

## 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 July 19, 2001, regarding Detailed Site Plan SP-96056 for Cross Creek Golf Course, Phase 1A, the Planning Board finds:

1.     Location ● The subject property is located north of Briggs Chaney Road, directly east of the Montgomery County line, south of Fairland Regional Park, and west of Old Gunpowder Road. A portion of all proposed phases of residential development Zoned R-R within the development, I-VI, will abut the golf course at various locations. All sections of the golf course will either be bounded by public rights-of-way, parkland, or proposed and existing residential development. A portion of the golf course, holes 12, 13, and 14, will extend into Montgomery County, but the subject application applies only to land within Prince George's County.
2.     The Proposed Development ● The purpose of this Detailed Site Plan is for the approval of an 18-hole golf course and its accompanying operating facilities, a clubhouse, parking, maintenance building, etc., and additional recreational amenities, a swimming pool and tennis courts, on 156 acres in the R-R Zone. The plan includes site, landscape and tree conservation plans, and architecture for the clubhouse. The proposed golf course will be accessed from Bay Hill Drive west of the realigned Old Gunpowder Road.
3.     Background ● The approved Master Plan for Subregion I (1990) recommends Park development for the entire property. The Subregion I Sectional Map Amendment (1990) retained the R-R Zone. There are no master plan issues pertaining to the subject application and the proposed development.
4.     The Approved Conceptual Site Plan ● The Conceptual Site Plan, SP-96021, for the subject property was approved by the District Council on November 18, 1996. The location of uses, circulation pattern, and access points shown on the site plan are in general conformance with the approved Conceptual Plan. The approved Conceptual Plan included 21 conditions of approval. Four of these conditions required specific action be taken or additional information be supplied at the time of Detailed Site Plan. Below are the specific conditions warranting discussion pertaining to conformance to the approved Conceptual Plan:
  6.     **At time of Detailed Site Plan:**
    - a.     **All stream crossings shall be designed in a bio-sensitive manner, to minimize and mitigate impacts. The design of stream crossings shall be approved by the Natural Resources Division.**
    - b.     **Sediment and Erosion Control Plans shall be submitted for review and approval by the Natural Resources Division. Minimization of sediment and erosion potential during and after construction is of special concern on this site, which may require the use of best**

**management practices of a higher level than normally required, especially with regard to disturbance in the floodplain and wetland areas.**

- c. Water quality ponds shall not be located in the stream course, the 50-foot minimum stream buffer area, or the 100-year floodplain unless appropriate measures have been employed to pretreat the run-off and reduce pollutant loads before the water enters the stream course.**
- d. Each TCP II shall include three Woodland Conservation Worksheets. The first shall indicate the total requirement for the Cross Creek development. The second shall indicate the requirement for the specific phase of the site, and how it is being fulfilled. The third shall provide a cumulative total for the TCP's approved to date.**

Comment : See Finding No. 8 for a detailed discussion of the said requirements.

- 13. The design of the golf course shall be in accordance with the safety corridor guidelines of the Urban Land Institute publication Golf Course Development and Real Estate (1994), as follows:**

- Centerline of golf hole to road right-of-way: 150 feet.**
- Centerline of golf hole to boundary of adjacent development (or lot lines): 175 feet; plus a 35-foot setback for a house on a lot.**
- Minimum distance between one green and the next tee: 150 feet.**
- Minimum distance between adjacent tees and greens: 150 feet.**
- Minimum distance between adjacent landing areas: 200 to 250 feet.**

**The Planning Board may approve modifications of these guidelines upon submission, at the time of Detailed Site Plan, of written justification from a qualified professional golf course architect that the adjustment will not reduce the safety of the golf course operation.**

Comment : As noted in findings for several of the approved residential components/phases of the subject development, staff has been concerned with the impact of the proposed golf course on the lots that back up to the golf course with respect to buffering between the course and the residential properties and the potential for errant golf balls to damage residential structures. Three phases, I, II, and III, have been approved by the Planning Board, two of which, Phases I and III, have been built-out and are 100 percent occupied with the remaining phase currently under development.

Staff is concerned about the proximity of some of the lots, specifically some of the existing and proposed building footprint locations, with respect to the fairways and

the likely flight travel paths of golf balls. The final Detailed Site Plan for the golf course does not provide sufficient information to make a definitive determination as to which residential lots/structures, if any, may be in danger of being damaged by errant balls. Lots that fall within the ■hazard area● were identified for special attention at the time of the Conceptual Site Plan approval.

As noted in previous letters (Hamer to Ketter, Rivera, Montgomery; and Hamer to Rivera) dated January 10 and June 7, 2001, the applicant has constructed a significant portion of the entire golf course without securing all of the required Planning Board approvals, nor having received any of the required building/grading permits. This action has placed staff in the awkward position of now having to review the site development plans after final construction in an effort to evaluate the applicability of the conditioned standards with regard to existing and future residential lots/structures. Furthermore, during the final construction, field adjustments were made in which the proposed golf course layout and some of its tree save areas were modified from respect to what was approved on previous plans. Specific information concerning the proposed golf course grades, topography, tree save areas, and layout have not been identified with sufficient clarity to allow staff to fully review all components which will affect the well-being of prospective residents and their property. Given the said plan modifications, it is staff's contention that the previously identified potential ■hazard areas● are no longer applicable. The applicant must provide definitive information in the context of the final golf course design to demonstrate that all the abutting residential lots do not lie in hazardous flight paths and that the incidence of errant balls striking homes will be mitigated by buffering/screening, topography, golf course hazards, etc. Therefore, it is recommended that prior to certificate approval a final golf course errant-ball study be provided by the golf course architect showing existing topography, grading, tree save areas, course hazards, site cross-sections, etc. for all holes adjacent to where residential lots are located. Furthermore, a written narrative for all the subject holes shall accompany the errant-shot plan/details. Additional mitigation measures, including possible changes on the existing golf course, may be required as a result of the said study.

5. The Approved Preliminary Plat●Preliminary Plat 4-96048 for the subject property was approved by the Planning Board on July 25, 1996 (PGCPB No. 96-254). The overall layout, circulation and access points shown on the site plan are in general conformance with the approved Preliminary Plat 4-96048. Given the size of the proposed development, the subject plat has a 6-year validity period and will expire on July 25, 2002. The approved Preliminary Plat included forty-four (44) conditions of approval, five (5) of which required specific action be taken or additional information be supplied at the time of Detailed Site Plan. Below are the specific conditions warranting discussion pertaining to conformance to the approved Preliminary Plat:

6. **At the time of Detailed Site Plan, the Natural Resources Division shall evaluate the proposed noise mitigation measures to ensure that noise impacts associated with I-95 shall attenuate so as not to exceed the most practical extent possible 65 dBA exterior and 45 DBA interior for all residences within this subdivision.**

Comment : The subject site plan proposes no residential development and is for the approval of the golf course only. The said condition is not applicable with respect to this site plan application.

13. **Prior to the submittal of any other Detailed Site Plans for Cross Creek , except for Phase I, the applicant, his heirs, successors, and/or assigns ("the applicant") shall provide documentation satisfactory to the Natural Resources Division that demonstrates the exact location and acreage of all off-site woodland conservation. All off-site woodland conservation shall be located in the Anacostia watershed, to the fullest extent possible.**

Comment : The subject condition requires that prior to the submittal of Detailed Site Plans for Cross Creek, except for Phase I, the applicant shall submit locations for off-site woodland conservation area. Looked at in isolation, the proposed site plan does not meet the woodland conservation threshold. Instead the applicant is currently banking trees on-site, that is taking credit for trees that have not yet been proposed to be cleared under a TCP II. In this situation, the applicant must take the responsibility for providing the promised woodland conservation incrementally on the site. The final site plan and TCP II approved must result in the balance of on-site and off-site woodland conservation promised at TCP I.

15. **Prior to the certificate approval of the Preliminary Plan, the applicant shall:**

1. Submit a conceptual stream restoration plan for the approval of the Natural Resources Division. The conceptual plan shall address drainage problems caused by previous mining, stabilizing stream banks, reconnecting stream linkages, and enhancing or reestablishing stream buffers where they have been lost.

At Detailed Site Plan, a Detailed Stream+Restoration Plan shall be prepared which includes detailed stream restoration methods and the necessary documentation for implementation as part of site development. The stream restoration plan should be coordinated with the tree conservation plan,

and wetlands mitigation or enhancement proposed. The variation request listing shall indicate whether the disturbance proposed is proposed for restoration/enhancement as part of this plan.

Comment : See Finding No. 8 for a detailed discussion of the said requirement.

**20. At time of Detailed Site Plan:**

- a. All stream crossings shall be designed in a bio-sensitive manner, to minimize and mitigate impacts. The design of stream crossings shall be approved by the Natural Resources Division.**
- b. Sediment and Erosion Control Plans shall be submitted for review and approval by the Natural Resources Division. Minimization of sediment and erosion potential during and after construction is of special concern on this site, which may require the use of best management practices of a higher level than normally required, especially within regard to disturbance in the floodplain and wetland areas.**
- c. Water quality ponds shall not be located in the stream course, the 50-foot minimum stream buffer area, or the 100-year floodplain unless appropriate measures have been employed to pretreat the run-off and reduce pollutant loads before the water enters the stream course.**

Comment : See Finding No. 8 for a detailed discussion of the said requirements.

- 21. The proposed Golf Course shall be designed in accordance with *Environmental Guidelines for the Design and Maintenance of Golf Courses* (Department of Environmental Protection and Resources Management, Baltimore County, MD: 1990). The preliminary plan and detailed site plans shall be reviewed by the Natural Resources Division for compliance with these design guidelines.**

Comment : See Finding No. 8 for a detailed discussion of the said requirement.

- 40. The applicant, his heirs, successors and/or assigns shall provide stub streets to Montgomery County in accordance with the Preliminary Plan. At the time of**

**Detailed Site Plan for the portion of the plan which includes the stub streets into Montgomery County, the applicant will be required to show an appropriate transition between the proposed cross-section in Prince George's County and the planned cross-section in Montgomery County at both locations.**

Comment : The section of the development for which the subject application has been submitted does not include any stub streets into Montgomery County, thus the said condition is not applicable with respect to this site plan application.

6. The site development data is as follows:

Zone	R-R
(Developed pursuant to Sec. 27-444 for Recreational Community Developments.)	
Gross Tract Area	156.00 acres
100-year Floodplain	
Number of Parcels Proposed	16 parcels
Parking	
<u>Golf Course</u>	
Parking Required (8 spaces/hole + 1 space/employee)	154 spaces
Parking Provided	154 spaces
<u>Restaurant</u>	
Parking Required (1 space/3 seats)	*9 spaces
Parking Provided	9 spaces
<u>Swimming Pool</u>	
Parking Required (1 space/7 persons)	*27 spaces
Parking Provided	27 spaces
<u>Community Room/Maintenance Building</u>	
Parking Required	10 spaces

Parking Provided 10 spaces

Total

Parking Required 200 spaces

Parking Provided 201 spaces

\*50 percent reduction in required number of parking spaces allowed per Section 27-568 of the Zoning Ordinance for accessory uses.

7. Conformance with the Requirements of the Zoning Ordinance in the R-R Zone, including the Requirements of the Prince George's County *Landscape Manual*. The proposed plan is in general conformance with development regulations, Section 27-444, for Recreational Community Developments in the R-R Zone.

Sections 4.2, Commercial and Industrial Landscape Strip Requirements, 4.3, Parking Lot Requirements, 4.7, Buffering Incompatible Uses, are applicable to the subject site. The landscape plans appear to be in conformance with the requirements of the *Landscape Manual*, but the location of all required landscape yards and any proposed plant material is not clear. Therefore, it is recommended that the plans be revised to delineate the location of all landscape yards, plant materials, and provide all necessary schedules to demonstrate compliance with Sections 2.2, 4.2, 4.3, and 4.7 of the *Landscape Manual*.

8. Conformance with Woodland Conservation Ordinance This site is subject to the provisions of the Woodland Conservation Ordinances, because the total site is more than 40,000 square feet and has more than 10,000 square feet of woodland. A Tree Conservation Plan is required. The Tree Conservation Plan, TCP I/11/95, was approved as part of Preliminary Plat, 4-96048. Tree Conservation Plan, TCP II/52/97, has been reviewed.

A detailed review of the submitted Detailed Site Plan and Tree Conservation Plan has been conducted by the Environmental Planning Section as evidenced by the memorandum (Lammers to Jordan/Adams) dated July 17, 2001. The review was based on the comments provided in a letter to the applicant's representative on June 7, 2001, all prior applicable conditions of approval, and all applicable ordinances. The said memorandum findings give a sheet by sheet analysis/discussion of all drawings submitted, and provide the basis for the recommended conditions of approval for the subject application. The Environmental Planning Section findings and recommended conditions of approval were presented at the Planning Board hearing on July 19, 2001, and the applicant did not contest any of the staff findings and was in agreement with all recommended conditions.

9. Subdivision - The subject application was referred to the Subdivision Section and in a memorandum (Chellis to Jordan) dated July 5, 2001 the following comments were provided:

■The Preliminary Plat was approved by the Planning Board on July 25, 1996, and the resolution was adopted on July 26, 1996. Final Plats VJ 187 @ 87 through 88, and VJ 186 @ 98 have been recorded for the golf course, Parcels 1 through 14. The applicant has proposed two additional parcels, 15 and 16, which are not the subject of a final plat nor were they shown on the approved preliminary. It appears that these two parcels are located within the limits of Phase II of development. However, they do not exist and appear to be supporting development, i.e., stormwater management for this phase. No other parcels are identified in Phase II.

■The Phase IA Identification Plan should be revised to provide bearings and distances for all parcel property lines. For example between Parcels 5 and 6, and Parcels 11 and 12. There are several easements shown on the final plats referenced above that are not reflected on any of the plans submitted for review. Please revise the detailed site plan to delineate the 10-foot public utility easement on Parcels 14 and Parcel 2. Revise the site plan to correctly identify the conservation easements recorded as such on the final plats.●

The Subdivision Section recommended approval of the proposed plan, and conditions of approval can be found in the Recommendation Section of this staff report.

10. Parks and Recreation●The subject application was referred to the Department of Parks and Recreation (DPR) and in a memorandum (Binns to Jordan) dated July 10, 2001 the following comments were provided:

■The Department of Parks and Recreation has the following comments in regard to the subject proposed Detailed Site Plan. As a result of a field visit conducted by our Survey Office, it was determined that the distance from green #2 to the common boundary with M-NCPPC property is approximately 50 feet. The Urban Land Institute's (ULI) Golf Course Development and Real Estate identifies the minimum safe distance from the centerline of a golf hole to the property boundary as no less than 150.' The ULI also recommends a separation of at least 150' between each green and the next tee. Staff concludes that 150' is the minimum separation which should be provided between the golf green and adjacent M-NCPPC property.

■Facilities proposed for the M-NCPPC property include a soccer field, a softball field, a ten-foot equestrian trail, an eight-foot hiker/biker trail, and a parking lot. Each trail is required to have a two-foot clearance on each side and a minimum 12-foot overhead clearance. Only 50 feet is available on the park property, from the property line to the edge of the slope leading up to the softball field, in which to build the two trails. Part of this space is forested and provides a narrow buffer from the golf course.

■The placement of golf hole #2 relative to the park property has created a potential safety hazard which will limit the use of the park. To resolve the potential hazard which could be



imposed on future park users, we recommend that the applicant commission a study to address possible mitigation of errant golf over-shots. Two options to consider are to move the golf hole at least 150' away from the property line which borders on the parkland, or to make improvements to protect the public who will be using the park facilities. If the improvements involve mitigation on park property, we recommend that the applicant pay for an appraisal and enter into a lease agreement with the M-NCPPC. The installation of a berm with a black vinyl-covered fine mesh chain link fence and landscaping may be an acceptable solution. Golf nets will not be acceptable.●

The DPR recommended approval of the proposed plan, and conditions of approval can be found in the Recommendation Section of this staff report.

11. Urban Design : The Urban Design Staff has reviewed the subject plan and offers the following comments:

1. The architecture proposed for the clubhouse is traditional and compatible with that of the approved residential architecture in the context of the overall community. The dominant finish exterior material is brick, which will be employed extensively on the front and side elevations. The said clubhouse elevations are the ones most visible from the surrounding residential lots. The use of quoins, dormers, high-pitched roofs, and finished brick provide appropriate linkages to the existing and approved residential architecture that surrounds the golf course. The scale of the clubhouse structure, three stories, is also residential in appearance, and further reinforces the relationship between the residential structures and the clubhouse.
2. The applicant has proffered to provide ancillary recreational facilities, specifically a 3,690-square-foot swimming pool and two tennis courts, in addition to the golf course to further reinforce the concept of an upscale recreational community. The said recreational amenities will be located in the clubhouse compound and will provide residents with a range of physical activities in which they can participate. Staff believes that the siting of the recreational amenities within the clubhouse compound will help establish the area as a focal point of the

community. Some existing residents have verbally conveyed to staff that their purchase of a home in Cross Creek was predicated on the attraction of an upscale community and the ancillary recreational amenities and not the golf course. Given the importance of the said facilities to some residents, with regard to the provision of a comprehensive recreational community, it is recommended that the swimming pool and the tennis courts be completed and in operation prior to approval of the 300<sup>th</sup> residential building permit.

3. The applicant has stated its intent to open the golf course by the fall of 2001. It will not be possible to construct the proposed clubhouse by that time, so the applicant has proposed to provide a temporary clubhouse facility, a 24' wide x 60' long trailer, in which daily business will be conducted until such time that the permanent clubhouse is constructed. The applicant states that this practice is typical in golf course development. Staff is not opposed to this approach, but the location of the trailer shown on the plan is unacceptable. The trailer is currently shown at the northwest side of the clubhouse parking compound occupying eight (8) proposed parking spaces and adjacent to a median island. The proposed parking lot does not have an excess of eight parking spaces above the minimum required number, and furthermore, the temporary trailer would encroach into the access drive aisle for the adjoining parking bay to the west, thus prohibiting access to an additional eight spaces. Therefore, it is recommended that the temporary clubhouse trailer be relocated along the perimeter, and outside of, the proposed clubhouse parking lot compound. Furthermore, the timing of the clubhouse of completion of the proposed clubhouse shall coincide with that of the ancillary recreation facilities discussed above in Finding 11.c.
4. An administrative revision to allow revised rough grading for holes 15 and 16 was approved on May 9,

2001. Prior to the approval of the revision, in a letter (Hamer to Rivera) dated May 2, 2001 the following was stated:

■If construction of these holes is not complete prior to the hearing for the overall Detailed Site Plan, and if the design is altered in the field, then a revision to reflect the as-built conditions and errant-ball study will be necessary prior building permit for the clubhouse.●

Given the history of development of the golf course and field alterations during the construction process, staff believes that the provision of a condition as noted in the May 2 letter is appropriate measure to ensure documentation of all conditions on the subject property. Therefore, prior to approval of a building permit for the clubhouse, if it is found upon inspection by M-NCPPC staff that construction of holes 15 and 16 has deviated from that approved on Detailed Site Plan revision, SP-96056/03, then a revision to both the approved golf course plan and errant-ball study to reflect as-built conditions will be required.

5. The subject plan proposes a six-foot-high chain link fence around the perimeter of the swimming pool. The swimming pool will front onto Bay Hill Drive, and will be directly across from/adjacent to residential lots. Although proposed to be covered with vinyl, staff does not believe that chain link fencing is an appropriate structure in an area that will be defined as the focal point in an upscale community unless there is some functional value to its implementation. With regard to functional value, the proposed tennis courts will be surrounded by a chain link fence which is appropriate to keep balls in the tennis court area. Chain link fencing around the pool is not acceptable, and therefore it is recommended that the perimeter fencing around the pool be wrought iron or equal. Furthermore, due to the swimming pool's proximity to the adjoining

residential lots of Phase V, specifically Lot 1, Block A, it is recommended that the fencing along the north perimeter of the pool be opaque to screen the swimming pool activity from the residence. The opaque fencing component shall be consistent and compatible with entire the fence.

12. Trails●The subject plan was referred to the Transportation Planning Section and in a memorandum dated August 18, 1999 (Shaffer to Jordan), it was noted that the Subregion I Master Plan, approved Preliminary Plat 4-96048, and approved Conceptual Site Plan SP-96021 all provide for a recreational trail system to be implemented as part of the entire Cross Creek development. The required trail system will ultimately run along the western edge of the subject development adjacent to the realigned Old Gunpowder Road, a portion of Briggs Chaney Road, Phases III, IV, and VI, and proposed open space to be dedicated to the M-NCPPC Parks and Recreation Department. The trail system is not in proximity to, nor does it impact the subject phase; therefore, the previously approved conditions of approval for the required trail are not included as part of the Recommendation Section of this staff report.
13. The subject property has an approved Stormwater Management Concept Plan (CSD # 978004160).
14. The subject application was referred to all applicable agencies and divisions, and significant issues were identified by the Environmental Planning Section (See Finding No. 8 above). The Permit Review Division provided several comments pertaining to additional information being provided on the plans. Conditions 1a and 3a-c of the Recommendation Section of this report address the Permit Review concerns. The Department of Public Works & Transportation provided comments for designated roadway improvements within the right-of-way. The plans should address these comments at the time of the review of permits.
15. The Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs 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 Type II Tree Conservation

Plan (TCPII/52/97) and further APPROVED Detailed Site Plan SP-96056 for the above-described land, subject to the following conditions:

1. Prior to certificate approval, the following modifications or revisions shall be made to the Detailed Site Plan and Tree Conservation Plan, or the following information shall be provided:
  - a. Provide the final golf course errant ball study prepared by the golf course architect showing existing topography, grading, tree save areas, course hazards, site cross-sections, etc. for all holes to which residential lots are adjacent. Furthermore, a written narrative for all the subject holes shall accompany the errant shot plan/details. Additional mitigation measures, including changes to the existing golf course, may be required as a result of this study.
2. Demonstrate compliance with Sections 2.2, 4.2, 4.3, and 4.7 of the *Landscape Manual*. Provide all applicable schedules and plant lists.
- c. Delineate the location of all required landscape yards and all proposed landscape material to demonstrate compliance to the requirements of Sections 4.2, 4.3, and 4.7, of the *Landscape Manual*.
4. Clearly label all parcels and to whom they are to be dedicated.
- e. Provide reference to the first Detailed Site Plan approved for this portion of the site, SP-96056/01. Provide the Certificate of Approval on the approval sheet.
6. Relocate the temporary clubhouse trailer along the perimeter, and outside of, the proposed clubhouse parking lot compound, or in a location in the parking lot which allows a minimum drive aisle of twenty-two (22) feet in width.
7. Provide wrought iron fencing or equal around the swimming pool perimeter. The fencing along the north perimeter of the pool shall be opaque, but must be consistent and compatible with the entire fence.

8. Provide one (1) van accessible parking space in the clubhouse parking compound.
  9. Provide one (1) loading space in the clubhouse parking compound.
  10. Provide Lot/Parcel coverage calculations.
  11. Provide dimensions and height for all proposed buildings and structures.
  12. Provide the existing tree line as it existed prior to development.
  13. Include all necessary conservation easements. Revisions to conservation easements shown on final plats or in recorded easement documents shall also be completed as necessary.
2. Prior to certificate approval, the following modifications or revisions shall be made to the Detailed Site Plan or the following information shall be provided:
14. Include the 100-year floodplain line in the legend.
  15. Revise the legend to provide the existing tree line that was on-site prior to development and label it ■existing tree line.●
  16. Address comments with regard to the TCP and the cart path adjacent to the clubhouse which impacts a 1.0 acre preservation area on Sheet 1-A of 13. The cart path shall be relocated if necessary.
  17. Remove the Limit Of Disturbance (LOD) from the former cart path location connecting the 17<sup>th</sup> green and the 18<sup>th</sup> tee on Sheet 1-B of 13.
  18. Provide a detail for how the outfalls into the wetland mitigation area at hole 18 will be designed and constructed.

19. Provide the locations of the under drain systems of all tee boxes, fairways, and greens and a detail for all outfall pre-treatment areas, not shown on the current submission.
20. Show the area of cart path that is to be removed between the 17<sup>th</sup> green and the 18<sup>th</sup> tee.
21. Show the LOD for the streambank stabilization work near the 17<sup>th</sup> green.
22. Show all outfalls of any kind to be constructed outside preservation, reforestation, afforestation, and shrub/scrub areas.
23. Provide a detail for the outfall for the wetland mitigation area on sheet 2 of 13.
24. Provide details for how the forebay will be constructed and how the outfall will be installed on sheet 2 of 13. The forebay and outfall shall not be installed within the wooded area.
25. Provide pre-treatment of the discharge of run-off from the green for hole 11.
26. Clarify what is to be removed and where on insert C-C on sheet 2 of 13.
27. Show the LOD as it appears on the approved plan to encompass the shrub/scrub area in the fairway for hole 15.
28. Resolve discrepancies with regard to the phase lines on Insert A-A on sheet 3 of 13.
29. Provide the following note on sheet 3 of 13 in the vicinity of the shrub/scrub crossing area: ■The bridge and cart path in this location shall be field located in consultation with the Environmental Planning Section of M-NCPPC to determine a location that will result in the least possible impacts to the existing wetlands.●

30. Provide a design for the sump wetland on the fairway of hole 8 that includes a forebay and add a note that the existing drain system that discharges water directly into the stream will be removed.
31. Outfalls shall be set back at least 10 feet to allow for the construction of bioretention areas, in the area of the green for hole 7, and provide a detail that provides pre-treatment. ■Detail C shall not be used in this area.
32. Provide a detail for the ■bioengineering system referred to on sheet 4 of 13.
33. Provide a detail of how the outfall from Pond 1 should be constructed to reduce the velocity of water being discharged directly into the banks of the existing stream.
34. Provide a note regarding which bioretention detail applies to the discharge area adjacent to the fairway for hole 1.
35. Show how the fairway drains will discharge for hole 3 on sheet 6 of 13 and what method of pre-treatment will be used.
36. Provide a grading plan around the stormwater management forebay near Pond 15 that reduces the slopes in the area to 3:1 or less.
37. Show an outfall for the fairway drain near Pond 15 that provides for pre-treatment and a detail shall be provided for the stormwater management forebay that shows how sediment, nutrients, and chemicals will be treated prior to entering Pond 15.
38. Show outfalls at the end of the drains and a single, combined bioretention area for the fairway drains on hole 2. The bioretention area is to be installed as close to edge of the stream buffer as possible.



39. Show an access route for the bridge installation at hole 2 and a staging area for its construction that does not result in additional clearing.
  40. Show a bioengineering solution for the outfall for Pond 15 that improves water quality prior to it reaching the adjacent wetlands.
  41. Show on the DSP the bridge details shown on sheet 9 of 9 of the TCP submitted July 2, 2001.
  42. Delete the cart path detail showing curbs currently on the DSP and insert the cart path detail shown on the TCP submitted July 2, 2001.
  43. Show 1.5 feet of sand instead of the 1.5 inches shown on Detail B on sheet 12 of 13.
3. Prior to certification of the Detailed Site Plan, a plan for the streambank stabilization work that remains in the vicinity of hole 12 shall be submitted to the Maryland Department of the Environment (MDE) for review and approval. All in-stream work shall be completed within the earliest work period approved by MDE. The affected portion of the golf course shall be closed during the installation of the streambank stabilization, if necessary.
  4. Prior to the issuance of any permits for the golf course clubhouse a revision to the Detailed Site Plan in accordance with MDE plan approval for streambank stabilization work shall be approved by the Planning Board or its designee.
  5. Prior to the certification of the Detailed Site Plan an Integrated Pest Management (IPM) Plan that relates to the current configuration of the golf course, taking into consideration the addition of tee, fairway, and green underdrain systems, and the prohibition of the dumping of grass clippings in preservation, reforestation, afforestation, and shrub/scrub areas, shall be submitted to the Prince George's County and the Montgomery County Environmental Planning Sections. Evidence of approval of the IPM Plan by the state and the Montgomery County Environmental Planning Section shall be provided prior to certification of the

Detailed Site Plan. The IPM Plan will be certified as part of the Detailed Site Plan.

6. Prior to certificate approval, the following modifications or revisions shall be made to the Tree Conservation Plan (TCP), or the following information shall be provided:
  1. Coordinate all revisions made to the Detailed Site Plan including the provision of the existing tree line as it existed prior to the development of the golf course.
  2. Show the Limit Of Disturbance (LOD).
  3. If, after all the required revisions have been made, the site is not in conformance with the Woodland Conservation Ordinance requirements due to a lack of preservation, reforestation, and/or afforestation on-site, the TCP shall be revised to show how the requirements are being met through off-site location(s). The off-site location(s) shall be specifically identified on the revised TCP.
  4. Provide shading of areas cleared and acreage labels for each area. Distinguish between cleared areas within and outside the floodplain. This calculation shall be based on the woodland that existed prior to any golf course development of the site. All Woodland Conservation Worksheets and associated tables shall be revised accordingly.
  5. Provide documentation that all required floodplain afforestation/ reforestation (on-site and off-site) has been secured and bonded.
  6. Delete the areas for preservation, reforestation, and afforestation that are over cart paths. Associated labels and calculations shall be revised accordingly.
  7. The designation of ■reforestation/afforestation with a variety of sizes,• inside or outside the

floodplain, shall mean that the trees shown shall be planted, and that remaining areas shall be planted with seedlings. A detail labeled ■Reforestation/Afforestation With a Variety of Sizes Inside and Outside the Floodplain shall be provided on sheet 8 of 9 that depicts the planted trees with seedlings interspersed.

8. Show the placement of ■No Play Area• signage around all re-vegetation areas (reforestation, afforestation, and shrub/scrub).
9. Delineate what fencing is permanent tree protection and what fencing is temporary.
10. Provide ■Existing Tree Line• in the plan legend. This tree line shall be the tree line that existed prior to development of the site for the golf course.
11. Provide the 100-year floodplain symbol in the legend.
12. Change ■conservation• to ■preservation• in the plan legend.
13. Reference each plant schedule to a planting area. The plant schedules shall show that the proper number of plants has been shown in each schedule for the area to be planted.
14. Eliminate the area on sheet 1-A that is too small to be counted toward meeting the Woodland Conservation Ordinance requirements.
15. Eliminate woodland conservation area consumed by the cart path and the equipment on sheet 1-A and revise the calculations accordingly.
16. Provide reforestation for those areas adjacent to the storm sewer easements behind lots 20, 21, 40, and 41 of Phase I on sheet 1-B.

17. Show the area labeled ■0.14 ac. of reforestation as a preservation area, in keeping with the LOD for the streambank stabilization work. All calculations shall be adjusted accordingly.
18. Show the location of the Tree Protection Devices (TPD) to be at the edge of the LOD adjacent to the fairway for hole 17 on sheet 2 of 9.
19. Eliminate the reforestation on sheet 2 of 9 that is part of Phase I and revise the TCP for Phase I.
20. Provide a note detailing how the area on Sheet 4 of 9 where the existing bridge is to be relocated will be restored and coordinate the restoration with the streambank stabilization plan.
21. Correct the plant schedule on sheet 4 of 9 to correctly identify all plants.
22. Provide shrub/scrub vegetation in the area in the front of the tee boxes for hole 7 as streambank stabilization measures.
23. Delete the area of reforestation adjacent to lots 5 - 12 in Phase III from being counted toward meeting the requirements and adjust the calculations accordingly.
24. Provide ■No Play Area signs all along the wetlands mitigation area and the relocated stream shown on sheet 6 of 9.
25. Show full vegetation of the relocated stream channel area on sheet 6 of 9 for 200 feet from the end of the wetland mitigation area and 50 feet on the down stream end with shrub/scrub vegetation.
26. Show planting of, at a minimum, shrub/scrub vegetation up to and around the stormwater management forebay on sheet 6 of 9.
27. Show a planting plan for the re-establishment of the stream buffer adjacent to the fairway for hole

- 2 with a combination of trees and shrub/scrub vegetation.
28. Eliminate the use of woodland areas that are not at least 35 feet in width or areas where cart paths are located.
  29. Show plant schedules for reforestation and shrub/scrub planting areas on sheet 8 of 9.
  30. Provide a ■Preservation Sign• and, if not used on the plans, delete the ■Specimen Tree• signs.
  31. Add the word ■Area• to the ■No Play Area• signs and the words ■Keep Out - Errant Balls Are Not To Be Retrieved•.
  32. Provide tree conservation notes that describe how undesirable and competing vegetation will be treated in the reforestation, afforestation, and shrub/scrub areas.
  33. Reference the location of all details on sheet 8 of 9 or delete the details.
7. Prior to certification of the Tree Conservation Plan (TCP) all conflicts with respect to the adjacent phases▲ TCPs, limits, boundaries, easements, etc. shall be resolved. Revisions to adjacent phases▲ TCPs shall be submitted and approved prior to the certification of the TCP for the golf course.
  8. Prior to the release of a Certificate of Occupancy by the Department of Environmental Resources for the golf course:
    1. The Department of Environmental Resources shall inspect the site to ensure that all old debris has been properly removed off-site.
    2. All preservation, reforestation, afforestation, and ■no play area• signage shall be installed regardless of whether or not the areas are planted.

3. The bridge that connects the tees and fairway of hole 8 shall be relocated and the entire area stabilized, including the streambanks that will be disturbed during the removal of the old bridge and installation of the new bridge.
4. The cart path installed in the stream buffer adjacent to hole 2 shall be relocated and the stream buffer shall be re-established.
9. Prior to the release of a Certificate of Occupancy by the Department of Environmental Resources for the golf course, grading permits shall be submitted, reviewed, approved and bonded for all the fine grading completed or proposed on the site. Prior to release of the bonds for fine grading, all the required reforestation, afforestation, and shrub/scrub planting shall be installed and inspected.
10. Prior to the approval of the 300<sup>th</sup> residential building permit the clubhouse, swimming pool, and tennis courts shall be completed and in operation.
11. A separate study of errant golf balls shall be commissioned by the developer and reviewed and approved by the Department to Parks and Recreation (DPR). The study shall identify any actions and physical improvements which may be necessary to protect the public from errant balls on golf hole #2. The study shall be submitted to DPR prior to certification of the Detailed Site Plan. Any agreed upon physical improvements which result from the said study, and are implemented on the subject property, will require a revision to the Detail Site Plan, which may be approved by the Planning Board or its designee.
12. Any plan delineating improvements which are proposed to protect patrons of the park from errant golf balls shall be submitted for approval by DPR prior to submission of the Recreation Facilities Agreements (RFA) for off-site facilities on the undeveloped M-NCPPC parkland located north of, and adjacent to, the proposed golf hole #2 and residential Phase IV. Three original, executed RFAs shall be submitted to the DPR

for approval three weeks prior to application for grading permits for the golf course. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland. A performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by the DPR, shall be submitted to the DPR within at least two weeks prior to applying for grading permits for the golf course.

13. Any improvements which are proposed to be installed on the M-NCPPC property for the purpose of mitigating the situation caused by the current location of golf hole #2 shall necessitate the completion of a lease agreement or other legal arrangement between the applicant and the M-NCPPC, and an appraisal to be paid for by the applicant if determined to be necessary by DPR.
14. Prior to approval of a building permit for the clubhouse, if it is found upon inspection by M-NCPPC staff that construction of holes 15 and 16 has deviated from that approved on Detailed Site Plan revision, SP-96056/03, then a revision to both the approved golf course plan and errant ball study to reflect as-built conditions shall be required.
15. Subsequent to fulfillment of Condition Nos. 1, 2, 3, 5, 6, 7, and 11, and prior to certification of the Detailed Site Plan and Tree Conservation Plan, Planning Department staff shall report to the Planning Board to provide documentation with regard to the plans' conformance to the noted conditions of approval and to receive authorization from the Planning Board to proceed with certification of the final revised plans.

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 Scott, seconded by Commissioner Lowe, with Commissioners Scott, Lowe and Hewlett voting in favor of the motion, Commissioner Brown abstained and with Commissioner Eley absent and with Commissioner at its regular meeting held on Thursday, July 19, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26<sup>th</sup> day of July 2001.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:JJ:rmk