

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Departure from Sign Design Standards DSDS-697

Application	General Data	
<p>Project Name: Villages of Savannah</p> <p>Location: On the west side of MD 381 (Brandywine Road), approximately 5,000 feet north of the intersection of MD 381 and Floral Park Road.</p> <p>Applicant/Address: Mid-Atlantic Builders, Inc. 11611 Old Georgetown Road, Second Floor Rockville, MD 20852</p> <p>Property Owner: Savannah Investors 5 Inc. Savannah Drive Brandywine, MD 20613</p>	Planning Board Hearing Date:	07/26/18
	Staff Report Date:	07/19/18
	Date Accepted:	06/21/18
	Planning Board Action Limit:	N/A
	Plan Acreage:	518.16
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots:	357
	Parcels:	15
	Planning Area:	85A
	Council District:	09
	Election District:	11
	Municipality:	N/A
200-Scale Base Map:	216SE05	

Purpose of Application	Notice Dates	
Departure from height and area requirements for two freestanding gateway signs.	Informational Mailing	02/20/18
	Acceptance Mailing:	06/14/18
	Sign Posting Deadline:	06/26/18

Staff Recommendation		Staff Reviewer: Taslima Alam Phone Number: 301-952-4976 E-mail: Taslima.Alam@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section,
Development Review Division

FROM: Taslima Alam, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: **Departure from Sign Design Standards DSDS-697**

REQUEST: **Departure from height and area requirements for two freestanding gateway signs.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of July 26, 2018.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

1. **Location and Field Inspection:** The subject 518.16-acre property is located on the west side of MD 381 (Brandywine Road), approximately 5,000 feet north of its intersection with Floral Park Road in the Rural Residential (R-R) Zone. The site is currently under construction with a few model homes.

The property has frontage on MD 381, a master plan collector facility with a planned 80-foot right-of-way (ROW). The site is accessed from MD 381 by an internal 120-foot-wide public ROW, Savannah Parkway (also known as A-65, a master plan arterial roadway), with an approximately 48-foot-wide median that is perpendicular to MD 381. Savannah Parkway traverses west from MD 381, turning north into the development, and reducing to a 90-foot-wide internal street with a 20-foot-wide median. The 90-foot-wide internal street then reduces to a 60-foot-wide street after a traffic circle and connects to the rest of the site via other internal streets, leading to approximately 16 culs-de-sac. The 357 single-family detached lots included in the subdivision 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 development. The section of the main entrance street, Savannah Parkway, is perpendicular to MD 381 and overlaps with the ROW of A-65. A future second access to the subject subdivision from the future A-65 ROW has been shown in the southwestern part of the site.

2. **History:** The Villages of Savannah was the subject of two separate preliminary plan of subdivision (PPS) applications and the project is being constructed in phases. The first phase (originally known as Heritage Reserve) is the subject of PPS 4-03072 (PGCPB Resolution No. 04-15), which was approved in 2004 with Type I Tree Conservation Plan TCPI/06/03 for 209 lots and 4 parcels, subject to 22 conditions, and is accessed via Flora Park Road. The second phase is the subject site that has an approved cluster PPS 4-02126 (PGCPB Resolution No. 03-100), including a Type I Tree Conservation Plan (TCPI/09/03), which was approved in 2003, subject to 39 conditions. A Detailed Site Plan (DSP-05036) was approved for the subject site in 2006 by the Prince George's County Planning Board (PGCPB Resolution No. 06-163) and was affirmed by the Prince George's County District Council in October 2006, subject to 17 conditions of approval, for the development of 357 single-family detached residential lots. Detailed Site Plan DSP-05036 has subsequently been amended, via approval at the Planning Director level, three times for minor site plan revisions. None of the previous conditions of approval impact the current application because they do not pertain to signage. However, staff notes that the DSP will have to be amended to reflect the signage associated with this application, if approved. In accordance with the approval of the PPS and DSP, record plats were approved and recorded for the Villages of Savannah on November 28, 2007, in Plat Book PM 224 at Plat No. 59 to 81. The subject signs are located on Parcels I and J and Lot 1, recorded in Plat Book PM 224 at Plat No. 59.
3. **Surroundings and Use:** The properties surrounding the subject site are primarily residential in nature. The subject site is bounded by MD 381 to the east. To the north, the site is bounded by vacant property in the Reserved Open Space (R-O-S) and R-A (Residential-Agricultural) Zones and single-family detached dwellings in the Residential-Estate (R-E) Zone. The site is also bordered by Piscataway Creek to the north. Vacant properties and single-family detached houses in the R-A, R-E, and R-R Zones border the subject site to the west and south.
4. **Request:** The applicant is proposing to construct two gateway signs, with accompanying entrance features, at the entrance to the subdivision, known as Villages of Savannah. The signs are located on either side of the public ROW of Savannah Parkway and include arched, precast concrete

signs, brick entry wall, columns, and ornamental fencing with seasonal landscaping. A decorative water feature is located in front of each sign and features a series of water fountains. Each sign is proposed to be 19 feet, 9 inches in height with 120 square feet of sign area. The proposal surpasses the permitted sign height by 13 feet, 9 inches from the allowed 6-foot maximum and sign area by 108 square feet from the allowed 12-square-foot maximum lettering area. Therefore, the applicant is requesting a departure from the sign design standards (DSDS) of Section 27-624(a)(1) and (2) of the Prince George’s County Zoning Ordinance.

A third sign is located in the median of Savannah Parkway, which coordinates with the entrance signs proposed with this application. It is also a precast concrete sign with brick columns, ornamental fencing, and seasonal landscaping at the base. The median sign is 8 feet in height and 90 square feet in area. This sign is not part of the subject DSDS because it is located within the public ROW. It is subject to approval by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) and is not subject to the Zoning Ordinance requirements. Because this sign will tie the other components of the entrance feature together, it is shown on the rendering of the entrance feature submitted with the application for information purposes only.

The following chart below specifies the height and area of each proposed sign and the amount of departure requested for each sign:

	Allowed	Proposed	Departure Requested
Wall 1A (South side of Savannah Parkway)*			
Height	6 feet, 0 inches	19 feet, 9 inches	13 feet, 9 inches
Area	12 sq. ft.	120 sq. ft.	108 sq. ft.
Wall 1B (North side of Savannah Parkway)*			
Height	6 feet, 0 inches	19 feet, 9 inches	13 feet, 9 inches
Area	12 sq. ft.	120 sq. ft.	108 sq. ft.
Wall 2 (Median sign)**			
Height (dimensions are provided for information purposes only)	6 feet, 0 inches	8 feet, 0 inches	Not the subject of this application
Area (dimensions provided for information purposes only)	12 sq. ft.	90 sq. ft. (lettering area is 19.53 sq. ft.)	Not the subject of this application

Staff notes that the proposed signs are labeled as Wall 1A, Wall 1B, and Wall 2. These should be relabeled as Sign 1A, 1B, and 2 for clarification.

**Wall 2 (Median sign) is not part of this DSDS application because the sign is located in the public right-of-way. A condition is recommended to relabel the median sign details on the chart as Sign 2 and clarify that all sign details for Sign 2 on the site plans are not part of this DSDS approval, and are provided for information purposes only.

5. **Development Data Summary:** The following chart summarizes the approved development for the subject site, which remains unchanged by this application.

	EXISTING
Zone	R-R
Use(s)	Single-family detached
Total Acreage	518.16
HOA open space	126.24 acres
Conveyed to M-NCPPC	198.23 acres
Number of Lots	357

6. **Master Plan Recommendation:** The 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B* classified this site in the R-R Zone. The 2013 *Approved Subregion 5 Approved Master Plan and Sectional Map Amendment* retained the subject property in the R-R Zone. The master plan does not contain any recommendations or provide any guidance regarding this DSDS application.
7. **Zoning Ordinance Requirements for Gateway Signs:** Section 27-624 of the Zoning Ordinance provides the following gateway sign regulations that pertain to the departure request:

(a) **A permanent gateway sign identifying a residential subdivision is permitted in any Residential Zone, and is required in any subdivision in the R-T Zone with more than twenty-five (25) dwelling units for which a Detailed Site Plan is approved after December 30, 1996, provided that maintenance is the responsibility of a Homeowners' Association, or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections, and Enforcement, subject to the following design standards:**

- (1) **Maximum lettering area per sign - twelve (12) square feet;**
- (2) **Maximum height - six (6) feet above established grade;**

The applicant is requesting a DSDS for both the height and area requirements because the gateway sign exceeds these parameters. The submitted sign details show that the lettering area on the proposed gateway signs is limited to the arch, where the name of the community, "Villages of Savannah," is incised into the top portion of the arch. The sign detail drawing on site plan Sheet 2B of 36 indicates the lettering area to be approximately 21.6 square feet. However, since the sign area is considered to be the entire arch panel, including the portion of the arch where no lettering exists, the entire sign area is calculated to be 120 square feet. For this reason, a departure of 108 square feet of sign area is requested.

The gateway sign, or entrance feature, includes three main components: arch, brick wall, and ornamental fence. The signature component of the sign is the arch, with the fountain in the front. The height of the arch is 19 feet, 9 inches, which constitutes the maximum height of the proposed gateway sign. Each side of the arch has stone pillars, with a precast stone ornament on top, that is approximately 10 feet, 9-inches-high, which includes the base, but not the precast stone ornaments. Extending from the stone pillars is a brick wall of varying height, from 9 feet, 6 inches to 6 feet, 7 inches, ending with 7-foot, 6-inch-high brick piers, and 6-foot-tall black ornamental fencing. Since the sign cannot exceed a maximum height of 6 feet, and the proposed height of the gateway signs

range from a minimum of 6 feet to a maximum of 19 feet, 9 inches, a departure of 13 feet, 9 inches in height is therefore requested.

Section 27-624(b) states that the design of a gateway sign, and any accompanying entrance feature, shall be reviewed concurrently, as follows:

- (1) **In cluster subdivisions and other subdivisions where the approval of a Detailed Site Plan is required, the location of a gateway sign or entrance feature shall be approved concurrently with the preliminary plat of subdivision and the design shall be approved with the Detailed Site Plan.**

The previously approved DSP-05036 included signs in the same general location. In conjunction with this departure application, an amendment to Detailed Site Plan DSP 05035-03 has also been filed and is pending acceptance.

It should be noted that the gateway signage in the median is proposed with landscaping. The applicant should be aware that any landscaping placed within the median is subject to permitting by DPIE and may involve a separate maintenance agreement with the County, prior to permit.

Section 27-239.01(b)(7) of the Zoning Ordinance provides that, in order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

Section 27-589 of the Zoning Ordinance contains the following purposes for regulating signs:

- (1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District.**
- (2) **To encourage and protect the appropriate use of land, buildings, and structures.**
- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District.**
- (4) **To regulate signs which are a hazard to safe motor-vehicle operation.**
- (5) **To eliminate structurally unsafe signs which endanger a building, structure, or the public.**
- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development.**
- (7) **To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists by increasing and enhancing sign visibility and readability, to regulate unsightly and detrimental signs which could depreciate the value of the property, to prevent proliferation of signs that could detract the attractiveness of development, and to control scale, consistent with the intended advertising purposes.

The proposed signs are sufficiently sized and located so motorists can easily find the community. The proposed signs will not impede visibility for drivers entering or exiting the community. Placement of signs on each side of the road and in the median of the road will create a sense of balance and will not create an appearance of proliferation. It will establish a sense of place, an identity for a community that is far more than just a sign. It will promote an image of high quality for a large residential community, help make the community a more desirable place to live, and help to increase property values, which will benefit present and future inhabitants.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

The main reason this departure is necessary is because the entrance of the community is unique, in that the community will be accessed from MD 381 via a 120-foot-wide ROW, with an approximately 48-foot-wide median. Such a wide ROW is not typical for a standard community roadway. A ROW of 60 feet wide is typical for public roadways accessing single-family dwellings. As such, a small gateway sign of 12 square feet in area would be out of character and scale for such a grand entrance. Given the specific circumstances of this request, the departure is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.

This criterion is not applicable in this instance.

(iv) The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.

The proposed gateway sign for the Villages of Savannah will be one of the most impressive, attractive, and high-quality entrance features in Prince George's County. Natural materials of brick and stone and year-round plantings proposed, surrounding the signage and entrance feature, promote the environmental quality and integrity of the surrounding neighborhood. As noted above, given the width of the ROW, the gateway signage is appropriately scaled and will not impair the visual quality or integrity of the site and/or the surrounding neighborhood.

8. **Other issues:** According to the applicant's statement of justification (SOJ) and the submitted site plan, the proposed signs will be constructed along five parcels/lots. Two of the parcels are owned by the homeowners association (HOA) and are more particularly described as Parcels I and J, recorded in Plat Book 224 at Plat No. 59, located on either side of the entrance roadway. The gateway sign is designed to frame the entrance, such that the main signage feature is angled to be visible to vehicles entering the subdivision. On the north side of Savannah Parkway, where the sign extends parallel to MD 381, it extends onto Lot 1, Block A (Plat Book 224 at Plat 59), which is approved as a single-family detached lot within the subject subdivision. On the south side of Savannah Parkway, where the sign extends parallel to

MD 381, it extends onto Parcels 42 and 98, shown on Tax Map 134, which is owned by Savannah Investors 5, LLC, but is outside the limit of the subject site. The applicant states in the SOJ that a landscape and entry feature easement has been executed and will be recorded to allow the gateway signage to be maintained by the HOA on Lot 1, Block A, and Parcels 42 and 98.

Although Parcels 42 and 98 are owned by the applicant, Savannah Investors 5, LLC, these parcels were never part of the PPS and are, therefore, considered off-site to the subdivision. Staff does not recommend that the proposed signage and required landscaping be located off-site, as an encumbrance on private property, for the HOA to maintain. The applicant has expressed the ability to adjust the lot lines of the two parcels so that an appropriate sized parcel may contain the proposed entrance feature and be conveyed to the HOA.

Prior to certification of the site plan, staff recommends that a parcel be created that is of sufficient size to contain the proposed entrance feature and all required landscaping.

9. **Referrals:** No referral agencies had provided any comment or concern that would affect the recommendation of approval for this application. The relevant comments submitted for this application were included in this technical staff report. Referral memorandums were received, as follows, and are included as back-up to this technical staff report, and adopted by reference herein:

- Transportation Planning Section dated July 6, 2018 (Masog to Alam)
- Environmental Planning Section, dated July 6, 2018 (Shoulars to Alam)
- Urban Design Section dated July 9, 2018 (Bishop to Alam)
- Permit Review Section dated July 3, 2018 (Linkins to Alam)
- Community Planning Section email dated June 27, 2018 (Irminger to Alam)
- Historic Preservation Section dated June 27, 2018 (Stabler to Alam)

CONCLUSION

Based on the above analyses, staff recommends APPROVAL of Departure from Sign Design Standards DSDS-697, Villages of Savannah, subject to the following conditions:

1. Prior to certification of the departure site plan, the plans shall be revised to:
 - a. Remove the repeated data tables for the departure from sign design standards from all pages of the site plan, except page 2B of 36.
 - b. Relabel from Wall 1A, Wall 1B, and Wall 2 to Sign 1A, Sign 1B, and Sign 2 for clarification.
 - c. Add a general note on the site plan stating the proposal for this departure from sign design standards application.
 - d. Relabel the median sign details and chart to indicate that the median sign is not part of this application and is provided for informational purposes only.

- e. Pursuant to Subtitle 24 of the Prince George's County Code, the applicant shall create a parcel of sufficient size to contain the gateway signage entrance feature and all required landscaping, to be conveyed to the homeowners association. The parcel shall be reflected on the site plan prior to certification.
2. Prior to issuance of the sign permit:
- a. The detailed site plan shall be amended to reflect the signage associated with this application.
 - b. A landscape and entry feature easement, or covenant, for the gateway signage/entrance feature on Lot 1, to be maintained by the Villages of Savannah Homeowners Association, shall be recorded.

ITEM:

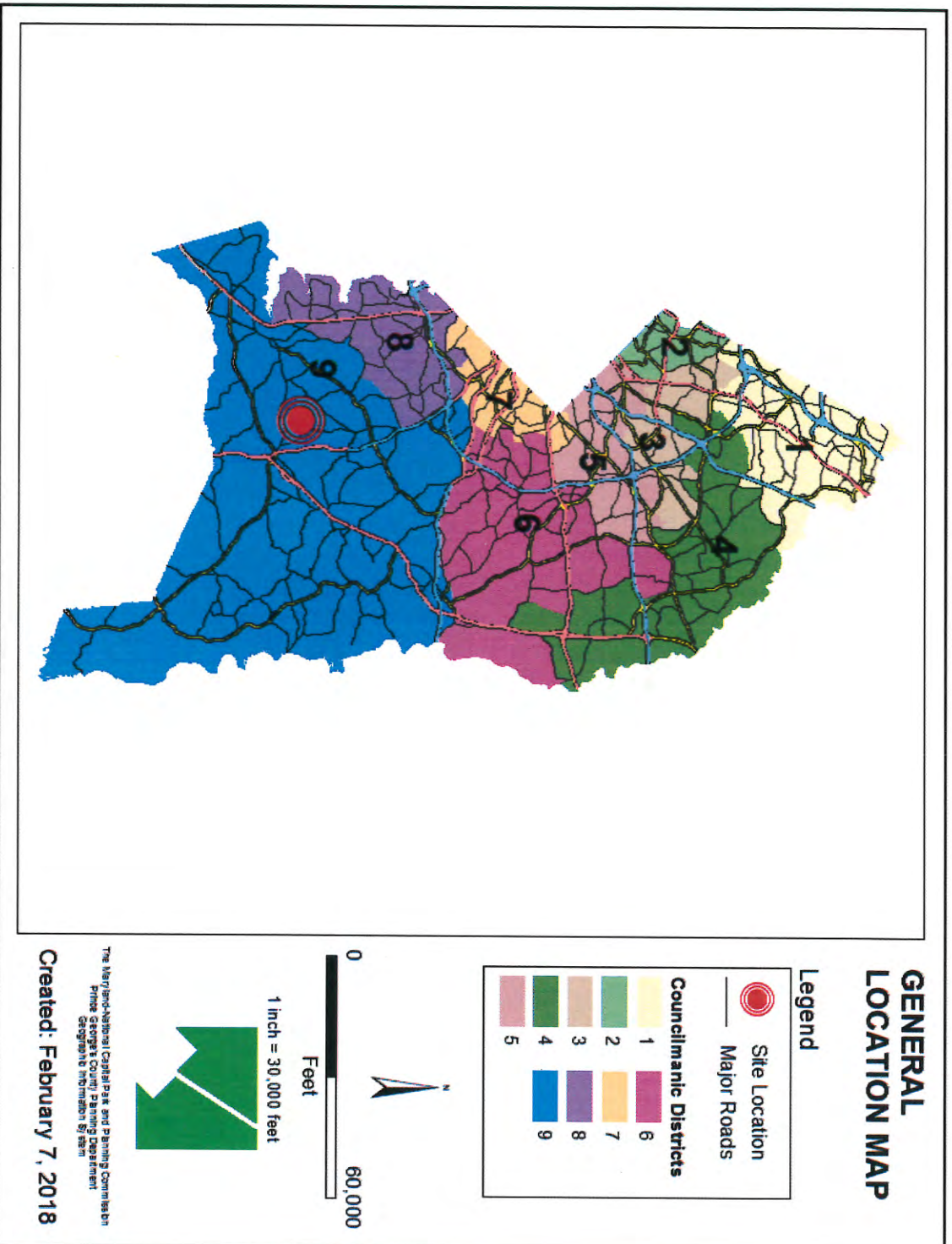
CASE: DSDDS-697

VILLAGES OF SAVANNAH

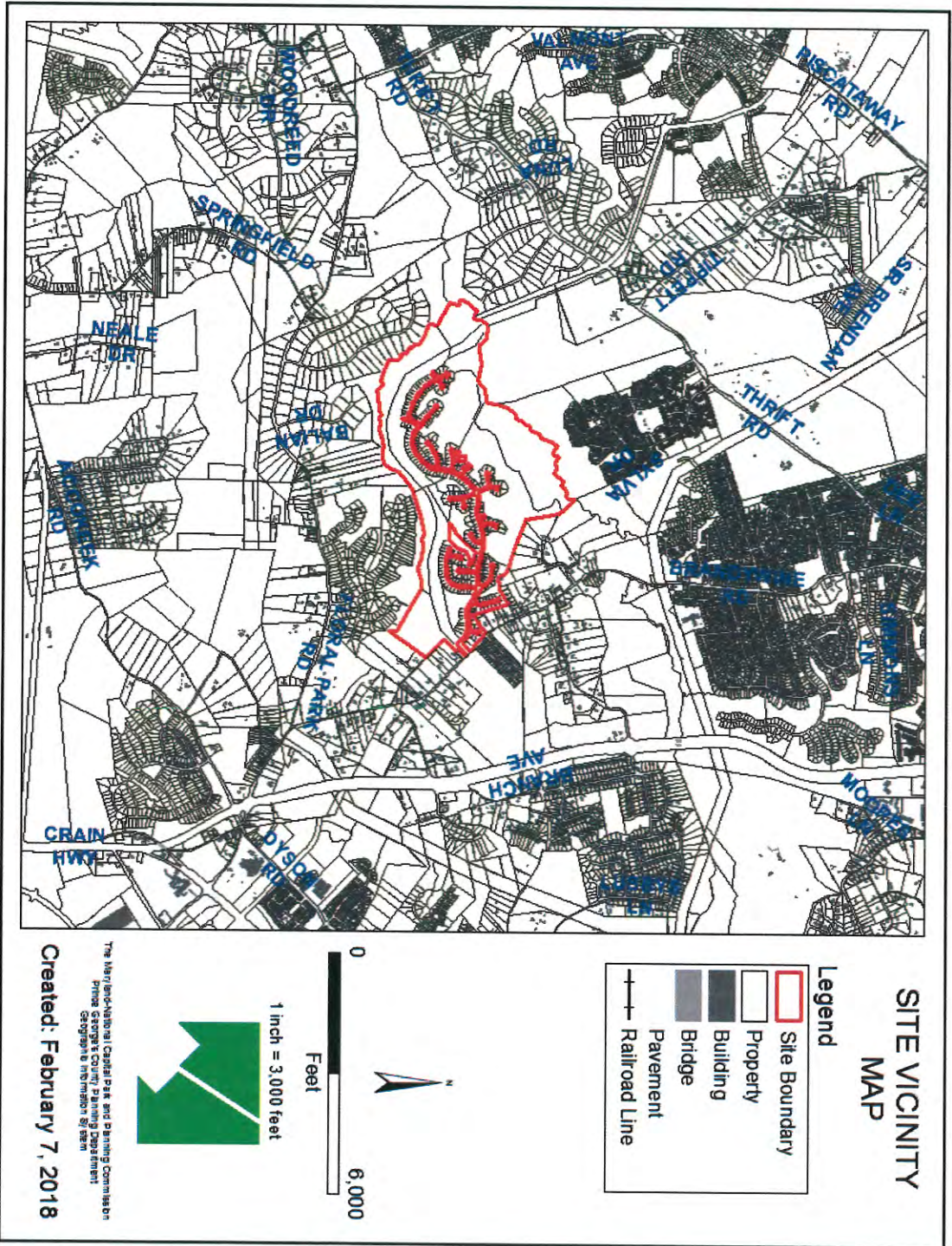
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



GENERAL LOCATION MAP

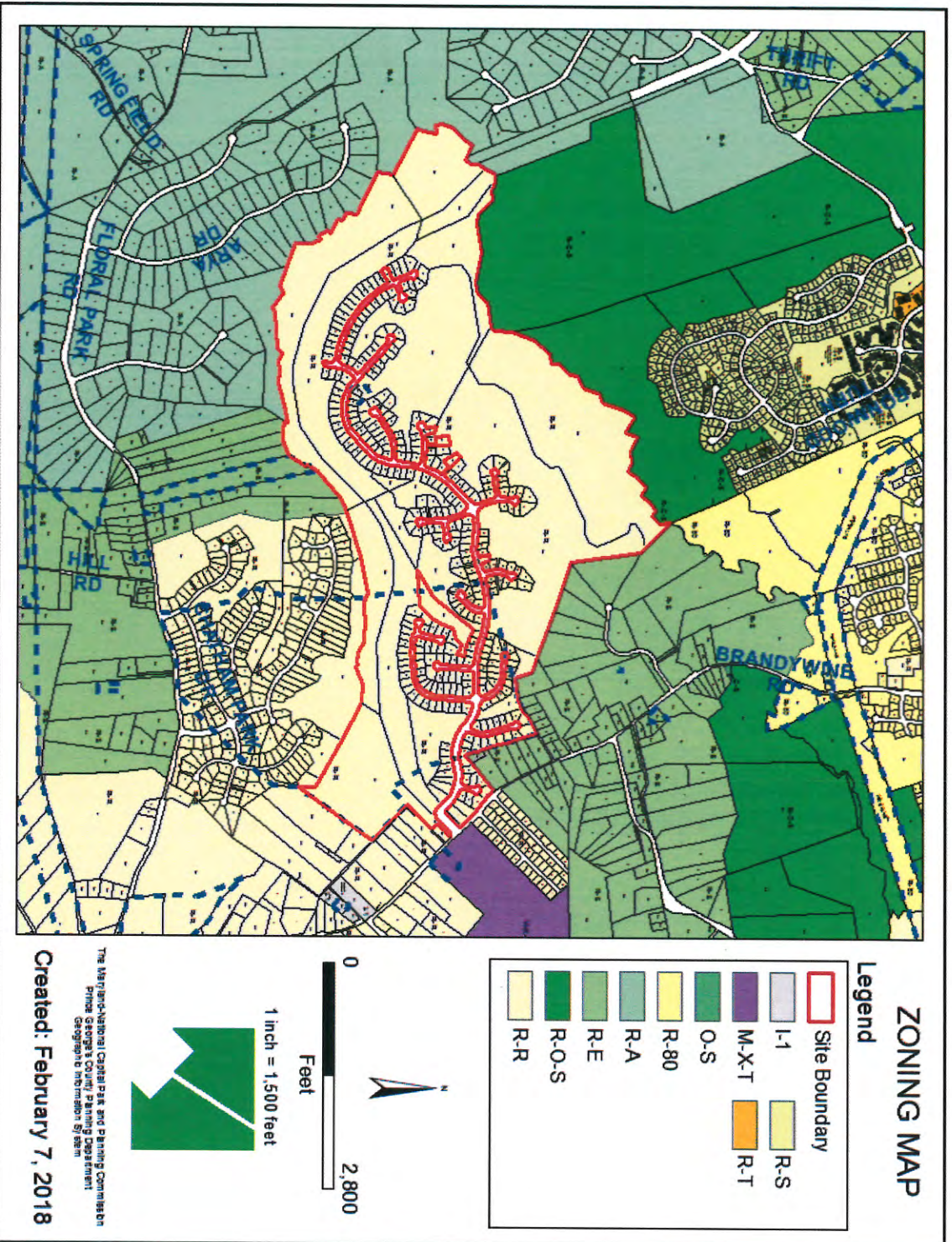


SITE VICINITY

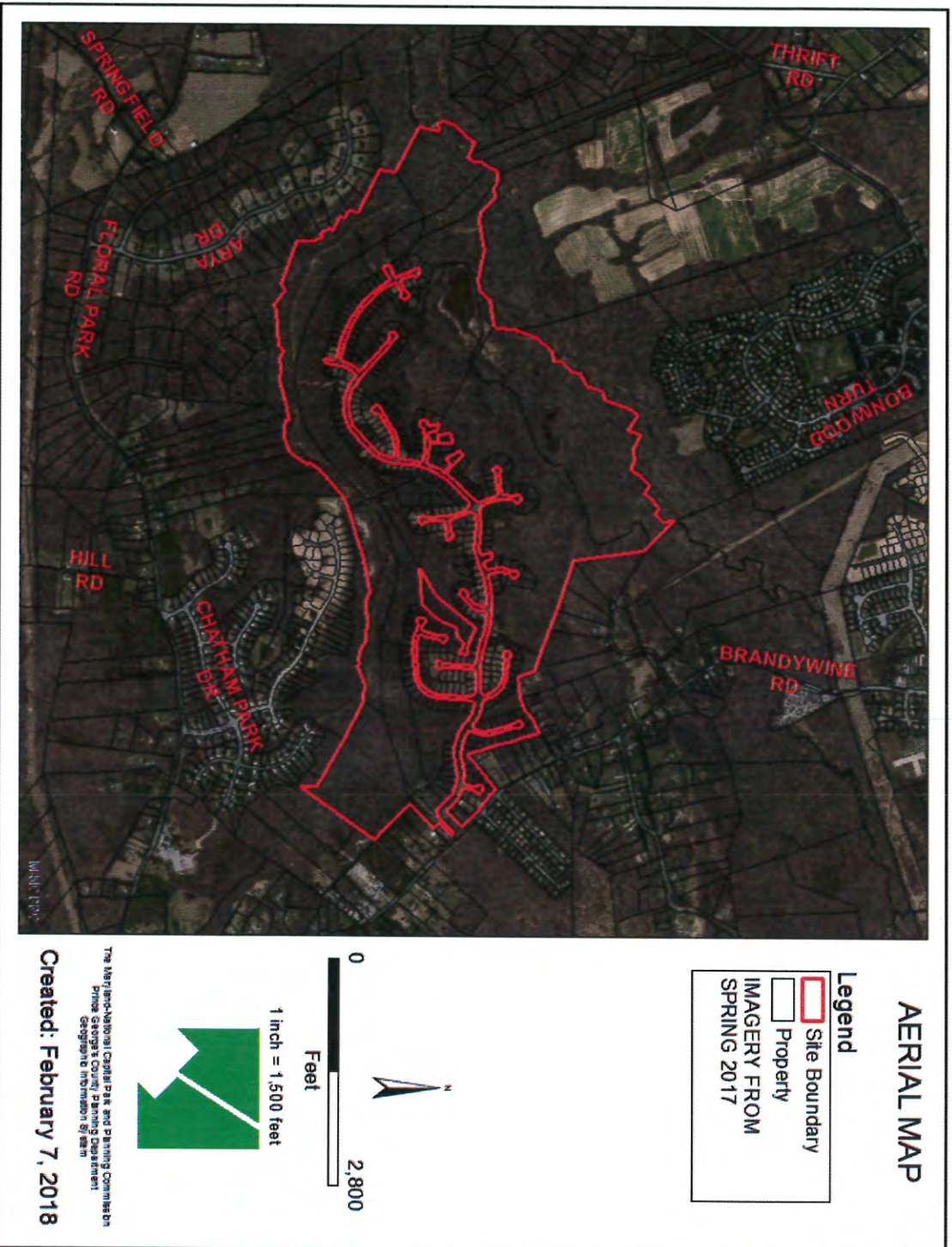


ZONING MAP

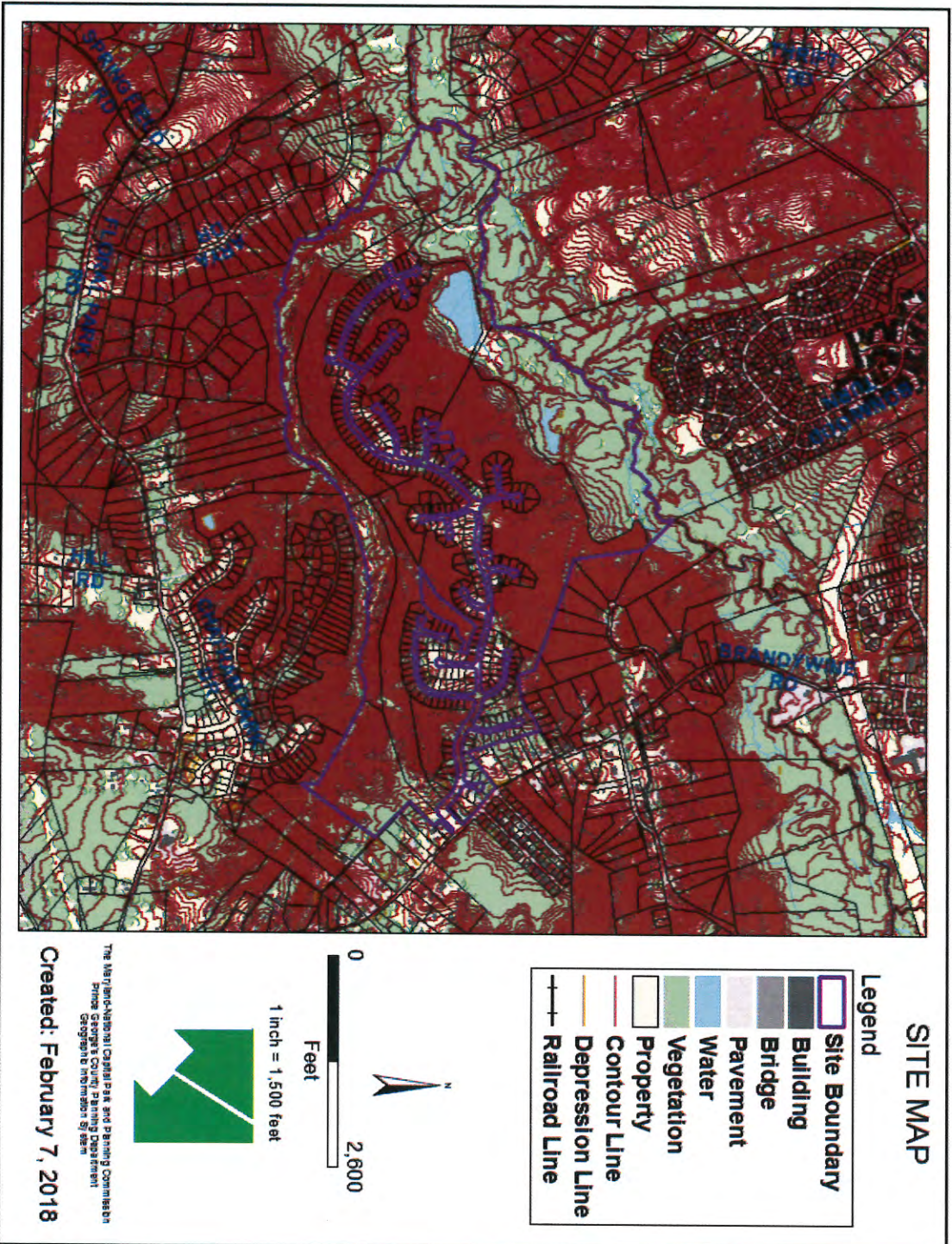
Case # DSDS-697



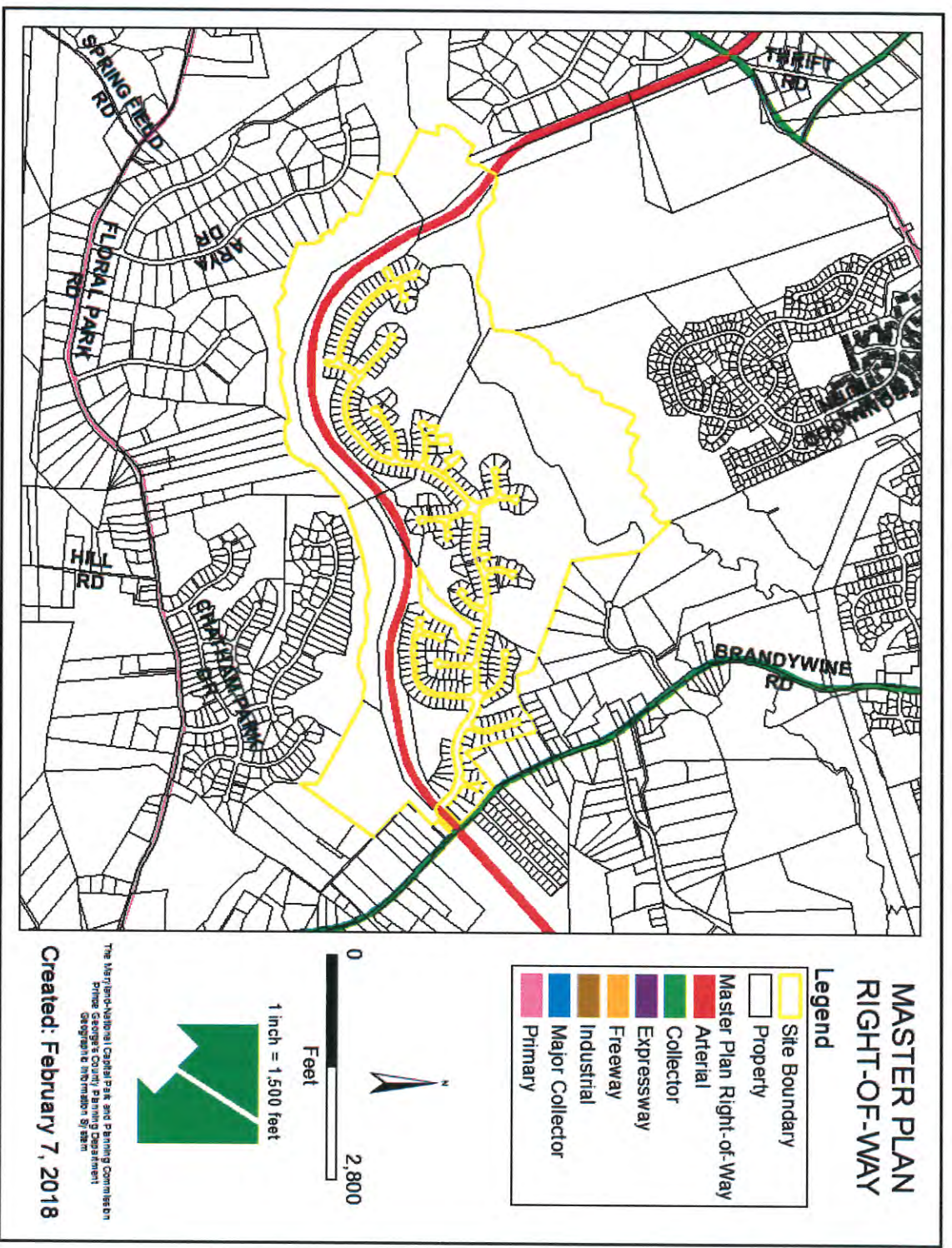
AERIAL MAP



SITE MAP

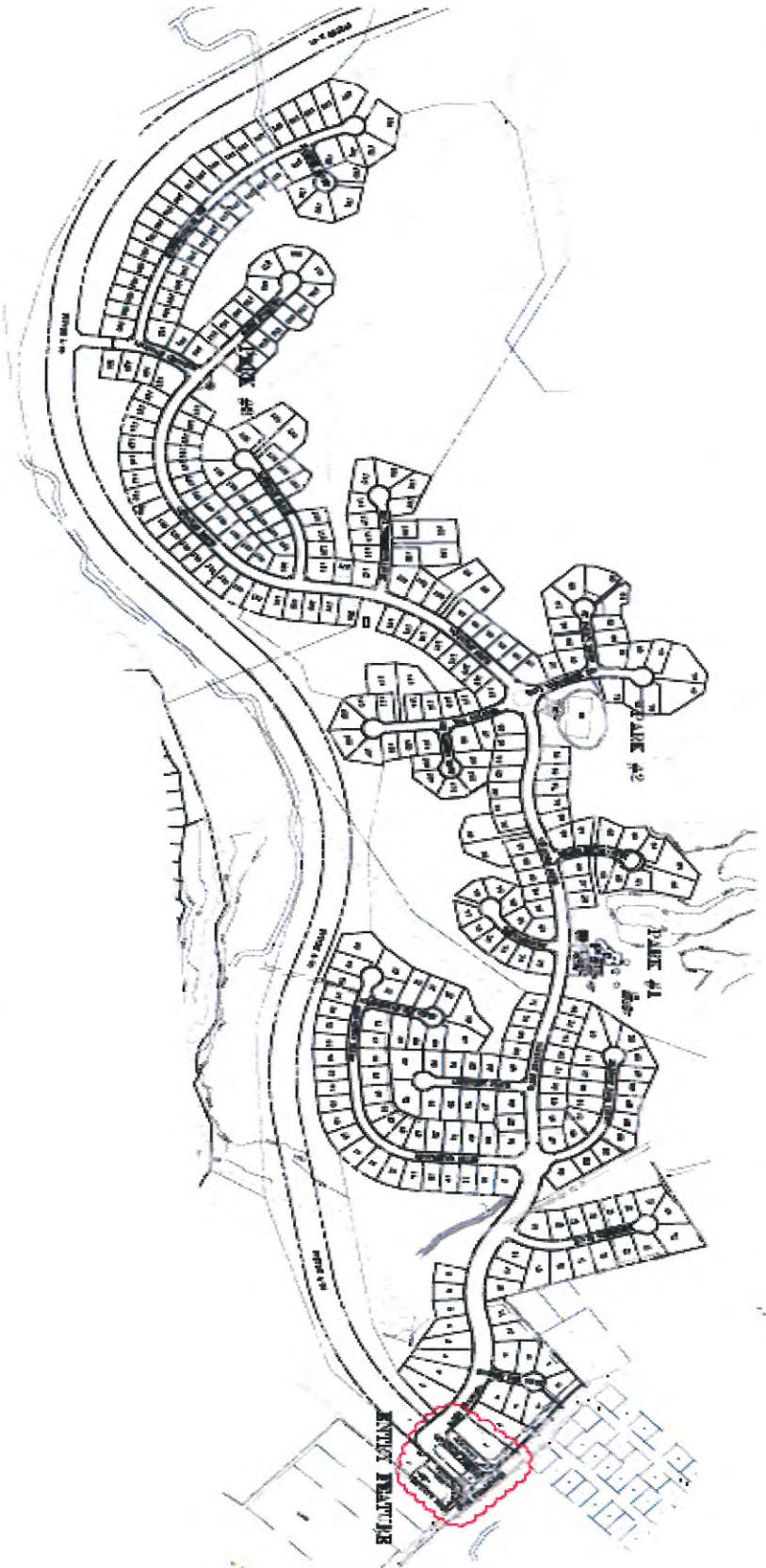


MASTER PLAN RIGHT-OF-WAY MAP

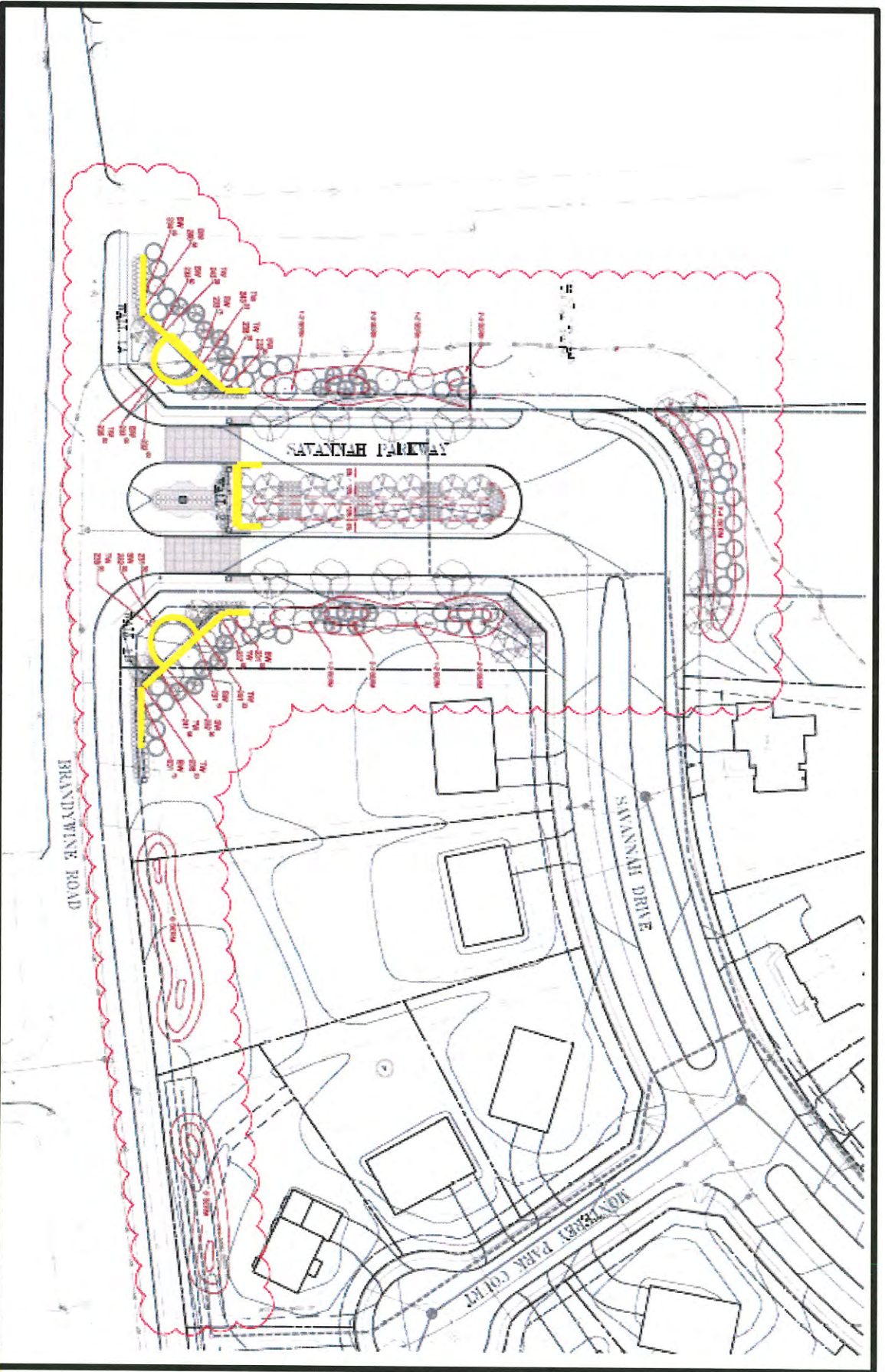


OVERALL SITE PLAN

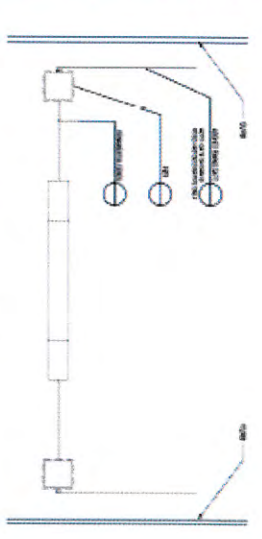
Case # DSDS-697



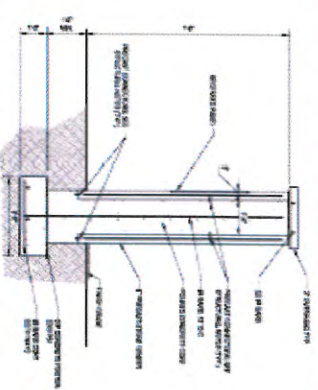
LANDSCAPE PLAN WITH APPROXIMATE SIGN LOCATION HIGHLIGHTED



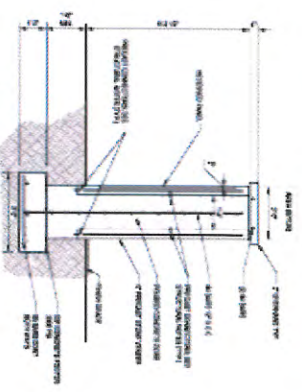
ENTRANCE FEATURE DETAILS



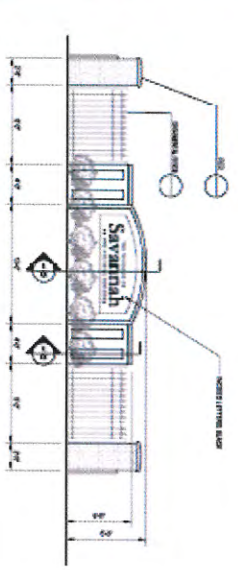
1 SIGN PANEL ENTRY FEATURE: PLAN
WALL 2



4 WALL ENTRY FEATURE: SECTION
WALL 2



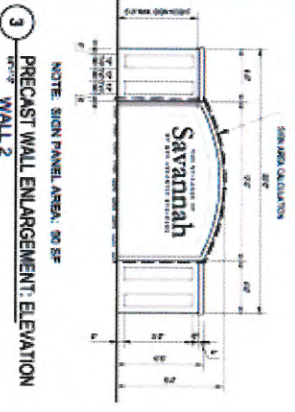
6 WALL ENTRY FEATURE: SECTION
WALL 2



2 WALL ENTRY FEATURE: ELEVATION
WALL 2



5 SIGN PANEL
WALL 2



3 PRECAST WALL ENLARGEMENT: ELEVATION
WALL 2



7 SIGN GRAPHIC PERSPECTIVE
WALL 2



8 SIGN GRAPHIC PERSPECTIVE
WALL 2

SIGN RENDERINGS



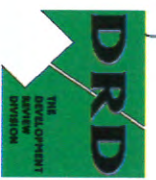
Scene 1

The Villages of Savannah

Prince George's County, Maryland



PERSPECTIVES
June 23, 2017
Kimley»Horn



SIGN RENDERINGS



Scene 2

The Villages of Savannah

Prince George's County, Maryland
MID-ATLANTIC
Learn More About This Project

PERSPECTIVES

June 23, 2017
Kimley»Horn



SIGN RENDERINGS



Scene 3

The Villages of Savannah

Prince George's County, Maryland



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PERSPECTIVES

June 23, 2017






THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

July 6, 2018

MEMORANDUM

TO:  Taslima Alam, Zoning Section, Development Review Division

FROM:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSDS-697, Villages of Savannah

The Transportation Planning Section has reviewed the departure noted above. The subject site consists of 518.16 acres of land in the R-R Zone. The site is located on the west side of Brandywine Road, approximately 5,000 feet north of its intersection with Floral Park Road. The applicant is seeking a departure for entrance signage that is larger than size limitations for gateway signage.

Review Comments

The application requests a departure for entrance signage that is larger than size limitations for gateway signage for residential developments. Toward that end, the transportation review is limited to a few key points:

1. The actual signage is placed outside of all dedicated rights-of-way. It is noted, however, that landscaping associated with the gateway signage is proposed within the median of Savannah Parkway. The applicant shall be aware that any landscaping placed within the median is subject to permitting by the County, and may involve a separate maintenance agreement with the County prior to permit.
2. One requirement of gateway signs in Section 27-624 is that all signage be "set back from the roadway to maintain unobstructed lines of vision for five hundred (500) feet in all directions of travel." The applicant has supplied evidence that sight distance of a minimum of 500 feet can be maintained with the signage in place. It is noted that Brandywine Road has a posted speed of 40 miles per hour, and a design speed of 50 miles per hour was used to do this analysis. From the standpoint of sight distance, the analysis shows that the requirement is met.

The site is adjacent to Savannah Parkway, a master plan arterial facility (designated as A-65 in the Approved Subregion 5 Master Plan and Sectional Map Amendment) with a planned 120-foot right-of-way. It is also adjacent to Brandywine Road, a master plan collector facility with a planned 80-foot right-of-way. These right-of-way were dedicated at the time of preliminary plan of subdivision. As noted above, all signage is proposed outside of the rights-of-way.

In conclusion, the Transportation Planning Section would indicate support for the departure provided that the Zoning Section determines that the required findings for the granting of the departure are met. The following condition is recommended:

-
1. Any landscaping placed within the median of Savannah Parkway is subject to permitting by the County, and may involve a separate maintenance agreement with the County prior to permit.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

Countywide Planning Division
Environmental Planning Section

July 6, 2018

MEMORANDUM

TO: Taslima Asam, Senior Planner, Subdivision and Zoning Section
VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section 
FROM: Kim Finch, Planner Coordinator, Environmental Planning Section
SUBJECT: DSDS-697 Villages of Savannah, Phase 2, Gateway Sign

The Environmental Planning Section has reviewed the Departure from Sign Design Standards submitted for Village of Savannah, DSP- 05036-04 and TCPII-149-02-04, stamped accepted for processing and review on June 20, 2018, and received by the Countywide Planning Section on May 22, 2018.

The Environmental Planning Section provide the following comments and recommendations for your consideration.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-02126	TCPI-009-03	Planning Board	Approved	11/09/2006	03-100
DSP-05036	TCPII-149-02	Planning Board	Approved	7/06/2006	06-163
DSP-05036-05	TCPII-149-02-05	Planning Board	Pre-Acceptance	Pending	Pending
DSDS-697	TCPII-149-02-04	Planning Board	Pending	Pending	Pending

Proposed Activity

The applicant proposes the construction of a gateway sign which is significantly larger than the allowed maximum height of 6 feet, and the allowed signage area of 12 square feet, and which requires approval of a Departure from Sign Design Standards.

Grandfathering

This project is grandfathered with respect to the environmental regulations contained in Subtitle 24 and 27 that came into effect on September 1, 2010 because the application has an approved preliminary plan and detailed site plan. This application is not subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site has an approved TCP1 and TCPII.

Required Standards for Gateway Signs

Approval of the original sign shown on DSP-05036 and the proposed amended gateway sign on the subject property are subject to the following provisions of the Zoning Code. The ordinance is shown in **bold** font, while staff comments are provided in regular font.

Sec. 27-624. - Gateway Signs.

(a) A permanent gateway sign identifying a residential subdivision is permitted in any Residential Zone, and is required in any subdivision in the R-T Zone with more than twenty-five (25) dwelling units for which a Detailed Site Plan is approved after December 30, 1996, provided that maintenance is the responsibility of a Homeowners' Association, or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections, and Enforcement, subject to the following design standards:

- (1) Maximum lettering area per sign - twelve (12) square feet;**
- (2) Maximum height - six (6) feet above established grade;**
- (3) Location - at the entrance to a residential subdivision, set back from the roadway to maintain unobstructed lines of vision for five hundred (500) feet in all directions of travel;**
- (4) Materials - low maintenance, durable, and in keeping with the character of the community. Plastic signs with internal illumination are prohibited; and**
- (5) Landscaping which is attractive year-round shall be provided at the base of a gateway sign.**

(b) The design of a gateway sign and any accompanying entrance feature shall be reviewed concurrently, as follows:

- (1) In cluster subdivisions and other subdivisions where the approval of a Detailed Site Plan is required, the location of a gateway sign or entrance feature shall be approved concurrently with the preliminary plat of subdivision and the design shall be approved with the Detailed Site Plan;**

Notification shall be sent not less than ten (10) days prior to issuance of the permit.

A gateway sign is permitted subject to the above requirements and processes. The ordinance indicates that the design of the sign shall be approved with the Detailed Site plan, so an amended DSP is required to amend the design of gateway sign. An amended DSP application has been submitted by the applicant and is pending acceptance.

Because the amended sign design proposal does not comply with the allowed height of signage, or signage area, a departure from sign design standards is required for approval of the gateway sign as proposed.

Departure from Sign Design Standards

A departure from the design standards contained in Part 12. Signs of Subtitle 27 for a Gateway Sign may be permitted by the Planning Board or Planning Director, if authorized, in accordance with the

process, provisions and required findings of the Zoning Ordinance listed below. The ordinance is cited below in **bold** type, and staff comments are shown in regular font.

- (A) **In order for the Planning Board to grant the departure, it shall make the following finding:**
- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**
 - (ii) **The departure is the minimum necessary, given the specific circumstances of the request;**
 - (iii) **The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**
 - (iv) **The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

The Environmental Planning Section will provide a discussion regarding the visual and environmental quality and integrity of the surrounding neighborhood later in this memorandum.

Project Description

This cluster development consists of 518.16-acres in the R-R zone is on the south side of Piscataway Creek and the west side of Brandywine Road, but the length of frontage on Brandywine Road is limited to 900 linear feet. The Savannah Parkway is a master-planned arterial roadway in a 120-foot wide right-of-way with a 25 -foot-wide median, running east to west, perpendicular to Brandywine Road, and will provide two access points into the Villages of Savannah. The first access point into the development is located on the north side of Savannah Parkway, approximately 350 feet west of the intersection with Brandywine Road.

The location of the proposed gateway sign is at the intersection of Savannah Parkway and Brandywine Road. Signage and gateway features are proposed on both sides of the roadway and on the median. The proposed height of the structure is 19 feet –9 inches which requires a departure of 13 feet-9 inches. The proposed area each sign is ~~42.5~~¹²⁰ square feet which requires a departure of ~~30.5~~¹⁰⁸ square feet.

Signage on the median is located within the right-of-way is subject to approval by the Department of Public Works and Transportation. The second access point will not be provided until construction of the master-planned road is extended in the future. The portion of the site adjacent to the Brandywine Road has been cleared and graded in accordance with DSP-05036 and TCPII-149-02-04. There are no regulated environmental features or woodland conservation areas within 500 feet of the west side of Brandywine Road on the subject property.

Description of the Surrounding Neighborhood

The surrounding neighborhood is located in the Brandywine community as described in the Approved Subregion 5 Master Plan (2013). The neighborhood is bordered by Piscataway Creek on the north and

west, US 301 on the east, and Floral Park Road to the south, and consists of properties in the R-O-S (Reserved Open Space) Zone, the R-A (Residential Agricultural), single-family detached houses in the R-E (Residential Estate) Zone, and R-R (Rural Residential) Zone. Areas along MD381 (Brandywine Road) are designated commercial or institutional to allow for small scale commercial growth.

The Master Plan includes the following statement:

“The remaining portions of the Brandywine community are envisioned as being primarily low density residential. Much of the future residential development would be in large-master-planned residential subdivisions, such as Saddle Creek (*now Villages of Savannah*) and Estates at Pleasant Valley.”

Environmental Quality and Integrity

The neighborhood contains extensive regulated environmental features (streams and buffers, 100-year floodplain, steep and severe slopes) which have resulted a clustering of the older development close to the north south ridge line followed by Brandywine Road. The Green Infrastructure Plan (2017) indicates that most of the neighborhood is in Regulated or Evaluation Areas of the green infrastructure network. There is also extensive tree canopy coverage. The neighborhood maintains a high level of environmental quality and integrity.

Conservation of Special Roadways

The main north-south roadway running along a ridgeline through the neighborhood is Brandywine Road, MD 381, which was designated a historic road in the Master Plan of Transportation (MPOT) (2009). An historic road is defined in Subtitle 23 as “a public or private road which has been documented by historic surveys, and which maintains its historic alignment and landscape context through view of natural features, historic landscape patterns, historic sites and structure, historic farmstead groups or rural villages. The historic designation was recommended based on “The 1828 Levy Court Survey, Prince George’s County, Maryland: A Description of the Roads as they Currently Exist” (2005) prepared by Mary Haley-Amen, Historian with the Prince George’s County Department of Parks and Recreation. Traveling south on Brandywine Road, the road passes over Piscataway Creek Stream Valley Park as a two-lane roadway with grass shoulders and scattered residential units set back from the roadway, with a loose rural character for approximately 1.5 miles, when it intersects with Floral Park Road, which is also designated as historic. There are occasional brick driveway pillars and mailboxes, as well as horse coral fencing, fenced pastures, and roadside red cedars. There are no residential gateway signs. The only signs along the roadway are commercial signs related to small businesses, and institutional signs associated with churches.

Brandywine Road is also part of the state designated Booth’s Escape Scenic Byway, following the 66-mile path of John Wilkes Booth’s route after the assassination at Ford’s Theatre to his point of capture in Port Royal, Virginia. A significant nearby stop on the Scenic Byway, at the corner of Surratt Road and Brandywine Road is the Surratt House Museum, where the conspirators met and stored supplies. The viewshed along Brandywine Road from Piscataway Creek Stream to Floral Park Road maintains a high level of visual integrity

Policies adopted with the MPOT (2009) and the Approved Subregion 5 Master Plan call for the conservation and enhancement of scenic and historic values, and viewshed along designed special roadways.

The Prince George's County Landscape Manual (2010) included provisions for Buffering Development from Special Roadways, Section 4.6.-2, which will be applied along with other landscape requirement with the review of the amended DSP.

If you have any questions concerning these comments, please contact me by e-mail at kim.finch@ppd.mncppc.org or call 301-952-3506.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

July 9, 2018

MEMORANDUM

TO: Taslima Alam, Senior Planner, Zoning Review Section
VIA: Jill Kosack, Acting Supervisor, Urban Design Section
FROM: Andrew Bishop, Senior Planner, Urban Design Section
SUBJECT: Departure from Sign Design Standards DSDS-697
Villages at Savannah

The Urban Design Section has reviewed the information provided in support of Departure from Sign Design Standards DSDS-697 for relief from the sign design standards of the Zoning Ordinance.

INTRODUCTION

1. The subject property is located on the north side of Brandywine Road, approximately 5,000 feet north of its intersection with Floral Park Road. The site is zoned Rural Residential (R-R) and measures approximately 518.16 acres. The proposed development has frontage on Brandywine Road to the east and is bounded to the north by property in the R-O-S (Reserved Open Space), and R-A (Residential Agricultural) Zones 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 vacant properties and single-family detached houses in the R-A, R-E, and R-R (Rural Residential) Zones.

PREVIOUS APPROVALS

2. 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, which was approved in 2003. A Detailed Site Plan DSP-05036 was approved in 2006 by the Planning Board (PGCPB Resolution No. 06-163) and was affirmed by the District Council in October 2006 with 17 conditions of approval for the development of 357 single-family detached residential lots. This application has subsequently been amended by the Planning Director three times for a variety of reasons, but it should be noted that none of the previous conditions of approval impact the current application. The Urban Design staff notes that the DSP will have to be amended to reflect the signage associated with this application, if approved.

DEPARTURE FROM SIGN DESIGN STANDARDS DSDS-697

3. Section 27-624 provides requirements for Gateway Signs and limits the maximum height to six feet and lettering area to 12 square feet. The subject application is proposing three gateway signs.

Two of the signs are located on either side of the public right-of-way of Savannah Parkway and include arched, precast concrete signs and a brick entry wall, columns, and ornamental fencing with seasonal landscaping. A decorative water feature is located in front of each sign and features a series of water fountains. These signs are 19-feet-9-inches in height and propose a sign area of approximately 120 square feet each.

The third sign is located in the median of Savannah Parkway and matches the other signs. It is also a precast concrete sign with brick columns and ornamental fencing and seasonal landscaping at the base. It is eight feet in height and proposes a sign area is 78 square feet. Since this sign is in the public right-of-way, it is subject to approval by the Department of Permitting Inspections and Enforcement (DPIE) and is not subject to the Zoning Ordinance requirements.

The applicant is requesting an almost 14-foot departure from the maximum height and a 108 square-foot departure from the maximum lettering area. Urban Design staff recommends that the proposed sign materials are low-maintenance and durable, the landscaping at the base will be attractive year-round and that the overall design is aesthetically-pleasing. However, the Zoning Section should review the proposal for conformance to the requirements for a departure. Additionally, the appropriate review agency should be consulted regarding the sign's height and location to determine sight lines along the roadway.

LANDSCAPE MANUAL AND TREE CANOPY COVERAGE

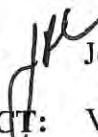
4. The previously approved DSP-05036 included a sign in the same general location and demonstrated conformance to the Landscape Manual and the Tree Canopy Coverage Ordinance. The current application does not change the requirements, as there is no change in use or additional gross floor area, and the increase in sign height and lettering area does not affect the conformity.

URBAN DESIGN RECOMMENDATIONS

Based on the above analyses, the Urban Design Section has no objections to the approval of the DSDS-697.

July 3, 2018

MEMORANDUM

TO: Taslima Alam, Urban Design
FROM:  John Linkins, Information and Permit Review
SUBJECT: Villages of Savanna, DSDS-697

1. A maintenance arrangement for each sign, approved by the Department of Environmental Resources (Bill Edelen 301-883-6039) providing that the maintenance will be the responsibility of the Homeowners Association or other responsible entity or designated person is required per Section 27-624(a).
2. The maximum lettering area allowed is 12 square feet. Dimensions of the entire lettering area have not been provided.
3. The maximum height allowed is six feet. The archway is shown as 10' 9" and the columns and walls as varying from 6' 1" to 9' 1" not including the caps.
4. The location of the gateway sign must setback from the roadway to maintain unobstructed lines of vision for 500 feet in all directions of travel. Please revise site plans to include sight line information.
5. Sign 1A and 1B extend off-site onto the adjacent lots. One of the lots is not a part of the subdivision, Tax Parcel 42.
6. Per Section 27-593(a)(11), Signs are prohibited within the right-of-way unless authorized by the agency responsible for the r-o-w. The structure located within the r-o-w requires a separate approval and DER approval.
7. Per Section 27-624(b) The design of a gateway sign and any accompanying entrance feature shall be reviewed concurrently, as follows:

(1) In cluster subdivisions and other subdivisions where the approval of a Detailed Site Plan is required, the location of a gateway sign or entrance feature shall be approved concurrently with the preliminary plat of subdivision and the design shall be approved with the Detailed Site Plan.

Alam, Taslima

From: Irminger, Wendy
Sent: Wednesday, June 27, 2018 6:13 PM
To: Alam, Taslima
Cc: Green, David A; Henderson, Tamika
Subject: DSDS-697 Villages of Savannah

Follow Up Flag: Follow up
Flag Status: Flagged

Taslima,

I have reviewed this application and find that the 2013 *Approved Subregion 5 Master Plan* does not contain any recommendations or provide any guidance regarding this Departure from Sign Design Standards application. I have no additional comments.

Thanks.

Wendy

Wendy Irminger, Planner Coordinator
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department, Community Planning Division
Contact:
P | 301.952.3572
E | wendy.irminger@ppd.mncppc.org
W | www.pgplanning.org



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Historic Preservation Section**

**(301) 952-3680
www.mncppc.org**

June 27, 2018

MEMORANDUM

TO: Taslima Alam, Senior Planner
Subdivision and Zoning Section
Development Review Division

VIA: Howard Berger, Supervisor
Historic Preservation Section
Countywide Planning Division

FROM: Jennifer Stabler, Archeology Planner Coordinator
Tyler Smith, Principal Planning Technician
Historic Preservation Section
Countywide Planning Division

SUBJECT: DSDS-697, Villages of Savannah

The subject property is located on the north side of Brandywine Road, approximately 5,000 feet north of its intersection with Floral Park Road in Brandywine, Maryland. The subject application proposes a departure for an entry monument sign at Savannah Parkway and Brandywine Road. The subject property is zoned R-R.

There are no Prince George's County historic sites or resources on or adjacent to the subject property. The proposed project will have no impact on any Prince George's County historic sites or resources. No significant archeological resources will be impacted by the proposed sign. Historic Preservation staff recommends approval of the subject application with no conditions.

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LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

EDWARD C. GIBBS, JR.
THOMAS H. HALLER

June 29, 2018

Taslina Alam
Subdivision and Zoning Division
Maryland-National Capital Park
and Planning Commission
County Administration Building
Upper Marlboro, Maryland 20772

RE: DSDS-697; The Villages of Savannah

Dear Taslima:

Enclosed please find an Amended Statement of Justification in support of the referenced application. As a result of our recent meetings and conversations, there have been interpretations of provisions of the Zoning Ordinance that required revisions to the Statement of Justification as well as amendments of the site plans which were submitted. Our engineer, CPJ Associates, is making the revisions to the plans and will have them delivered to you on Monday, July 1, 2018. However, the information you need to complete your staff report is included in the revised Statement of Justification. One item which is referenced in my Statement of Justification, but not attached as an exhibit, is the sight distance analysis, which will be included with the revised plans. As a result, I have attached an 11" X 17" copy for your reference.

Please let me know if you have any questions.



Very truly yours,

GIBBS AND HALLER

Thomas H. Haller

Enclosures

STATEMENT OF JUSTIFICATION
VILLAGES OF SAVANNAH
DSDS-697
AMENDED 6/29/18

1.0 INTRODUCTION/OVERVIEW/ORIENTATION

The Villages of Savannah is a large residential community located in Brandywine Maryland. Savannah Investors 4, Inc., Savannah Investors 5, Inc., and The Villages of Savannah Homeowners Association, Inc. (the Applicants) are the owners of several undeveloped lots and community open space at the entrance to The Villages of Savannah. The Applicant has filed a companion revision to Detailed Site Plan DSP-05036 for the limited purpose, in part, of modifying the approved entrance signage for the community. The new entrance signage exceeds the size limitations contained in the Prince George's County Code for gateway signage. This Departure from Sign Design Standards is filed to allow for the larger gateway signage.

The property which is the subject of this application is located on the west side of Brandywine Road, approximately 5,000 feet north of its intersection with Floral Park Road. The project is currently served by a single access point on Brandywine Road. This access roadway is A-65, a planned east/west arterial, that will extend along the southern boundary of the community. The Villages of Savannah will be served by a main spine road, which runs along a ridge. Groupings of lots

extend off this spine road to create clusters of small neighborhoods. The Applicant has commenced the development of the subdivision and is constructing the models.

The proposed gateway signage will be constructed at the entrance to the subdivision and will be partially constructed on five parcels of land. Two of the parcels are owned by the homeowners association and are more particularly described as Parcels I and J, Plat Book 240 at Plat No. 59. The gateway sign is designed to frame the entrance, such that the main signage feature is angled to be visible to vehicles entering the subdivision. The gateway sign then curves so that a portion of the sign extends parallel to Brandywine Road and a portion extends along Savannah Parkway. On the north side of Savannah Parkway, where the sign extends parallel to Brandywine Road, it extends onto Lot 1, Block A (Plat Book 240 at Plat 59), which is owned by Savannah Investors 4, LLC. On the south side of Savannah Parkway, where the sign extends parallel to Brandywine Road, it extends onto Parcels 42 and 98, shown on Tax Map 134, which is owned by Savannah Investors 5, LLC. A Landscape and Entry Feature Easement has been executed and will be recorded to allow the gateway signage to be maintained on these parcels and maintained by the HOA. The approved Detailed Site Plan for Villages of Savannah also depicted the gateway feature to extend onto these same lots/parcels.

While Parcels 42 and 98 were not included in preliminary plan of subdivision 4-02126, they are legally created deed parcels. These parcels were acquired by the Applicant in order to allow the gateway signage to better frame the entrance to the subdivision and with the intention of constructing one of the models being constructed in the Villages of Savannah. Through meetings with the Development Review Division and the Associate General Counsel of the Maryland-National Capital Park and Planning Commission, it was determined that Parcels 42 and 98 constitute validly created deed parcels and would constitute a legal building lot if a lot size variance was obtained from the Prince George's County Board of Appeals. Thus, the Applicant filed a variance application, referenced as V-219-17, which was approved on April 25, 2018. A copy of the Board of Appeals decision is attached hereto as Exhibit "A". As can be seen on the certified site plan, the entry feature and the proposed Landscape and Entry Feature Easement are depicted.

Notwithstanding the fact that Parcels 42 and 98 were not included in the Preliminary Plan of Subdivision (or the subsequent Detailed Site Plan), a gateway entry feature is permitted. Per Section 27-624, "a permanent gateway sign identifying a residential subdivision is permitted in any Residential Zone." The Zoning Ordinance does not state that the gateway sign can only be located on land that was included

within a specific preliminary plan of subdivision. In fact, there are specific provisions for the approval of a gateway sign "where neither a preliminary plan nor a Detailed Site Plan is required". In such a case, the location and design of the gateway sign or entrance feature shall be reviewed by the Planning Board (or its authorized representative) prior to the issuance of a building permit. This DSDS application will constitute review of the proposed gateway sign by the Planning Board. The Applicant submits that there is zero legal or statutory authority to conclude that because the sign is partly located on a residentially zoned property that was not included in a specific preliminary plan of subdivision that the gateway sign is not a permitted use.

2.0 DEVELOPMENT HISTORY AND SUMMARY OF DEVELOPMENT PROPOSAL

As noted above, The Villages of Savannah is located in Brandywine, Maryland. The overall project was the subject of two separate subdivision applications, and the project is being constructed in phases. The first phase (originally known as Heritage Reserve) was Preliminary Plan of Subdivision 4-03072, which was approved in 2004 for 209 lots. This subdivision is located on Floral Park Road. The subject portion of the community (originally known as Saddle Creek Cluster) was approved pursuant to Preliminary Plan of Subdivision 4-02126 for

a total of 403 lots in 2003. Since it was a cluster subdivision, it required the approval of a detailed site plan. Due to the time required to obtain the detailed site plan, the Applicant commenced construction of community with the Floral Park Road property. The combined projects were renamed The Villages of Savannah.

The development of the first phase of the community was severely impacted by the recession. The sales of lots slowed dramatically and the time required to complete the subdivision was extended. Only now, over 14 years after the initial subdivision approvals, is the Applicant in a position to commence the construction of the second phase of the community. The passage of time has resulted in changes in the market as well. In preparing for the commencement of construction, the Applicant engaged focus groups to understand how to best position the community to be responsive to the current market trends. One of the changes that resulted from the focus group was to create a clear identity for the community as a premier community. While the Detailed Site Plan approved in 2006 included an entrance feature, the Applicant desires to enhance and enlarge the entrance feature to instill a greater sense of quality and pride for the future residents. The new entrance feature will include impressive arches 19'9" high with the name of the community incised within the arch. In front of each arch

will be a fountain. In the median of the road (which will be constructed under an agreement with the Department of Permitting, Inspections and Enforcement) will be a monument sign 8' in height.

Typically, a modification to signage that is equal or better than that originally approved by a Detailed Site Plan would be reviewed administratively. However, in this instance the subject property is subject to the provisions of Section 27-624, which regulates gateway signs. Under this provision, the lettering area on the gateway sign cannot exceed 12 square feet, the height of the sign cannot exceed 6 feet, and the gateway sign must be setback in order to ensure a 500 foot sight distance at the entrance to the subdivision. In this case, both the lettering area and the height of the gateway sign exceed these parameters. This Departure from Sign Design Standards (DSDS) is required to approve the revised signage plan for the community, and the revision to the Detailed Site Plan cannot be approved administratively. In conjunction with this Departure from Sign Design Standards, a Detailed Site Plan (DSP-05035-03) has also been filed to allow the DSP to be revised once the DSDS process is completed. An analysis of conformance with the requirements of a DSDS is set forth below.

3.0 DESCRIPTION OF PROPOSED GATEWAY SIGN

A gateway sign was approved as part of the initial Detailed Site Plan. This sign primarily consisted of a wall extending on land owned by the homeowner's association (Parcels I and J, Plat Book 240 at Plat No. 59) parallel to the entrance road, Savannah Parkway. The original sign proposed long trellis and gazebo on either side of Savanna Parkway. At its intersection with Brandywine Road, the wall angled and then extended north and south, parallel to Brandywine Road, Where the wall was angled, signage was provided. On the south side of Savannah Parkway, the wall extended off the homeowner's association parcel (Parcel J) and onto an adjacent property owned by Savannah Investors 5, Inc. (Parcels 42 and 98, Tax Map 134).

The Applicant now desires to create a monumental entrance to The Villages of Savannah that will have few equals in Prince George's County. It will be a spectacular entrance of which the residents (and the County) will be proud. On the south side of Savannah Parkway, the same entrance feature will be constructed. The property immediately to the south of the HOA entrance feature parcel is owned by Savannah Investors 5, Inc., which allows the entrance feature to extend further down Brandywine Road. A home will also be constructed on these parcels to

provide a consistent entrance (although this home is not included in, or subject to, the detailed site plan).

The entrance feature itself will consist of three components, one on either side of Savannah Parkway and one in the median of Savannah Parkway. On the north and south sides of Savannah Parkway, the entrance feature consists of three sections. The main section of the entrance feature consists of a fountain in front of an arch. The arch is 19'9" in height at its highest point. The name of the community, Villages of Savannah, is incised in the arch. On either side of the arch is a stone pillar with a precast stone ornament on top. The width of the arch and stone pillars is a total of 28'6". Extending from the stone pillar on either side is another 28'6" section of brick wall. Where it connects with the stone pillar, the brick wall is 9'6" tall for a distance of five feet, and then curves down to a height of 6'7" until it connects with a brick pier. On the north side of Savannah Parkway there are two additional brick piers, connected by sections of 6' tall black ornamental fencing. On the south side, there is only one additional brick pier and fence section due to space limitations. All three of these components constitute the gateway sign.

In addition to the gateway signs on either side of Savannah Parkway, the Applicant will also construct an entrance feature within the median of Savannah Parkway. While this is not part

of the DSDS because it is within dedicated right of way, it does tie the other components of the entrance feature together and is shown on the rendering of the entrance feature submitted with the application. Savannah Parkway is a 120-foot wide right of way with a wide median. The entry feature in the median will consist of a precast stone wall with the name of the subdivision incised into the wall. The precast stone wall will be 20 feet wide. A six-foot ornamental fence will extend from the precast stone wall a distance of 8', where it attaches to a brick pier which matches the piers along Brandywine Road and ties all three components of the entrance feature together. At its highest point, the sign is 8 feet tall (measured to the top of the precast stone wall), and the brick pier is 7'6" tall. In front of this entry feature will be a precast urn pedestal with to allow for seasonal plants, which will be approximately 6' tall. Stamped asphalt will also be employed to further enhance the entrance to the subdivision. All of the improvements in the public right of way are being constructed under an agreement with DPIE and the Applicant has been advised that for this reason, no DSDS or variance is required for this structure. A copy of the recorded Declaration of Covenants allowing the construction of this sign in the right of way is attached hereto as Exhibit "B". The Declaration is recorded among the Land Records of Prince George's County at Book 40820 Page 466.

Renderings of all of the gateway sign components are attached hereto as Exhibits "C", "D" and "E".

4.0 DESCRIPTION OF REQUIRED DEPARTURES FROM SIGN DESIGN STANDARDS

As noted above, gateway signs are addressed in Section 27-624 of the Zoning Ordinance. The specific design standards are as follows, and a comment addressing each standard, follows.

- (1) Maximum lettering area per sign - twelve (12) square feet;**

COMMENT: The lettering area on the proposed gateway sign is limited to the arch, where the name of the community, "Villages of Savannah" is incised into the top third of the arch. The Applicant was initially advised by John Linkins with the Permit Review Division that the proper way to measure the "lettering area of the sign" was to calculate the area of the face of the arch where the lettering is and divide by two, which is the method for measure the area of channel letters. The resulted in a sign area of 42.5 square feet, which required a departure of 30.5 square feet. The Applicant has now been told that it is staff's opinion that the proper way to measure the lettering area of the sign is by measuring the entire area of the arch, including banding and including portions of the arch where no lettering exists, and not applying the same area reduction applied to channel letters. Such a measurement technique

increases the area of the sign to 120 square feet. A detail showing the calculation of the sign area measured in this manner is included with the plans and is attached hereto as Exhibit "F".

The methodology for measuring the area of a sign is contained in Section 27-591. This section is not applicable just to commercial signs, but is applicable to any sign. This section states:

The area of a sign shall include the entire face of the sign and any wall work incidental to its decoration. The area shall include the space between letters, figures, and designs, except where they are mounted directly on the architectural face of a building with no other decorative wall work. The actual faces of these letters, figures, and designs on walls shall constitute the sign, and the spaces between them shall not be considered part of the sign. To calculate the area of the faces of these letters, figures, and designs, the square footage of the sign, as would be normally computed, shall be calculated and reduced by fifty percent (50%). This fifty percent (50%) shall be presumed to equal the spaces between the letters, figures, and designs.

This section references the 50% reduction where "letters are mounted directly on the architectural face of a building with no other decorative wall work". It was this language that the Applicant was initially told would be applied in this case, as the letters are incised into the arch (a higher quality technique than simply attaching them to the arch). Further, since the specific provisions for gateway signs addresses only the "lettering area per sign", this should restrict the calculation to only the section of the arch where lettering appears, even if

the 50% reduction is not applied. In the context of a gateway sign, this is common sense, as the lettering typically takes up only a small area of an entrance feature, as in this case. Requiring the applicant to measure the sign in a different manner makes the lettering area sound much larger than it appears visually, and is misleading. While the Applicant strongly objects to this method of measurement, it amends its request for a departure from 30.5 feet to 108 feet, should the Planning Board determine that this is the correct methodology to measure the area of the lettering.

Maximum height - six (6) feet above established grade;

COMMENT: The signature component of the sign is the arch with the fountain in the front. The arch, which is open, is 19'9" high. As such, this would constitute the maximum height of the gateway sign. Since Section 27-624 establishes a maximum sign height of 6', a departure of 13'9" is requested. As can clearly be seen from the renderings, only this one feature of the gateway sign is this height. The heights of the other components is described above.

- (2) **Location - at the entrance to a residential subdivision, set back from the roadway to maintain unobstructed lines of vision for five hundred (500) feet in all directions of travel;**

COMMENT: Included with the application is a plan which demonstrates that an unobstructed line of vision is maintained for five hundred feet in all directions of travel.

- (3) **Materials - low maintenance, durable, and in keeping with the character of the community. Plastic signs with internal illumination are prohibited; and**

COMMENT: The materials proposed are brick, precast stone and black aluminum ornamental fencing, which are all low maintenance and durable. These materials are consistent with the character of a high-quality development, which will enhance the overall community.

- (4) Landscaping which is attractive year-round shall be provided at the base of a gateway sign.**

COMMENT: At the time the Detailed Site Plan was approved, the Applicant was required to provide a 35' buffer along Brandywine Road pursuant to Section 4.6 of the Landscape Manual, as the rear of the home abut the street. The Gateway Sign will be integrated into the buffer and the landscaping proposed will be attractive year-round. All of the landscaping will be maintained by the HOA.

5.0 ANALYSIS OF CONFORMANCE TO STATUTORY CRITERIA

A. DEPARTURES FROM SIGN DESIGN STANDARDS

Departures from Sign Design Standards are authorized pursuant to the provisions of Section 27-612 of the Zoning Ordinance. Departures from Sign Design Standards must satisfy the requirements of Section 27-239.01 of the Zoning Ordinance. That section provides that the Planning Board, in determining to grant a Departure from Design Standards, must make the following findings:

i. The purpose of this Subtitle will be equally well or better served by the applicant's proposal.

COMMENT: The purposes of the Zoning Ordinance relating to signs are set forth in Section 27-589. They are as follows:

i. To promote the health, safety and welfare of the present and future inhabitants of the Regional District;

COMMENT: The proposed sign departures will promote the health, safety and welfare of future inhabitants because it will establish a sense of place and promote an image of high quality for a large residential community. It will help to make the community a more desirable place to live and help to increase property values, which will benefit present and future inhabitants.

ii. To encourage and protect the appropriate use of land, buildings and structures;

COMMENT: The proposed use is a residential subdivision, which is the most appropriate use of the land. Gateway signage establishes a sense of place and an identity for a community. In certain circumstances, the Zoning Ordinance requires gateway signage. Thus, gateway signs are encouraged and the proposed sign will establish a sense of permanence that will benefit all residents.

iii. To regulate unsightly and detrimental signs which could depreciate the value of property, and discourage quality development in the Regional District;

COMMENT: The proposed signage will be one of the most attractive gateway signs in the County. It will only enhance the value of the community that it promotes.

iv. To regulate signs that are a hazard to safe motor vehicle operation;

COMMENT: The proposed signs will make it easier for motorists to locate the community. The gateway feature is located so as not to be impede visibility for motorists entering or exiting the community.

v. To eliminate structurally unsafe signs that endanger a building, structure or the public;

COMMENT: This is not applicable.

vi. To prevent proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and

COMMENT: The placement of signs on each side of the road and in the median of the road will create a sense of balance and will not create the appearance of proliferation.

vii. To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.

COMMENT: The entrance to the community is unique, in that the community will be accessed via a 120' right of way with a wide

median. This is not typical. If an entrance feature six-feet in height and 12 square feet in size were constructed, it would disappear and look completely out of place. This would be the size of entrance feature which would be typical at the front of a townhouse development or a small subdivision. It is not appropriate for a community of this size accessed from a major roadway. Given the context, the proposed entrance monument size is appropriate. The signage area is appropriate for the size of the structures which will include the lettering. The gateway sign is a combination of components (fencing, brick wall, arch, landscaping and fountain) that together project a sense of permanence. The quality of construction, the intricacy of the design and the symmetry of the components provide for identification of the community in a manner that is compatible with surrounding land uses.

ii. The departure is the minimum necessary, given the specific circumstances of the request.

COMMENT: There are several factors which demonstrate that the departures requested are the minimum necessary, given the specific circumstances. First, the entrance to this community from Brandywine Road is unusually large, much larger than a standard community roadway. A typical road right of way may be 60 feet, while in this case the right of way is 120 feet in width. A small gateway sign would be out of character for such

a wide, grand entrance. In addition, the Villages of Savannah community is very large, consisting of 566 homes when both phases of the project are included. Larger communities consisting of multiple neighborhoods typically have larger entry monuments equal to the size and scale of the community. In these circumstances, a departure is appropriate.

In addition, it is the desire of the Applicant to create one of the finest communities in the southern part of the County. As such, the entrance monument should be equivalent to the quality of the community. As noted above, the gateway sign is really a compilation of multiple components, which include fencing, piers, arches and two fountains. The entrance feature is intended to convey a sense of place and quality and is far more than just a sign. Given the scale of the community entrance and the scale of the components which comprise the entrance feature, the height of the arch and the size of the lettering conveys a proper sense of scale. Anything else would not be or look appropriate. Given the specific circumstances of this request, the departure is the minimum necessary.

iii. The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.

COMMENT: This criterion is not applicable in this instance.

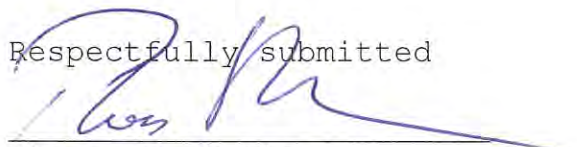
iv. The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

COMMENT: The proposed gateway sign for the Villages of Savannah will be one of the most impressive, attractive and high-quality entrance features in Prince George's County. It will not have any negative impact on environmental quality or on the surrounding neighborhood. As noted above, given the width of the right of way, the gateway signage is appropriately scaled.

5.0 CONCLUSION

In conclusion, the Applicant submits that the Departure from Sign Design Standards and the variances required to allow for the construction of a gateway sign, which will enhance the community, satisfies the required findings. For these reasons, the Applicant respectfully requests approval of the DSDS and the variances.

Respectfully submitted



Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF FINAL DECISION

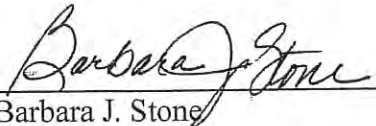
OF BOARD OF APPEALS

RE: Case No. V-219-17 Savannah Investors 5, Inc.

Enclosed herewith is a copy of the Board Order setting forth the action taken by the Board of Appeals in your case on the following date: April 25, 2018.

CERTIFICATE OF SERVICE

This is to certify that on June 15, 2018, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.



Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
M-NCPPC, Permit Review Section
DPIE/Building Code Official, Permitting

Exhibit "A"

BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND
Sitting as the Board of Zoning Appeals

Petitioner: Savannah Investors 5, Inc.

Appeal No.: V-219-17

Subject Property: Parcels 42 & 98, Tax Map 134, Grid D4, being 12607 Brandywine Road, Brandywine,
Prince George's County, Maryland

Counsel for Petitioner: Edward C. Gibbs, Jr., Esq., Gibbs and Haller
Tom Haller, Gibbs and Haller

Witness: Roger Lebbin, President, Mid Atlantic Builders, Inc.

Heard: March 28, 2018; Decided: April 25, 2018

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member

RESOLUTION

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting a variance from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-229 of the Zoning Ordinance, Petitioner requests that the Board approve a variance from Section 27-442(b)(Table I) of the Zoning Ordinance, which prescribes that each lot shall have a minimum net lot area of 20,000 square feet. Petitioner proposes to validate an existing condition and construct a two-story single-family dwelling and driveway. A variance of 3,000 square feet net lot area is requested.

Evidence Presented

The following testimony and record evidence were considered by the Board:

1. The property contains 19,083.6 square feet, is zoned R-R (Rural Residential) and is improved with a single-family dwelling and driveway. The property is a corner lot and the proposed dwelling would face the legal front street, with the driveway accessing the legal side street. Exhibits (Exhs.) 3, 11, 12, 13 (A) thru (F) and 19.
2. The subject property is comprised of Parcels 42 and 98 which were created by deed in 1949 and 1957, respectively. Exhs. 5, 6, 7, 8 and 9.
3. Both parcels are unique in shape as neither is square nor rectangle. Parcel 98 is also extremely narrow. Exhs. 3, 13 (A) thru (F) and 19.
4. Petitioner would like to construct a 38' x 48' two-story dwelling and 17' x 19' driveway. Because the size of the lot does not meet the current minimum lot size requirement (20,000 square feet) in the RR-Zone, a variance of 3,000 square feet net lot size was requested. Exhs. 3, 15, 19 and 27.

BOARD OF ZONING APPEALS

By: *Bobbie S. Mack*
Bobbie S. Mack, Chairperson *BJS*

NOTICE

Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

Further, Section 27-233(a) of the Prince George's County Code states:

A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.

5. Counsel Ed Gibbs stated that Mid Atlantic Builders is the “controlling entity” in the subsidiary of Savannah Investors 5, Inc. In 2006, Savannah Investors 5 purchased the subject property which is comprised of Parcels 42 and 98.¹

6. In 2000, Prince George's County acquired property along Chestnut Road which reduced Parcel 42 to its current size (17,859 square feet). Parcel 98 is comprised of 1,224 square feet. The two parcels have a current combined net lot area of 19,083 square feet. Exhs. 2, 3 and 19.

7. Mr. Gibbs explained that the subject property has frontage on Brandywine Road and Chestnut Road. He stated that when Savannah Parkway is constructed as part of the larger subdivision project (Villages of Savannah), the Department of Permitting, Inspections and Enforcement will require construction of an acceleration lane along the front of the subject property which will reduce the subject property by 1,700 square feet. The total net lot area of the property will then be 17,383.6 square feet and require a variance of 2,916 square feet to meet the RR-Zone's minimum net lot area requirement of 20,000 square feet.²

8. Mr. Gibbs stated that until 1998 the subject property previously had a house on it but is not sure why the house was torn down.³

9. Mr. Gibbs expressed that there is nothing his client can do to acquire the additional square footage necessary to enhance the lot into a buildable lot that meets the current minimum net lot area requirement.

Applicable Code Section and Authority

Section 27-230 of the Zoning Ordinance authorizes the Board to grant variances when, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of specific parcels of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, provided such relief can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230, more specifically:

Due to the need to take further square footage from the property for acceleration lanes and the character of the neighborhood, granting the relief requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owner of the property.

BE IT THEREFORE RESOLVED, unanimously, that a variance of 3,000 square feet from the minimum net lot area requirement in order to validate an existing condition and construct a 38' x 48' two-story dwelling and 17' x 19' driveway on the property located at Parcels 42 & 98, Tax Map 134, Grid D4, being 12607 Brandywine Road, Brandywine, Prince George's County, Maryland, be and is hereby APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3.

¹ He stated that Mid Atlantic has been building houses in Prince George's County since 1985 and, in fact, own the project, which is known as the Villages of Savannah that will have over 500 residential lots, that will be immediately abutting the subject lot.

² Petitioner is requesting a variance of (rounding up to) 3,000 square feet.

³ An aerial photo confirmed that a house did previously exist on the subject property (confirming it was once a buildable lot). Exhs. 24 and 25.

revised MAR 19 2018



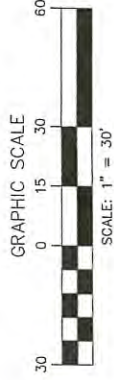
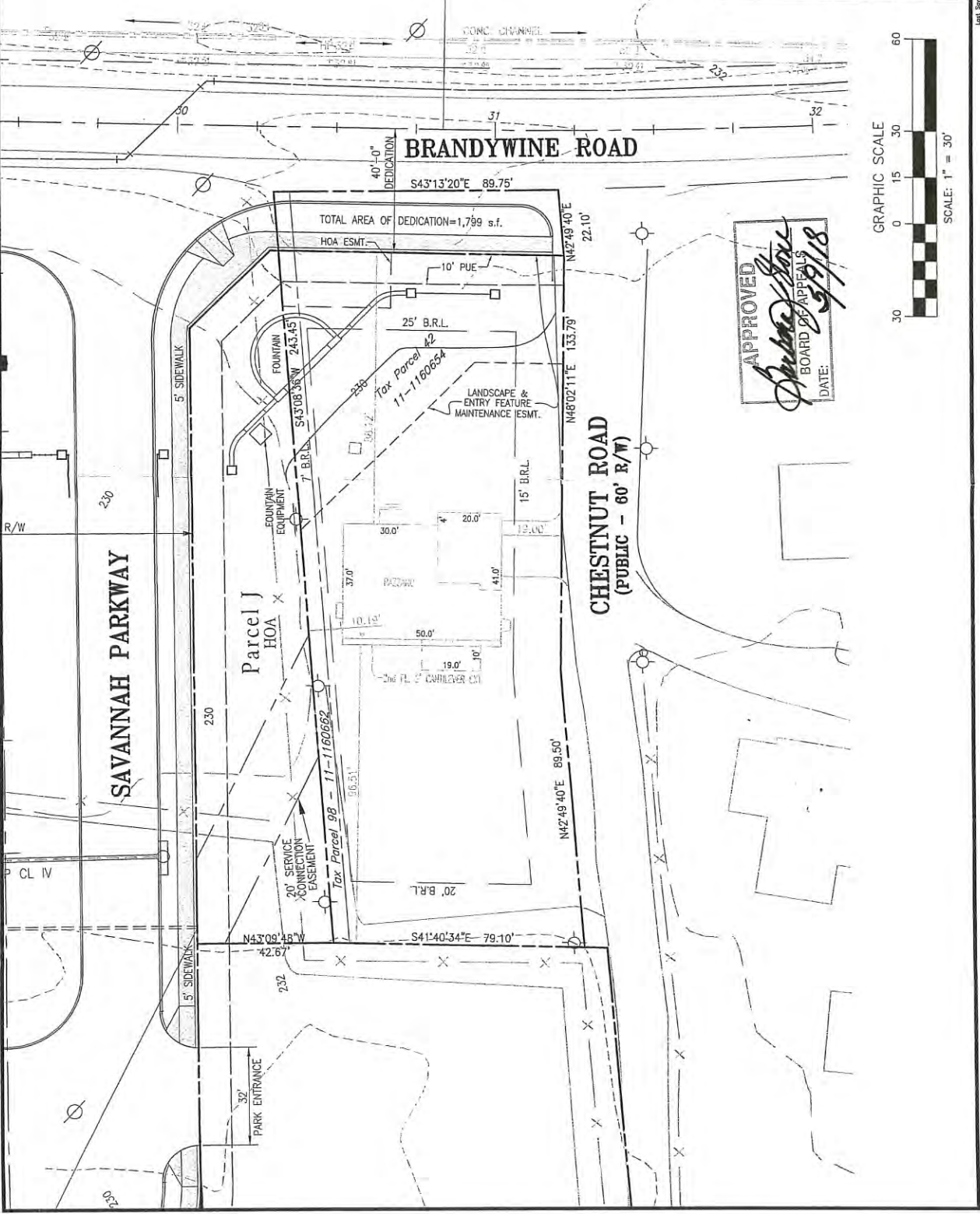
GENERAL NOTES
 ADDRESS: 12607 Brandywine Road, Brandywine MD (Parcel 42)
 TAX ID: Parcel 42 - 31-1160654
 Parcel 98 - 31-1160652
 CHANGELINE: 11-1160654
 TOTAL AREA: 19,082.6 sq. ft. or 0.44 AC.
 Parcel 98 = 1,224.6 sq. ft. or 0.02 AC.
 Parcel 42 = 17,859.6 sq. ft. or 0.41 AC.
 POSSIBLE ROAD DEDICATION: 1,799 sq. ft. or 0.04 AC.
 ZONE: RR
 WATER SEWER: M/S/S
 WATER MAIN: M/S/S
 WSSG GRID: 2165906
 WITNESSED: Pictaway Creek

EXH. # **19**
 V-219-17

EXHIBIT
PARCELS 42 & 98
VILLAGES OF SAVANNAH
 BRANDYWINE (III) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
 1075 West 42nd St. 3rd Floor, Apt 302, Silver Spring, MD 20910
 Telephone: 301-591-1111 Fax: 301-591-1112
 Website: www.cpj-engineers.com E-mail: cpj@cpj-engineers.com

PROJECT: VILLAGES OF SAVANNAH	DATE: 02/28/18
CLIENT: VILLAGES OF SAVANNAH	SCALE: 1"=30'
DESIGNER: CPJ	DRAWN: CPJ
CHECKED: CPJ	DATE: 02/28/18
DATE: 02/28/18	SCALE: 1"=30'



DECLARATION OF COVENANT
AND
MAINTENANCE AGREEMENT

NO TAXES DUE
OFFICE OF FINANCE
PRINCE GEORGE'S COUNTY, MD

1. The Villages of Savannah Homeowners Association, Inc., (hereinafter referred to as the "Owner"), its successor's and assigns being responsible for the maintenance of the common areas and entrance features within the subdivision known as The Villages of Savannah, and recorded among the land records of Prince George's County, Maryland in plat book PM224 at plat 59 do hereby declare this covenant to be placed on said improvements this 25TH day of APRIL, 2018. Therefore, the Owner hereby declares, the encumbrance of the said improvements and that with respect to the Department of Permits Inspections and Enforcement (DPIE) Permit #25341-2017, Prince George's County hereby grants the Owner, its successors and assigns, the right to install on the subject property ("Property") a fountain, brick and/or concrete pavers and landscaping, lighting, and irrigation as shown on attached **Exhibit A**, hereinafter referred to as the entrance improvements ("Entrance Improvements") within the right-of-way for Savannah Parkway and Savannah Drive.

2. The Owner hereby agrees and covenants, for itself and on behalf of its successors and assigns, to maintain the Entrance Improvements in order to assure clear sight distance for vehicles and pedestrians safe passage, and to hold the County harmless against any claims, suits, liabilities, losses or damages resulting from the presence of the Entrance Improvements or the failure to maintain the Entrance Improvements.

3. The Owner, its successors and assigns shall, within thirty (30) days after receipt of notice from the County, correct any condition of neglect, excessive plant growth, or hazard related to the Entrance Improvements. If in the County's sole discretion, an immediate remedy is necessary for the safety and well-being of the public, then in such event the County may correct the situation and then bill the Owner for such remedy. Upon failure of the Owner, its successors and assigns, to perform said correction, the County may at its sole option, cause the condition to be corrected and collect the cost thereof from the Owner, its successors and assigns. Failure of the Owner, its successors and assigns, to perform said corrections or to reimburse the County for its cost, shall be cause for revocation of the permission hereby granted, and for removal of the Entrance Improvements at the Owner's expense.

4. The granting of this permission is revocable, upon (30) days notice from the County, for reasons stated herein.

LR - Government
Instrument
Agency Name: PRINCE
GEORGE'S COUNTY GOVT
Instrument List:
Declared on
Description: THE
VILLAGES OF SAVANNAH
HOA INC
Ref:
Total: 01:55 0.00
04/26/2018
#10252869 CC0703 -
Prince George's
County CC07.03.01 -
Register 01

Exhibit "B"

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 40820, p. 0466, MSA_CE64_41129. Date available 05/01/2018. Printed 06/29/2018.

traffic conditions, road maintenance or capital improvement requirements, utility construction, or the determination that any hazardous condition exists (if the improvement in the right-of-way constitutes a further threat to the public's health, safety and welfare, or is in conflict with County, State or other government goals or purposes, the County may require the Owner to raze and remove said improvement or perform any other necessary remedial action that may be required by the County within sixty (60) days after receipt of written notice from the County).

5. The Owner shall indemnify, save harmless and defend the County from and against any and all claims, demands, suits, liabilities, losses, damages, and payments whatsoever, including all costs and attorney fees claimed or made against the County that are alleged or proven to result, or arise from the installation, existence, and/or maintenance of the improvement within the right-of-way of **Savannah Parkway and Savannah Drive**.

6. The Owner hereby releases the County from any and all liability for any damages to the said improvement resulting from work performed by the County within the right-of-way, and agrees to restore said improvement to its original condition upon completion of any work performed by the County at the Owner's sole risk, expense and liability.

7. In the event of failure by the Owner to perform any remedial action required by the County under paragraph 6 herein, the County shall have full authority to undertake all necessary remedial action pertaining to said improvement and to bill the Owner for all costs, including any attorney's fees incurred. Failure of the Owner to pay all costs incurred within ninety (90) days shall cause a lien, in the nature of a tax lien, to be placed against The Villages of Savannah Homeowners Association, Inc. Property. The amount due the County, including all costs, shall be treated as any other tax, and shall be collected in the same manner as the County tax for real property.

8. The covenants contained herein shall run with the land, and the Owner further agrees that the property shall be held, sold and conveyed subject to the covenants, stipulations, agreements and provisions of this Declaration of Covenants, which shall apply to, and bind their successors and assigns, and subsequent owners of the Property.

9. The provisions of this Declaration of Covenants shall be severable and if any phrase, clause, sentence or provision is declared unenforceable, or the applicability thereof to the Homeowner is held invalid, the remainder of this Declaration of Covenants shall not be affected thereby.

10. This Declaration of Covenants shall be recorded among the Land Records of Prince George's County, Maryland by the Right-of-Way Section of DPW&T.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Covenants as of the day and year first above written.

Owner: [Signature] Witness: [Signature]
Joe Zdrojewski President

Owner: _____ Witness: _____

State of Maryland:
County of MONTGOMERY:

On the 13th day of FEBRUARY, 2018, before me, the undersigned officer, personally appeared JOE ZDROJENSKI, who with due authority, executed the foregoing instrument for the purposes therein contained, by signing his/her name.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission expires:
9-30-2020



APPROVED by Department of Public Works and Transportation

[Signature]
Erin T. Beckert
Chief
Highway & Bridge Pgr Div
DPW&T

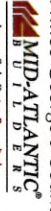
PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 40820, p. 0468, MSA_CE64_41129. Date available 05/01/2018. Printed 06/29/2018.



Scene 1

The Villages of Savannah

Prince George's County, Maryland



Landscape Design, Inc.

PERSPECTIVES

June 29, 2017



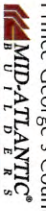
Exhibit "C"



Scene 2

The Villages of Savannah

Prince George's County, Maryland



Landscape Design, Inc.

PERSPECTIVES

June 29, 2017



Exhibit "D"



Scene 3

The Villages of Savannah

Prince George's County, Maryland



Lansing, Spinks, Delpino, Rosenblatt

PERSPECTIVES

June 29, 2017



Exhibit "E"

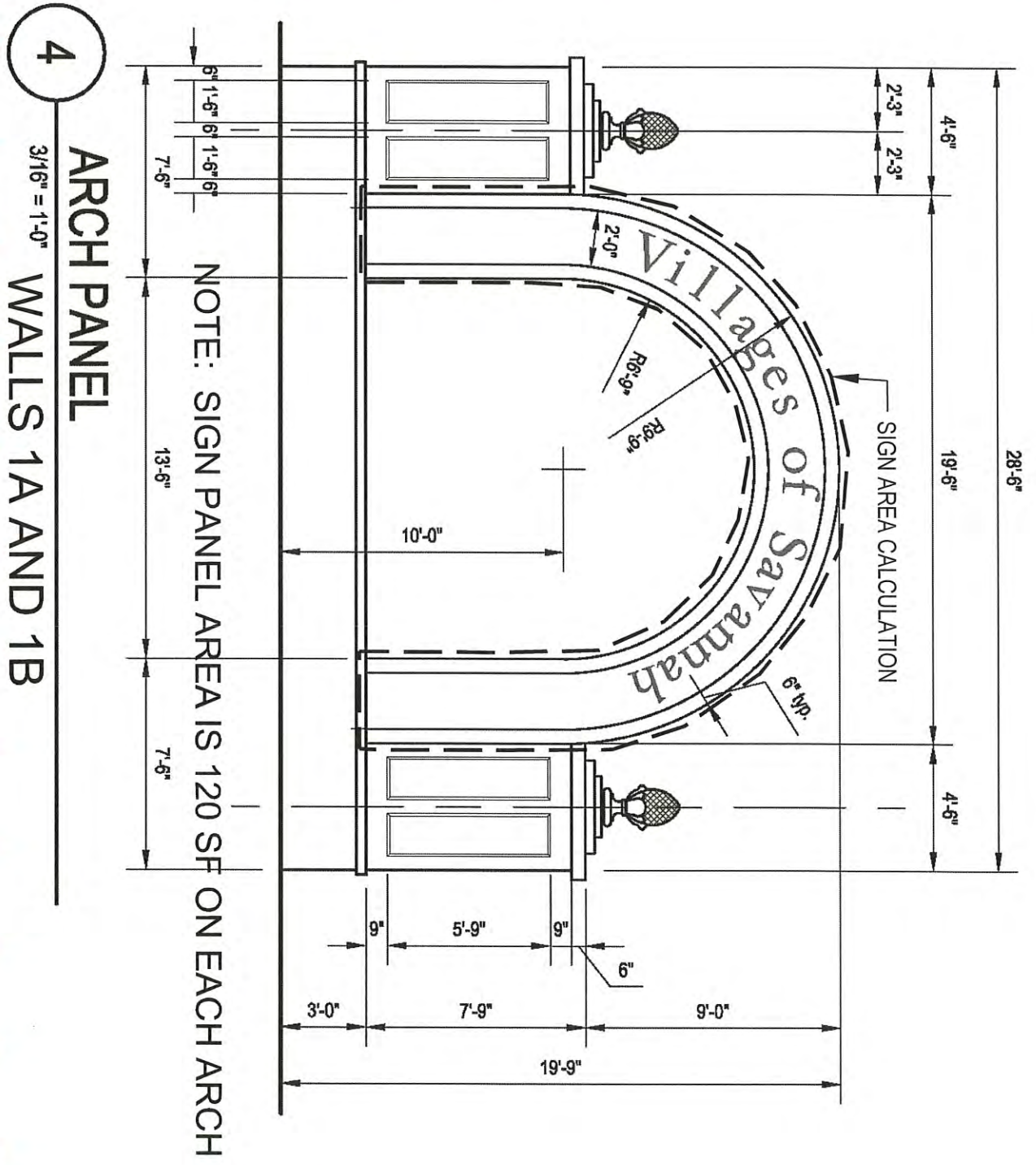


Exhibit "F"