April 8, 2010, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on March 18, 2010 and April 8, 2010, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/012/09), and further APPROVED Preliminary Plan of Subdivision 4-08060, Grande Vista for 19 lots and 3 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan, the applicant shall:
 - a. Revise the plan to identify Outparcel A as Parcel C for conveyance to the homeowners association (HOA).
 - b. Include the following note on both the preliminary plan and the TCPI:

“Footpath to be field located at the time of the DSP required prior to issuance of grading permit (Condition 15).”
 - c. Evaluate the combination of impacts for the sanitary sewer pipe connection, the stormwater pond outfall to the 27-inch pipe to the north, and access to the stormwater management pond so that there is only one area of disturbance to the severe slope, avoiding the removal of specimen trees, and removing all such impacts from individual lots.

2. At the time of final plat, the applicant and/or the applicant's heirs, successors, and/or assignees shall:
 - a. Demonstrate it has the authority to dedicate a public street over the Spring Road/Clay Drive right-of-way.
 - b. Demonstrate the investigation of preparing a document relinquishing or divesting lot owners of any rights in the right-of-way identified on Deeds as "Fort Foote Road" and bordering the southern property line of the site and, if such a document is feasible or necessary, submit evidence of recordation of such a document.
 - c. Provide for a minimum 10-foot-wide public use easement through, across, and along the portion of the property running from the end of Road A, through parts of Parcels B and C, and connecting to Cagle Road. The final location of the easement shall be established with approval of the DSP required prior to issuance of grading permits (Condition 15) and subsequently recorded in land records.
3. The final plat shall note the requirement for the detailed site plans and the recreational facilities agreement, bonding, and staging elements associated with the on-site trail.
4. Prior to signature approval of the preliminary plan, a revised natural resources inventory (NRI) package shall be submitted for review and approval which includes a revised forest stand delineation (FSD) report that addresses the following:
 - a. Reflect the calculations used on the plans;
 - b. Include all 40 specimen trees;
 - c. Update the specimen tree table and forest stand summary;
 - d. Revise the hydric soil group to match the plan; and
 - e. Have the revised report signed by the qualified professional who prepared it.
5. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Provide an undisturbed corridor at least 50 feet wide along the northern property line inclusive of the existing 20-foot-wide easement and the trail easement and make this land part of the HOA parcel(s);
 - b. Show woodland conservation areas that are less than 35 feet wide as preserved-not counted;
 - c. Eliminate grading outside of the limits of disturbance;
 - d. Show the woodlands in the northern easement as preserved but not counted;

- e. Revise the limits of disturbance on Lot 11 to provide for the 40-foot useable backyard;
 - f. Show the stormdrain work on Cagle Road as required on the stormwater management concept plan and label this area with the proposed clearing;
 - g. Eliminate proposed afforestation Area I because it conflicts with the outfall work;
 - h. Revise the worksheet as needed;
 - i. Add the following notes:
 - (1) "The afforestation/reforestation planting shall be achieved through the use of trees one inch in caliper and larger and be protected by tree tubes.";
 - (2) "The TCPII associated with the required detailed site plan may result in a different configuration of the woodland conservation areas on the site than those shown on this plan so that issues associated with on-site preservation, grading, and stormwater management can be addressed.";
 - (3) "The reforestation shown around the stormwater management pond is subject to review and approval by the Department of Public Works and Transportation.";and
 - j. Have the revised plan signed and dated by the qualified professional who prepared the plan.
6. The following note shall be placed on the final plat of subdivision:
- "Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/012/09), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."
7. In conjunction with the detailed site plan required prior to the issuance of grading permits (Condition 15), a Type II tree conservation plan shall be approved.
8. Development of this site shall be in conformance with Stormwater Management Concept Plan CSD 413-2009-00 and any subsequent revisions.

9. Unless modified by the Department of Public Works and Transportation (DPW&T), the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Provide standard sidewalks, a minimum of four feet in width, along both sides of the internal roadway network.
 - b. Place signage at both ends of the approved footpath in HOA property that will indicate the footpath terminus, such as "Cagle Road."
10. Access to the adjacent Admirathoria property via the existing driveway shall be maintained during construction on the subject site until such time as adequate access via proposed Street A and a driveway within a new 20-foot-wide access easement through Parcel A is provided and shown on the final plat of subdivision. Any existing easement associated with the existing driveway shall ultimately be extinguished once alternative legal access is provided.
11. Total development within the subject property shall be limited to 19 single-family detached dwellings or equivalent development which generates no more than 15 AM (3 inbound and 12 outbound) and 18 PM (12 inbound and 6 outbound) weekday peak-hour trips. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
12. The applicant and the applicant's heirs, successors and/or assignees shall:
 - a. Submit three original Recreational Facilities Agreements (RFA) to the Development Review Division (DRD) for construction of recreational facilities (identified on Staff Exhibit A as "proposed footpath") on-site in conjunction with the detailed site plan required prior to the issuance of grading permits (Condition 15). Upon approval by the DRD, the RFA shall be recorded among the County Land Records.
 - b. Submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities, prior to the issuance of building permits. The recreational facilities to be required shall be determined with the full review of the permit site plan.
13. Prior to the issuance of any grading permit, the applicant shall submit evidence from the Health Department that the abandoned camper found on the property has been removed and properly disposed.
14. Prior to the approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. The DSP shall be reviewed by the Historic Preservation Commission prior to approval by the Planning Board. The purpose of the Historic Preservation Commission's detailed site plan review is to:

- a. Ensure that the siting, scale, massing, materials, landscaping, and lighting of houses on Lots 1, 2, 3, 4, 5, 6, 7, 8, 16, 17, 18, and 19, are compatible with the historic and architectural character of the historic site.
 - b. Illustrate supplemental buffer plantings within proposed Parcel A to screen the views to and from the Admirathoria historic site.
 - c. Identify the character of improvements associated with entry to the historic site across Parcel A to be provided by the applicant with particular reference to the provision of an entrance feature for the historic site.
 - d. Review the character of street lighting and the design of entrance features for the development in the vicinity of the historic site, to ensure that they do not impact its character and setting.
15. Prior to the approval of grading permits, a detailed site plan shall be approved by the Planning Board or it's designee to address the following:
 - a. A reduction in the grading of the site, a maximization of the on-site woodland preservation, and avoiding the removal of healthy specimen trees;
 - b. A reduction in the grading on Lots 3 through 6 to increase the amount of woodland preservation;
 - c. Provide a forest management plan for removal of invasive plants; selective removal of dead, dying and hazardous trees; and supplemental tree planting in preservation areas to improve forest health;
 - d. The provision of a green, open space corridor from the historic site, undisturbed from grading or construction, along the northern property line, inclusive of the established easement, to connect with the woodlands to the west at least 50 feet wide;
 - e. An evaluation of the proposed stormwater management techniques to address a reduction in the size of the pond as much as possible and the use of on-lot dry wells and rooftop disconnects; and
 - f. An evaluation of the proposed landscape buffer around the historic site with regard to grading within the buffer, invasive plant removal, supplemental planting, and long-term maintenance recommendations.
16. Prior to the approval of any final plat of subdivision for the Grande Vista development, the applicant and the applicant's heirs, successors, and/or assignees shall work with Historic

Preservation and Subdivision staff to develop names for the subdivision's two streets that reflect the history of the property, the adjacent Admirathoria historic site, and its associated families.

17. Prior to the approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.
18. Prior to the approval of building permits, the applicant and/or the applicant's heirs, successors, and/or assignees shall convey to the homeowners association open space land in accordance with the approved detailed site plan. Land to be conveyed shall be subject the following:
 - a. A copy of the unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Maryland-National Capital Park and Planning Commission, Planning Department, Development Review Division (DRD), along with the final plat.
 - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair, or improvements required by the approval process.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - f. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - g. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
19. Prior to any final plat approval, the Declaration of Covenants associated with the formation of the Homeowners Association for the property shall include language notifying future contract

purchasers of all lots of the existence of a public trail adjacent to Lot 12 and 13 and running through HOA property. The Declaration of Covenants shall include a version of the Master Plan Public Trail Disclosure Notice as approved at the time of final plats by The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department, Development Review Division (DRD). At the time of purchase contract with homebuyers, the contract purchaser shall sign an acknowledgement of receipt of the Declaration. The liber and folio of the recorded Declaration of Covenants shall be noted on the final plat along with a description of the proximity of the development to the public trail.

20. Prior to issuance of the building permits for Lot 12 and 13, as designated on the preliminary plan, the proposed trail shall be constructed. These lots are located at the terminus of Road A. The trail shall be field located running outside of all easements and lots, starting at the terminus of Road A and ending at Cagle Drive.
21. Prior to the approval of the first building permit, the public trail location shall be posted at 50-foot intervals and inspected by the Trails Coordinator. The signage shall be approved by the Trails Coordinator prior to posting and shall at a minimum state "Future location of public trail." The signage shall be of durable materials, colors that will attract attention, and directed toward the lots. The signage height shall be determined by the site grading to ensure visibility. This condition may be partially waived by the Trails Coordinator, at the request of the applicant, if specific site conditions make the trail posting unwarranted at certain locations.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located at the terminus of Clay Drive, 280 feet north of its intersection with Potomac Valley Drive. The property is surrounded by single-family detached residences. Neighboring properties on all sides are zoned R-R and are developed with single-family detached residences. To the northeast of the site is Historic Site 80-005, Admirathoria/Upper Notley Hall.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	APPROVED
Zone	R-R	R-R
Use(s)	Undeveloped	Single-family Detached Dwellings
Acreage	18.36	18.36
Lots	0	19
Outlots	0	0
Parcels	1	3
Dwelling Units:		
Detached	0	19
Public Safety Mitigation Fee	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on November 13, 2009.

4. **Property and Title Issues**—A portion of the access to the site is provided across a 30-foot right-of-way identified as “Spring Road” in the deed from the Temple of Understanding, Inc. to Grande Vista, LLC at Liber 14817, Folio 80. This is the preferred access to the site due to environmental features and the existing pattern of development. The historic site is currently accessed via an existing gravel driveway crossing a portion of this right-of-way. The applicant should provide documentation of the ownership of this property prior to signature approval of this plan and evidence they have secured the authority to dedicate the property as a public road prior to approval of a final plat. Approval of this preliminary plan does not legitimate or grant the Planning Board’s approval of the existence of these rights-of-way as streets, private roads, or easements under the Subdivision Regulations.

The southern edge of the site is encumbered with a 30-foot right-of-way. The property description identifies this as one half of the right-of-way for Fort Foote Road. The right-of-way has no counterpart on the plats of River Bend Estates, does not continue in either direction, and does not appear on the MPOT. The potential owners of lots encumbered by this easement should not be burdened with such an easement.

The standard procedure for easements of this type is to ensure that they do not occur on private lots. This issue was discussed before the Planning Board, where the applicant presented information including the extent of the right-of-way running off-site; the difficulty of removing this easement; and how unlikely it would ever be that a right-of-way would be constructed in this area.

To facilitate a departure from this standard procedure, the applicant has agreed to investigate recording a document that divests or relinquishes the right to use this easement. It is anticipated that such a document would allow future off-site property owners who also want to remove this easement to file similar documentation until the right-of-way eventually completely dissipates. This arrangement has the added benefit of allowing the woodlands within the easement to be

counted toward the site's woodland conservation requirement. Staff accepts this proposal and recommends the revised condition provided at the end of this addendum.

Outparcel A is proposed as a location for potential future development. Any development of Outparcel A will require a preliminary plan of subdivision and tree conservation plan. Future applications will have to reflect the present application, including the calculation of woodland preservation and the proposed footpath. Outparcel A and Parcels A and B should be incorporated into a single HOA parcel because development of this site under the present application relies on woodland conservation and proposed features located on Outparcel A.

The applicant requested that this condition be removed. At the Planning Board hearing on March 18, 2010, the applicant revised this request to ask that the outparcel be identified as a parcel, but kept separate from Parcels A and B. The Planning Board agrees; however, the parcel boundaries are discussed further below in light of changes to the preliminary plan.

5. **Environmental**— Following further examination of the site and revision of plans, the Environmental Planning Section provided a referral memorandum dated April 1, 2010, which is attached to this addendum. This memorandum supersedes the one dated March 9, 2010 that is attached to the original staff report. These supplemental findings replace the Environmental findings in the first staff report.

The Environmental Planning Section has reviewed the preliminary plan for Grande Vista, 4-08060, stamped as received on January 11, 2010, the revised Type I Tree Conservation Plan, TCPI/012/09 stamped as received on March 30, 2010, and a revised Natural Resource Inventory, NRI/034/08-02, stamped as received on March 30, 2010. Additional supplemental information received March 30, 2010 was also reviewed.

Master Plan Conformance

The Henson Creek Master Plan (April, 2006) contains environmental policies that should be addressed during the review of developments within the plan area. The specific language of the master plan is shown in **bold type** and comments are provided in regular type.

Policy 1: Protect, preserve and enhance the green infrastructure network within the Henson Creek planning area.

Relevant Strategy: Evaluate carefully land development proposals in the vicinity of identified countywide and local Special Conservation Areas (SCA) including Piscataway Creek SCA, Potomac shoreline SCA and Broad Creek SCA to ensure that the SCAs are not impacted and that connections are either maintained or restored.

The Countywide Green Infrastructure Plan indicates that most of the property is within a designated evaluation area within the established network. In addition, the green infrastructure corridor on this property connects the Potomac Shoreline special conservation area with the identified neighboring historic property known as Admirathoria/Upper Notley Hall. The

preservation of existing woodlands on this site in a location connecting these resources together is essential to finding conformance with the Green Infrastructure Plan.

As currently designed, the revised plan continues to show areas of severe grading on steep slopes in areas that may impact lot lines. This issue led to staff's original recommended condition of a detailed site plan prior to final plat. After subsequent meetings, staff recommended a condition requiring that the applicant revise the preliminary plan in accordance with Staff Exhibit A. At its meeting on April 8, 2010, the Planning Board heard testimony on this issue and approved the applicant's proposal without the revisions in Staff Exhibit A. In turn, a recommended DSP addressing the issue of the grading and disturbance of the severe slopes on-site shall be completed after final plat and prior to grading permit issuance.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Relevant Strategy: Ensure the use of Low Impact Development (LID) techniques to the fullest extent possible during the development process.

The site is located in the Upper Potomac River watershed which has a water quality rating of "poor" and a water habitat rating of "fair." This means that many of the existing streams in the watershed maintain adequate habitat, but that habitat is not sufficient to address poor water quality entering the receiving streams and the Potomac River. The existing vegetation on the subject property contributes to water quality habitat by shading the areas of run-off on the site. Conformance to the Green Infrastructure Plan requires restoration of water quality on-site and assurances that water quality is not degraded by the development of the property.

An approved Stormwater Management Concept Plan, CSD 413-2009-00, shows an on-site pond to provide for extended detention and attenuation. An improvement to the stormdrain system on Cagle Road is also required per conditions of the concept plan. The information recently submitted for review provided an examination of one alternative stormwater management pond design as well as a detailed analysis for the proposed pond.

The Planning Board concurs with the applicant that future changes to the final design and layout of the pond can be accommodated in the proposed parcel with no significant impact to the proposed lotting pattern. Therefore, a DSP prior to final plat is not required.

However, a review of the design of the pond and stormwater system is still necessary and is recommended as part of a DSP prior to grading permit. The plan shows a stormwater management pond in a location at an elevation higher than other places on the site. Connections and access easements impact specimen trees and preserved woodlands in locations that should be reconsidered prior to signature approval of the preliminary plan. To address this concern, there is a recommended condition for an evaluation of these design concerns prior to signature of the preliminary plan. The issues that affect minor adjustments to the lotting pattern and easement

locations shall be addressed prior to final plat, and the issues that affect the grading and final house locations can be addressed prior to grading permit issuance.

Further, an explanation was requested in November 2009 regarding why environmental site design techniques were not appropriate for the subject property. The proposed pond and connection to an existing stormdrain system are not considered "low impact development" stormwater management techniques. As such, the proposed design is not in conformance with this policy and strategy. The applicant did not provide detailed information about the alternative pond designs, an explanation of the environmental site design techniques that were evaluated and rejected for the site, or the reasons behind why these techniques are inappropriate.

In addition, Maryland stormwater management requirements were revised in the Stormwater Management Act of 2007 with a goal of reducing the number of stormwater management ponds by promoting the use of other methods of stormwater control. While the state and county have not yet adopted these provisions, the plan shall be revised to include environmental site design techniques (the current name for low impact development techniques) to the fullest extent practicable.

Therefore, a DSP prior to grading permit is required to examine appropriate stormwater management techniques that include the use of low impact development techniques.

Policy 3: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

The development is conceptual at the present time. In future applications, the applicant should consider environmentally-sensitive building techniques to reduce overall energy consumption.

Policy 4: Reduce light pollution and intrusion into residential, rural and environmentally sensitive areas.

The Department of Public Works and Transportation (DPW&T) should consider the use of full cut-off optics for street lights to ensure that off-site light intrusion into residential and environmentally-sensitive areas is minimized.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

The proposed development is not expected to be a noise generator and is not impacted by any nearby sources of noise above the state noise standard for residential uses of 65 dBA Ldn.

Conformance with the Green Infrastructure Plan

The *Approved Countywide Green Infrastructure Plan* indicates that most of the property is in an evaluation area within the designated network. Designing the Type I tree conservation plan to preserve high-priority woodland on-site will provide compliance with the Countywide Green Infrastructure Plan. The revised plan submitted shows the same lotting pattern that the Planning

Board evaluated, which does not provide conformance with the preservation policies and strategies of the Green Infrastructure Plan.

The following policies and relevant strategies are applicable to the review of the subject application for conformance to the Countywide Green Infrastructure Plan.

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject property contains an evaluation area that represents a significant block of woodland in this otherwise developed community. The subject property was included in the designated network because of the existing historic site and the woodlands connecting the site to the Potomac Shoreline special conservation area.

The woodlands on-site connect to larger woodland areas through Parcel 156 to the west which is owned by the United States of America. This connectivity provides an opportunity for the protection of a portion of this pocket of woodlands. Reducing the clearing of the severe slopes will result in the preservation of more of this woodland that is needed to stabilize the slopes and protect water quality. A corridor at least 70 feet wide along the northern property line was recommended by Staff. The existing 20-foot-wide easement was included in the corridor. The Planning Board heard testimony on April 8, 2010 on this issue and determined that a 70-foot corridor shall not be required. The Board approved the applicant's proposal of a 50-foot corridor outside of all lots, but including the 20-foot easement. The corridor shall not be disturbed with grading.

Policy 2: Preserve, protect and enhance surface and ground water features and restore lost ecological functions.

See the comments above regarding water quality.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the General Plan.

The Woodland Conservation and Tree Preservation Ordinance provides a prioritization of methods to be used to meet the requirements. They are preservation of on-site woodlands; selective clearing and supplemental planting on-site; reforestation on-site; natural regeneration on-site; landscaping that is planted to meet the stocking standards; off-site woodland conservation; and fee-in-lieu of meeting the requirements. Because the site is wooded, preservation and selective clearing and supplemental planting are the priority methods for meeting the requirements on the subject property.

The ordinance also provides priority areas for woodland conservation in this order: wooded 100-year floodplains (none occur on the subject property); wooded wetlands (none occur on the subject property); wooded stream corridors (none occur on the subject property); wooded slopes

(extensive wooded slopes occur on-site); large contiguous wooded areas (the 18.36-acre site is entirely wooded); and specimen and historic trees (the site contains 40 specimen trees and many trees that are defined as historic because of their proximity to the historic site). The last three categories form the priority areas for preservation: wooded slopes, contiguous woodlands, and specimen and historic trees.

The preliminary plan with approved conditions to address this hierarchy of woodland conservation methods and locations on the site. The design meets all of the woodland conservation requirements and priorities contained in the Woodland Conservation Ordinance.

Environmental Review

A revised Natural Resources Inventory (NRI/034/08) was submitted with this application. There are no regulated streams, wetlands, or 100-year floodplain shown on the property. The revised TCPI does not show the environmental features correctly as currently shown on the revised NRI.

Based upon five sample areas, the forest stand delineation (FSD) dated May 2008 indicated a single forest stand containing 19 specimen trees. The forest is dominated by mature tulip poplar, many exceeding 12 inches in diameter at breast height with an understory containing pawpaw, American holly, and spicebush. Invasive species in the understory include honeysuckle, bamboo, stilt grass, and English ivy. During site visits, it was discovered that 21 more specimen trees exist that were not shown on the original NRI nor were they addressed in the forest stand delineation report.

Based on a site visit conducted by staff in January 2010, new information came to light regarding the possible presence of a regulated stream on the subject property. Heavy snow cover prevented further exploration of this issue throughout much of February. A subsequent on-site exploration was conducted on March 9, 2010 and it was determined that the channel is ephemeral in nature and is not a regulated feature. The revised NRI shows the correct location of the ephemeral channel.

The revised NRI shows a change in the tree line from the NRI approved on February 13, 2009, which resulted in a lower total of existing woodland. The FSD report needs to be revised to reflect the updated calculations shown on the plan. Additional specimen trees are located on the site which were not included in the original NRI submission. These trees are correctly shown on the revised NRI. The FSD report needs to be revised to reflect the changes and additions made to the specimen tree table and forest stand summary. The FSD report also needs to be revised to reflect the correction made to the soils groups for hydric soils.

This property is subject to the provisions of the Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. A Type I tree conservation plan is required. The Type I Tree Conservation Plan, TCPI/012/09, has been reviewed and was found to require revisions.

As noted above, the priority method for meeting the requirements is preservation of existing woodlands, selective clearing, and supplemental planting. The revised TCPI submitted proposes to meet all of the woodland conservation requirements on-site; however, it proposes to use methods that are a lower priority than preserving the existing woodlands, such as reforestation in small areas and the preservation of the entire landscape buffer around the historic site, which may not be desirable. The approved conditions below address the required revisions prior to signature approval of the TCPI, with the condition that the proposed methods and placement of woodland conservation may change with the review and approval of the detailed site plan in the future. The issues related to woodland conservation will be addressed more thoroughly during the review of the detailed site plan.

The stormwater management concept plan shows clearing within the public right-of-way of Cagle Road; however, the limits of disturbance do not reflect this work on the TCPI. The limits of disturbance should be revised to show this work as required on the stormwater management concept plan and the area of necessary clearing needs to be labeled on the plan with the acreage.

A meeting with the applicant was held on March 31, 2010 to further discuss conditions of approval. Staff provided a proposed revision to the site design labeled "Staff Exhibit A." The proposed redesign of the site showed a corridor approximately 70 feet in width behind the lots that are to the west of the historic site. It also showed the elimination of one lot from the proposed number of lots in this area. The proposed site design as provided in Staff Exhibit A allowed for the provision of a woodland corridor along the northern property line, the elimination of cross grading, and a reduction in severe grading in this area.

As designed, Staff Exhibit A permitted the applicant to attain 5.40 acres of woodland preservation on site. This was an improvement of 0.43 acres above what was attained in the applicant's submission before further improvements in grading due to the reduction in Road B and the removal of Lot 19 are calculated. Under Exhibit A, the amount of off-site mitigation was reduced almost 50 percent to 0.53 acres. Further, removal of Lot 19 increased the historic buffer, removed a retaining wall shown on the current plan, and provided an opportunity for an interesting trail head for the footpath proposed by the applicant.

At its meeting on April 8, 2010, the Board heard testimony on this issue and determined that the applicant's proposed preliminary plan adequately met the requirements of the Subdivision Ordinance with certain conditions. The Board did not require changes identified in Staff Exhibit A.

The rears of Lots 13 and 14 continue to show extensive areas of severe grading that will be further evaluated during the review of the detailed site plan recommended above. This grading may be lessened by the relocation of the proposed sewer line and the re-evaluation of the stormwater management pond prior to grading permit approval. The plan also shows grading outside of the limits of disturbance behind Lots 13 and 14. The plan shall be revised to show a limit of disturbance that contains all of the proposed clearing and grading.

Lot 11 shows the limit of disturbance drawn through the proposed house and does not allow for a useable backyard of at least 40 feet from the proposed house footprint. The location of the house footprint on Lot 11 shall be revised to provide 40 feet of useable backyard and the limits of disturbance need to be revised accordingly.

The plan shows the deposition of excess soil from the site grading onto Lots 3 through 6, resulting in more clearing than is necessary to construct the proposed houses. The areas of preservation may be increased if the site grading is reduced. This issue will be explored further at the time of detailed site plan review, prior to grading permit.

According to the *Prince George's County Soil Survey*, the principal soils on the site are in the Aura and Rumford series. Aura series soils are typically highly erodible, but pose no other special problems for development. Rumford soils pose no other special problems for development.

Environmental Summary

The Board finds that the plan, with the adopted conditions, is in conformance with the Henson Creek master plan, and the Countywide Green Infrastructure Plan. The plan needs to be further evaluated pursuant to the detailed site plan required prior to the approval of grading permits to address the requirements of the Woodland Conservation Ordinance, and provide connectivity between the historic site, the woodlands, and the federal property to the west.

Water and Sewer Categories

The water and sewer categories are W-3 (Dormant) and S-3 (Dormant), according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and will therefore be served by public systems.

6. **Community Planning**—The application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Specifically, this application is consistent with Developing Tier goals to “[m]aintain low- to moderate-density land uses (except in Centers and Corridors)” and to “[r]einforce existing suburban residential neighborhoods.” (p 37) This preliminary plan of subdivision application is consistent with the 2002 *Prince George's County General Plan* Development Pattern policies for the Developing Tier by maintaining a pattern of low- to moderate-density suburban residential communities.

The site is in the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area. This master plan and sectional map amendment (SMA) classified the subject property in the R-R Zone, permitting residential low-density land use (up to 3.5 dwelling units per acre). The primary residential use on the property conforms to the residential, low-density land use recommendation of the 2006 approved Henson Creek-South Potomac master plan and SMA.

7. **Parks and Recreation**—Per Section-24-134 of the Subdivision Regulations and the requirements for the mandatory dedication of parkland, preliminary plan 4-08060 has been evaluated for conformance with the Subdivision Ordinance. The mandatory dedication requirement would be most appropriately met by the provision of private on-site recreational facilities in the form of a footpath connecting the end of Road A with Cagle Road, running through the HOA property. The construction specifications of the footpath shall be evaluated and the location identified at the time of the DSP for grading.

At the time of the DSP for grading, DPR staff and the Trails Coordinator will review the proposed footpath as a private recreational facilities package to ensure that the proposed recreational facilities meet or exceed the mandatory dedication requirements.

8. **Trails**—The plan was reviewed for conformance with the *Adopted and Approved Countywide Trails Plan* and the appropriate area master plan in order to implement planned trails. The approved Henson Creek-South Potomac master plan recommends pedestrian connections as important community priorities, particularly in the vicinity of the Oxon Hill core area. Continuous sidewalks, wide sidewalks, pedestrian safety measures, and sidewalk or trail connections between communities and to public facilities are especially important.

The proposal for 19 single-family detached lots is located just south of National Harbor. Many of the surrounding neighborhoods contain sidewalks along both sides of the internal roads. The pedestrian facilities, as shown on the proposal, are not adequate for the proposed use. The proposed 50-foot rights-of-way for Roads A and B on the subject preliminary plan do not contain sidewalks. The Planning Board recommends that these roads contain sidewalks along both sides of the road so that pedestrians will have a safe place to walk, and so that they do not have to share the roads with vehicles.

The proposal includes a footpath that will connect the subdivision along Road A to Cagle Road. Sidewalks along Road A will serve this trail connection. The Board finds that several conditions are required to adequately notify potential lot purchasers of the existence of the trail.

9. **Transportation**—The application is a preliminary plan of subdivision for a residential subdivision consisting of 19 single-family detached lots. Using trip generation rates in the "Guidelines for the Analysis of the Traffic Impact of Development Proposals," it is determined that the proposed development would generate 15 AM (3 inbound and 12 outbound) and 18 PM (12 inbound and 6 outbound) weekday peak-hour vehicle trips. The traffic generated by the proposed preliminary plan would impact the following intersections, interchanges, and links in the transportation system:

- Oxon Hill Road and Fort Foote Road—north intersection (signalized)

Due to the size of the subdivision, a traffic study was not required. Traffic counts at the critical intersection were requested for the purpose of making an adequacy finding, and counts dated September 2009 were submitted by the applicant. The findings and recommendations outlined

below are based upon a review of these materials and analyses consistent with the transportation guidelines.

The subject property is located within the Developing Tier, as defined in the *Prince George's County Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the guidelines.

Unsignalized intersections: *The Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The intersection of Oxon Hill Road and Fort Foote Road, when analyzed with existing traffic and existing lane configurations, operates with a CLV of 974, LOS A during the AM peak hour, and with a CLV of 1,097, LOS B during the PM peak hour. The Prince George's County Planning Board has defined an upper CLV limit of 1,450, LOS D in any peak hour as the worst acceptable operating condition on the transportation system within the Developing Tier when mitigation is not utilized.

The identified critical intersection (Oxon Hill Road and Fort Foote Road) is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program. Background traffic has been developed by using five approved developments in the area and a 1.5 percent annual growth rate in through traffic along Oxon Hill Road. The critical intersection of Oxon Hill Road and Fort Foote Road, when analyzed with background traffic and existing lane configurations, would operate as follows: AM peak hour—LOS B, with a CLV of 1,062; PM peak hour—LOS C, with a CLV of 1,237.

Trip distribution from the site is projected as follows: 85 percent north along Oxon Hill Road, 5 percent south along Oxon Hill Road, and 10 percent south from the site along Fort Foote Road to the south. The critical intersection of Oxon Hill Road and Fort Foote Road, when analyzed with total future traffic as developed using the guidelines, including the site trip generation and trip distribution, would operate as follows: AM peak hour—LOS B, with a CLV of 1,072; PM peak hour—LOS C, with a CLV of 1,243.

Therefore, it is found that the critical intersection operates acceptably under existing, background, and total traffic in both peak hours.

The site is not within or adjacent to any master plan transportation facilities.

All access in the short term would be via a proposed extension of Clay Drive to the south of the site as a 60-foot right-of-way street. This is acceptable provided that the status of the 30-foot parcel on the east side of the site can be confirmed; this parcel is essential to complete the extension. There is no indication that the extension of Clay Drive to the north of the site is needed to serve this site. The extension would only be constructed at such time that the Admirathoria property to the north of this site would be redeveloped.

The adjacent Admirathoria property is served by a driveway crossing the subject property. It must be determined if there is also an easement associated with that driveway. In any regard, with the development of this site, that driveway would be replaced with access via proposed Street A and a driveway within proposed Parcel A. This is acceptable provided that access to the Admirathoria property is maintained during construction on the subject site, and any existing easement associated with the driveway is ultimately extinguished.

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved with regard to the confirmation of the extension of Clay Drive and assurance of a connection to Admirathoria during the construction of the subdivision.

10. **Schools**—This preliminary plan was reviewed for impacts on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and County Council Resolution CR-23-2003. The review concluded the following:

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 6	Middle School Cluster 3	High School Cluster 3
Dwelling Units	20 DU	20 DU	20 DU
Pupil Yield Factor	.16	.13	.14
Subdivision Enrollment	3.2	2.6	2.8
Actual Enrollment	4,507	3,954	7,230
Total Enrollment	4,510.2	3,956.6	7,232.8
State Rated Capacity	4,781	4,983	7,792
Percent Capacity	94.3%	79.4%	92.8%

Source: Prince George's County Planning Department, M-NCPPC, September 2008

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings.

County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$8,120 and \$ 13,921, to be paid at the time of the issuance of each building permit. The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

11. **Fire and Rescue**—This preliminary plan was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (E) of the Subdivision Regulations. This property is within the seven minute required response time for the first due fire station using the *Seven Minute Travel Times and Fire Station Locations Map* provided by the Prince George's County Fire/EMS Department.

First Due Fire/EMS Company #	Fire/EMS Station	Address
47	Silesia	10900 Fort Washington Rd.

Pursuant to CR-69-2006, the Prince George's County Council and the County Executive temporarily suspended the provisions of Section 24-122.01(e)(1)(A) and (B) of the Subdivision Regulations regarding sworn fire and rescue personnel staffing levels. The Fire/EMS Chief has reported that the Fire/EMS Department has adequate equipment to meet the standards stated in CB-56-2005.

12. **Police Facilities**—The subject property is located in Police District IV, Oxon Hill. The response time standard is ten minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on October 30, 2009.

Reporting Cycle	Previous 12 Month Cycle	Emergency Calls	Nonemergency Calls
Acceptance Date 10/30/2009	10/2008–9/10/2009	9.0 minutes	12.0 minutes
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of ten minutes for emergency calls and 25 minutes for nonemergency calls were met November 6, 2009. The Police Chief has reported that the Police Department has adequate equipment to meet the standards stated in CB-56-2005. Pursuant to CR-69-2006, the Prince George's County Council and the County Executive temporarily suspended the provisions of Section 24-122.01(e)(1)(A) and (B) of the Subdivision Regulations regarding sworn police personnel staffing levels.

13. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for Grande Vista and recommended a condition to remove an abandoned camper found on the site.
14. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 413-2009-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
15. **Cemeteries**—No cemeteries have been identified on the site.
16. **Historic**—The Historic Preservation Commission reviewed Preliminary Plan 4-08060, Grande Vista at its January 26, 2010 meeting and forwarded the following recommendations, findings, and conclusions to the Planning Board for its review of the subject application. The Historic Preservation Commission recommends that the Planning Board approve the application with conditions addressing street names and requiring a detailed site plan examining the relationship of the site to the historic property.

The subject preliminary plan of subdivision is located off of Clay Drive, approximately 280 feet north of its intersection with Potomac Valley Drive. The subject property comprises 18.36 acres in the R-R Zone, and is adjacent to the south and west of Admirathoria/Upper Notley Hall (Historic Site 80-005). The subject preliminary plan of subdivision proposes a total of 19 building lots, 2 parcels, and 1 outparcel.

Archeology Findings

The original 2,500-acre land grant of Admirathoria was patented to George Thompson in 1662; 2,200 acres were resurveyed for Notley Rozer in 1715. Notley Rozer built a house on the Admirathoria patent which was later known as Lower Notley Hall, located southwest of the project area. After the death of Notley Rozer in 1727, his wife was granted a life tenancy with an estate of inheritance to their son Henry Rozer. According to the 1790 census, Henry Rozer held 120 slaves, making him one of the largest slaveholders in Prince George's County. It is likely that Upper Notley Hall was built about 1792, when Henry Rozer's granddaughter, Maria Rozer, married Francis Hall. Hall adopted his wife's surname and became Francis Hall Rozer. Francis H. Rozer is listed in the 1800 census; at that time, he held 37 slaves. Maria Rozer inherited most of Henry Rozer's property upon his death in 1802. Francis Hall Rozer died in 1803 and Maria remarried to William Daingerfield in 1807. William A. Daingerfield is included in the 1820 census and held 47

slaves at that time. There were also three free black males in the household. Maria Rozer Daingerfield sold 500 acres of Admirathoria to her son, Francis E. Rozer in 1822. Francis E. Rozer's two sons, Charles B. and Francis W. Rozer, inherited Upper Notley Hall after their father's death in the 1840s. Daniel Seltzer of Pennsylvania acquired 246 acres of Admirathoria in 1870. Seltzer died in 1887 and an Equity Cause for the division of his estate notes that his property contained "a large substantial brick dwelling...three tenant houses, stable, hay barracks, and other outbuildings..." The former Rozer property was divided many times during the 20th century and much of the land converted to housing developments. In 1945, the historic site and 4.13 acres were purchased by Van Arsdale Turner; the property was owned by Marian Bahrenburg Turner until 1974, and is still held by members of the Bahrenburg family. Grande Vista, LLC acquired the subject property identified on the deed as 18.75 acres from the Temple of Understanding on July 2, 2001, which had acquired the property on July 18, 1966 from Ralph and Jean Rocks and Thomas and Carol Martin.

Phase I archeological investigations were conducted on the subject property in June 2008. Two archeological sites, 18PR945 and 18PR946, were identified. Site 18PR945 is a light scatter of both prehistoric Native American and historic period artifacts. The prehistoric Native American artifacts date to the late Woodland period (900–1600 AD) and the historic artifacts include items made and used during the 1800s and 1900s. Site 18PR946 is also a scatter of both prehistoric Native American and historic period artifacts. The prehistoric Native American artifacts of Site 18PR946 date to the early to late Woodland periods (1000 BC–1600 AD) and the historic artifacts include items made and used during the 1800s and early 1900s. Based on the findings of the Phase I archeological survey, Historic Preservation staff requested that Phase II investigations be conducted at both 18PR945 and 18PR946.

Phase II investigations were conducted on the Grande Vista property from August 2008 to February 2009. Phase II investigations at site 18PR945 consisted of a close-interval shovel test pit (STP) survey and the excavation of 1-x-1 m test units. A total of 99 STPs were excavated across site 18PR945. Seven 1-x-1 m test units were placed in the areas of highest artifact concentrations, five in the eastern area and two in the west. Phase II investigations of site 18PR945 produced 217 artifacts. It is evident from the excavation of the test units that the artifacts recovered have been mixed by the process of erosion. No intact cultural features were identified in any of the test units. Due to the lack of subsurface integrity and the lack of research value of site 18PR945, no further work was recommended.

Phase II investigations at site 18PR946 consisted of close-interval shovel testing and the excavation of 13 1-x-1 m units. A total of 328 STPs were excavated at 5-m intervals. Based on the results of the STP survey, five 1-x-1 m test units were placed in Area A, three in Area B, and five in Area C. A total of 2,690 artifacts, ranging in date from the early to late Woodland periods to the 20th century, were recovered from the Phase II investigations at site 18PR946. Only one possible feature was identified in Test Unit 11. It was not possible to determine whether the feature was natural or cultural and only one piece of unidentified metal was recovered. No additional features were identified in the other 12 test units. Layers within the units from which artifacts were collected exhibited deposition from secondary contexts and mixing of artifacts. All of the test units

lacked subsurface integrity and, therefore, lacked any research context. Therefore, no further work was recommended on site 18PR946.

Findings—Historic Preservation

Built in the eighteenth century and altered in the 1870s, Admirathoria/Upper Notley Hall is a 2½-story, late Georgian brick plantation house. Its walls are laid in Flemish bond and the stairhall takes up one of the four large spaces of the square floor plan. Admirathoria/Upper Notley Hall was built in the mid-to-late 1700s for the Rozer family, and remained the family home for nearly a century. In the 1870s, the original hip roof was replaced with the present mansard roof. Admirathoria/Upper Notley Hall is a significant Georgian structure and a unique example of its type in the county. The historic site and its 4.13-acre environmental setting were designated through the 1981 *Prince George's County Historic Sites and Districts Plan*.

The subject preliminary plan proposes two new streets. Street A is approximately 1,000 feet long and terminates in a cul-de-sac south and west of the boundary of the historic site. The first 500 feet of Street A, along the southern boundary of the historic site will be single loaded and no building lots are proposed to be located adjacent to the historic site. Street B is approximately 200 feet long and includes four building lots as well as approximately 140 feet of open frontage at the southwest corner of the historic site. The historic site will be surrounded on two sides by a 50-foot-wide buffer that will be one of the parcels conveyed to the HOA for the development. Access to the historic site will be provided by an easement across the HOA parcel. The HOA parcel will also include a public utility easement. The area within the parcel outside the easement will be planted to provide additional screening for the historic site. Lot sizes range from 20,824 square feet to 29,388 square feet. Clay Drive will be developed to provide full frontage for the subject property, but that frontage will terminate at the historic site's southern property line.

Current access to the adjacent Admirathoria/Upper Notley Hall historic site is provided by an unpaved entry lane from Clay Drive (a public street) that traverses the southeast corner of the developing property. The driveway for the historic site will meet Street A at the current grade. The entry lane leads to the south elevation or main façade of the historic site. The historic site is located on a slight rise above the developing property, which slopes to the south and east toward the Potomac River. Houses to the south of the developing property on Driftwood Lane and Bella Vista Terrace are now partially visible from the historic site; because of the historic site's elevation, houses to the north on River Bend Road, at a lower elevation, are not readily visible. With the construction of houses south of the historic site, the view of houses on Driftwood Lane and Bella Vista Terrace will be blocked.

Based on the topography of the developing property and the clearing and grading that will be associated with the proposed development, houses on a number of lots may be substantially visible from the historic site. In particular, Lots 2, 3, 4, 5, 6, 7, 8, 16, 17, and 18 will have front elevations visible from Admirathoria, and the front and east side elevation of Lot 19 will be visible from the western portion of the historic site. Lot 1 will be part of the view driving up Clay Drive.

The applicant's proposed Type "D" bufferyard is in compliance with the *Prince George's County Landscape Manual*. Nevertheless, the character of the existing woodland is largely deciduous and spotty as a result of the recent loss of trees from storm damage. As a result, only limited seasonal screening at a significant height will be provided. The woodland understory is largely transparent and lacks evergreens that would provide screening below the deciduous canopy.

Based on the applicant's proposed layout and the county's requirement that public roads be illuminated by streetlights, the required lighting in the vicinity of the historic site may impact the historic character of the historic site.

Conclusions

The Planning Board concurs with the findings and conclusions of the Phase II archeology report that sites 18PR945 and 18PR946 lack subsurface integrity and research value. Although the cultural deposits are related to prehistoric occupation of the Grande Vista property and the occupation of Upper Notley Hall during the historic period, the deposits are mixed and do not retain their integrity. Therefore, the Planning Board also concurs with the report's conclusions that no further archeological work is necessary on sites 18PR945 and 18PR946.

The applicant's proposed development plan makes an effort to provide a buffer for the Admirathoria historic site. However, the required clearing and re-grading of house sites for the developing property will have a substantial impact on the character of the historic site, which is currently located on a rise and largely surrounded by trees. Road construction will also render the historic site substantially visible, in spite of the partially wooded character of the perimeter of the historic site's property. As a result, a requirement for detailed site plan review for the height, scale, massing, design, and materials of the proposed new houses in the vicinity of the historic site, as well as the character of landscape buffering, street-lighting, and the development's entrance features in the vicinity, will ensure that appropriate architecture for new construction and appropriately designed infrastructure, such as landscaping and street-lighting, are provided.

The applicant has not proposed names for the development's two proposed streets at this time and should work with Historic Preservation staff to identify street names that reflect the history of the property, the adjacent Admirathoria historic site, and its associated families.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Vaughns, with Commissioners Squire, Vaughns, and Parker voting in favor of the motion, with Commissioner Cavitt recused, and with Commissioner Clark absent at its regular meeting held on Thursday, April 8, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of April 2010.

Patricia Colihan Barney
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

PCB:FJG:RD:wrc

APPROVED AS TO LEGAL SUFFICIENCY.

Shmell J. [Signature]
M-NCPPC Legal Department

Date 4/21/10