



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

Preliminary Plan 4-07020

Application	General Data
<p>Project Name: NORTHAM ACRES</p> <p>Location: At the terminus of Northam Road, approximately 160-feet northeast of its intersection with Straford Road.</p> <p>Applicant/Address: Doug Hodges 2905 Mitchellville Road, Suite #111 Bowie, Maryland 20716</p> <p>Property Owner: J + A Builders, Inc. 130 Lubrano Drive Annapolis, MD 21401</p>	Date Accepted: 3/27/07
	Planning Board Action Limit: 9/14/07
	Plan Acreage: 7.67
	Zone: R-80
	Lots: 17
	Parcels: 1
	Planning Area: 76B
	Tier: Developing
	Council District: 08
	Election District: 06
	Municipality: N/A
200-Scale Base Map: 209SE05	

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 2/27/07
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/07/07

Staff Recommendation		Staff Reviewer: John Ferrante	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision, 4-07020
Northam Acres, Lots 1-17, and Parcel A

OVERVIEW

The subject property is located on Tax Map 106, Grid F-1 and is known as Parcel 318 (7.35 acres), Outlot A (0.1642 acres), and Outlot B (0.1510 acres). The total tract of land consists of approximately 7.67 acres within the R-80 Zone. Outlots A and B were originally included within the adjacent subdivision to the west, Woodberry Forest, which was recorded in 1962 as WWW 44 @ 18. At the time the adjacent Woodberry Forest subdivision was subdivided, two areas of land that were located on opposite sides of Northam Road remained which did not meet the minimum net lot area required to be considered separate and individual building sites. The two residue areas abutting the eastern property line were contained in Outlots A and B. The applicant has now acquired both of the outlots within the Woodberry Forest Subdivision, and along with the abutting parcel to the east of Woodberry Forest, Parcel 318, proposes to subdivide the property into 17 lots and one parcel for the development of detached single-family dwellings in accordance with the conventional standards of the R-80 Zone.

The property does contain sensitive environmental features including a stream and nontidal wetlands. Except for an acreage parcel abutting directly to the north, the surrounding properties have already been developed with detached single-family dwellings. Many of the adjacent subdivisions had designed their stormdrain systems to outfall on this undeveloped property, possibly creating additional sensitive environmental features to form over a period of time. Parcel A will contain a majority of the property's environmental features, and will also be utilized as 1.46 acres of on-site woodland preservation. At the request of the Department of Parks and Recreation, an on-site private recreation facility is also proposed on Parcel A to serve the future residents of this subdivision. Parcel A is proposed to be dedicated to the future homeowners association at the time of the final plat of subdivision.

At the April 20, 2007, Subdivision Review Committee meeting for this case, the Transportation Planning Section had requested that a northern access point be provided to improve circulation and to provide connectivity to the adjacent subdivision to the north via the John Adams Drive and Acorn Drive intersection. This intersection was recorded but remains unconstructed. Parcel A, which contains a majority of the on-site sensitive environmental features, is located in between the proposed internal street which will serve as the access point for this site and the intersection of John Adams Drive and Acorn Drive, which was initially requested by the Transportation Planning Section to be the northern connection access point. Therefore, extensive environmental impacts would be required in order to provide a northern connection to the proposed subdivision, including a stream crossing, and disturbances to the isolated wetlands and their associated buffers. Any northern connection access point would also affect, and possibly eliminate, portions of the woodland preservation area proposed to remain within this sensitive area. Ultimately, DPW&T indicated in writing to the Transportation Planning Section that the configuration of the proposed northern connection would pose environmental, geometric, and safety issues which could not be supported by the operating agency.

Northam Road is an existing 50-wide right-of-way which extends into a 60-foot right-of-way at its intersection with Straford Road, and then terminates along the applicant’s western property line of Parcel 318. The applicant is proposing to extend Northam Road into the limits of the subject property, where it will ultimately terminate as a cul-de-sac. An additional access point was also explored in this location by eliminating the cul-de-sac design, and further extending Northam Road so that it would connect to Straford Road to create additional circulation for the proposed subdivision. Sensitive environmental features, including a stream, would be impacted by this road connection and would further affect the .35 acres of proposed on-site woodland preservation within this area. The applicant has provided the Transportation Planning Section with written approval from DPW&T which states that the street pattern as proposed is acceptable.

SETTING

The subject property is located at the terminus of Northam Road, approximately 160 feet northeast of its intersection with Straford Road. To the east, west, and south are single-family detached dwellings within the R-80 Zone. To the north is an undeveloped acreage parcel and single-family detached dwellings within the R-80 Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

Zone Use(s)	EXISTING	PROPOSED
	R-80 Undeveloped	R-80 Detached Single-Family Dwellings
Acreage	7.67	7.67
Lots	0	17
Outlots	2	0
Parcels	1	1
Dwelling Units:		
Detached	0	17
Public Safety Mitigation Fee		No

2. **Environmental**— The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision for Northam Acres, 4-07020, and the revised Type I Tree Conservation Plan, TCPI/015/07, stamped as received by the Environmental Planning Section on August 22, 2007. The Environmental Planning Section recommends approval of 4-07020 and TCPI/015/07 subject to the conditions.

BACKGROUND

The Environmental Planning Section previously reviewed a Natural Resources Inventory, NRI/108/06, for the subject property. The proposal is for 17 lots and one parcel in the R-80 Zone.

SITE DESCRIPTION

This 7.67-acre property in the R-80 Zone is located at the terminus of Northam Road. The site is partially wooded and was previously improved with a single-family detached residential structure which was razed under a county raze permit per the engineer. There are streams and wetlands on the property associated with Henson Creek in the Potomac River watershed. According to the "Prince George's County Soils Survey" the principal soils on this site are in Sassafras and Woodstown series. Marlboro clay does not occur in this area. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, or endangered species do not occur on this property or on adjacent properties. No designated scenic or historic roads will be affected by the proposed development. There are no nearby sources of traffic-generated noise. The proposal is not expected to be a noise generator. This property is located in the Developing Tier as reflected in the adopted General Plan.

Environmental Issues Addressed in the Henson Creek Master Plan.

The master plan does not indicate any environmental issues associated with this property.

Countywide Green Infrastructure Plan

The property does not contain nor is it near any areas designated in the Green Infrastructure Plan network.

ENVIRONMENTAL REVIEW

A signed Natural Resources Inventory (NRI), NRI/108/06, was submitted with the application. The NRI indicates streams and wetlands on the northern portion of the property. The southern portion of the site contains a channel created by uncontrolled stormwater from the adjacent development which is subject to Section 24-130(b) (1) through Section 24-130(b) (3) of the Subdivision Regulations, and requires adequate control of on-site stormwater runoff. The required buffers for the stream and wetland on the north portion of the property are correctly shown on the revised plans; but the associated expanded buffer is not shown.

The FSD indicates one forest stand totaling 5.22 acres and 22 specimen trees. According to the Green Infrastructure Plan, none of the property is in or near any Regulated Area, Evaluation Area or Network Gap. The Henson Creek Master Plan does not indicate any environmental issues associated with this property.

Copies of the Stormwater Management Concept plan were not submitted with this application. An approved concept plan is required to establish that this design is acceptable to Prince George's County and to evaluate the limits of disturbance on the TCPI.

The TCPI shows uncontrolled stormwater flow that crosses the subject site along the southern portion and enters a storm drain immediately downstream of the proposed development. Prior to the enactment of the Clean Water Act in 1972, a customary approach to stormwater management in developments was to collect runoff at roadside inlets, pipe the water to the edge of the development and then release the water to go where it may. This resulted in the creation of uncontrolled surface flows of stormwater that are sometimes confused with perennial streams. The Camp Springs Forest Subdivision, located to the east, was constructed prior to the enactment of modern stormwater management regulations. In this case, stormwater was collected at street inlets and piped to the end of a street where it was released without stormwater management

control. These uncontrolled flows eventually created drainage problems for the Woodbury Forest Subdivision, located to the west of the subject property. The Prince George's County government used capital improvement funds to construct a stormdrain system within the Woodbury Forest Subdivision.

The Environmental Planning Section regards the water flowing across the southern portion of the subject property to be stormwater surface flow regulated by Section 24-130(b)(1) through Section 24-130(b)(3) of the Subdivision Regulations.

On-site water quantity control should be evaluated in the development of the stormwater management concept for this site. Significant uncontrolled surface flow across small lots should be avoided, but the piping of existing uncontrolled surface flow on proposed Lots 8, 9 and 10 should be taken into consideration as part of any Stormwater Management Concept approval.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site is more than 40,000 square feet in area and there are more than 10,000 square feet of existing woodland on-site.

The revised Type I Tree Conservation Plan, TCPI/2/06, has been reviewed and was found to require addition changes. The worksheet indicates clearing 3.28 acres of the existing 5.37 acres of woodland. The woodland conservation threshold for the project is 1.53 acres. Based upon the proposed clearing, the woodland conservation requirement is 2.35 acres. The plan proposes preserving 1.81 acres on-site and providing 0.54 acres of off-site woodland conservation. An additional 0.28 acres are proposed to be preserved on-site that are not part of any requirement.

The overall design conforms to the goals of the Woodland Conservation Ordinance by providing a wooded area within the development without encumbering small lots.

The plan proposes retaining walls to be constructed adjacent to the proposed woodland conservation area to the north. The wall should be constructed such that a minimum of 10 feet of unencumbered area is provided on both sides of the wall for future access.

The specimen trees and their critical root zones are not shown. Woodland conservation areas can be within designated surface drainage easements, but not within any stormdrain easements where construction is required. TCP Notes #1 and #4 contain blanks that must be filled. Note #30 must indicate the Stormwater Management Concept Plan approval number and approval date.

According to the Prince George's County Soils Survey the principal soils on this site are in the Sassafras and Woodstown series. Sassafras soils pose no special problems for development. Woodstown soils may have a high water table and impeded drainage. This information is provided for the applicant's benefit. A soils report may be required by the Prince George's County Department of Environmental Resources during the permit process review.

The Environmental Planning Section recommends approval of 4-07020 and TCPI/015/07 subject to conditions.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and will therefore be served by public systems.

3. **Community Planning**—The subject property is located in Planning Area 76B within the Temple Hills Community and is within the limits of the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment. This application does not conform to the institutional land use recommended within the approved Henson Creek-South Potomac master plan. However, the master plan erroneously designates the property for an institutional land use which is designed for only governmental and quasi-governmental land. The master plan final land use map will correct the technical mistake to reflect privately owned land and will revise the recommended land use designation to a residential, low-density land use for up to 3.5 dwelling units per acre. This application proposes a residential, low-density land use which will be consistent with the final land use map within the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment.

The 2002 General Plan locates this property within the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. This application proposes a low- to moderate-density suburban residential community which is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier.

The 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment retained the subject property within the R-80 Zone.

4. **Parks and Recreation**—The Department of Parks and Recreation has requested that adequate, on-site private recreational facilities be provided in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*.
5. **Trails**—There are no master plan trails issues identified in the Approved Henson Creek-South Potomac Master Plan that impact the subject property. The master plan recognizes the priority of community pedestrian connections and the need to provide sidewalks in residential areas to provide access to schools and parks. Existing Northam Drive is open section with no sidewalks. A variety of cross sections exist in the vicinity, with some roads having no sidewalks and other roads having sidewalks along one or both sides. Staff recommends the provision of standard sidewalks along both sides of all internal roads, unless modified by DPW&T.
6. **Transportation**—The Transportation Planning Section has reviewed the subdivision application for Northam Acres. The subject property consists of approximately 7.67 acres of land within the R-80 Zone. The property is located at the northeast end of Northam Road, generally within the triangle formed by Allentown Road, Temple Hill Road, and Brinkley Road. The applicant proposes a residential subdivision consisting of 17 single family detached lots.

Due to the size of the subdivision, a traffic study was not requested from the applicant. The Transportation Planning Section did request traffic counts in the area for the purpose of making an adequacy finding. Therefore, the findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

Growth Policy—Service Level Standards

The subject property is in the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better is required in the Developing Tier.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The intersection of Allentown Road and Brinkley Road is determined to be the critical intersection for the subject property. This intersection would serve virtually all of the site-generated traffic. The critical intersection is programmed for improvement with 100 percent construction funding within the next six years in the current Prince George's County Capital Improvement Program (CIP). The CIP improvements would involve widening both Allentown Road and Brinkley Road at the intersection.

Recent traffic counts taken in 2006 indicate that the critical intersection operates at Level-of-Service (LOS) B, with a critical lane volume (CLV) of 1,128, during the AM peak hour. During the PM peak hour, the intersection operates at LOS D with a CLV of 1,304.

There are two approved but unbuilt developments in the immediate area that would affect the intersection that have been reviewed and counted by the Transportation Planning Section.

- Maxwell's Grant, 4-06106, for 30 lots (75 percent of site traffic uses the intersection)
- Roddy Wood Subdivision, 4-05151, for 20 lots (70 percent of site traffic uses the intersection)

A 1.8 percent annual rate of through traffic growth along Allentown Road and a 1.4 percent annual rate of through traffic growth along Brinkley Road have been assumed. With background growth added, the critical intersection would operate as follows: AM peak hour—LOS C, with a CLV of 1,228; PM peak hour—LOS D, with a CLV of 1,385.

With the development of 17 single family detached residences, the site would generate 13 AM (3 in and 10 out) and 15 PM (10 in and 5 out) peak-hour vehicle trips. The site was analyzed with the following trip distribution:

62 percent—East along Brinkley Road
10 percent—South/West along Temple Hill Road
16 percent—West along Brinkley Road
12 percent—North along Temple Hill Road

Given this trip generation and distribution, the Transportation Planning Section has analyzed the impact of the proposal. With the site added, the critical intersection would operate as follows: AM peak hour—LOS C, with a CLV of 1,235; PM peak hour—LOS D with a CLV of 1,388. Therefore, the critical intersection operates acceptably under total traffic.

The site is not within or adjacent to any master plan rights-of-way.

The Transportation Planning Section originally provided comments indicating that Northam Road should be connected across the site to create a connection with Acorn Drive and John Adams Drive. Those latter two streets create a platted but unbuilt intersection northeast of the subject property, and staff initially deemed that the neighborhood connections were desirable and would be feasible without the need for additional right-of-way acquisition by the applicant. The Henson Creek-South Potomac Master Plan includes the following strategy:

“Street connections between adjacent subdivisions, particularly along Allentown Road and Brinkley Road, are encouraged by this plan. Such connections are needed for the efficient delivery of public services and are desirable in giving residents in isolated neighborhoods safe access to signal-controlled intersections or less busy streets.” The following steps were taken in the review of this issue:

- A. The applicant initially provided two drawings indicating that right-of-way acquisition would be needed. However, both drawings were based upon the connection being an extension of Acorn Drive and John Adams Drive, respectively. The applicant was directed to consider a “Y” configuration to minimize or eliminate the need for additional right-of-way.
- B. A sketch was created showing the extension of Northam Drive as a “Y” connection with Acorn Drive and John Adams Drive. This configuration would have required little or no additional right-of-way.
- C. All during the process, the applicant contended that the stream and wetland impacts of any connection would be unapprovable given that the U.S. Army Corps of Engineers had asserted jurisdiction of an intermittent stream and its associated wetlands in the northeast sector of the subject property. This jurisdiction was questioned but not directly challenged by the Environmental Planning Section.
- D. The county Department of Public Works and Transportation (DPW&T) determined in writing that the “Y” configuration was unsupportable. DPW&T indicated that this type of connection would pose environmental, geometric, and safety issues.

Although the Transportation Planning Section continues to support the master plan strategy to connect streets within neighborhoods along Allentown and Brinkley Roads, such connections must be deemed safe by DPW&T. That agency determined that this connection was not appropriate for several reasons, and is not being pursued in the final recommendation for this plan.

The right angle and widened “eyebrow” pavement along Northam Road in the center of the site does not appear to be designed to DPW&T standards. However, the applicant has provided written approval from DPW&T, which therefore, deems the proposed street pattern as acceptable.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved.

- 7. **Schools**—The Historic Preservation and Public Facilities Planning Section have reviewed this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and concluded the following:

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 6	Middle School Cluster 3	High School Cluster 3
Dwelling Units	17	17	17
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	4.08	1.02	2.04
Actual Enrollment	4,518	5,986	7,835
Completion Enrollment	168.96	92	181
Cumulative Enrollment	.96	9.18	18.36
Total Enrollment	4,692	6,068.2	8,036.4
State Rated Capacity	4,775	6,114	7,792
Percent Capacity	98.261	99.250	103.136

Source: Prince George's County Planning Department, M-NCPPC, January 2007

County Council bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7, 000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,671 and \$13,151 to be paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section finds that this project meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB31-2003 and CR-23-2003.

8. **Fire and Rescue**—The Historic Preservation & Public Facilities Planning Section has reviewed this subdivision plan for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.

The Prince George’s County Planning Department has determined that this property is within the required 7-minute response time for the first due fire station, Clinton Company No. 25, using the 7-Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire Department.

Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B), regarding sworn police, fire and rescue personnel staffing levels.

The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

9. **Police Facilities**—The subject property is located in Police District V. The response time standard for emergency calls is 10 minutes and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on March 27, 2007.

Reporting Cycle	Date	Emergency Calls	Nonemergency
Acceptance Date March 27, 2007	2/06–2/07	10 minutes	15 minutes
Cycle 1	3/06-3/07		
Cycle 2	4/06-4/07		
Cycle 3	5/06-5/07		

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on April 9, 2007.

Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police, fire and rescue personnel staffing levels.

The Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

10. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Northam Acres Property and has no comments to offer.
11. **Stormwater Management**—The Department of Public Works & Transportation has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #7239-2007-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
12. **Historic**—A Phase I archeological survey was completed on the Northam Acres Property in June of 2007. A draft report entitled, *Phase I Archeological Survey of the Proposed Northam Acres Subdivision, Temple Hills, Prince George’s County, Maryland Preliminary Plan #4-07020*, has been received by the Historic Preservation and Public Facilities Section and was reviewed on

June 27, 2007. One twentieth century domestic archeological site was identified in the survey. The site has been impacted by demolition of the former house site and no further archeological work was recommended due to the lack of intact cultural deposits. Staff concurs with the report's findings that no further archeological work is necessary on the Northam Acres property. Four copies of the final report have not yet been received.

Archival research revealed that the Northam Acres property was once owned by John Dodson, who was a trustee of the nearby Mount Hope African Methodist Episcopal Church. An interpretive sign should discuss the connection of former owners of this tract with the Mount Hope Church.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
 - a. Remove the property line which separates Parcel A from the tot lot, and provide the parcel designation, the total acreage of Parcel A (including the tot lot), and further label that Parcel A is proposed to be conveyed to an HOA.
 - b. Provide a more conventional rear property line less jagged for Lots 1, 2, and 3 which does not follow the stream buffer which shall be outside of the lots and provide rear dimensions for these lots.
 - c. As previously requested at the SRC meeting, lightly label the limits and square footage of Outlot A, Block G, within Lot 17, and of Outlot B, Block B, within Parcel A, and provide the plat reference (WWW 44 @ 18).
 - d. Provide all rear lot line distances for Lot 17.
 - e. Clarify the northwestern limits of the 30-foot wide surface drainage easement.
 - f. Revise general note No.2 to provide the correct plat reference for the Woodberry Forest subdivision (WWW 44 @ 18).
 - g. Provide a general note which references the companion NRI and TCPI numbers.
 - h. Provide the Stormwater Management Concept approval number and date of approval within general note No. 30.
 - i. Label where the required 75-foot lot width at the front building line is being met, and provide a setback from the front street line, to the front building line for Lots 7 thru 10.
 - j. Provide a 10-foot PUE along the western side of Lot 12, adjacent and contiguous to the Straford Road right-of-way.
2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan, #7239-2007-00 and any subsequent revisions.
4. At the time of Limited Detailed Site Plan (LDSP) Approval, the applicant, his heirs, successors and/or assignees shall provide interpretive signage which demonstrates the connection of the former owners of the subject property with the Mount Hope Church. The wording, and the location of the interpretive sign shall be determined by the Historic Preservation staff at the time of the LDSP, and a photograph of its placement shall be submitted by the applicant prior to the approval of any building permits.
5. Prior to signature approval of the preliminary plan, the applicant, his heirs, successors and or assignees shall submit four copies of the final Phase I archeological investigation report to the M-NCPPC Historic Preservation Section. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations are required.
6. Prior to the approval of building permits, the applicant, his heirs, successors and/or assignees shall convey Parcel "A" to the homeowners association (HOA). Land to be conveyed shall be subject to the following:
 - a. Conveyance shall take place prior to the issuance of building permits.
 - b. A copy of unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.
 - c. 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.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall require the written consent of DRD or be in accordance with an approved detailed site plan if one is required. 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 storm drain 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.
 - f. 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.
 - g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

7. Prior to the approval of building permits the applicant, his 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.
8. The applicant, his heirs, successors and/or assignees shall submit three (3) original recreational facilities agreements (RFA) to DRD for construction of recreational facilities on homeowners land, for approval prior to the submission of final plats. Upon approval by DRD, the RFAs shall be recorded among the county Land Records.
9. The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities on homeowners land, prior to the issuance of building permits.
10. The applicant shall allocate appropriate and developable areas for the private recreational facilities on homeowners association (HOA) open space land. The private recreational facilities shall be reviewed by the Urban Design Section of DRD for adequacy and property siting in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*, at the time of detailed site plan approval of the preliminary plan by the Planning Board.
11. Prior to the approval of the final plat a limited detailed site plan shall be approved by the Planning Board or its designee for interpretive historic signage the construction of the retaining walls on the various lots and Parcel A, and for the private on-site recreational facilities, establishing appropriate bonding amounts and determining triggers for construction, in accordance with the *Parks and Recreational Facilities Guidelines*.
12. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of the internal public street unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
13. Prior to signature of the preliminary plan, all plans shall be revised to show the expanded buffer for the stream and wetlands on the north portion of the property.
14. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated expanded buffer except areas of approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
15. Prior to signature approval of the Preliminary Plan and the Type I Tree Conservation Plan, two copies of the approved Stormwater Management Concept Letter and the associated signed plans shall be submitted. The concept plan shall address the management of uncontrolled stormwater on proposed Lots 8, 9, and 10, and shall be reflected on all plans.

16. Prior to signature of the Preliminary Plan, the Type I Tree Conservation Plan shall be revised to:
- a. Show all specimen trees and their critical root zones.
 - b. Provide a minimum of 10 feet of unencumbered area on both sides of the proposed retaining walls.
 - c. Avoid placing designated woodland conservation areas on easements that require construction.
 - d. Revise TCP Notes #1 and #4.
 - e. Revise Note #30.
 - f. Revise the grading to conform to the approved Stormwater Management Concept Plan.
 - g. Revise the worksheet as needed.
 - h. Have the revised plan signed and dated by the qualified professional who prepared the plan.
17. 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/015/07), 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. 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.

STAFF RECOMMENDS APPROVAL OF TYPE-I TREE CONSERVATION PLAN, TCPI/015/07