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DETAILED SITE PLAN PLAN (Infrastructure) DSP-02015

Application	General Data
Project Name FAIRWOOD, PHASE I, PART 2 ■B. Location South side of Annapolis Road (MD 450), approximately 1,400 feet east of Enterprise Road (MD 193) Applicant/Address Rouse-Fairwood Limited Partnership c/o the Rouse Company 10275 Little Patuxent Parkway Columbia, MD 21044	Date Accepted 03/18/2002
	Planning Board Action Limit Waived
	ZHE Hearing Date NA
	Plan Acreage 211.41 acres
	Zone M-X-C
	Dwelling Units NA
	Square Footage NA
	Planning Area 71A
	Council District 06
	Municipality NA
	200-Scale Base Map 207NE11

Purpose of Application	Notice Dates
Grading, Road Construction and Infrastructure	Adjoining Property Owners 03-15-02 (CB-15-1998)
	Previous Parties of Record 04-25-02 (CB-13-1997)
	Sign(s) Posted on Site 05-03-02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: WHITMORE
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 2, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan for Infrastructure DSP-02015
Phase I, Part II, *B*
Fairwood

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Comprehensive Sketch Plan, CP-9504.
- b. Conformance to the Preliminary Plan, 4-00057.
- c. Conformance to Final Development Plan, FDP-0001.
- d. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- e. Referrals.

FINDINGS

1. This Detailed Site Plan for Infrastructure is for a portion of Part 2 of Phase I of Fairwood. Two previous Detailed Site Plans for Infrastructure, DSP-99052 and DSP-02001, have been approved for Phase I. DSP-99052 for Phase I Part I, which included 223.7 acres of Phase I, was approved by the Planning Board on March 23, 2000, and the resolution was adopted on April 13, 2000, PGCPB No. 00-37. DSP-02001 was approved by the Planning Board on March 21, 2002, and the resolution was adopted on April 11, 2002, PBCPB No.02-56. This submission encompasses 179.11 acres out of a total of 247.3 acres included in Part 2 of Phase I and is limited to the proposed grading of the site, the installation of utilities, streets and the stormwater management ponds for a portion of Phase I, Part 2. Included with this application is the proposed Tree Conservation Plan, TCPII/4/02-01. The

ultimate development of the site (Phase I) will include approximately 169 single-family lots; other residential (townhouse or townhouse/single-family mixed) totaling 243 lots; 100,000 square feet of retail and 125,000 square feet of institutional/office/other permitted uses; and 80 acres of open space.

2. The subject property is located on the south side of MD 450, approximately 1,400 feet east of MD 193. The property consists of 179.11 acres of land in the M-X-C Zone.
3. The Preliminary Plan for the subject property, Fairwood 4-00057, was approved with conditions by the Planning Board on January 4, 2001 (resolution adopted on January 25, 2001, PGCPB No. 01-07). Conditions of the Preliminary Plan applicable to the subject Detailed Site Plan are as follows:
 6. **Trails on lands to be conveyed to M-NCPPC shall be designed and constructed in accordance with the Parks and Recreation Facilities Guidelines and as follows:**
 - a. **All pedestrian and hiker/biker trails on park property shall be paved.**
 - b. **The master plan trail and major connector trails on park property which provide service areas to and around stormwater management ponds on park property shall be a minimum of 10 feet wide with asphalt surfacing.**
 - c. **Trail connectors to the neighborhoods which are located on park property shall be a minimum 6 feet wide with asphalt surfacing.**
 - d. **Trail slopes shall comply with the handicapped accessibility requirements of that portion of Title 2, United States Code, which is applicable.**

Comment: The Department of Parks and Recreation (DPR) provided no comment pertaining to the above condition because the subject application is an infrastructure plan on which the location and design of the trail system are not shown. However, DPR will review subsequent Detailed Site Plans to ensure conformance with Condition 6 of Preliminary Plan 4-00057.

7. **In accordance with Section 24-234 and 24-235 of the Subdivision Regulations, the applicant, his heirs, successors and or assigns shall dedicate to The Maryland-National Capital Park and Planning Commission 23.21 acres. Lands to be dedicated shall be subject to the following. (The condition includes DPR's standard conditions for dedication.)**

Comment: The Department of Parks and Recreation has found the plans acceptable as submitted. However, the Department of Parks and Recreation will review subsequent Detailed Site Plans to ensure conformance with Condition 7 of Preliminary Plan 4-00057.

8. **At the time of Detailed Site Plan the applicant shall provide alternative alignment and construction options that evaluate the proposed PMA impacts on Lots 1 and 2, Block K due to driveway construction.**

Comment: The Environmental Planning Section has determined that the design and construction options proposed on Lots 1 and 2, Block K, are acceptable. See Finding 7 for further discussion.

4. The Comprehensive Sketch Plan for the subject property, Fairwood CP-9504, was approved with conditions by the District Council on February 24, 1997. The following conditions of CP-9504 require comment:

- 1c. A minimum lot size of 40,000 square feet or a 25-foot undisturbed tree or landscape buffer shall be provided adjacent to all R-E Zoned land, except for that portion of the Robert's property R-E Zoned land located immediately south of that section of road A which abuts the Robert's property.**

Comment: The submitted plans do not include proposed lot sizes. Therefore, compliance with the above condition cannot be assured. The plans should be revised to include all lot sizes. Any of the lots that are 40,000 square feet in size and meet the above criteria should provide a 25-foot undisturbed tree or landscape buffer. Subsequent Detailed Site Plans will be reviewed to ensure conformance with the above condition.

- 1d. The Infrastructure Plan shall be revised to show a pedestrian/bike trail along relocated Church Road. The trail is in accordance with the Master Plan which identifies realigned Church Road as constructed with an open section roadway with seven to ten foot wide shoulders (not sidewalks) designed to accommodate cyclists and which promote the rural character of the area.**

Comment: Church Road is not part of this submission.

- 1f. A Conceptual Stormwater Management Plan shall be approved by the Department of Environmental Resources.**

Comment: The subject Detailed Site Plan has an approved Stormwater Management Plan (#8322664-2000).

5. The Final Development Plan for the subject property, Fairwood FDP-0001, was approved with conditions by the Planning Board on January 4, 2001, and the resolution was adopted January 25, 2001 (PGCPB No. 01-09). The following conditions pertain to this application:

- 2. The applicant shall include with the submittal of the Detailed Site Plan that is associated with this FDP, a Phase II Noise Study for Lots 49-55, Block M and any other residential lots located within the 65 dBA noise contour. The report shall identify all adverse noise impacts to residential areas along the realigned Church Road and include recommendations for noise attenuation measures. The proposed noise attenuation measures shall be clearly reflected on the Detailed Site Plan. If the proposed attenuation measures include the use of structural components, the Detailed Site Plan shall include architectural drawings that reflect the materials to be used and the manufacturer's STC (sound transmission class) rating for the structural component in accordance with the recommendation of the noise report.**

Comment: Because the subject site is internal to the Fairwood project as a whole and some distance from any major roads, it is not impacted by transportation-related noise generation (See Finding 7).

3. **The ultimate use for Parcel A, Block Q shall be determined at the time of Detailed Site Plan. At that time the use proposed will be evaluated by the Environmental Planning Section to ensure that the use is consistent with the scenic and historic nature of Church Road. The use shall be screened and buffered with plantings and/or fencing in order to maintain and protect the scenic and historic view of Church Road.**

Comment: Church Road is not part of this submission. At the time a Detailed Site Plan is submitted for review that includes Parcel A, Block Q, it will be reviewed by the Environmental Planning Section and the proposed use will be evaluated to ensure its compatibility with the scenic and historic nature of Church Road. In addition the use will be screened and buffered with plantings and/or fencing to maintain and protect the viewshed of historic Church Road.

4. **A master plan trail shall be provided along the Church Road realignment at the time of road improvement. The type of trail will depend upon whether the road is an open or closed section and upon future discussions between the applicant and the Department of Public Works and Transportation.**

Comment: Church Road is not part of this submission.

7. **Some of the existing farm lanes shall be preserved as multi-use trails, and included as part of the internal trail system through the subject property. This trail system shall be dedicated to a homeowners' association. These roadways shall supplement and in some cases replace an extensive sidewalk system. These farm lanes which will be preserved shall be designated on the Detailed Site Plan for Infrastructure.**

Comment: The submitted Detailed Site Plan for Infrastructure is in conformance with the above condition.

8. **Vehicular crossings of the farm lanes shall be limited to preserve the integrity of its overall character and implied pedestrian use.**

Comment: Vehicular crossing of the existing farm lanes have been limited to preserve the overall character and pedestrian use of the subject site.

6. Section 27-546.07(c) of the Zoning Ordinance requires that, in addition to the findings required for the Planning Board to approve a Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find:

1. **The proposed development is in conformance with the purposes and other provision of the M-X-C Zone which include but are not limited to: a comprehensively planned community with a balanced mix of residential, commercial, recreational and public uses; a system of flexible development standards; varying lot sizes that will encourage dwelling types so as to provide housing for a spectrum of incomes, ages, and family structure; preservation of significant open spaces.**

Comment: This submission is for infrastructure only and does not reflect development standards which include varying lot sizes that will encourage a wide spectrum of dwelling types, which in turn

will encourage dwelling types that will attract a wide spectrum of incomes, ages, and family structure and preservation of open spaces. Required subsequent Detailed Site Plans will address this finding.

2. **The arrangement and design of buildings and other improvements and the mix of uses reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.**

Comment: The submitted plans show only a general lotting pattern of the residential area. At the time subsequent Detailed Site Plans are submitted, the arrangement and design of commercial/retail buildings and open space uses will be carefully reviewed for conformance to this finding.

3. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.**

Comment: The submitted plan in combination with previously approved infrastructure and Detailed Site Plans provides a pedestrian system that is designed to encourage pedestrian activity through provision of sidewalks and an extensive trail system. Subsequent infrastructure and /or Detailed Site Plans will continue to ensure that a comprehensively designed pedestrian system is provided.

4. **In areas of development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities, such as types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**

Comment: The subject application indicates that future Detailed Site Plans will provide for and create intimate gathering places as well as a Village Activity Center for the residents and general public to enjoy. Inasmuch as this submission is for infrastructure only, human scale, the quality of urban design, and other amenities have not been addressed in the detail that will be necessary in the final Detailed Site Plans. However, subsequent Detailed Site Plans that are required to be submitted will ensure that adequate attention has been paid to the aforementioned required finding.

5. **The Detailed Site Plan is in general conformance with approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

Comment: The subject Infrastructure Plan is in general conformance with Final Development Plan FDP-0001 in terms of the location of residential and community uses.

7. The Environmental Planning Section, in a memorandum dated June 11, 2002 (Markovich to Whitmore), had the following comments:

■ This site has been previously reviewed by the Environmental Planning Section in conjunction with a Basic Plan, A-9894-C; a Comprehensive Sketch Plan, CP-9504; a Final Development Plan, FDP-0001; a Preliminary Plan of Subdivision, 4-00057; a Type I Tree Conservation Plan, TCPI/47/00; and a Type II Tree Conservation Plan, TCPII/4/02, which were approved. The plan submitted is for infrastructure including rough grading, sewer, water, stormwater management, and road construction.

■ This 211.4-acre site in the M-X-C Zone is located in the northwest quadrant of the intersection of US 50 and Church Road. 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 impacts have not been found to impact this site because this portion of the overall site is set back a considerable distance from US 50. The soils found to occur according to the Prince George's County Soil Survey include Collington fine sandy loams, Collington silt loams, Marr fine sandy loams, Matapeake silt loams, Mixed alluvial land, and Ochlockonee sandy loams. Some of these existing soils have limitations which would have some impact on the development of this property. According to available information, Marlboro clay is not found to occur on this property. The sewer and water service categories are S-3 and W-3. 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. Although Church Road is a designated scenic and historic road, this site plan is located in excess of 1,000 feet from Church Road. This property is located in the Collington Branch and Northeast Branch watersheds of the Patuxent River basin and in the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

■ As revisions are made to the plans, the revision boxes on each plan sheet shall be used to describe the changes, the date made, and by whom.

■ Summary of Prior Environmental Conditions of Approval

■ The approval of the rezoning case by the District Council and subsequent approvals for this property included numerous conditions, several of which dealt with environmental issues that were to be addressed during the review of the subsequent Detailed Site Plans. The environmental conditions associated with those approvals are addressed below.

■ Basic Plan, A-9894-C

■ The Basic Plan approval does not include any environmental conditions to be addressed during the review of this Detailed Site Plan.

■ Comprehensive Sketch Plan, CP-9504

■ The Comprehensive Sketch Plan approval does not include any environmental conditions to be addressed during the review of this Detailed Site Plan.

■ Preliminary Plan of Subdivision, 4-00057

◆8. **At the time of Detailed Site Plan the applicant shall provide alternative alignment and construction options that evaluate the proposed PMA impacts on Lots 1 and 2, Block K due to driveway construction.◆**

■ The sanitary sewer alignment has been revised and now outfalls to a portion of the property to Northeast Branch, not just Collington Branch as was previously approved. The PMA

impacts on Lots 1 and 2, Block K are different than those shown at the time of Preliminary Plan of Subdivision review. The revised sewer alignments will result in impacts to the Patuxent River Primary Management Area (PMA) near the eastern property line and at off-site locations in order to make the connection to the existing sewer outfall located in the Northeast Branch watershed just west of this property. Although these impacts were not specifically identified during the approval of the Preliminary Plan of Subdivision, 4-00057, staff has worked with the applicant to avoid and minimize the new PMA impacts. The proposed extent of the additional impacts are approximately 1,500 square feet while the extent of the off-site impacts are approximately 40,000 square feet. After an evaluation of these additional impacts the Environmental Planning Section has concluded that the impacts have been minimized to the greatest extent possible without revising the outfall to flow to the Collington Branch watershed as was originally proposed.

Environmental Review

- 1. The Detailed Forest Stand Delineation (FSD) was submitted and approved during the review of the Preliminary Plan of Subdivision, 4-00057, for this site.
- 2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet; there are more than 10,000 square feet of existing woodland on-site; and there are prior Tree Conservation Plan approvals for this site: TCPI/47/00 and TCPII/4/02. The TCPII was submitted and approved for a small portion of this application which was proposed to be used to stockpile soil from Phase I, Part One. TCPII/4/02 did not propose any woodland clearing and a Detailed Site Plan was not required with that submission.

■TCPII/4/02-01 as submitted with the subject Detailed Site Plan has been found to address the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance. The requirement for this 211.4 acre portion of the property is 40.2 acres which is being satisfied by 11.85 acres of woodland preservation in priority retention areas, 12.28 acres of on-site afforestation in priority afforestation areas, and 16.07 acres of afforestation on other parts of the Fairwood property.
- 3. This site is located at the headwaters of Northeast Branch and Collington Branch which are tributaries to the Patuxent River. Section 24-101 of the Subdivision Ordinance provides the definition of the features of the Patuxent River Primary Management Area (PMA). The streams, wetlands, 100-year floodplain, and the extended buffer which comprise the PMA appear to be correct based on a Jurisdictional Determination (JD) previously reviewed for this portion of the site.●

TCPII/4/02-01 is recommended for approval in conjunction with DSP-02015, subject to conditions as stated in the recommendation section of this report.

8. Urban Design●The Urban Design Section has reviewed the Detailed Site Plan and finds the subject application is acceptable as submitted. It should be noted that landscape plans are not part of this application. Therefore, at the time of submittal of future landscape plans, they will be subject to

review to ensure they are in conformance with the requirements of the Prince George's County *Landscape Manual* and the appropriate approved Final Development Plan pertaining to landscape materials.

9. Site Development Data for Phase I Part Two

Zone M-X-C

Land Use

FDP Acreage *Proposed Use

Single-Family Low Density (SF-LD)

Area A	42.15 acres	35 residential lots**
Area B	0.73 acres	Future R.O.W.
Area C	<u>0.66 acres</u>	Future R.O.W.

Subtotal	43.54 acres
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Other Residential (OR)

Area A	25.39 acres	214 dwelling units**
Area B	13.43 acres	86 residential lots (attached)**
Area C	18.62 acres	40 residential lots (detached)**
Area D	27.25 acres	131 residential lots (attached)**
		28 residential lots (detached)**
Area E	<u>2.86 acres</u>	Future R.O.W.

Subtotal	87.55 acres
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Non-Residential (NR)

Area A	6.12 acres	Remaining 100,000 sq. ft. of retail and 250,000 sq. ft. institutional/ office not used in Phase I, Part One
Area B	2.36 acres	
Area C	<u>7.44 acres</u>	

Subtotal	15.91 acres
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Community Use (CU)

Area A	18.30 acres	Open space
Area B	15.00 acres	Future school use
Area C	3.04 acres	Open space
Area D	2.25 acres	Open space
Area E	6.32 acres	Open space
Area F	1.52 acres	Open space
Area G	1.94 acres	Open space
Area H	12.11 acres	Open space
Area I	0.78 acres	Open space
Area J	0.43 acres	Open space
Area K	0.90 acres	Open space

Area L		1.32 acres	Open space
Area M	<u>0.49 acres</u>	Open space	
Subtotal		64.40 acres	
Grand Total		211.41 acres	
* Approximate acreage			
** Approximate dwelling units			

Comment: The site development chart should be added to the cover sheet

10. The State Highway Administration finds the plans acceptable as submitted.
11. The Transportation Planning Section finds the subject application in accordance with the approved Preliminary Plan of Subdivision. The subject application has met all conditions set forth by previous approvals except for conditions 5 and 6 of CP-0101. These two conditions address the dedication and pedestrian access along Church Road. The subject application does not affect or include this area of the site.
12. The Subdivision Section, in a memorandum dated June 13, 2002 (Chellis to Whitmore), provided the following comments:
 - The property is the subject of Preliminary Plan 4-00057, PGCPB Resolution 01-07(C), adopted by the Planning Board on January 25, 2001. There have been no final plats approved for this portion of the Fairwood development.
 - PGCPB Resolution 01-07(C) contains 20 conditions. The following apply to the review of this DSP:
 - Condition 3** requires that development will be in accordance with the approved stormwater management concept plan #8322664-2000-01.
 - Condition 7** requires the dedication of land to M-NCPPC. The timing for the dedication should be established at this time. The site plan should label all lands to be dedicated to M-NCPPC.
 - Condition 7 d-g** establishes restrictions on any disturbance or use of park property without prior written consent from the Department of Parks and Recreation.
 - Condition 9** requires that prior to any grading on Lot 1, Block K, the residence located on the Robert^{as} property to the north shall be connected to public water. The DSP proposes grading on Lot 1, Block K. The applicant must demonstrate at this time that the Robert^{as} property residence is connected to public water. The existing well for the residence is located on Lot 1, Block K. A limit of disturbance must be maintained to ensure that the Robert^{as} property will not have disruption in service. The DSP must label the well house and easement area as defined on the approved preliminary plan of subdivision.

■ **Condition 10** requires that any abandoned well or septic system on site be pumped out, backfilled and/or sealed in accordance with COMAR 26.04.04, by a licensed well driller prior to grading permits.

■ **Condition 18** requires that any disturbance of land to be dedicated to the HOA shall be in accordance with an approved DSP. The site plan should label all lands to be dedicated to the HOA.

■ It appears that the plan indicates that the applicant is proposing an additional access point from Fairwood Parkway on to Parcel A, Block M in close proximity to Church Road. This additional access should be evaluated by the Transportation Planning Section. This access was not evaluated at the time of review of the preliminary plan of subdivision and is not reflected on the approved plan.

■ The current preliminary plan under review for Phase I Part I includes a portion of Phase I Part II as a redesign of Parcel D and Lot 36. The DSP does not appear to address this area.

■ The DSP proposes no new net impacts to the PMA established by the preliminary plan. The impacts to the PMA have been evaluated by the Environmental Planning Section and has concluded that the impacts have been minimized to the greatest extent possible.●

COMMENT: The Department of Parks and Recreation states that they have ■no comment● pertaining to this application. However, it should be noted that Condition 7 has been addressed in Finding 3 above. The Department of Environmental Resources has determined that the subject application is in accordance with the approved stormwater management concept plan (see Finding 21). The plans should be revised and land to be dedicated to the HOA should be labeled. The applicant should provide evidence that the Robert's property will not have a disruption in water service by providing staff with written documentation that the property is connected to public water. The plans should also be revised to include the easement identified on the preliminary plan of subdivision and the well house should be labeled. The access shown in Parcel A, Block M is a direct result of the realignment of Church Road as well as the redesign on Parcel D and Lot 36. Conditions 1.b - 1.d, and 3.b in the recommendation section of this report address the above concerns.

13. The Department of Public Works and Transportation had numerous comments relating to the following: All improvements within public rights-of-way dedicated to the county will be in conformance with the Americans with Disabilities Act; dedicated road frontages will be in accordance with DPW&T's and M-NCPPC's latest approved master plan; all storm drainage systems and drainage facilities will be in accordance with DPW&T's and DER's requirements; and conformance with street tree and street lighting standards is required.
14. The Department of Parks and Recreation finds the plans acceptable as submitted.
15. The Permit Section provided numerous comments that will be addressed at the time of subsequent reviews of relevant Detailed Site Plans.
16. The Community Planning Division found that the proposed Detailed Site Plan raised no master plan issues.

17. The Transportation Planning Section, Trails Coordinator, has determined that the submitted Detailed Site Plan is in conformance with the prior approval (4-00057) for trail and sidewalk facilities.
18. The Growth Policy and Public Facilities Planning Section, in a memorandum dated May 23, 2002 (Izzo to Whitmore), offered the following comment:

■The Growth Policy and Public Facilities Planning Section reviewed the subject application in accordance with Condition 19 of Zoning application A-9894-C, Fairwood property which has a condition regarding the dedication of a school site. That condition states:

★The applicant shall dedicate to the Prince George's County Board of Education a minimum of 10 usable acres for an elementary school site to be located in the general vicinity of the intersection of C-48 and C-49. The exact location shall be decided upon consultation with the Board of Education or its designee prior to approval of the Final Development Plan.★

■staff finds that there is no provision in the condition for the timing of the dedication for the school site v.●

Comment: Condition #4 in the recommendation section of this report addresses the above concerning relating to dedication of the school site to the Prince George's County Board of Education.

19. The City of Bowie had no comment pertaining to this application.
20. At the time of the writing of this staff report, the Enterprise Road Corridor Development Review District had not responded to the referral request.
21. The proposed site plan has an approved stormwater management concept (#8322664-2000) and this proposal is consistent with that concept.
22. This Detailed Site Plan for infrastructure satisfies the site design guidelines as contained in Section 27-274, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare and economic well-being for grading, reforestation, woodland conservation, drainage, erosion and pollution discharge.

RECOMMENDATION

Based upon the foregoing evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE DSP-02015 and TCPII/4/02-01, subject to the following conditions:

1. Prior to signature approval, the following revisions or information shall be supplied:
 - a. The site development data chart, Finding 9, shall be added to the cover sheet of the Detailed Site Plan package.
 - b. Land to be conveyed to the HOA shall be labeled.

- c. The applicant shall provide written evidence that the Robert~~as~~ property is serviced by public water and will not experience a disruption in service.
 - d. The plans shall be revised to include the easement identified on the preliminary plan of subdivision on the Robert~~as~~ property and the well house shall be labeled.
- 2. Prior to the issuance of any building permits for Phase I, Part Two-B, the TCPII shall be revised to address the following:
 - a. Show the houses, trails, walkways, and recreational amenity locations.
 - b. Revise the planting schedules for the afforestation/reforestation areas to reflect a combination of larger caliper planting stock intermixed with the smaller planting stock currently reflected.
 - c. Show the location and label all woodland conservation areas on the landscape plan or another plan at the same scale as the Detailed Site Plan.
- 3. Prior to the issuance of any grading permits the following information or revisions shall be provided:
 - a. The applicant shall submit evidence to the Environmental Planning Section that all appropriate federal and/or State of Maryland permits have been obtained that impact the waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer.
 - b. The applicant shall provide evidence that the well or septic system on the subject site has been pumped out, backfilled and/or sealed in accordance with COMAR 26.04.04, by a licensed well driller.
- 4. Prior to approval of any Final Plats for Phase I/Part 2B, the plat for Parcel ■D● (school site) shall be approved by the Prince George~~as~~ County Planning Board and an executed deed acceptable to the acquiring agency shall be submitted for the conveyance of Parcel ■D●.