PGCPB No. 05-258 File No. DSP-05042

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 December 8, 2005 regarding Detailed Site Plan DSP-05042 for Karington, the Planning Board finds:

1. **Request:** The application is for grading and construction of a lake on the subject property.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	None	None
Acreage	381.52	381.52
Lots	0	0
Parcels	2	2
Square Footage/GFA	0	0
Dwelling Units:	0	0

Conformance to Evaluation Criteria

3. **Mixed-Use Planned Community:** The detailed site plan for infrastructure is in conformance with the requirements for a Mixed-Use Planned Community in the E-I-A Zone. A conceptual site plan is required for Mixed-Use Planned Community. The District Council approved CSP-02004 on January 27, 2004.

4. **Conceptual Site Plan CSP-02004:** The detailed site plan for infrastructure is in general conformance with the requirements of CSP-02004. For environmental issues, see Finding 6 below.

5. **Preliminary Plan 4-04035:** The detailed site plan for infrastructure is in general conformance with the requirements of 4-04035. For environmental issues, see Finding 6 below.

Referrals

6. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-05042 and TCPII/126/05 subject to the environmental conditions in the Recommendation section.

Background

The Environmental Planning Section previously reviewed this site in conjunction with the approval of a Conceptual Site Plan, CSP-02004 (with TCPI/48/02), and a Preliminary Plan of Subdivision, 4-04035 (with TCPI/48/02-01). Both approvals contained numerous conditions that must be addressed with the current application.

Site Description

This 381.52-acre site in the E-I-A Zone is located in the southwest quadrant of the intersection of US 301 and MD 214. A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are found to occur on the property. Transportation-related noise has been found to impact this site. The soils found to occur according to the Prince George's County Soil Survey include Adelphia fine sandy loams, Bibb silt loam, Keyport silt loam, Sandy land steep, and Westphalia fine sandy loams. Some of these existing soils have limitations that will have an impact during the building phase of the development. According to available information, Marlboro clay is found to occur on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of this property. This property is located in the Collington Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the adopted General Plan.

SUMMARY OF PRIOR ENVIRONMENTAL CONDITIONS OF APPROVAL

The approval of the Conceptual Site Plan and the Preliminary Plan of Subdivision included numerous conditions, several of which dealt with environmental issues that were to be addressed during subsequent reviews. The environmental conditions to be addressed during the review of the specific design plan are addressed below.

PGCPB No. 03-135; Conceptual Site Plan, CSP-02004

15. All future plan submittals shall include a single tree line as shown on the FSD revision stamped as received by the Environmental Planning Section on May 23, 2003.

Comment: This condition has been addressed; the revised Type I Tree Conservation Plan, TCPI/48/02-01, date stamped as received by the Environmental Planning Section on July 19, 2004, reflects the correct tree line in accordance with the FSD revision date stamped on May 23, 2003.

17. The Woodland Conservation Threshold portion of the requirement (47.52 acres) shall be satisfied as on-site preservation. The balance of the requirements may be satisfied by additional on-site preservation, on-site reforestation, or at an approved off-site

mitigation bank.

Comment: This condition has been addressed. The approved Type I Tree Conservation Plan, TCPI/48/02-01, proposes 47.52 acres of on-site preservation with the balance of the requirement proposed to be satisfied by 50.97 acres of off-site mitigation at a location to be determined. The Type II Tree Conservation Plan (TCPII) shows this requirement being met.

18. The revised TCPI submitted with the Preliminary Plan of Subdivision shall include the following:

a. Show conceptual grading, structure locations, and the limit of disturbance.

Comment: This condition has been addressed on the approved Type I Tree Conservation Plan, TCPI/48/02-01.

b. An attempt shall be made to eliminate isolated Woodland Conservation Areas by adjusting the layout and providing larger contiguous forest areas in the vicinity of the PMA and thus further minimizing proposed PMA impacts.

Comment: This condition has been addressed on the approved TCPI. All woodland conservation areas proposed are contiguous to larger forested areas.

c. Show the location of all anticipated stormdrain, sewer and water outfalls including those connecting to existing facilities located outside the limits of this application.

Comment: This condition has been satisfied by the revised TCPI. The sewer and stormdrain outfalls have been shown. On the TCPII, however, a new impact proposed to a regulated feature appears to be proposed in order to install a stormdrain outfall. This issue is addressed further in the Environmental Review section below.

d. Any clearing for off-site infrastructure connections shall be mitigated at a 1:1 ratio for all woodlands cleared as part of TCPI/48/02.

Comment: This condition has generally been satisfied by the approved TCPI, which reflects 0.62 acre of off-site clearing on the worksheet for impacts associated with the sewer outfall, stormwater management outfalls, and some road improvements immediately adjacent to this application. The TCPII does not show off-site impacts for connections that will clearly be needed. This issue is addressed further in the comments in the Environmental Review section.

19. At the time of the Preliminary Plan of Subdivision, the Type I Tree Conservation Plan

shall be revised at a scale of no less than 1"=100'. Those plans shall clearly identify each component of the PMA and the ultimate limit of the PMA.

Comment: This condition was addressed by the approved TCPI.

20. **The Preliminary Plan of Subdivision shall be designed to preserve the PMA to the fullest extent possible. If impacts are proposed a Letter of Justification shall be submitted with the Preliminary Plan application. It shall include a description and justification of each proposed area of impact. The impacts to each feature of the PMA shall be quantified and shown on 8½- x 11-inch sheets.**

Comment: Impacts were proposed with the preliminary plan review and were reviewed. Certain impacts are required to be minimized further in subsequent reviews. A new impact is shown on the TCPII that was not previously approved. Comments regarding this impact are discussed in the Environmental Review section below.

21. **Prior to the issuance of any grading permits which impact the Waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.**

Comment: This condition is to be satisfied prior to the issuance of permits.

22. **The proposed PMA impacts shall be further evaluated with each subsequent plan review.**

Comment: Comments regarding this condition are discussed in the Environmental Review section below.

23. **The submittal of the Preliminary Plan of Subdivision shall include a Marlboro Clay Geotechnical Report prepared in accordance with the Prince George's County "Criteria for Soil Investigations and Reports on the Presence and Affect of Marlboro Clay upon Proposed Developments."**

Comment: A Geotechnical Study was submitted during the review of the preliminary plan. A revised study was submitted with the DSP application.

24. **Prior to certification of the Conceptual Site Plan and the Type I Tree Conservation Plan, the following note shall be placed on both plans in large bold type.**

"This plan provides a conceptual layout for the proposed development of this site which contains Marlboro clay. The location and characteristics of this clay may affect the developable area of this site."

Comment: This condition has been addressed on the approved TCPI.

25. **The projected 65 dBA Ldn noise contours for MD 214 and US 301 shall be shown on the Preliminary Plan of Subdivision and the Detailed Site Plans for this site at 311 feet and 409 feet from the centerline, respectively. In the event the Environmental Planning Section noise projections are not used, a Phase I Noise Report shall be prepared and submitted with the Preliminary Plan of Subdivision. If residential lots are located within the limits of the 65 dBA Ldn noise contour appropriate mitigation measures shall be identified by a Phase II Noise Study at the time of Detailed Site Plan.**

Comment: This condition has been addressed on the approved TCPI and preliminary plan of subdivision, which reflect the location of the unmitigated 65 dBA Ldn noise contours for MD 214 and US 301. The revised TCPII and the DSP show the noise contours.

PGCPB No. 04-247(C); Preliminary Plan 4-04035 and TCPI /48/02

1. **Prior to signature approval of the Preliminary Plan of Subdivision, the Type I Tree Conservation Plan, TCPI/48/02-01, shall be revised as follows:**

   a. **Whenever feasible, revise the alignment of the neighborhood trails so that they are located at the top of the slopes or the bottom of the slopes, not midway up the slopes where significant grading and woodland clearing will be required.**

      Comment: This condition will be further evaluated during the review of the Type II tree conservation plan. At the present time the DSP and TCPII do not show trail locations.

   b. **Add information to the TCPI that identifies the location of all off-site road improvements that will be required and indicate which of those improvements may require the clearing of woodlands.**

      Comment: This condition has been addressed on the approved TCPI.

   c. **Show the location of the mitigated 1.5 safety factor line on the TCPI and the preliminary plan of subdivision and adjust the lot layout for proposed Lots 210–246, Block 'A,' so that the lots are located entirely outside the limits of the mitigated 1.5 safety factor line.**

      Comment: The plans show the mitigated 1.5 safety factor line; however, it is not consistent with the revised geotechnical study. Because the geotechnical study will

require additional information, the study and the plans are required to be revised.

d. Prior to DSP, revise the Type I tree conservation plan to minimize the portion of PMA Impact #5 associated with the construction of the clubhouse and swimming pool. Also, revise PMA Impact 6 to further minimize and/or eliminate the proposed impact.

This condition has not been addressed. It appears that there was a typographical error in the writing of the condition, because Type I TCPs are not typically revised at the time of DSP review. The TCPII, however, does not show the minimization of impact #5 or impact #6—it shows the same limit of disturbance as was shown on the TCPI that was required to be revised.

At this time, the TCPII submitted is for the rough grading of the site. Because the location of the recreational facilities (impact #5) and the access road to the area (impact #6) have not been finalized, the areas of PMA impact should be eliminated from the TCPII for rough grading. The impacts will be further evaluated in subsequent reviews of the Type II tree conservation plan for the development of the property when more detailed information is provided.

In addition, the plan shows an impact to the PMA that requires an approved variation request that was not received during the review of the preliminary plan. The design that results in the proposed impact can be revised to result in no impact to the PMA. This impact must be eliminated.

At this time, the final layout and design of the site has not been provided to or reviewed by staff. As such, the limits of disturbance at the perimeter of the site are not final. Because the sensitive environmental features are located on the western portion of the site, the areas adjacent to the sensitive features should not be disturbed until the final layout and design of these areas are approved by the Planning Board. Delaying the disturbance to the western part of the site will result in a minimization of the overall development impacts because the erosion and sediment controls would be installed in phases and they would not be required to support a large area of disturbed ground.

Recommended Condition: Prior to certification of the DSP for infrastructure clearing and grading, the TCPII shall be revised to show the elimination of impacts #5 and #6 as referenced during the preliminary plan review. The TCPII shall also eliminate all clearing and grading from areas that are not necessary for

the construction of the entrance road from Central Avenue and the large stormwater management pond in the center of the site and any PMA impacts that do not have approved variation requests.

e. Revise the preliminary plan of subdivision and the Type I tree conservation plan to reflect the revised lot layout and the location of the mitigated 1.5 safety factor line based on "Marlboro Clay Safety Factor Exhibit A".

Comment: This condition will be addressed in the future review of the TCPII when more detailed information about the site is provided.

2. Prior to signature approval of the preliminary plan of subdivision, the preliminary plan and the Type I tree conservation plan shall be revised:

a. So that no portion of the Patuxent River Primary Management Area (PMA) outside of the approved PMA impact area is located within the limits of a lot or parcel less than two acres in size.

Comment: This condition has been addressed on the approved TCPI.

b. To include the 10-foot-wide public utility easement parallel and contiguous to all public rights-of-way.

Comment: This condition has been addressed on the approved TCPI.

3. Development of this subdivision shall be in compliance with an approved Type I tree conservation plan (TCPI/48/02-01). The following notes shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/48/02-01), 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/Tree Preservation Policy."

Comment: This condition will be addressed when the final plat is reviewed.

4. The detailed site plan for the area that includes proposed Street 'K' shall address the further minimization of the proposed PMA impacts associated with that road layout and construction.

Comment: See discussion of Condition 1.d. above.

5. The detailed site plan submittal which includes Lots 210 – 246 shall include an analysis by a geotechnical engineer addressing the proposed site grading reflected on the

detailed site plan including the location of the mitigated 1.5 safety factor line based on the proposed site grading.

Comment: See discussion of the geotechnical study below.

6. **Prior to approval of the first detailed site plan for the Karington Subdivision, the September 20, 2004, geotechnical report referenced by IC&E file number 40-04065-8 shall be revised to eliminate assumptions and be based on factual data and the comprehensive slope stability analysis shall be revised for the entire site to reflect the new information in accordance with the guidelines established by the Department of Environmental Resources, Permits and Review Division.**

   This condition has not been fully addressed. A revised geotechnical study was received by the Environmental Planning Section on October 12, 2005. The study was reviewed by DER and the chief building inspector and was found to meet the required parameters of the study; however, additional information is required to complete the review.

   The current application is only for rough grading of the site; however, if the lot configuration changes due to the results of the study, the limits of disturbance may be revised to preserve more woodland on-site. In addition, the phasing of the project is desirable from a stream protection perspective.

   Recommended Condition: Prior to certificate approval of the DSP for infrastructure, the October 12, 2005, geotechnical report referenced by IC&E file number 40-04065-8 shall be revised to include three additional slope stability cross sections at the south side of street A, south side of Street T, and the north side of Street K. The comprehensive slope stability analysis shall be revised for the entire site to reflect the new information in accordance with the guidelines established by the Department of Environmental Resources, Permits and Review Division. Certification of the study shall be received from the chief building inspector prior to certificate approval of the DSP that shows these areas to be disturbed.

7. **Prior to approval of the detailed site plan, the Type II tree conservation plan shall show a minimum 50-foot building restriction setback (unless a lesser restriction is approved by DER) from the final mitigated 1.5 slope safety factor line as determined by the slope stability analysis as approved by the Department of Environmental Resources, Permits and Review Division.**

   Comment: This condition has not been addressed because the final slope stability cross sections have not been provided.

8. **The final plat of subdivision shall show a minimum 50-foot building restriction line (unless a lesser restriction is approved by DER) from the limits of the mitigated 1.5 slope safety factor line.**

Comment: This condition has not been addressed because the final slope stability cross sections have not been provided.

9. **The Type II tree conservation plan shall provide a detailed list of all required off-site road improvements and an analysis to determine if each improvement will be subject to the requirements of the Prince George's County Woodland Conservation Ordinance. The list shall indicate an approximate time frame for initiation of the proposed road improvements including responsibility for Type II tree conservation plan approvals. Any road improvement projects that are the responsibility of the applicant for this case shall mitigate the woodland clearing associated with those projects on an acre for acre basis.**

Comment: This condition has not been addressed. No information has been provided regarding the required off-site road improvements.

Recommended Condition: Prior to certificate approval of the DSP for infrastructure, a list of the required road improvements for the project shall be provided and the TCPII shall be revised to show all off-site clearing on the TCPII. Revise the worksheet to provide for all off-site clearing at a ratio of 1:1.

10. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated Patuxent River Primary Management Area, except for areas with approved impacts, and shall be reviewed by the Environmental Planning Section for accuracy prior to approval. 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 are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

Comment: This condition will be addressed when the final plat is reviewed.

11. **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.**

Comment: This condition is to be addressed prior to the issuance of permits.

12. Prior to the issuance of any building permits for this site an approved stormwater management plan that is consistent with the approved detailed site plan and the Type II tree conservation plan shall be submitted to the Environmental Planning Section.

Comment: There are no building permits associated with this DSP. A copy of the approved technical stormwater management plan will be required prior to the issuance of any building permits.

13. Failure to obtain either federal and/or state permits for the construction of the proposed lake will be considered a major change to the overall concept of this application and will require the submission and approval of a new preliminary plan of subdivision.

Comment: No evidence has been provided regarding the required approvals for the construction of the lake. If permits are not approved for the lake, the permit for the rough grading plan cannot be approved. As stated in a previously approved condition (Condition 11 above) copies of federal and state permits are required prior to issuance of any permit that shows impacts to regulated features.

ENVIRONMENTAL REVIEW

a. A detailed forest stand delineation (FSD) was previously reviewed in conjunction with the approval of the Conceptual Site Plan, CSP-02004. The plan was found to generally address the requirements of the Woodland Conservation Ordinance.

Comment: No further information regarding the detailed FSD is required.

b. This property is subject to the provisions of the Prince George"s County Woodland Conservation Ordinance because there is a previously approved tree conservation plan on the site.

The Type II Tree Conservation Plan, TCPII/126/05, dated stamped as received by the Environmental Planning Section on September 7, 2005, addresses the requirements of the Prince George's County Woodland Conservation Ordinance. This 381.52-acre property has a net tract area of 316.80 acres and a woodland conservation threshold (WCT) of 15 percent, or 47.52 acres. As currently designed, there is an additional ¼:1 replacement requirement totaling 47.74 acres associated with the clearing of woodlands above the WCT, clearing woodlands in the 100-year floodplain, and clearing woodlands for off-site infrastructure improvements. The plans as currently submitted proposes to meet the woodland conservation requirement with 48.49 acres of on-site preservation in priority retention areas and 49.83 acres of off-site mitigation.

The TCPII requires revisions. The previously reviewed FSD plan shows a total of 89 specimen trees on the site; however, no specimen trees were shown on the approved Type I

Tree Conservation Plan, TCPI/48/02-01, or the Type II Tree Conservation Plan, TCPII/126/05. The plans are devoid of specimen trees and the associated specimen tree table. The TCPII will need to be revised to show the location of all specimen trees and the specimen tree table, as well as the tree protection devices for trees to be saved.

The DSP and TCPII show limits of disturbance that are confusing in a few areas. The limit of disturbance (LOD) is shown in two different locations for the same woodland edge. Revise the plans to show one LOD for the site.

Sheet T4 of the TCPII shows the additional clearing of woodland across the southeastern end of Preservation Area 1, south of the proposed stormwater management pond. Clearing of this area will impact the Primary Management Area. The Prince George's County Planning Board did not approve this impact and it was not shown on the TCPI. This impact must be eliminated.

The tree preservation and specimen tree sign details are shown on the plan detail sheet; however, the locations of the signs are not shown on the plans as required by the ordinance. Revise the plans to show the signs at the proper spacing.

The TCPII does not show any off-site utility connections. Two sewer connections are shown from the site into the Collington Branch stream valley where a trunk line exists. It is not clear where the off-site water lines exist and where connections will be made. Because this application has conditions related to the provision of woodland conservation for off-site utility connections and road improvements these must be clearly shown on the plans and mitigated at a ratio of 1:1. The worksheet currently lumps the off-site clearing in with the remainder of the clearing, resulting in a ¼:1 mitigation ratio. If these features are not to be installed with the infrastructure DSP, then a statement is needed regarding what features are being installed under the label "infrastructure."

The TCPII shows several areas where the PMA has been shown in a different configuration than that shown on the TCPI.

Recommended Condition: Prior to certificate approval of the DSP for infrastructure, the TCPII shall be revised as follows:

(1) Show all specimen trees and provide the required specimen tree table.

(2) Show the location of all preservation and specimen tree signs throughout the site. Show the preservation signs at a spacing of no more than 50 feet apart.

(3) Revise the cover sheet to show all the areas that are to be cleared as shaded and update the worksheet as needed.

(4) Show all proposed utility connections and off-site road improvements clearly and provide for the off-site clearing in the worksheet at a ratio of 1:1 or provide a note clearly stating what infrastructure features are proposed to be installed.

(5) Show only one limit of disturbance throughout the site.

(6) Revise the TCPII to address all other conditions of approval.

(7) Revise the plan to eliminate the preservation of woodlands on lots (see Sheet 13 of 15).

(8) Revise the plans to correctly show the PMA as shown on the previously approved plans.

(9) Have the revised plan signed and dated by the qualified professional that prepared the plan.

7. In a memorandum dated September 21, 2005 (Rea to Wagner), the Department of Environmental Resources has indicated that the detailed site plan for infrastructure is consistent with the approved stormwater management concept plan #2694-2002.

8. Phase I archeological survey is recommended by the Planning Department on the Karington property. This property was historically part of Willow Brook, the antebellum plantation of the Clarke family. The Clarke family cemetery on part of this property was previously moved to St. Barnabas' Church. Developers should be alert to possible additional burials. Eight archeological sites were identified in 2002 within the property as part of a Phase I investigation of the Collington Center North Development. Also, the site is located at the headwaters of Collington Branch. Numerous archeological sites have been identified along Collington Branch.

   Phase I archeological investigations should be conducted according to Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994) and report preparation should follow MHT guidelines and the *American Antiquity* or *Society of Historical Archaeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report.

9. The detailed site plan for infrastructure satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

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 Type II Tree Conservation

Plan (TCPII/126/05) and further APPROVED Detailed Site Plan DSP-05042 for the above-described land, subject to the following conditions:

1. Prior to certification of the DSP for infrastructure, the TCPII shall be revised to avoid impacts #5 and #6 as referenced in the preliminary plan until subsequent DSPs that pertain to said impacts are submitted for review of minimization efforts. Prior to approval of the grading permit for the rough grading of the site, a copy of an approved Erosion and Sediment Control Plan shall be submitted that shows the proposed phasing of the clearing and grading.

2. Prior to certificate approval of the DSP for infrastructure, the October 12, 2005, geotechnical report referenced by IC&E file number 40-04065-8 shall be revised to include three additional slope stability cross sections at the south side of street A, south side of Street T, and the north side of Street K. The comprehensive slope stability analysis shall be revised for the entire site to reflect the new information in accordance with the guidelines established by the Department of Environmental Resources, Permits and Review Division. Certification of the study shall be received from the chief building inspector prior to certificate approval of the DSP that shows these areas to be disturbed.

3. Prior to certificate approval of the DSP for infrastructure, a list of the required road improvements for the project shall be provided and the TCPII shall be revised to show all off-site clearing on the TCPII. The worksheet shall be revised to provide for all off-site clearing at a ratio of 1:1.

4. Prior to certificate approval of the DSP for infrastructure, the TCPII shall be revised as follows:

    a. Show all specimen trees and provide the required specimen tree table.

    b. Show the location of all preservation and specimen tree signs throughout the site. Show the preservation signs at a spacing of no more than 50 feet apart.

    c. Revise the cover sheet to show all the areas that are to be cleared as shaded and update the worksheet as needed.

    d. Show all proposed utility connections and off-site road improvements clearly and provide for the off-site clearing in the worksheet at a ratio of 1:1 or provide a note clearly stating what infrastructure features are proposed to be installed.

    e. Show only one limit of disturbance throughout the site.

    f. Revise TCPII to address all other conditions of approval.

    g. Revise the plan to eliminate the preservation of woodlands on lots (see sheet 13 of 15).

    h. Revise the plans to correctly show the PMA as shown on the previously approved plans.

    i. Have the revised plan signed and dated by the qualified professional that prepared the plan.

5. Prior to the issuance of a grading permit, a Phase I archeological investigation shall be conducted according to Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994) and report preparation shall follow MHT guidelines and the *American Antiquity* or *Society of Historical Archeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report.

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.

* * * * * * * * * * * * *

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 Eley voting in favor of the motion, and with Chairman Hewlett absent at its regular meeting held on Thursday, December 8, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of January 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:GW:rmk