



Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-08060

Application	General Data	
Project Name: Grande Vista Location: Located off of Clay Drive, approximately 280 feet north of its intersection with Potomac Valley Drive. Applicant/Address: Grande Vista, LLC 1474 Belmont Street, NW Washington, DC 20009 Property Owner: Grande Vista, LLC 1474 Belmont Street, NW Washington, DC 20009	Planning Board Hearing Date:	04/08/10
	Addendum Report Date:	04/05/10
	Date Accepted:	10/30/09
	Planning Board Action Limit:	04/16/10
	Plan Acreage:	18.36
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots:	19
	Parcels:	2
	Planning Area:	80
	Tier:	Developing
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	211SW01

Purpose of Application	Notice Dates	
The Planning Board hearing date was continued from March 18, 2010 to April 8, 2010 at the request of the applicant. 19 Single-family Dwellings	Informational Mailing	11/06/09
	Acceptance Mailing:	07/20/09
	Sign Posting Deadline:	02/16/10

Staff Recommendation		Staff Reviewer: Ray Dubicki	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

ADDENDUM

SUBJECT: Preliminary Plan of Subdivision 4-08060
Grande Vista
Lots 1–19, Parcels A and B, Outparcel A

SUPPLEMENTAL INFORMATION

The subject property is located on Tax Map 113, Grid C1 and is known as part of Parcel 2. The property is 18.36 acres in the Rural Residential (R-R) Zone. The property is currently undeveloped. The applicant proposes to divide the property into 19 lots, two parcels, and one outparcel for the purpose of developing single-family dwellings.

The subject application was heard before the Planning Board at the March 18, 2010 hearing. At that meeting, staff presented a technical staff report with 18 conditions. The applicant presented amended changes to six of the conditions. After extensive discussion before the Planning Board, the applicant consented to a continuance of the case to April 8 2010.

Staff met with representatives of the applicant on March 24, 2010. A field visit was conducted on March 25, 2010. The applicant submitted documents on March 30, 2010 including documentation about the stormwater management concept plan application and computations; proposed lotting, grading and stormwater revisions; a revised natural resources inventory; a revised Type I tree conservation plan (TCPI); and revised preliminary plans. The current revised plans include provision of a woodland corridor to the rear of Lots 18 and 19, a reduction in grading at certain locations, and identification of a significant number of specimen trees that were not identified on the original submission. The corridor proposed by the applicant is a total of 50 feet wide, including 20 feet encumbered by the existing easement. The applicant now proposes to preserve 4.97 acres of woodland on-site and 0.96 acres off-site, an improvement of almost an acre and a half from the original preservation of 3.46 acres on-site and 2.56 off-site. Some of this preservation was achieved based on discussions with staff about the calculation of woodland encumbered by the southern easement. Additionally, staff worked with the applicant to correctly identify the priority of woodlands on site including the specimen trees and existing open areas. Based on this cooperation, the applicant's current submission better reflects existing conditions on site and provides more accurate information on which to base the recommended conditions. A follow-up meeting was held on March 31, 2010 which was attended by the applicant's representatives and staff.

This addendum will review the original conditions identified as issues by the applicant. The original conditions proposed by staff are numbered in **bold** and are followed by a discussion of the progress that has been made in meeting with the applicant, and proposed changes to these conditions. A complete list of revised conditions appears at the end of this addendum.

1. **Prior to signature approval of the preliminary plan, the applicant shall revise the plan to consolidate Outparcel A into a single parcel with Parcels A and B. This consolidated parcel shall be identified as Parcel A for conveyance to the homeowners association.**

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

2. **At the time of final plat, the applicant shall demonstrate it has the authority to dedicate a public street over the Spring Road/Cagle Drive right-of-way.**

Comment: The applicant pointed out that the street should be identified as “Spring Road/Clay Drive.” Staff agrees with this change.

3. **Prior to approval of a final plat for the site, the applicant will abandon the right-of-way running along the southern border of the site.**

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

To facilitate a departure from this standard procedure, the applicant has agreed to investigate recording a document that divests or relinquishes the right to use this easement. It is anticipated that such a document would allow future off-site property owners who also want to remove this easement to file similar documentation until the right-of-way eventually completely dissipates. This arrangement has the added benefit of allowing the woodlands within the easement to be counted toward the site’s woodland conservation requirement. Staff accepts this proposal and recommends the revised condition provided at the end of this addendum.

The applicant requested no changes to condition 4.

5. **Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:**
 - b. **the plans shall show the land area within the two easements, parallel to the northern and southern property lines as “counted as cleared”;**
 - c. **for areas that are shown to be preserved but not counted, count as cleared areas less than 50 feet wide;**
 - i. **revise Note 1 to read “...in conjunction with the approval of the Detailed Site Plan.”;**

Comment: The applicant recommended deletion of condition 5b and revision of condition 5c to require 35 feet instead of 50 feet. The clarification provided above regarding the southern easement addresses the concerns regarding that easement. Staff continues to have concerns about the northern easement; however, this can be addressed on the Type II tree conservation plan as appropriate. The revised TCPI shows the elimination of the areas of concern regarding cross grading, which addresses condition 5c. Staff agrees with both of these changes.

The applicant requested deletion of condition 5i. As discussed further below, staff is recommending a revision to the applicant's proposed lot design and an accompanying limited detailed site plan prior to grading permit approval. Should such a revision and limited detailed site plan be approved, staff does not object to the removal of this condition.

The applicant requested no changes to conditions 6 through 13.

- 14. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. The DSP shall be reviewed by the Historic Preservation Commission prior to approval by the Planning Board. The purpose of the Historic Preservation Commission's detailed site plan review is to:**
- a. Ensure that the siting, scale, massing, materials, landscaping, and lighting of houses on Lots 1, 2, 3, 4, 5, 6, 7, 8, 16, 17, 18, and 19 are compatible with the historic and architectural character of the historic site.**
 - b. Illustrate supplemental buffer plantings within proposed Parcel A to screen the views to and from the Admirathoria historic site.**
 - c. Identify the character of improvements associated with the entry to the historic site across Parcel A to be provided by the applicant with particular reference to the provision of an entrance feature for the historic site.**
 - d. Review the character of street lighting and the design of entrance features for the development in the vicinity of the historic site, to ensure that they do not impact its character and setting.**

Comment: The applicant requested that this condition be triggered prior to grading permits. Additionally, the applicant requested that condition 15d be added as condition 14e. At the time of the hearing on March 18, 2010, staff did not support these changes given the recommended requirements of condition 15. In further discussions with the applicant, many of the issues of condition 15 have been addressed or will be addressed under the revised conditions discussed below. Should the Board approve the revised recommended conditions, staff does not object to the applicant's proposed changes to condition 14.

- 15. At the time of detailed site plan, the following design standards shall be addressed:**
- a. A reduction in the severe grading of the site and an increase in the on-site woodland conservation with the goal of providing all of the woodland conservation on-site;**
 - b. The provision of a green, open space corridor from the historic site along the northern property line, inclusive of the established easement, to connect with the woodlands to the west at least 100 feet wide as it passes through the wide part of the subject property;**
 - c. The provision of stormwater management techniques that implement environmental site design techniques to the fullest extent practicable and protects the downstream properties and stabilizes the receiving stream(s) as necessary; this may result in the need to obtain a revised stormwater management concept approval as determined by the Department of Public Works and Transportation; and**

d. The treatment of the existing buffer around the historic site with regard to invasive plant removal, supplemental planting, and long-term maintenance recommendations.

Comment: The applicant requests that conditions 15a, 15b, and 15c be removed. As detailed in the prior technical staff report, these proposed conditions were recommended to address conformance to specific policies and strategies of the *Approved Countywide Green Infrastructure Plan* and the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. At the time of the hearing, staff believed that review of these issues would result in significant changes to the layout of lots, and recommended that examination of these issues occur as part of a detailed site plan (DSP) prior to final plat. Subsequent to the hearing, staff and the applicant met several times to discuss revised layouts that would address these issues prior to signature approval of the preliminary plan instead of at the time of detailed site plan review. Based on staff's revised recommended conditions found at the end of this report, these issues could be addressed prior to signature approval with regard to the lot layout and be further refined with a limited detailed site plan prior to grading permit approval.

SUPPLEMENTAL FINDINGS

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

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

Master Plan Conformance

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

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

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

Comment: The Countywide Green Infrastructure Plan indicates that most of the property is within a designated evaluation area within the established network. In addition, the green infrastructure corridor on this property connects the Potomac Shoreline special conservation area with the identified neighboring historic property known as Admirathoria/Upper Notley Hall. The preservation of existing woodlands on this site in a location connecting these resources together is essential to finding conformance with the Green Infrastructure Plan.

As currently designed, the revised plan continues to show areas of severe grading on steep slopes in areas that may impact lot lines. This issue led to staff's original recommended condition of a detailed site plan prior to final plat. Staff recommends that the applicant revise the preliminary plan in accordance with Staff Exhibit A. In turn, a recommended DSP addressing the issue of the grading and disturbance of the severe slopes on-site may be completed after final plat and prior to grading permit issuance.

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

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

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

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

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

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

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

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

impact development techniques) to the fullest extent practicable.

Therefore, staff recommends a condition requiring a DSP prior to grading permit to examine appropriate stormwater management techniques that include the use of low impact development techniques.

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

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

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

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

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

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

Conformance with the Green Infrastructure Plan

The *Approved Countywide Green Infrastructure Plan* indicates that most of the property is in an evaluation area within the designated network. Designing the Type I tree conservation plan to preserve high-priority woodland on-site will provide compliance with the Countywide Green Infrastructure Plan. The revised plan submitted shows the same lotting pattern that the Planning Board evaluated, which does not provide conformance with the preservation policies and strategies of the Green Infrastructure Plan.

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

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

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

The woodlands on-site connect to larger woodland areas through Parcel 156 to the west which is owned by the United States of America. This connectivity provides an opportunity for the protection of a portion of this pocket of woodlands. Reducing the clearing of the severe slopes will result in the preservation of more of this woodland that is needed to stabilize the slopes and protect water quality. A corridor at least 70 feet wide is needed along the northern property line. The existing 20-foot-wide easement can be included in the corridor. See the recommended condition at the end of this report.

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

Comment: See the comments above regarding water quality.

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

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

The ordinance also provides priority areas for woodland conservation in this order: wooded 100-year floodplains (none occur on the subject property); wooded wetlands (none occur on the subject property); wooded stream corridors (none occur on the subject property); wooded slopes (extensive wooded slopes occur on-site); large contiguous wooded areas (the 18.36-acre site is entirely wooded); and specimen and historic trees (the site contains 40 specimen trees and many trees that are defined as historic because of their proximity to the historic site). The last three categories form the priority areas for preservation: wooded slopes, contiguous woodlands, and specimen and historic trees.

The proposed condition below seeks to address this hierarchy of woodland conservation methods and locations on the site. The design should seek to meet all of the woodland conservation requirements on-site using the priorities contained in the Woodland Conservation Ordinance.

Environmental Review

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

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

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

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

This property is subject to the provisions of the Woodland Conservation Ordinance because the gross

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

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

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

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

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

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

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

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

According to the *Prince George's County Soil Survey*, the principal soils on the site are in the Aura and

Rumford series. Aura series soils are typically highly erodible, but pose no other special problems for development. Rumford soils pose no other special problems for development.

Environmental Summary

In order to be in conformance with the Henson Creek master plan and the Countywide Green Infrastructure Plan, the plan needs to be revised to reflect Staff Exhibit A, further evaluated to address the requirements of the Woodland Conservation Ordinance, and provide connectivity between the historic site, the woodlands, and the federal property to the west.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan, the applicant shall:
 - a. Revise the plan to identify Outparcel A as Parcel C for conveyance to the homeowners association (HOA).
 - b. Revise the plans in accordance with Staff Exhibit A to include the shortening of Road B, removing Lot 19, and rearranging Lots 16–18.
 - c. Move the proposed footpath to the end of Road B in accordance with Staff Exhibit A, and include the following note on both the preliminary plan and the TCPI:

“Footpath to be field located at the time of the first DSP for Lots 16, 17, or 18.”
 - d. Evaluate the combination of impacts for the sanitary sewer pipe connection, the stormwater pond outfall to the 27-inch pipe to the north, and access to the stormwater management pond so that there is only one area of disturbance to the severe slope, avoiding the removal of specimen trees, and removing all such impacts from individual lots.
2. At the time of final plat, the applicant and the applicant’s heirs, successors, and/or assignees shall:
 - a. Demonstrate it has the authority to dedicate a public street over the Spring Road/Clay Drive right-of-way.
 - b. Document the investigation of a deed relinquishing or divesting lot owners of any rights in the right-of-way and, if such a deed is feasible submit evidence of recordation of such a deed.
 - c. Grant and record a minimum 10-foot-wide public use easement through, across, and along the portion of the property running from the end of Road B, through parts of Parcels A and C, and connecting to Cagle Road. Prior to such granting, the applicant shall submit to DRD for review and approval an easement agreement for the footpath.
3. [Reserved, issue moved to 2b]
4. Prior to signature approval of the preliminary plan, a revised natural resources inventory (NRI) package shall be submitted for review and approval which includes a revised forest stand

delineation (FSD) report that addresses the following:

- a. Reflect the calculations used on the plans;
 - b. Include all 40 specimen trees;
 - c. Update the specimen tree table and forest stand summary;
 - d. Revise the hydric soil group to match the plan; and
 - e. Have the revised report signed by the qualified professional who prepared it.
5. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Conform with Staff Exhibit A to include the shortening of Road B, removing Lot 19, and rearranging Lots 16–18;
 - b. Provide a corridor at least 70 feet wide along the northern property line inclusive of the existing 20-foot-wide easement and the trail easement and make this land part of the HOA parcel(s);
 - c. Show woodland conservation areas that are less than 35 feet wide counted as cleared;
 - d. Eliminate grading outside of the limits of disturbance;
 - e. Show the woodlands in the northern easement as preserved but not counted;
 - f. Revise the limits of disturbance on Lot 11 to provide for the 40-foot useable backyard;
 - g. Show the stormdrain work on Cagle Road as required on the stormwater management concept plan and label this area with the proposed clearing;
 - h. Eliminate proposed afforestation Area 1 because it conflicts with the outfall work;
 - i. Revise the worksheet as needed;
 - j. Add the following notes:
 - (1) “The afforestation/reforestation planting shall be achieved through the use of trees one inch in caliper and larger and be protected by tree tubes.”;
 - (2) “The TCPII associated with the required detailed site plan may result in a different configuration of the woodland conservation areas on the site than those shown on this plan so that issues associated with on-site preservation, grading, and stormwater management can be addressed.”;
 - (3) “The reforestation shown around the stormwater management pond is subject to review and approval by the Department of Public Works and Transportation.”; and
 - k. Have the revised plan signed and dated by the qualified professional who prepared the plan.
6. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/012/09), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

7. In conjunction with the detailed site plan, a Type II tree conservation plan shall be approved.
8. Development of this site shall be in conformance with Stormwater Management Concept Plan CSD 413-2009-00 and any subsequent revisions.
9. Unless modified by the Department of Public Works and Transportation (DPW&T), the applicant and the applicant’s heirs, successors, and/or assignees shall:
 - a. Provide standard sidewalks, a minimum of four feet in width, along both sides of the internal roadway network.
 - b. Place signage at both ends of the proposed footpath in HOA property that will indicate the footpath terminus, such as “Cagle Road.”
10. Access to the adjacent Admirathoria property via the existing driveway shall be maintained during construction on the subject site until such time as adequate access via proposed Street A and a driveway within a new 20-foot-wide access easement through Parcel A is provided. Any existing easement associated with the existing driveway shall ultimately be extinguished once alternative legal access is provided.
11. Total development within the subject property shall be limited to 19 single-family detached dwellings or equivalent development which generates no more than 15 AM (3 inbound and 12 outbound) and 18 PM (12 inbound and 6 outbound) weekday peak-hour trips. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
12. The applicant and the applicant’s heirs, successors and/or assignees shall:
 - a. Submit three original Recreational Facilities Agreements (RFA) to the Development Review Division (DRD) for construction of recreational facilities (identified on Staff Exhibit A as "proposed footpath") on-site for approval prior to the submission of final plats. Upon approval by the DRD, the RFA shall be recorded among the County Land Records.
 - b. Submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities, prior to the issuance of building permits. The recreational facilities to be required shall be determined with the full review of the permit site plan.
13. Prior to the issuance of any building permit, the applicant shall submit evidence from the Health

Department that the abandoned camper found on the property has been removed and properly disposed.

14. Prior to the approval of building plans, the applicant and the applicant's heirs, successors, and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. The DSP shall be reviewed by the Historic Preservation Commission prior to approval by the Planning Board. The purpose of the Historic Preservation Commission's detailed site plan review is to:
 - a. Ensure that the siting, scale, massing, materials, landscaping, and lighting of houses on Lots 1, 2, 3, 4, 5, 6, 7, 8, 16, 17, and 18, are compatible with the historic and architectural character of the historic site.
 - b. Illustrate supplemental buffer plantings within proposed Parcel A to screen the views to and from the Admirathoria historic site.
 - c. Identify the character of improvements associated with entry to the historic site across Parcel A to be provided by the applicant with particular reference to the provision of an entrance feature for the historic site.
 - d. Review the character of street lighting and the design of entrance features for the development in the vicinity of the historic site, to ensure that they do not impact its character and setting.
15. Prior to the approval of grading permits, a detailed site plan shall be approved by the Planning Board or its designee to address the following:
 - a. A reduction in the grading of the site, a maximization of the on-site woodland preservation, and avoiding the removal of healthy specimen trees;
 - b. A reduction in the grading on Lots 3 through 6 to increase the amount of woodland preservation;
 - c. Provide a forest management plan for removal of invasive plants; selective removal of dead, dying and hazardous trees; and supplemental tree planting in preservation areas to improve forest health;
 - d. The provision of a green, open space corridor from the historic site, along the northern property line, inclusive of the established easement, to connect with the woodlands to the west at least 70 feet wide;
 - e. An evaluation of the proposed stormwater management techniques to address a reduction in the size of the pond as much as possible and the use of on-lot dry wells and rooftop disconnects; and
 - f. An evaluation of the proposed landscape buffer around the historic site with regard to grading within the buffer, invasive plant removal, supplemental planting, and long-term maintenance recommendations.
16. Prior to the approval of any detailed site plan for the Grande Vista development, the applicant and the applicant's heirs, successors, and/or assignees shall work with Historic Preservation staff to

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

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

of the development to the public trail.

20. Prior to issuance of the building permits for Lot 18, as designated on the preliminary plan, the proposed trail shall be constructed. This lot is the northernmost lot on the site, located at the terminus of Road B. The trail shall be field located running outside of all easements and lots, starting at the terminus of Road B and ending at Cagle Drive, approximately as identified in Staff Exhibit A.
21. Prior to the approval of the first building permit, the public trail location shall be posted at 50-foot intervals and inspected by the Trails Coordinator. The signage shall be approved by the Trails Coordinator prior to posting and shall at a minimum state "Future location of public trail." The signage shall be of durable materials, colors that will attract attention, and directed toward the lots. The signage height shall be determined by the site grading to ensure visibility. This condition may be partially waived by the Trails Coordinator, at the request of the applicant, if specific site conditions make the trail posting unwarranted at certain locations.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/012/009.