

June 5, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Specific Design Plan SDP-0514, Bevard East, Phase 2

The Urban Design staff provides the following additional **revised** conditions of approval that were inadvertently left out of the original staff report, for the Planning Board's consideration. The following conditions were generated by the review of the plans from the Environmental Planning Section:

1. Prior to certification of the SDP, the cover sheet shall be amended to include the TCPII numbers for each companion SDP: SDP-0504, TCPII/71/06; SDP-0514, TCPII/72/06; SDP-0515, TCPII/73/06; SDP-0516, TCPII/74/06; and SDP-0517, TCPII/75/06.
2. The following note shall be placed on each final plat:

“Prior to the issuance of any permits that impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans. All impacts to sensitive environmental features that require mitigation by state or federal permits shall provide the mitigation using the following priority list: (1) on-site, (2) within the Piscataway Creek Watershed, and/or (3) within the Potomac River watershed.”

3. Prior to certification of the specific design plan, the SDP and Type II tree conservation plan shall be revised to eliminate all impacts for which variation requests were not approved during the review and approval of Preliminary Plan 4-05050.
4. Prior to certification of the SDP, the SDP and TCPII shall be revised to revise all lots less than 20,000 square feet in area to ensure that no portion of any of the lots would be encumbered by a conservation easement.
5. Prior to certification of the specific design plan, the Type II tree conservation plan shall be revised to:
 - a. Eliminate all impacts to expanded stream buffers that were not granted variations during the review and approval of Preliminary Plan 4-05050.

- b. Ensure that all tree protection fences are located only where appropriate.
 - c. Show the permanent fencing for planting areas in the legend and on the plans.
 - d. Provide minimum 40-foot cleared areas at the rear of every structure.
 - e. Calculate all woodlands on lots less than 20,000 square feet in area as cleared.
 - f. Add a pattern to the legend and the plan to indicate all areas of woodland retained but calculated as cleared.
 - g. Revise the worksheet as needed.
 - h. Add the following note to each sheet of the TCPII that shows reforestation/afforestation areas:

“All reforestation/afforestation areas adjacent to lots and split rail fencing along the outer edge of all reforestation/afforestation areas shall be installed prior to the Building Permits for the adjacent lots. 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.”
 - i. Substitute a suitable evergreen for eastern hemlock in the planting tables.
 - j. Have the revised plan signed and dated by the qualified professional who prepared the plan.
6. Prior to signature approval, the architectural elevations for the Ryan Homes model, the Fairgate, and the Caruso Homes models, the Napa Valley and the Sonoma, shall be deleted from the architectural elevations package.