

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on September 4, 2003, regarding Detailed Site Plan DSP-03023 for The Highlands (Formerly Frances Bowie Property), the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan for 34 lots, which consist of 33 proposed new lots and one existing single-family detached house in the R-R Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R Cluster
Use(s)	Residential	Residential
Acreage	24.01	24.01
Cluster net tract area	23.96	23.96
Area of slopes greater than 25%	0.05	NA
Number of lots	1 (to remain)	34 (58 permitted)
Minimum lot area (square feet)	N/A	10,066 (10,000 permitted)

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Cluster open space (acres)	4.88	8.94
Open space required to be outside of SWM facility (acres)	3.25	7.03
Open space to be conveyed to HOA	N/A	8.94
Open space to be conveyed to MNCPPC	1.20	0.84*

*The remaining 0.36 acre is proposed fee-in-lieu for parkland dedication.

CLUSTER MODIFICATIONS

	STANDARD	ALLOWED	PROPOSED
Net lot coverage	25%	30%	30%
Lot width at building line (ft.)	100	75	75
Frontage along street (ft.)	70	50	50
Frontage along Cul-de-sac (ft.)	60	50	50

Architectural Model Data

Model	Base Finished Area (Sq.Ft.)
Abraham Clark (T 2)	2,482
Abraham Clark III (T 3)	3,110
Ben Franklin (D-94)	2,292
Dorchester (WD-2000)	3,640
Francis Marion (M-97)	2,900
Francis Scott Key (0-94)	2,397
Francis Scott Key II (0-99)	2,712
Independence (I-99)	3,120
James Monroe	3,254
John Rutledge (R-99)	2,705
Lafayette (F-98)	2,317
Molly Pitcher (S-94)	2,702
Victory	2,523

3. **Location:** The site is in Planning Area 73, Council District 6. More specifically, it is located in the southwest quadrant of the intersection of Largo Road and West Kettering Drive.
4. **Surroundings and Use:** The subject property is bounded to the east and north by the rights-of-way of Largo Road and West Kettering Drive, respectively. Across both Largo Road and West Kettering Drive are existing single-family houses. To the south of the property are existing single-family detached houses in the R-O-S Zone. To the west of the property are R-O-S-zoned open space and existing single-family detached houses. In the middle of the site is Lot 35 of Preliminary Plan 4-94010. Lot 35, Mount Lubentia, is a county Historic Site (#73-16), which is also listed on the National Register of Historic Places. Mount Lubentia is considered one of the county's best examples of Federal-style plantation architecture.
5. **Previous Approvals:** The preliminary plan of the site, 4-94010, including a Type I Tree Conservation Plan, TCPI/7/94, was first approved on June 9, 1994, with nine conditions, and the resolution for that approval was adopted on July 7, 1994. On May 16, 1996, the Planning Board approved a one-year extension, making the preliminary plan valid through July 7, 1997. The Planning Board did not hear the reconsideration application until April 10, 2003. The Planning Board Resolution PGCPB No. 94-185 (C)(A) that approved the reconsideration application was

adopted on July 3, 2003.

6. **Design Features:** The application proposes construction of 33 single-family detached houses and maintains one existing house on a 24.01-acre site. The access to the proposed development will be provided through West Kettering Drive to the north, which is connected to Largo Road. One cul-de-sac street which branches into another small cul-de-sac right after the entrance point off West Kettering Drive serves the entire site. The proposed lots are arranged along both sides of the internal streets except for the portion of the road frontage that is adjacent to the Mount Lubentia site.

Thirteen 2-story architectural models are proposed for the development. The models are predominantly of traditional architectural style with mainly gable roof and decorative elements. Each model has a two-car garage as a standard feature and is finished with either aluminum siding or brick veneer, or their various combinations. Total base finished area of the models, as indicated in the Architectural Model Data Table, varies from 2,292 to 3,640 square feet. A joint review of the proposed architecture by the staff of the Urban Design Section and the Historic Preservation/Public Facilities Planning Section finds that the proposed models do not have the number of features typical of Federal-style plantation architecture. A condition of approval has been recommended by both the Urban Design and the Historic Preservation and Public Facility Sections in order for the development to incorporate more Federal-style plantation architectural features and thus to be in harmony with Mount Lubentia in style because the proposed development is in such close proximity to the historic site.

A monumental entrance sign, "The Highlands," has been proposed for the site. No dimensions are proposed with this detailed site plan. A condition of approval has been proposed to require the sign details in accordance with Section 27-624, Gateway Signs requirements.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height and density.
8. **Preliminary Plan of Subdivision 4-94010 (PGCPB No. 94-185(C)(A)):** The approval of the reconsideration application by the Planning Board modified the conditions attached to the previous approval. The conditions regarding detailed site plan review are discussed as follows:
- 2. **A Detailed Site Plan shall be approved prior to the Final Plat; it shall address but not be limited to the following:**

- a. Views of the rears of units which back onto Kettering Drive and MD 202. This shall include architectural details and massing for the rears of the units to create an appearance similar to the fronts, especially on the second floor, and landscape buffers including the preservation of existing vegetation in the rears of lots. All trees 3 inches or larger in caliper shall be located on the Detailed Site Plan on Lots 1, 35, 34, 33 and 29. Kettering Drive shall be treated as a collector for the purpose of providing a landscape buffer. Landscape easements shall be created as necessary and recorded for those lots which include frontage on Kettering Drive and MD 202.

Comment: The purpose of this detailed site plan is to meet the above-noted condition. The detailed site plan review has focused on the views of the rears of units that back onto West Kettering Drive and MD 202. A condition of approval that requires special architectural treatments for all concerned lots has been proposed in the Recommendation section of this report.

Per Section 4.6, Buffering Residential Development from Streets, of the *Landscape Manual*, a minimum 35-foot-wide bufferyard is required in order to buffer the rears of lots that are oriented toward a collector street; and a minimum 75-foot-wide bufferyard is required for a freeway. A 35-foot-wide landscape buffer is required for the site's frontage along West Kettering Drive and a 75-foot-wide landscape buffer along MD 202. A condition of approval is included to require the easements to be recorded among the land records of Prince George's County prior to issuance of any building permits.

- b. The design and appearance of the proposed stormwater management pond including its relationship to the site, the edge treatment, and the proposed utility structure concealment to ensure that the pond is a visual site amenity from outside and from within the site.

Comment: The proposed stormwater management pond is located at the terminus of the cul-de-sac street and at the most southeasterly end of the site. A six-foot-high, board-on-board wood fence has been proposed along MD 202. Meanwhile, a 50-foot-wide landscape bufferyard is proposed between the fence and the right-of-way of MD 202. A 35-foot-wide landscape buffer is also proposed on the north and west sides of the pond. The relationship between the site and the pond as well as the landscaping treatment of the pond is acceptable. The pond is almost completely concealed from views from MD 202 by a combination of a six-foot-high, board-on-board fence and a 50-foot-wide bufferyard, and from the internal streets and the residential lots by a 35-foot-wide bufferyard.

- c. Orientation of the units on all corner lots, the flag lot and lots adjacent to, lots which abut the environmental setting and all public roads, to ensure that rears of units are minimally exposed to view and to ensure a good relationship between units and the lots, and in particular, to ensure the provision of adequate and useable rear yard space.

Comment: The siting and orientation of the buildings on all corner lots and the lots adjacent to the Historic Site have been carefully examined. For both the corner lots and the lots that are adjoining the Historic Site, except for Lot 28 (discussed below), the siting and orientation of the buildings are acceptable.

- d. The design and grading of Street 'B'. Rural and closed section preliminary engineering sketches with grading, limits of clearing, and utilities shall be provided to Urban Design to review.

Comment: Two internal streets, Magruder Drive and Enoch Court, are cul-de-sac-type streets with curb and sidewalk on both sides. The detailed site plan shows grading, limits of clearing, and some utilities. A review by Transportation Planning Section indicates that the site plan is acceptable.

- e. **Landscape buffers required on those lots adjacent to the environmental setting.**

Comment: Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual* requires a Type D buffer between the single-family lots and the environmental setting of the Historic Site, Lot 35, Mount Lubentia. The landscape plan will comply with this requirement.

- f. The size of all corner lots to ensure that lot sizes allow adequate flexibility in house siting and rear yard screening.

Comment: Urban Design staff reviewed the layout of the detailed site plan and found that the size of all corner lots is acceptable and will allow adequate flexibility in both building siting and rear yard screening.

- g. **The proposed dwelling unit on Lot 28 shall be located in the northern portion of the lot, and the existing tree stand in the southern portion of the lot shall be retained to the greatest extent possible.**

Comment: The siting of the building on Lot 28 has been given careful examination, especially during the review by the Historic Preservation and Public Facilities Planning Section. The proposed dwelling unit on Lot 28 has been located near the northern lot line and away from the existing wooded area to the extent possible. The existing wooded area along the northern lot line will serve as a natural buffer to the environmental setting of the historic site.

- h. A complete inventory of the historic cemetery in accordance with Section 24-135.02 (2).

Comment: The detailed site plan submittal does not include the required inventory. A condition of approval is proposed to require that the inventory be submitted prior to certificate approval of this site plan.

- i. Specific details to ensure the Planning Board that the cemetery will be perpetually protected and maintained in accordance with Section 24-135.02(5).

Comment: A condition of approval has been proposed to ensure the perpetual protection and maintenance of the cemetery.

- j. The design of any proposed recreational facilities to ensure compatibility with the historic character of the site.

Comment: No recreational facilities are proposed.

- k. The architecture of all proposed units and details of all fencing and outdoor decks to ensure compatibility with the historic site.

Comment: The proposed architecture does not incorporate the preferred number of architectural features that are common in the Federal-style plantation architecture exemplified by the historic site. There are no details of fencing and outdoor decks provided with this application. A condition of approval regarding architectural treatments and a condition requiring the details for fences and decks have been proposed.

- l. The provision of landscape planting for the purpose of buffering adjacent to the existing single-family lots.

Comment: Two existing houses are included in the preliminary plan 4-94010, on Lots 31 and 35. Lot 35 is the site of Mount Lubentia, which is not included in this detailed site plan. But the *Landscape Manual* requires a bufferyard be provided between the lots and the Historic Site (see Finding 9 for more discussion). Lot 31 is an existing single-family detached house that is included in this detailed site plan and is compatible with the proposed development. No landscape buffering is required between Lot 31 and adjacent Lot 30. There is existing woodland on both Lots 30 and 31. A condition of approval is proposed which requires preservation of the existing woodland on Lot 30 to the extent possible.

- 9. ***Landscape Manual:*** The proposed development is subject to the requirements of Section 4.1, Residential Requirements, 4.6, Buffering Residential Development from Streets, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

- a. The application proposes a total of 34 lots, of which two lots are between 20,000 and 39,999 square feet, and 32 lots have a lot area larger than 9,500 square feet but smaller than 19,999 square feet. According to the requirements of Section 4.1(b) and (c), a total of 70 shade trees and 36 ornamental or evergreen trees are required for the application. The application proposes 102 shade trees, 68 ornamental or evergreen trees, and is therefore in compliance with the *Landscape Manual*.
- b. The detailed site plan has shown the rear yards of four lots adjoining the public rights-of-way of West Kettering Drive and Largo Road. Per preliminary plan Condition

2(a), Kettering Drive will be treated as a collector for the purpose of providing a landscape buffer of Section 4.6. A 35-foot-wide landscape buffer to be planted with four shade trees, 15 evergreen trees and 30 shrubs per 100 linear feet of right-of-way is required. The landscape plan, which has more plant units than required by the *Landscape Manual*, provides a combination of vegetation and a six-foot-high wood fence.

Largo Road (MD 202) is a freeway according to road classification. Per Section 4.6, a minimum 75-foot-wide bufferyard is required to be planted with eight shade trees, 20 evergreen trees and 48 shrubs per 100 linear feet of right-of-way. Once again, the landscape plan, which has more plant units than are required by the *Landscape Manual*, provides a combination of vegetation and a six-foot-high wood fence.

- c. Lot 35, Mount Lubentia, is a Historic Site. Even though Lot 35 is not included in the subject detailed site plan, it is adjacent to Lots 25 through 31. Per Section 4.7, Buffering Incompatible Uses, a Type D bufferyard, which is a 40-foot-wide landscaped strip to be planted with 160 plant units per 100 linear feet of property line, is required between the lots and the Historic Site. The applicant acknowledged this requirement at the time of preliminary plan review, but inadvertently did not show the required bufferyard on the detailed site plan. A condition of approval has been proposed to address this technical oversight by the applicant.

The detailed site plan proposes a stormwater management pond at the terminus of Magruder Drive, which is adjacent to the single-family lots. Per Section 4.7, a Type C bufferyard, which is a 30-foot-wide landscaped strip, is to be planted with 120 plant units per linear feet of property line. The landscape plan shows a 35-foot-wide bufferyard but does not have any schedule to indicate compliance with the *Landscape Manual*. A condition of approval has been proposed to require the information.

- 10. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area; there are more than 10,000 square feet of existing woodland on-site; and there is a previously approved Type I Tree Conservation Plan, TCPI/7/94.
 - a. The Detailed Forest Stand Delineation (FSD) was submitted and approved during the review of the Preliminary Plan of Subdivision, 4-94010. No further information is required with this DSP application.
 - b. The Type II Tree Conservation Plan, TCPII/94/03, submitted with this application, has been reviewed and was found to require significant revisions. A review by the Environmental Planning Section of the revised plans indicates that TCP II is in general conformance with the requirements of the Woodland Conservation Ordinance, subject to conditions.
- 11. **Referral Comments:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated July 7, 2003, the Community Planning Division found that the application is in conformance with the Largo-Lottsford and Vicinity Master Plan and the 2002 General Plan Development Pattern policies for the Developing Tier.
- b. The Transportation Planning Section in a memorandum dated June 19, 2003, stated that the site plan is acceptable.

In a separate memorandum from the Transportation Planning Section dated June 27, 2003, on detailed site plan review for master plan trail compliance, the trails planner found that there are no master plan trail issues with the application. The trails planner, however, notes that due to the density of the proposed site plan, and in keeping with adjacent subdivisions, standard sidewalks are recommended along both sides of all internal roads, including cul-de-sacs. The planner also recommends a standard sidewalk along the subject property's frontage of West Kettering Drive.

- c. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated June 16, 2003, the staff noted that the site plan is consistent with the approved Stormwater Management Concept Plan, #948003700.
- d. In a memorandum dated July 18, 2003, the Subdivision Section staff found that the site plan is in general conformance with the approved preliminary plan in both lotting pattern and road configuration. The staff notes that Conditions 2 and 7 of Resolution PGCPB No. 94-185(C)(A) should be met at the time of Detailed Site Plan review.

Comment: The Urban Design staff has reviewed the site plan for conformance with Condition 2 (see Finding 8 for a detailed discussion on each sub-condition). Since Lot 35 is not included in this detailed site plan, Condition 7 of PGCPB No. 94-185(C)(A) is not applicable.

- e. The Environmental Planning Section generated two memoranda for this application. In a memorandum dated June 5, 2003, the Environmental Planning Section required revised plans and additional information before a complete review of the proposal could be conducted.

In the second memorandum dated July 22, 2003, the environmental planner concluded, after review of the revised plans, that the application is in general conformance with the Woodland Conservation Ordinance. The Environmental Planning Section recommends approval of DSP-03023 subject to conditions that have been incorporated in the Recommendation section of this report.
- f. The Permit Review Section, in a memorandum dated June 6, 2003, noted that two landscape issues regarding Section 4.6, Easement, and 4.7, Bufferyard, should be addressed in the detailed site plan. The staff also requires additional information be added at the time of building permits.

- g. The State Highway Administration in a memorandum dated June 3, 2003, had no objection to the approval of Detailed Site Plan DSP-03023.
- h. The Historic Preservation and Public Facilities Planning Section, in a memorandum dated July 17, 2003, provided a background review and discussion on the Historic Site, Lot 35, and recommended four conditions of approval. These conditions have been incorporated into the Recommendation section of this report, except for recommended Condition 1.b., which requires that the applicant shall provide (and show on the detailed site plan) a 30-foot (C) buffer on Lot 35 along its western edge, in all areas where the existing treestand is not sufficiently dense to screen the view of the proposed new houses. This buffer shall be planted inside (east of) the fence provided by the applicant, and special attention shall be given to existing trees and variety of plantings in order to achieve some screening of the view from Mount Lubentia.

Comment: The recommended Condition 1.b. proposed a bufferyard on Lot 35, which is not included in the subject detailed site plan. However, as discussed in the memorandum of the Historic Preservation and Public Facilities Planning Section, it would be desirable if the applicant and the owner of Lot 35 could reach a private agreement to have the above-noted bufferyard installed in order to mitigate the possible impact of the proposed development on the Historic Site.

- 12. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-03023, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
 - a. Revise both the detailed site plan and the landscape plan to show graphically that Lot 35 of Preliminary Plan 4-94010 is not a part of this detailed site plan application and revise all calculations and plan notes correspondingly.
 - b. Revise the landscape plan to show the Type D bufferyard between the Mount Lubentia site and Lots 25 through 31.
 - c. Revise architectural elevations to incorporate features of Federal-style plantation architecture as recommended in the Historic Preservation and Public Facilities Planning Section

memorandum dated July 17, 2003. The buildings on the specific lots shall meet the requirements prescribed in Condition 8 below.

- d. Revise landscape detail sheets to provide sign details in accordance with Section 27-624, Gateway Signs requirements.
 - e. Revise both the detailed site plan and the landscape plan of Lot 30 to ensure that the existing woodland adjacent to Lot 31 will be preserved to the greatest extent possible.
 - f. Provide the design of the fences (to be erected along the western boundary of Lot 35 and along the shared boundaries between the Lot 35 and Lots 25 through 31) to be reviewed and approved by the Historic Preservation and Public Facilities Planning Section.
 - g. Revise the landscape plans for Lots 5 to 13 to provide two additional shade trees (in addition to the requirements of Section 4.1) in the front yards.
 - h. Revise the landscape plan to provide a Section 4.6 landscape schedule for the bufferyard that is located between the stormwater pond and Lots 21 and 22.
 - i. Provide fence and outdoor deck details, if they are proposed, to be reviewed and approved by the Urban Design Section. Fences, decks and other structures shall be painted or stained, in order to be compatible with the Historic Site.
 - j. Provide standard sidewalks along both the west side of Magruder Drive and the north side of Enoch Court. A standard sidewalk shall also be provided along the subject property's frontage of West Kettering Drive. The existing sidewalk along West Kettering Drive shall be reflected in Sheet 4 of the detailed site plan.
2. Prior to certificate approval of Detailed Site Plan DSP-03023, a complete inventory of the existing Magruder family cemetery prepared in accordance with Section 24-135.02 of the Subdivision Regulations shall be submitted to the Historic Preservation and Public Facilities Planning Section.
 3. Prior to final plat approval, the applicant shall provide the appropriate homeowner documents that shall ensure the maintenance and preservation of the cemetery on Lot 31 in perpetuity if and when the current owner relinquishes this responsibility either through the sale of the lot or other means, to be reviewed and approved by the Historic Preservation and Public Facilities Planning Section.
 4. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the Patuxent River Primary Management Area preservation area and shall be reviewed by the Environmental Planning Section prior to approval of the final

plat. In addition, the following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.”

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

“Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the M-NCPPC, Planning Department.”

6. Prior to issuance of a building permit for Lot 31, the applicant shall obtain a variance from the Board of Zoning Appeals for the required location of an accessory structure if the existing shed is to remain on Lot 31.

7. Prior to issuance of any permits, the applicant shall provide evidence that all on-site landscape and storm drain easements have been recorded among the land records of Prince George’s County.

8. Prior to issuance of any building permits, the applicant shall provide special treatments on architectural elevations as follows to be reviewed and approved by the Urban Design Section and the Historic Preservation/Public Facility Planning Section acting as the designee of the Planning Board:

- a. All buildings shall have red brick front elevations.
- b. For buildings on Lots 1, 25 to 30 and 34, a hip roof shall be the dominant roof pattern on the front and rear elevations. Rear elevations shall be treated similarly to the front in regard to, but not limited to, design, color and finish. The design of the units on the above-noted lots shall incorporate a minimum of four architectural features including hip roofs from the five categories as recommended by the Historic Preservation Commission or as determined to be consistent with the above. The applicant shall explore to the extent possible the use of shutters and a reasonably balanced fenestration pattern on the rear elevations.
- c. Buildings on Lots 1, 27 to 29 and 34 with the side elevations that are adjacent to and facing West Kettering Drive and the internal subdivision street shall have on that elevation at least three architectural features in a reasonably balanced composition.
- d. For buildings on Lots 5 to 14, front elevations shall be finished with 100 percent red brick. The design of the buildings on the above-mentioned lots shall incorporate a minimum three architectural features including entry porch from the five categories as

recommended by the Historic Preservation Commission or as determined to be consistent with the above.

- e. For buildings on Lots 2, 32 and 33, rear elevations shall be treated in substantially the same way, but excluding color and finish material, as the front elevations.
- 9. No two units located next to or across the street from each other may have identical front elevations.
- 10. 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 and the landscape plan.
- 11. The applicant agrees that Lot 35 is not bound by the site plan requirements applicable to Lots 1-34. Lot 35 shall not be a part of the HOA as it is a separate lot containing a historic home and the detailed site plan conditions are only applicable to the newly created lots. Lot 35 is included in the DSP for the purposes of compatibility as a historic site and to allow the creation of a legal lot. A note to such effect shall be placed on Detailed Site Plan and Final Plat.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

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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 Lowe, seconded by Commissioner Harley, with Commissioners Lowe, Harley, Eley, Vaughns and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 4, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of September 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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