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## DETAILED SITE PLAN

**DSP-05036**

Application	General Data
<b>Project Name:</b> Villages of Savannah (formerly Saddle Creek)  <b>Location:</b> West side of Brandywine Road, approximately 5,000 feet north of the intersection of Brandywine Road and Floral Park Road  <b>Applicant/Address:</b> Mid-Atlantic Builders 11610 Old Georgetown Road Rockville, MD 20852	Date Accepted: 11/14/2005
	Planning Board Action Limit: Waived
	Plan Acreage: 518.16
	Zone: R-R
	Dwelling Units: 357
	Square Footage: NA
	Planning Area: 85A
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 216SE05

Purpose of Application	Notice Dates
357 Single-Family Detached Houses	Adjoining Property Owners Previous Parties of Record Registered Associations: 8/18/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/06/2006

Staff Recommendation		Staff Reviewer: Henry Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-05036, Village of Savannah (formerly Saddle Creek)  
Type II Tree Conservation Plan TCPH/149/02-02

The Urban Design staff has completed the 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. The requirements of the Zoning Ordinance in the R-R Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-02126.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments

## FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for 357 single-family detached homes.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-R	R-R
Use(s)	Vacant/wooded	Residential
Acreage	518.16	518.16
Number of lots	389	357
Number of parcels	15	15

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Cluster open space (acres)	290.85	290.85 (177.03 to HOA and 113.82 to M-NCPPC)
Mandatory dedication	41.56	A combination of parkland dedication and private recreational facilities
Minimum lot area (square feet)	10,000	10,000
Number of flag lots	-	8*

**Note:** Number of flag lots was approved at time of 4-02126 to be decided at time of DSP. The subject DSP proposed eight flag lots.

**CLUSTER MODIFICATIONS**

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

**ARCHITECTURAL MODEL DATA**

<b>Model</b>	<b>Base Finished Area (Sq.Ft.)</b>
Alta	3,392
Amherst	4,883
Aspen	3,540
Belmont	5,680
Carlton	5,129
Dover	4,688
Firenze	3,409
Monticello	5,438
Oxford	3,718
Sierra	4,818
Somerset	4,135
Tara	6,160
Venezia	6,254
Windsor	3,865

## LOT SIZE DATA

Size (Sq.Ft.)	Number of Lots	Percentage
10,000-12,000	163	45.66
12,001-15,000	110	30.81
Larger than 15,001	84	23.53
Total	357	100

3. **Location:** The subject property is located on the north side of Brandywine Road, approximately 5,000 feet north of the intersection of Brandywine Road and Floral Road, in Planning Area 85A and Council District 9.
4. **Surroundings and Use:** The proposed development has a narrow frontage on Brandywine Road to the east. To the north of the property are properties in the R-O-S (Reserved Open Space) Zone, the R-A (Residential Agricultural) and single-family detached houses in the R-E (Residential Estate) Zone. The site is also bordered by Piscataway Creek on the north. To the west and south are properties in the R-A Zone, R-R (Rural Residential) Zone and single-family detached houses in the R-R Zone and the R-E Zone.
5. **Previous Approvals:** The 1993 Subregion V Master Plan and Sectional Map Amendment classified this site in the R-R Zone. The subject site has an approved cluster Preliminary Plan of Subdivision 4-02126 (PGCPB Resolution No. 03-100), including a Type I Tree Conservation Plan TCPI/09/03. The site also has a Stormwater Management Concept Approval, 30920-2002-00.
6. **Design Features:** The subject property has an irregular shape with a narrow frontage onto Brandywine Road to the east. The site is accessed through a major access point off Brandywine Road by a curvilinear internal street of a 120-foot-wide right-of-way (ROW) with a 25-foot-wide median, running from east to west, perpendicular to Brandywine Road and then turning north as a 90-foot-wide internal street with an 18-foot-wide median. The 90-foot-wide internal street is reduced to a 60-foot-wide street after a traffic circle and connects to the rest of the site via other streets leading to approximately 16 culs-de-sac. The proposed 357 single-family detached houses are located along both sides of the internal curvilinear streets. A master plan arterial roadway, A-65, runs from east to west parallel to the proposed development. The section of the main entrance street that is perpendicular to Brandywine Road overlaps with the ROW of A-65. A future second access to the subject subdivision off A-65 has been shown in the southwest part of the site.

At time of preliminary plan approval for the subject site, the Planning Board deferred the decision on the issue of flag lots to the time of DSP review. The DSP proposes eight flag lots. Special buffering and screening pursuant to Section 24-138.01 has been required in the landscape plan of this application.

Fourteen architectural models of Mid-Atlantic Builders, Inc., have been proposed in this application. The models show a popular elevation design that draws heavily from the traditional colonial style housing. The models have two stories with two-car garages as a standard feature. Some models have a three-car garage. Various finishing materials including standard vinyl siding, brick veneer, cultured stone, and various roof patterns have been shown in the architectural package. Various architectural details, such as jack arch windows, Palladian windows, bay windows, keystone, quoin, transom entrance doors, shutters, etc., have been presented on various elevations. All the models have been approved and used in other subdivisions in the county.

Given the scale of the development and that so many building elevations with various options in design and exterior finishing materials have been proposed in this application, the Urban Design Section, therefore, recommends three architecture-related conditions in accordance with previous similar approvals by the Planning Board and the District Council in order to achieve a high quality development in the subject subdivision. These conditions deal specifically with percentage of brick on the front elevations and the enhanced visibility of side elevations.

An entrance monument sign has been proposed with two trellises and two gazebos flanking both sides of the main entrance in this DSP application. The design is acceptable. However, no sign face details have been shown. A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide sign face area information pursuant to Part 12, Signs, of the Zoning Ordinance.

No lighting fixture information on the homeowners association land has been provided with this DSP. A condition of approval has been proposed in the recommendation section to require the applicant to provide information on the proposed lighting fixture and to show the location of the lighting on the site plan prior to certificate approval of this DSP.

7. **Recreational Facilities:** At the time of Preliminary Plan 4-02126 approval, the Department of Parks and Recreation recommended a combination of dedication of 119 acres of parkland in the Piscataway Creek Stream Valley and dedication of 26 acres in the Saddle Creek Subdivision or 36 acres on Floral Park Road and provision of on-site private recreational facilities. The applicant has also agreed to construct the master plan trails that encumber the subject site. The on-site private recreational facilities proposed in this DSP include:

One open play area (approximately 20,000 square feet)

One softball field (275 feet foul line with open play in outfield)

Two preteen playgrounds

A multiuse (eight-foot-wide hiker/biker/equestrian) of approximately 14,252 linear feet

One tennis court

The estimated cost for the above facilities provided by the applicant is approximately \$505,200. Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 357 dwelling units in Planning Area 85 A, a recreation facility package of approximately \$365,000 is required. The subject DSP shows a recreation facility package that is above the required value of the recreational facility package for this development pursuant to *Parks and Recreation Facilities Guidelines*. However, the site plan shows an open play area that is located within the outfield of the proposed baseball diamond. This arrangement of the play area should not be counted as a separate item in the cost estimation because if the ball field is in use, the proposed play area will be occupied by the outfielders. In addition, since the development is in a linear layout and there are houses along both sides of the spine road that is more than a mile long, the closest recreation site is located at least 3,600 feet away from the houses in the western part of the site. The Urban Design Section believes that an additional play area should be provided in the western part of the site. The DSP does not show any recreation facility specifications. A condition of approval has been proposed in the recommendation section to require the applicant to provide cut sheets for the proposed recreation facilities prior to certificate approval of this DSP.

Three timing conditions that require completion of certain recreational facilities at different phases of the development have been proposed to ensure that the facilities will be in place when future residents move into the subdivision.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
9. **Preliminary Plan of Subdivision 4-02126:** Preliminary Plan of Subdivision 4-02126 was approved by the Planning Board on May 15, 2003, subject to 39 conditions. The following conditions are relevant to the subject detailed site plan review:

3. **Development of the subdivision shall be in conformance with the approved Stormwater Management Concept Plan #30920-2002-00.**

Comment: The subject application was referred to the Department of Environmental Resources (DER). The reviewer of DER concluded (Nicole to Wagner, December 5, 2005) that the site plan for Villages of Savannah is consistent with approved Stormwater Management Concept Plan 30920-2002-01.

4. **Development of this property shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/09/03). 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/09/03), or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”**

Comment: A Type II Tree Conservation Plan TCPII/149/02-02 has been submitted with this application. A review by the Environmental Planning Section indicates that the Type II Tree Conservation Plan TCPII/149/02-02 is in general conformance with the requirements of the Woodland Conservation Ordinance, subject to certain conditions.

8. **The cemetery located on Parcel E shall be further evaluated at the time of review of the detailed site plan and the following requirements shall be addressed:**
  - a. **The placement of lot lines shall promote long-term maintenance of the cemetery and protection of existing elements. The removal or relocation of**

**adjoining lots may be required to ensure an appropriate environment and the long-term protection from encroachments.**

**Comment:** The placement of lot lines shown on the site plan is acceptable according to the review by the Archeological Consultant of the Planning Department. However, since a Phase I archeological investigation is underway, the final findings of the study may alter the cemetery boundary. The applicant is fully aware of the possibility of removal or relocation of adjoining lots due to new findings in the Archeological Investigation prior to certificate approval of this DSP.

- b. An appropriate fence or wall constructed of stone, brick, metal, or wood shall be maintained or provided to delineate the cemetery boundaries. The Planning Board shall approve the design of the proposed enclosure and a construction schedule.**

**Comment:** A four-foot-high picket wood (western red cedar) fence has been proposed with this application to protect the cemetery. Even though the Planning Board approved a wood fence as one of the options, a permanent and maintenance-free fence is desired. Neither maintenance-plan nor construction-schedule information is provided with this DSP. A condition of approval has been proposed in the recommendation section of this report to require the information and provide a maintenance free fence prior to certificate approval of this DSP.

- c. The cemetery shall be protected by arrangements sufficient to assure the Planning Board of its future maintenance and protection. The applicant shall establish a fund in an amount sufficient to provide income for the perpetual maintenance of the cemetery. These arrangements shall ensure that stones or markers are in their original locations. Covenants and/or other agreements shall include a determination of the following:**

- (1) Current and proposed property ownership;**
- (2) Responsibility for maintenance;**
- (3) A maintenance plan and schedule;**
- (4) Adequate access; and**
- (5) Any other specifications deemed necessary by the Planning Board.**

**Comment:** According to the applicant, the cemetery will be conveyed to the future HOA. As of the writing of this staff report, the HOA covenants are still under preparation. A condition of approval has been proposed to carry forward most of the above sub-conditions that should be satisfied prior to certificate approval of this DSP.

- d. Appropriate measures to protect the cemetery during the development process shall be provided, as deemed necessary by the Planning Board.**

**Comment:** No specific information regarding appropriate measures to protect the cemetery during the development process has been provided with this application. A condition of approval has been proposed in the recommendation section to require the applicant to install a chain-link fence in addition to standard site/erosion control fence to enclose the

cemetery prior to issuance of any permit for this site. A permanent decorative fence as proposed should be installed when the construction is complete.

- 24. The location and surface type of all trails shall be indicated on the detailed site plan. The equestrian trail shown along the southern edge of the subject property is acceptable.**
- 26. All trails not on land dedicated to M-NCPPC, the HOA, or within a public right-of-way shall be within a public use easement that shall be clearly marked and labeled on the detailed site plan.**

**Comment:** This application complies with the two trails-related conditions.

- 30. MD 5 at Moores Lane: Prior to the approval of the detailed site plan for the subject property, the applicant shall submit an acceptable traffic signal warrant study to SHA and, if necessary, to DPW&T for a possible half-signal at the intersection of MD 5 and Moores Lane. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property, and install it at a time when directed by the appropriate permitting agency.**
- 31. Brandywine Road at Site Access: Prior to the approval of the detailed site plan for the subject property, the applicant shall submit an acceptable traffic signal warrant study to DPW&T for a possible signal at the intersection of Brandywine Road with the site access point. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property, and install it at a time when directed by the appropriate permitting agency.**

**Comment:** The traffic signal warrant study has been submitted with this application. No final decision has been made by either the State Highway Administration (SHA) or Department of Public Works and Transportation (DPW&T). If the traffic signal is warranted and approved by SHA and/or DPW&T, the applicant will be responsible for installation of the traffic signal at time of building permit. A condition of approval to this effect has been proposed in the recommendation section of this report.

- 36. The recreation facilities shall be designed and constructed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*.**

**Comment:** This condition will be carried forward and modified as a condition of approval for this DSP.

- 38. The DSP shall provide for a minimum of a 10-foot wide landscape buffer along Marbury Drive to the north.**

**Comment:** A ten-foot bufferyard has been labeled on the site plan. However, the required landscape buffer has not been well defined on the landscape plan. A condition of approval has been proposed in the recommendation section of this report to require the applicant to clearly



show the required bufferyard on the landscape plan and provide a corresponding landscape schedule on the detailed sheet to be approved by the Urban Design Section.

**39. At the time of DSP the DPR shall determine if the farm pond will be retained in the 100-year floodplain parcel to be conveyed to M-NCPPC or will be included in the adjacent open space parcel to be conveyed to the HOA.**

**Comment:** The farm pond will be included in the adjacent open space parcel to be conveyed to the HOA pursuant to comments from the Department of Parks and Recreation.

10. ***Landscape Manual:*** The proposed development is subject to Section 4.1, Residential Requirements, and Section 4.6, Buffering Residential Development from Streets, of the *Landscape Manual*. Since this application includes eight flag lots, additional landscaping and buffering is required for the flag lots as prescribed in Section 24-138.01 in accordance with the *Landscape Manual*.
- a. Section 4.1(e) requires, for cluster development in the R-R Zone, a minimum of three major shade trees and two ornamental or evergreen trees for each lot. For a total of 357 single-family detached lots, a total of 1,071 shade trees and 714 evergreen or ornamental trees is required for this subdivision. The landscape plan uses an incorrect ratio and, thus, does not provide the required number of trees. A condition of approval has been proposed in the recommendation section to require the applicant to revise the landscape plan to provide the required trees and corresponding schedule pursuant to Section 4.1(e) prior to certificate approval of this DSP.
  - b. Section 4.6, Buffering Residential Development from Streets, requires the rear yard of any one-family attached or attached dwelling be screened from the view of a street classified as a collector or higher. The rear yard of Lots 1, 2, 5, and 6 are adjacent to Brandywine Road, which is a collector by classification. Per Section 4.6, a minimum 35-foot-wide bufferyard, to be planted with four shade trees, 15 evergreen trees, and 30 shrubs per 100 linear feet of right-of-way, is required. The landscape plan does not provide the aforementioned bufferyard. A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide the bufferyard and corresponding landscape schedule pursuant to Section 4.6 of the *Landscape Manual*.
  - c. This DSP shows eight flag lots. Section 24-138.01, Flag Lot Development, prescribes specific additional landscaping treatment (in two design options as shown in Figures 1 and 2, on Page 1485, depending on house siting on lots) to be in place to assure privacy of residents. The landscape plan does not show the required buffering treatments. A condition of approval has been proposed in the recommendation section of this report to require the applicant to revise the plan to show the required bufferyard and corresponding landscape schedule prior to certificate approval of this DSP.
  - d. This DSP includes a ball field as part of the on-site recreation facility package. The proposed ball field is located between Lots 73 and 74, Block A. Given the nature of ball-field activity, the Urban Design Section believes that a bufferyard of at least 10 feet, to be planted with evergreen trees and shrubs with a total plant unit number similar to the requirements of the Type A Bufferyard of the *Landscape Manual*, should be installed between the ball field and the side yards of Lots 73 and 74, Block A.

11. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet, more than 10,000 square feet of woodland exist on site, and there is a previously approved Type I Tree Conservation Plan, TCPI/9/03.
- a. The detailed forest stand delineation (FSD) was submitted and approved during the review of Preliminary Plan of Subdivision 4-02126. No further information is required with this DSP application.
  - b. The Type II tree conservation plan submitted with this DSP was found to require revisions before a complete review of the proposal could be conducted. The applicant submitted revised plans in response to the comments of the Environmental Planning Section. A review of the revised plans by the Environmental Planning Section indicates that the revised plans are in general conformance with the requirements of the Woodland Conservation Ordinance, subject to certain conditions.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated December 15, 2005, the Community Planning Division noted that there are no General Plan or master plan issues related to this DSP application.
- b. The Transportation Planning Section, in a memorandum dated March 29, 2006, provided a complete review of transportation related conditions attached to the approval of Preliminary Plan of Subdivision 4-02126. The Transportation Planner also discussed the comments from DPW&T regarding additional access to A-65 and the design of two traffic circles.

Comment: The applicant has revised the DSP to show an additional access from A-65 to the subject site in the western part of the subdivision and redesigned the two traffic circles pursuant to DPW&T standards.

In a separate memorandum from the Transportation Planning Section dated June 19, 2006, on detailed site plan review for master plan trail compliance, the trails planner has identified all master plan trails that impact the subject site. In addition, an extensive equestrian network was proposed as part of the earlier proposal for an equestrian facility on the subject site. Many of these trails are retained in the subject application. Staff supports the provision of these trails and recommends approval of this DSP with six conditions that have been incorporated into the recommendation section of this report.

- c. In a memorandum dated December 7, 2005, the Subdivision Section staff provided a review of all conditions of approval attached to the approval of Preliminary Plan of Subdivision 4-02126. The reviewer also discussed Marbury Road, which is an Other Public (OP) road. Access from the subject property to Marbury Road will be denied. The reviewer concluded that there are no other subdivision issues at this time.

Comment: The site plan shows one access point off Brandywine Road and another future access from A-65. No access is shown from the subject site to Marbury Road.

- d. The subject application was also referred to the Department of Environmental Resources (DER). In a memorandum dated December 5, 2005, the staff noted that the site plan for

Villages of Savannah, Saddle Creek, DSP-05036, is consistent with approved Stormwater Management Concept Plan 30920-2002-01.

- e. The Environmental Planning Section, in a memorandum dated June 14, 2006, recommended approval of this application subject to three conditions that have been incorporated into the recommendation section of this report.
- f. The Permit Section, in a memorandum dated December 12, 2005, provided 11 comments on the site plan regarding compliance with both the *Landscape Manual* and Zoning Ordinance. All relevant comments have been incorporated into the Recommendation section of this report as conditions of approval.
- g. The Department of Parks and Recreation (DPR), in a memorandum dated March 13, 2006, recommended approval of this DSP with one condition, which has been incorporated into the conditions of approval of this DSP.
- h. The Archeological Consultant of the Planning Department, in a memorandum dated December 13, 2005, indicated that Phase I Archeological Survey should be conducted according to Maryland Historical Trust (MHT) guidelines, *The Standards and Guidelines for Archeological Investigations in Maryland* (Schaffer and Cole, 1994), and report preparation should follow MHT guidelines and the *American Antiquity* or *Society of Historical Archeology* style guide.

Comment: No archeological investigation report has been submitted with this DSP. A condition of approval has been proposed to require the applicant to submit the Phase I archeological survey report for review and approval prior to issuance of any permits for this DSP.

- i. The Department of Public Works and Transportation (DPW&T), in a memorandum dated March 28, 2006, provided a detailed review on specific design of the entrance roadway, traffic circles, and flag lots. The memorandum also includes standard conditions on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage systems, and facilities in order to be in accordance with both the requirements of DPW&T and the Department of Environmental Resources (DER). Those conditions will be enforced at time of issuance of access permit.

Comment: The applicant has revised the site plan pursuant to the comments made by DPW&T.

- j. The Historic Preservation and Public Facilities Planning Section, in a memorandum dated November 18, 2005, indicated that the proposed development has no effect on historic resources.
13. As required by Section 27-285 (b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

## RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-05036 for Village of Savannah (formerly Saddle Creek), and Type II Tree Conservation Plan TCPII/149/02-01, subject to the following conditions:

1. Prior to certificate approval of this DSP, the applicant shall:
  - a. Add a site plan note to indicate the number of flag lots included in this application;
  - b. Add a brick elevation-tracking table on the site plan;
  - c. Provide the required trees and corresponding landscape schedule for the development pursuant to Section 4.1 (e), for a cluster subdivision in the R-R Zone, of the *Landscape Manual*;
  - d. Provide a landscaped bufferyard and the corresponding schedule along the rear yards of Lots 1, 2, 5, and 6, Block A, fronting Brandywine Road pursuant to the requirement of Section 4.6 of the *Landscape Manual*.
  - e. Delineate the location of the proposed gateway signs on the site plan.
  - f. Provide the sign face area calculation on the DSP for the proposed gateway sign pursuant to Part 12, Signs, of the Zoning Ordinance.
  - g. Revise the landscape plan to provide the required landscape bufferyard pursuant to Section 24-138.01 for the eight flag lots.
  - h. Provide the cut sheet for proposed recreation facilities and lighting fixtures on the site plans.
  - i. Provide additional recreational facilities in the western part of the development to be reviewed and approved by the Urban Design Section.
  - j. Provide an enlarged site plan for the proposed play areas with recreation facility details and associated information regarding landscaping, lighting and trash collection.
  - k. Provide a minimum 10-foot-wide bufferyard between the side yards of Lots 73 and 74, Block A, to be planted with evergreen trees and shrubs with a total plant unit number similar to the requirements of Type A Bufferyard of the *Landscape Manual*.
  - l. Label the floodplain on the site plan and show the required 25-foot setback from the floodplain.
  - m. Provide a commercial entrance (32-foot wide) to the 26-acre park parcel. The applicant shall obtain a DPW&T construction permit for the park entrance from Savanna Parkway (A-65) and construct a 32-foot-wide curb cut/apron at the future park entrance.
  - n. Submit a technical stormwater management plan approval for the lake. The DSP and TCPII shall be revised to conform to the technical design approval and shall be in keeping with the other conditions of this approval.

- o. Label all street names on the site and landscape plans.
- p. Provide the required 10-foot-wide bufferyard along Marbury Drive to the north on the landscape plan and a corresponding landscape schedule on the detail sheet to be approved by the Urban Design Section.
- q. Revise the Type II Tree Conservation Plan as follows:
  - (1) Calculate woodland retained on lots as cleared and provide a pattern on the plan and in the legend;
  - (2) Remove all natural regeneration areas;
  - (3) Annotate all preservation areas with acreages on sheets 4–8 and provide a table on sheet 1;
  - (4) Annotate all clearing areas with acreages on sheets 4–8 and provide a table on sheet 1;
  - (5) Annotate all areas on lots that have been calculated as cleared with acreages on sheets 4–8 and provide a table on sheet 1;
  - (6) Annotate all areas preserved but not counted as contributing to the woodland conservation requirement with acreages on sheets 4–8 and provide a table on sheet 1;
  - (7) Review and correct the area of woodland cleared within the 100-year floodplain;
  - (8) Eliminate the use of plantings in the wetland area as counting toward meeting the requirements;
  - (9) Recalculate the worksheet as needed;
  - (10) Provide approval blocks with all prior approvals in typeface;
  - (11) Add a detail for permanent fencing on sheet 2 and show on the plans and in the legend where permanent fencing will be installed along planting areas;
  - (12) Add the following note to sheet 2:

“All afforestation and associated fencing shall be installed prior to the issuance of the adjacent building permits. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.”
  - (13) Show the sanitary sewer lines in the legend and on the plan;
  - (14) Ensure that the expanded stream buffer is shown on all appropriate sheets;

- (15) Have the revised plan signed and dated by the qualified professional who prepared the plan.
  - r. Provide a cemetery maintenance plan.
  - s. Show the size of the cemetery and access to the cemetery on the plan
  - t. Provide a covenant to ensure sufficient protection and maintenance of the cemetery. The covenant shall include a determination of the following:
    - (1) Current and proposed property ownership;
    - (2) Responsibility for maintenance;
    - (3) A maintenance plan and schedule;
    - (4) Adequate access; and
    - (5) Details of maintenance fund.
  - u. Label the 25-foot-wide stormwater management access easement off Big Huntingdon Lane (between lots 191 and 192 of Block A) as a public use trail easement on Sheets 34 and 35. These 25-foot-wide easements shall be entirely on HOA land between Lots 191 and 192, and shall not be located on private lots.
2. Prior to issuance of any permits for this DSP, the applicant shall conduct Phase I Archeological investigations in accordance with Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Schaffer and Cole, 1994) and submit the report for review and approval. The report shall be prepared pursuant to MHT guidelines and the *American Antiquity* or *Society of Historical Archeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations shall be clearly identified on a map to be submitted as part of the report. The report shall include a separate section on the cemetery and explain how the boundary of the cemetery is determined. If the findings of the report warrant removal or relocation of the adjoining lots, the applicant shall revise the site plan to reflect any changes as a result of lot adjustment.
  3. At time of building permit, exact building footprints, building setbacks, and lot coverage information shall be shown on the site plan, and elevations for each house shall be provided.
  4. The applicant shall construct the proposed on-site private recreation facilities as follow:
    - a. Prior to issuance of the 110<sup>th</sup> building permit, the first play area located to the west of Lot 55, Block A, shall be complete;
    - b. Prior to issuance of the 200<sup>th</sup> building permit, the second play area located to the west of Lot 73, Block A, shall be complete;
    - c. Prior to issuance of the 357<sup>th</sup> building permit, the third play area located in the west part of the subdivision, to be reviewed and approved by the Urban Design Section, shall be complete.
  5. Prior to issuance of a sign permit for the gateway sign, the applicant shall obtain a maintenance agreement approved by the Department of Environmental Resources.

6. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws and regulations.
7. No two units located next to or across the street from each other may have identical front elevations.
8. The developer, his heirs, successors, and/or assigns shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.
9. The DSP is subject to the following architecture-related conditions:
  - a. At least 90 percent of the units shall have a full front façade (excluding gables, windows, trim and doors) constructed of brick, stone or stucco, or shall be treated with a full width front porch. Any side elevation, which directly faces the public street, shall be designed with materials and details in a manner consistent with the front elevation. In the event the opposite side of such dwelling unit is not highly visible from the public street and, as a result, the homeowner chooses not to display such treatment, the side yard of such unit shall be planted with an evergreen buffer. A side elevation which is highly visible from the public street as a result of being angled on a corner lot or being projected forward from the neighboring house more than 20 feet, shall display significant architectural features which contribute to the aesthetics of the unit. Significant architectural features include, but are not limited to, bay projections, wraparound porches, sunrooms, conservatories, pergolas and other architectural embellishments consistent with the architecture defined in the front elevation of the unit;
  - b. For houses on Lots 1, 2, 3, 4, 5, 6, 7, 21, and 22, Block A, the design of the rear elevations shall be treated in the same way as the front elevations. If shutters are used on the front elevations, they shall be similarly employed on the rear and side elevations. If cross gables, dormers, or bays are used on the front elevations, they shall also be employed on the rear elevations. A note to this effect shall be placed on all affected sheets of the DSP;
  - c. Every side elevation, especially for houses on the corner lots, that is highly visible from the public street shall display significant architectural features, as provided in one of the following options:
    - (1) Full brick, stone, stucco or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or
    - (2) Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.
10. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
11. All play equipment shall comply with the requirements of the Consumer Product Safety Commission (CPSC) and the American Society for Testing and Materials (ASTM). All play areas

shall comply with the requirements of the Americans with Disabilities Act and with the *Park and Recreation Facilities Guidelines*.

12. Prior to issuance of any building permits, if a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property, and install it at a time when directed by the appropriate permitting agency.
13. Prior to issuance of any permits, the applicant shall install a 8-foot-high chain-link fence in addition to a normal site/erosion control fence to enclose the cemetery. A permanent and maintenance-free fence shall be installed when the construction is complete.
14. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Brandywine Road, designated as a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void.
15. The applicant shall provide standard sidewalks along both sides of all internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
16. The trails included in this DSP are subject to the following conditions:
  - a. The applicant, his heirs, successors and/or assignees shall construct the master plan trail along the approximate alignment of Old Marbury Road as delineated on the preliminary plan. This trail shall be a minimum of eight feet wide and asphalt for its entire length.
  - b. All equestrian trails shall be natural surface (natural turf), unless additional improvements are necessary for stormwater management or utility access.
  - c. Equestrian trails within HOA lands shall be within a 25-foot wide public use trail easement. The trail and easement shall be marked and labeled on the approved DSP.