

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>.*

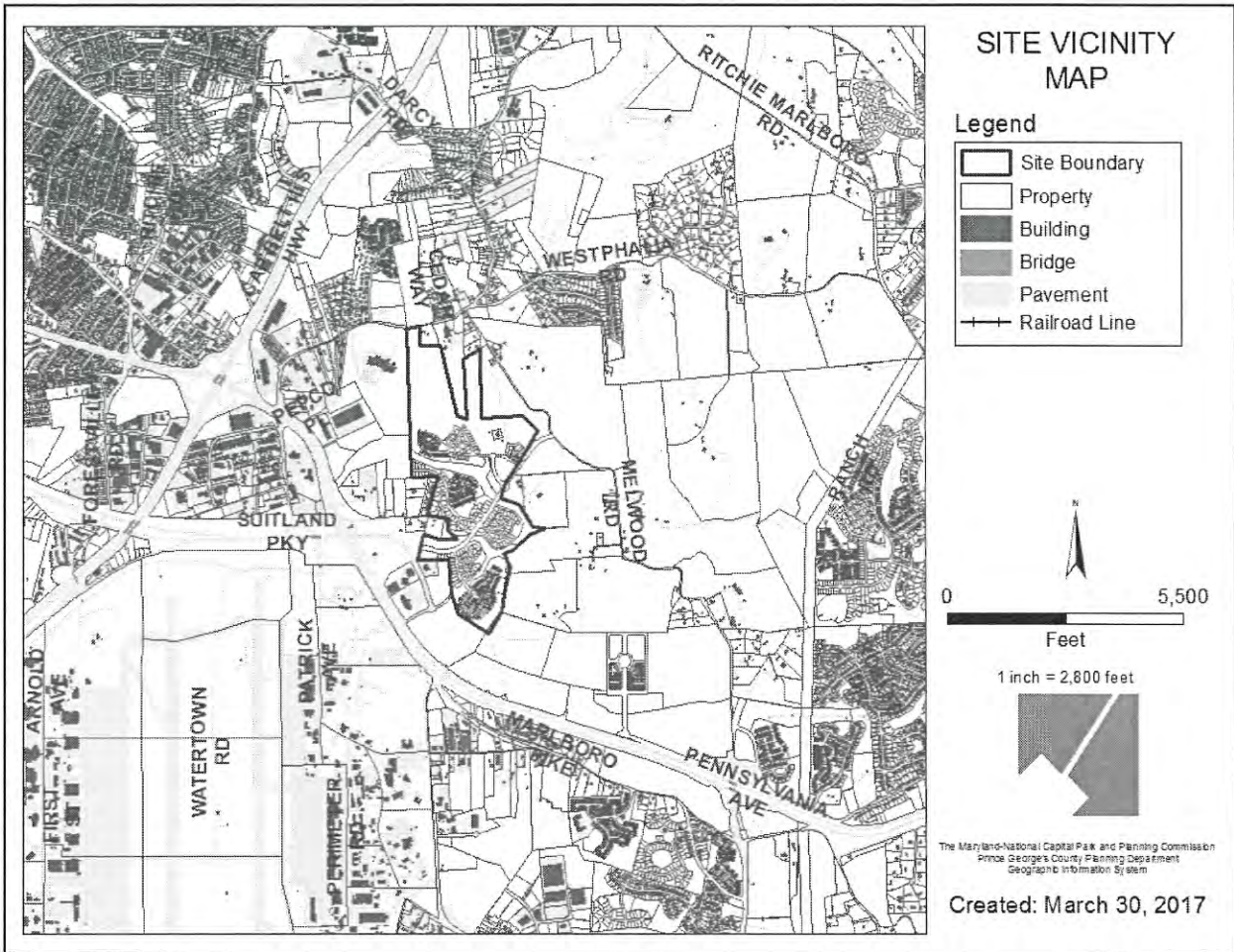
## Specific Design Plan

## SDP-1003-18

Application	General Data	
<b>Project Name:</b> Parkside (formerly Smith Home Farm) Section 2  <b>Location:</b> In the western portion of the larger Smith Home Farm project, located on the eastern side of MD 4 (Pennsylvania Avenue), approximately 1,800 feet east of its intersection with Suitland Parkway.  <b>Applicant/Address:</b> HWR, LLC 6110 Executive Boulevard, Suite 430 Rockville, MD 20852	Planning Board Hearing Date:	07/26/18
	Staff Report Date:	07/16/18
	Date Accepted:	05/23/18
	Planning Board Action Limit:	08/01/18
	Plan Acreage:	250.85
	Zone:	R-M/M-I-O
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	N/A
200-Scale Base Map:	205SE08	

Purpose of Application	Notice Dates	
Addition of single-family attached townhouse architecture for Haverford Homes for use in Section 2 and to reduce the end unit width on Lots 1-24 and 77-106, Block N.	Informational Mailing:	01/18/18
	Acceptance Mailing:	05/22/18
	Sign Posting Deadline:	06/26/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ivy R. Thompson <b>Phone Number:</b> 301-952-4326 <b>E-mail:</b> Ivy.Thompson@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1003-18  
Parkside (formerly Smith Home Farm)  
Section 2

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

EVALUATION

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendments A-9965-C and A-9966-C;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically,
  - (1) Sections 27-507, 27-508, and 27-509 governing development in the Residential Medium Development (R-M) Zone;
  - (2) Section 27-528(a) regarding the required findings for specific design plans; and
  - (3) Sections 27-213.23 through 27-213.30 regarding development in the Military Installation Overlay (M-I-O) Zone.
- c. The requirements of Comprehensive Design Plan CDP-0501 and its amendments;
- d. The requirements of Preliminary Plan of Subdivision 4-05080;
- e. The requirements of Specific Design Plan SDP-1003 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject amendment to a specific design plan, the Urban Design Section recommends the following findings:

1. **Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes ‘Park,’ to the approved architecture for Section 2 and to reduce the end unit width on Lots 1–24 and 77-106, Block N, from 22 feet wide to 20 feet wide.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>Zones</b>	R-M/M-I-O	R-M/M-I-O
<b>Uses</b>	Vacant and Residential	Residential
<b>Overall Parkside Acreage</b>	757	757
<b>Acreage</b> (Sections 1A, 1B, 2, and 3)	250.85	250.85
<b>Townhouse Lots</b>	701	701

3. **Location:** Parkside (formerly Smith Home Farm) is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 250.85 acres, is located in the western portion of the development. Section 2 is located in the northwestern portion of SDP-1003, north of Central Park Drive and west of Rock Spring Drive. The project is also located in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** Specific Design Plan SDP-1003 is bounded to the north by existing subdivisions and undeveloped land in the Rural Residential (R-R), Military Installation Overlay (M-I-O), and Residential-Agricultural (R-A) Zones and undeveloped land in the Light Industrial (I-1), Commercial Miscellaneous (C-M), Commercial Office (C-O), M-I-O, and Townhouse (R-T) Zones; to the east by other portions of the Parkside development (formerly Smith Home Farm); to the south by existing development, such as the Catholic Charities building/facility, single-family detached houses, and undeveloped land in the R-A and M-I-O Zones; to the west by existing development (Mirant Center) in the I-1 and M-I-O Zones, existing residences in the R-R, M-I-O, and R-A Zones, and undeveloped land in the I-1, M-I-O, and Mixed Use-Transportation Oriented (M-X-T) Zones.
5. **Previous Approvals:** The larger Parkside development (formerly Smith Home Farm) includes 727 acres in the R-M and M-I-O Zones, and 30 acres in the Local Activity Center (L-A-C) and M-I-O Zones. It was rezoned from the R-A Zone through Zoning Map Amendments A-9965-C and A-9966-C for residential (a mixture of single-family detached, single-family attached, and multifamily condominiums) and commercial/retail space. Zoning Map Amendments A-9965-C and A-9966-C were approved by the Prince George’s County District Council on February 13, 2006 (Zoning Ordinance Nos. 4-2006 and 5-2006), subject to three conditions.

On June 12, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the District Council, subject to 34 conditions. A single revision, CDP-0501-01, was approved by the District Council on May 21, 2012, subject to five conditions.

On April 6, 2006, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Subsequently, two reconsiderations of 4-05080 were filed and approved, as memorialized in PGCPB Resolution No. 06-64(A), adopted by the Planning Board on September 7, 2006; and PGCPB Resolution No. 06-64(A/2)(C), adopted by the Planning Board on June 14, 2012 and administratively corrected on February 19, 2013.

**Specific Design Plan SDP-1003**, for infrastructure for Sections 1A, 1B, 2, and 3 of the Smith Home Farm development, was approved by the Planning Board on March 12, 2012 and formalized by the Planning Board's adoption of PGCPB Resolution No. 12-21 on March 29, 2012. On July 24, 2012, the District Council affirmed the Planning Board's decision with two additional conditions of approval.

**Specific Design Plan SDP-1003-01**, an amendment to add townhouse architecture, to widen some townhouses to 22 feet, and to reorient 6 groups of townhouses within Section 1A, was approved by the Planning Board on May 30, 2013 and formalized in PGCPB Resolution No. 13-62. The District Council approved the amendment by an order dated September 23, 2013.

**Specific Design Plan SDP-1003-02** was pre-reviewed, but then withdrawn on May 29, 2013.

**Specific Design Plan SDP-1003-03**, an amendment to add the Westphalia model to the approved architecture for Section 1B, was approved by the Planning Board on September 19, 2013 and formalized in the Planning Board's adoption of PGCPB Resolution No. 13-106 on October 10, 2013.

**Specific Design Plan SDP-1003-04**, an amendment to add the Arcadia model to Section 1A, was approved by the Planning Board on January 16, 2014. The Planning Board adopted PGCPB Resolution No. 14-02 on February 6, 2014.

**Specific Design Plan SDP-1003-05** was approved to revise the central recreational area in Section 3, including the layout of the clubhouse and bath house, lighting, and architecture. The Planning Board approved the application on September 10, 2015 and adopted PGCPB Resolution No. 15-91 on October 1, 2015. It should be noted that before the '-05' amendment was approved, the name of the project was changed from "Smith Home Farm" to "Parkside."

**Specific Design Plan SDP-1003-06**, to revise Section 3 to include 140 two-family dwellings, to reduce the number of townhouses from 210 to 130 units, to add several models to the approved architecture, and to revise the permit trigger for approval of an SDP for the Westphalia Central Park, was approved by the Planning Board on July 21, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-36 on May 7, 2015. The District Council subsequently reviewed the case and approved it by an order dated July 21, 2015.

**Specific Design Plan SDP-1003-07**, to revise the proposed development layout and unit mix for Section 2, to add a single-family detached unit and 26 townhouses to the approved architecture, and to adjust the location of the mixed retirement development, was approved by the Planning Board on November 19, 2015. The Planning Board subsequently adopted PGCPB Resolution No. 15-121 on December 10, 2015. The District Council subsequently reviewed the case and approved the subject application by an order dated March 28, 2016.

**Specific Design Plan SDP-1003-08**, to add and modify entrance signs, was approved by the Planning Director on December 21, 2015.

**Specific Design Plan SDP-1003-09**, to add a main entrance monument sign along Central Park Drive, was approved by the Planning Board on September 8, 2016. On September 29, 2016, the Planning Board adopted PGCPB Resolution No. 16-105.

**Specific Design Plan SDP-1003-10** was approved at the Planning Director level to add the Davenport II townhouse model by Dan Ryan Builders on January 17, 2017.

**Specific Design Plan SDP-1003-11** was approved at the Planning Director level to update the previously approved Arcadia townhouse model on January 17, 2017.

**Specific Design Plan SDP-1003-12** was approved at the Planning Director level to add two townhouse models, Alden and Camden, by Dan Ryan Builders on April 7, 2017.

**Specific Design Plan SDP-1003-13** was approved at the Planning Director level to increase the gross floor area of the previously approved clubhouse building on April 7, 2017. The case was appealed and approved by the Planning Board on September 28, 2017. On October 19, 2017, the Planning Board adopted PGCPB Resolution No. 17-133.

**Specific Design Plan SDP-1003-14** was approved at the Planning Director level to widen the single-family detached lots, decreasing the number of total lots by two, and to add entrance features within Section 2 on November 7, 2017.

**Specific Design Plan SDP-1003-15** was approved by the Planning Board on June 28, 2018 for the addition of a retaining wall in Section 1B.

**Specific Design Plan SDP-1003-16** was approved by the Planning Board on March 29, 2018 for the addition of an architectural model in Section 3.

**Specific Design Plan SDP-1003-17** was approved by the Planning Board on June 21, 2018 for the addition of architectural models.

**Prince George's County Council Resolution CR-97-2016**

The property was placed in the M-I-O Zone by County Council Resolution CR-97-2016 on November 15, 2016.

**Stormwater Management Concept Plan 24819-2006-03**

The project is subject to approved Stormwater Management Concept Plan 24819-2006-03 dated March 25, 2017 and valid until May 25, 2020.

6. **Design Features:** This SDP proposes to add a new single-family attached model, the Park, a 20-foot-wide, one-car, front-load townhouse, for use in Section 2 and to reduce the end unit width on Lots 1–24 and 77–106, Block N, from 22 feet wide to 20 feet wide.

The proposed Park townhouse model is a three-story, approximately 38-foot-high, 20-foot-wide unit with a base square footage of 2,032 square feet. The townhouse model offers four different front elevations, all of which have a front-loaded, one-car garage and a main entry door on the lowest level. All four of the elevations include the option of a full-brick front. The units have gabled and varied dormer features and high-quality detailing, such as enhanced trim and keystone

treatments above windows. The side elevations include architectural elements, such as brick rowlock sill over brick soldier and a minimum of three architectural features, which creates visual interest.

All four elevations are shown with vinyl siding or a decorative brick veneer and archways or keystones above all windows. The elevations provide brick veneer from the first to the third floor, a pilaster door frame, and decorative brick work above the carriage-style garage door. The side elevations are shown with an optional loft and an optional 2-foot or 8-foot rear extension. The rear elevations are shown with four 3-by-3 pane windows, two double doors, and an optional deck. The rear elevation, with a loft option, includes a sliding glass door, a single 3-by-3 pane window, and a vinyl rail system.

The introduction of a 20-foot-wide end unit model, to replace the approved 22-foot-wide model on the end units for Lots 1–24 and 77–106, Block N, is typical for large-scale townhouse developments, specifically within the Parkside development. Diversity in the width and square footage of the housing occurs throughout the overall Parkside development, not just within each block. The variation in style and design occurs via the architectural features employed on the individual units.

Pursuant to prior approvals, 60 percent of the single-family attached units must be built with a full brick or other masonry façade. A tracking chart should be included on the plan, as required by previous approvals.

Another prior condition requires that three architectural features and brick or masonry be included on highly visible side elevations. A minimum of three architectural features, with optional brick, are provided on all side elevations, so they can be used on highly visible lots. The highly visible lots are noted on the SDP cover sheet.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-9965-C and A-9966-C:** On August 18, 2006, the District Council approved Zoning Map Amendments A-9965-C and A-9966-C, rezoning 757 acres of the Parkside development (formerly Smith Home Farm) from the R-A Zone to the R-M Zone and 30 acres from the R-E Zone to the L-A-C Zone, both subject to three conditions. Of the considerations and conditions attached to the approvals, the following is applicable to the review of this SDP:

2. **The following conditions of approval shall be printed on the face of the Basic Plan:**

- p. **Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This condition has been carried forward in subsequent applications and has also been carried forward as a condition of approval of this application.

The subject application, to add the townhouse model to the approved architecture of the project, will not otherwise alter the previously made findings of conformance with the requirements of A-9965-C and A-9966-C.

8. **Comprehensive Design Plan CDP-0501 and its amendments:** On February 23, 2006, Comprehensive Design Plan CDP-0501 for Smith Home Farm was approved by the Planning Board, subject to 30 conditions. On March 16, 2006, the Planning Board adopted PGCPB Resolution No. 06-56, formalizing the approval. The District Council then reviewed and approved the CDP on June 12, 2006. The CDP was subsequently reconsidered and approved on December 17, 2015. On January 16, 2016, the Planning Board adopted PGCPB Resolution No. 06-56, formalizing the approval. The District Council then heard the case and reapproved it on March 28, 2016. On December 1, 2011, CDP-0501-01 was approved by the Planning Board, subject to four conditions, modifying Conditions 3, 7, and 16 of the original approval. On May 21, 2012, the District Council affirmed the Planning Board's decision and approved CDP-0501-01. The relevant conditions of the CDP-0501 approval, as modified by CDP-0501-01, are included in **boldface** type below, followed by staff comment:

9. **At time of the applicable SDP, the following areas shall be carefully reviewed:**

i. **The subject site's boundary areas that are adjacent to the existing single-family detached houses.**

The proposed townhouse lots are not adjacent to existing single-family detached houses.

12. **All future SDPs shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include the breakdown of each type of housing units approved, SDP number and Planning Board resolution number.**

The specified tabulation is provided on the submitted SDP, and a condition in the Recommendation section of this report requires that the tabulation be updated to include the subject amendment, if approved, prior to certification.

19. **Prior to the approval of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans in the R-M Zone stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This requirement was carried forward as a condition of subsequent approvals and has been included as a recommended condition of approval of this SDP.

34. **Prior to SDP approval, the height for all structures shall be determined, and the density percentages shall be determined based on any variances necessary.**

The townhouse architecture submitted with the subject application proposes a maximum height of approximately 38 feet, which is within the limit of 40 feet that was established with the original SDP-1003 approval.

9. **Preliminary Plan of Subdivision 4-05080:** On April 6, 2006, the Planning Board approved PPS 4-05080 for Smith Home Farm, as formalized in PGCPB Resolution No. 06-64. Of those conditions, the following are applicable to the review of this SDP (underlining indicates new language, pursuant to subsequent approvals of PPS 4-05080):

10. **Prior to the issuance of building permits for proposed residential structures, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the**



**design and construction of building shells will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.**

This requirement has been carried forward as a recommended condition of approval of this SDP.

- 62. Prior to the approval of any residential building permits within the 65 or 70 dBA Ldn noise contours, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This requirement has been included as a recommended condition of approval of this SDP.

10. **Specific Design Plan SDP-1003 and its amendments:** Specific Design Plan SDP-1003 was approved by the Planning Board on March 8, 2012 (PGCPB Resolution No. 12-21), subject to 31 conditions. Subsequently, the District Council reviewed the case on July 24, 2012 and affirmed the Planning Board's resolution, with two additional conditions, for a total of 33. The relevant conditions of this approval are included below in **boldface** type, followed by staff comment:

- 5. Prior to issuance of each residential building permit for construction of a unit within the 65 dBA Ldn line, plans for that building shall be certified by an acoustical engineer stating that internal noise levels shall be 45 dBA Ldn or less.**

This condition remains valid and has been carried forward as a recommended condition of approval of this SDP.

- 9. At the time of approval of an umbrella architecture specific design plan for the subject project, the individual single-family detached units shall be dimensioned on a template sheet. Also, in that application, set back requirements shall be established for additions, such as decks.**

The subject SDP revision only includes architecture for townhouses and is not the umbrella architecture SDP for single-family detached units.

- 22. All future specific design plans for the project shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include a breakdown of each type of housing units approved, the specific design plan number, and the Planning Board resolution number.**

The required tabulation is provided on the submitted SDP and should be updated to include this revision, if it is approved.

Specific Design Plans SDP-1003-01 through SDP-1003-14 all involve various amendments to the residential and recreational areas of the development, to revise layouts and/or add architecture, as previously noted. Specific Design Plans SDP-1003-08, SDP-1003-09, SDP-1003-10, SDP-1003-11, and SDP-1003-12 were approved at the Planning Director level and, thus, without conditions that would affect the subject approval. The remainder of the amendments were approved by the Planning Board with conditions.

11. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:

- a. The subject SDP is consistent with Sections 27-507, 27-508, and 27-509 of the Zoning Ordinance governing development in the R-M Zone.
- b. The project is also consistent with Sections 27-213.23 through Section 27-213.30 of the Zoning Ordinance regarding development in the M-I-O Zone. The project is located within the Noise Intensity Zone (60–74 dBA noise contour) of the M-I-O Zone. Residential structures in this noise contour are required to demonstrate that all interior noise levels of the residential homes will be mitigated to 45 dBA Ldn or less, and that there is no outdoor play area located within noise levels higher than 65 dBA Ldn. A proposed condition in the Recommendation section of this report requires that, prior to issuance of a building permit utilizing the proposed models, the application be reviewed and certified by an acoustical engineer stating that the residential homes will have interior noise levels of 45 dBA or less, and that no outdoor play area is located in an area with noise levels higher than 65 dBA Ldn.

The project is also located in Surface Area E, which requires a maximum height of 231.65 feet. Using the Zoning Ordinance definition of height (the vertical distance from grade to average height of roof), the proposed model is approximately 38 feet tall and is, therefore, well below the maximum building height limit for Surface Area E.

- c. Section 27-528 of the Zoning Ordinance requires the following findings for approval of an SDP:

(a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual...;**

The SDP has been previously evaluated for conformance with approved Comprehensive Design Plan CDP-0501 and its subsequent amendments, as discussed above in Finding 8. The proposed addition of the townhouse model does not alter the previously made findings of conformance with the CDP that were made at the time of previous approvals. Therefore, it may be said that the plan conforms to the approved CDPs. As indicated in Finding 12 below, the subject revision application does not affect previous findings of conformance to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development...;**

Findings for adequate public facilities, including fire, rescue, police, and transportation, were made in conjunction with the approval of the PPS and subsequent SDPs. The subject amendment will have no effect on the previous findings of adequacy made in conjunction with those plans.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The subject application's revision to architecture will not cause any additional adverse effects on either the subject property or adjacent properties.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The addition of the townhouse model will not affect prior findings of conformance with approved Type II Tree Conservation Plans TCPH-010-12 and TCPH-008-12. Therefore, it may be said that the plan is in conformance with an approved TCPH, in accordance with this requirement.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

SDPs including grading, development, and tree conservation have been approved previously and contain findings regarding regulated environmental features. The subject amendment will have no impact of any kind on regulated environmental features or preservation of those features.

12. **2010 Prince George's County Landscape Manual:** The approval of the architectural model has no impact on the previous finding of conformance with the Landscape Manual made in conjunction with the approval of previous SDPs for the subject property.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of the architectural model has no impact on the previous findings of compliance with the Woodland and Wildlife Habitat Conservation Ordinance made in conjunction with the approval of previous SDPs for the subject property.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of the architectural model has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for the subject property.
15. **Referral Comment:** The subject application was not referred to any agencies, as it involves only architectural issues, with no other improvements or impacts.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1003-18 for Parkside (formerly Smith Home Farm), Section 2, subject to the following conditions:

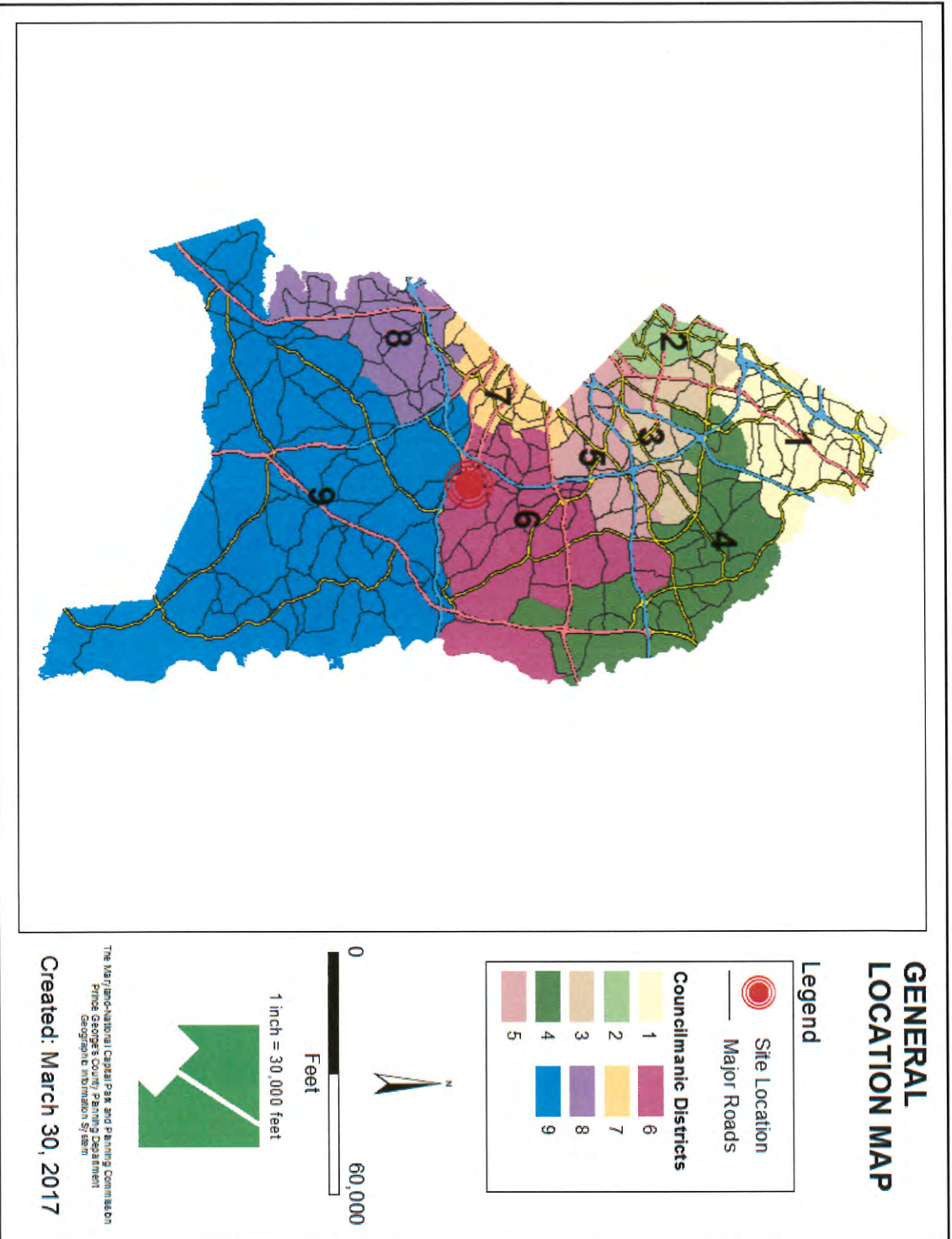
1. Prior to certification of the specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the Park model elevations to note the number of required features.
2. Prior to issuance of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that the building shells of structures have been designed to reduce the interior noise level to 45 dBA Ldn or less.
3. The specific design plan (SDP) tabulation included on the cover sheet of the plan set for the subject project shall be updated to include the subject SDP.

**ITEM:**

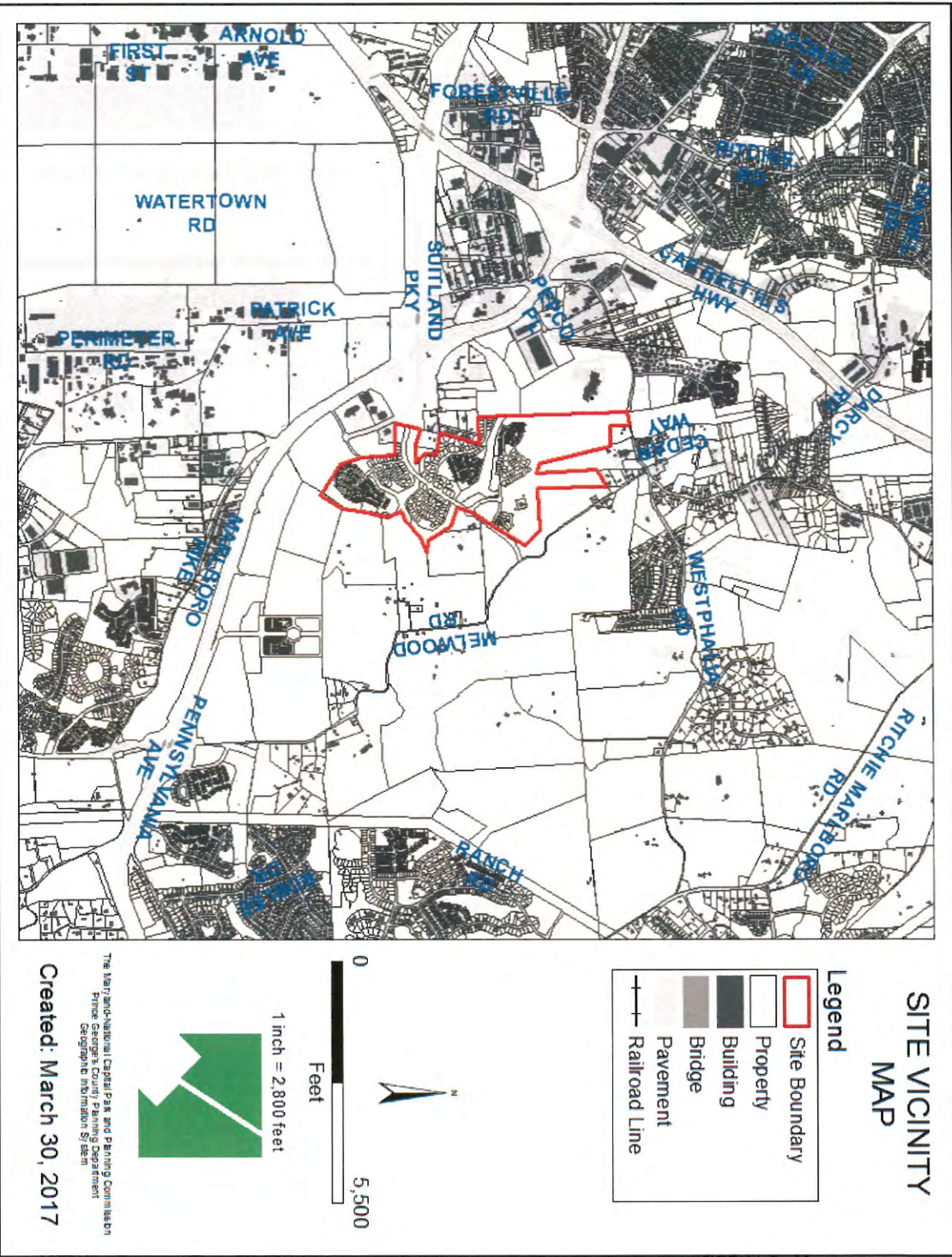
**CASE: SDP-1003-18**

**PARKSIDE  
SECTION 2**

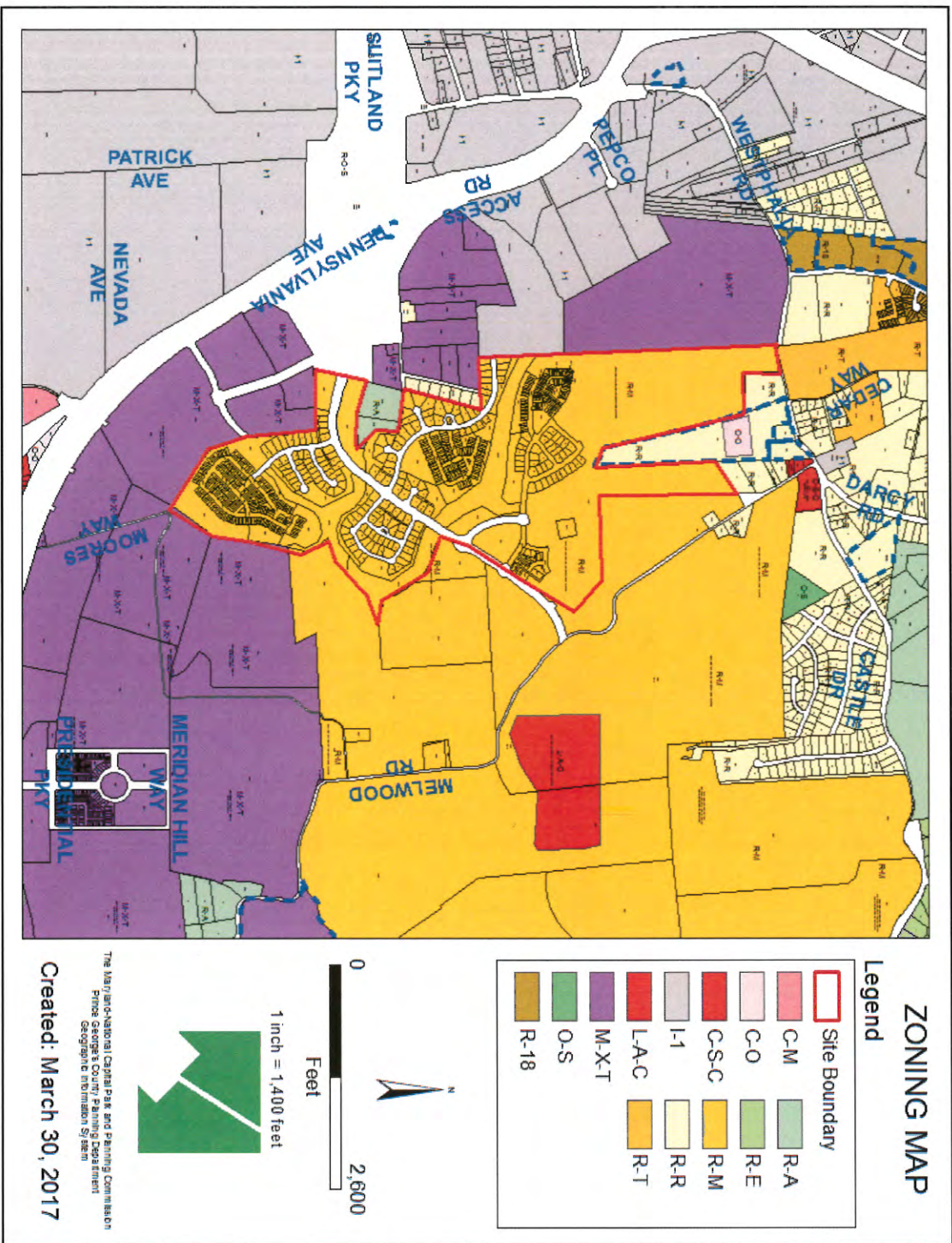
# GENERAL LOCATION MAP



# SITE VICINITY

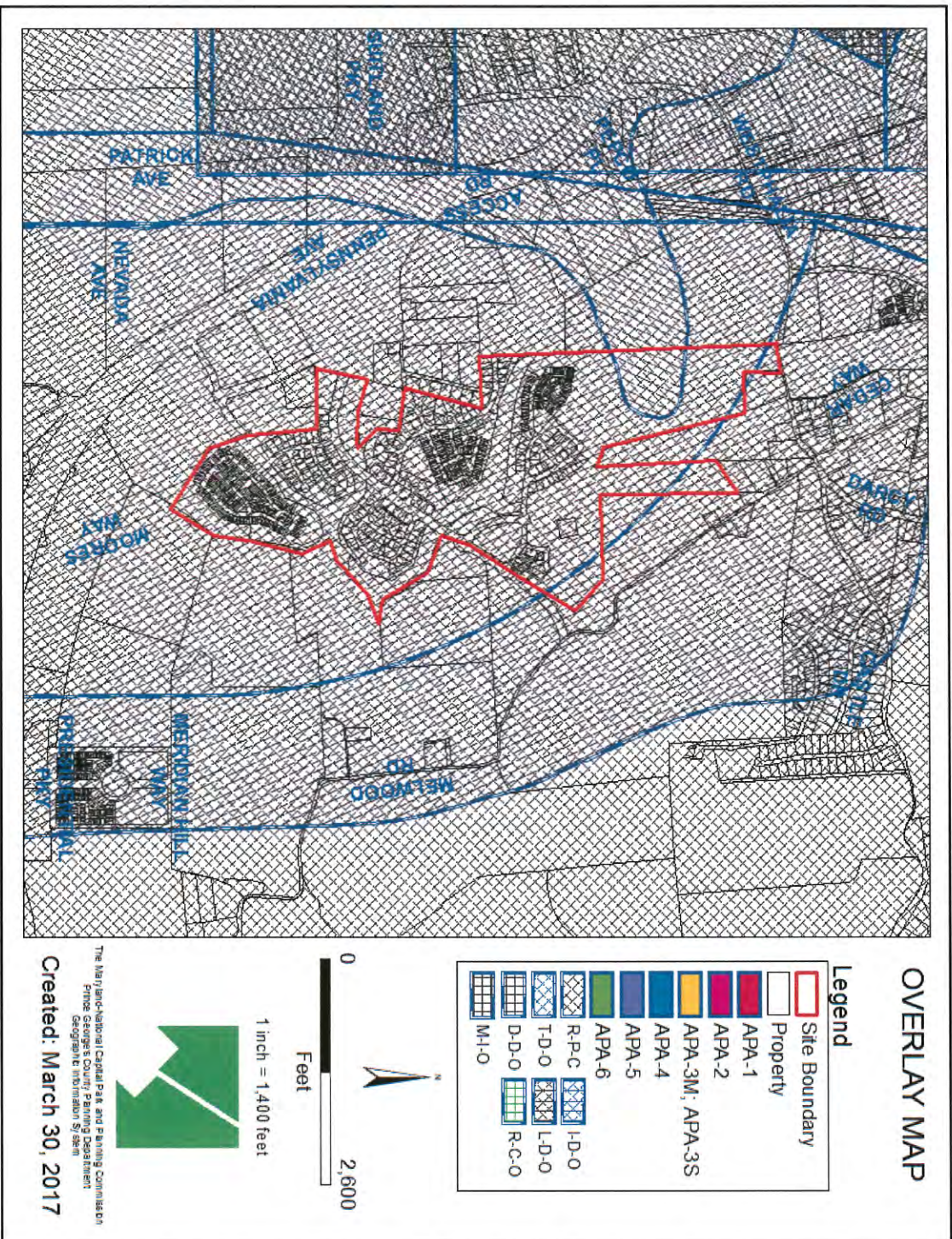


# ZONING MAP

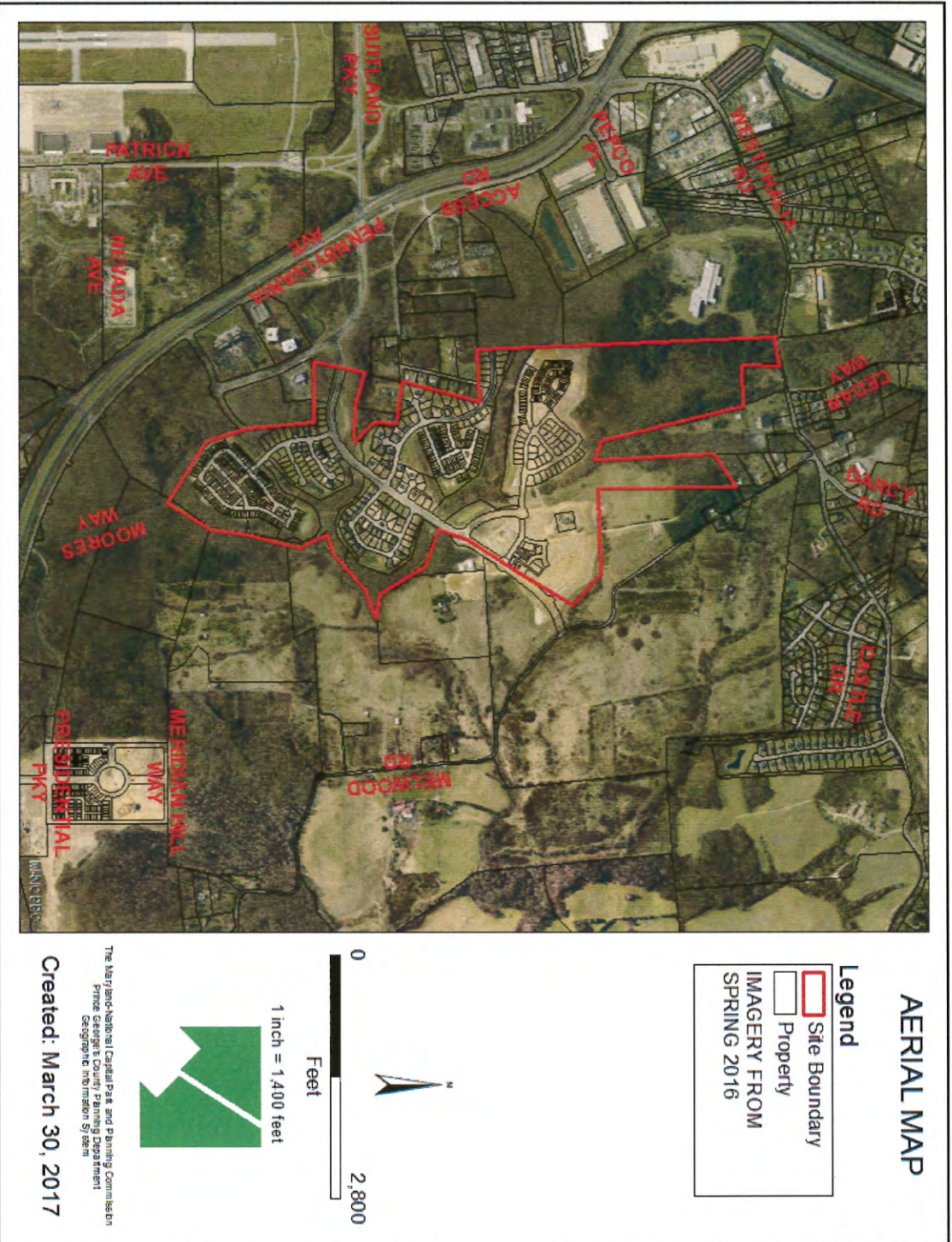




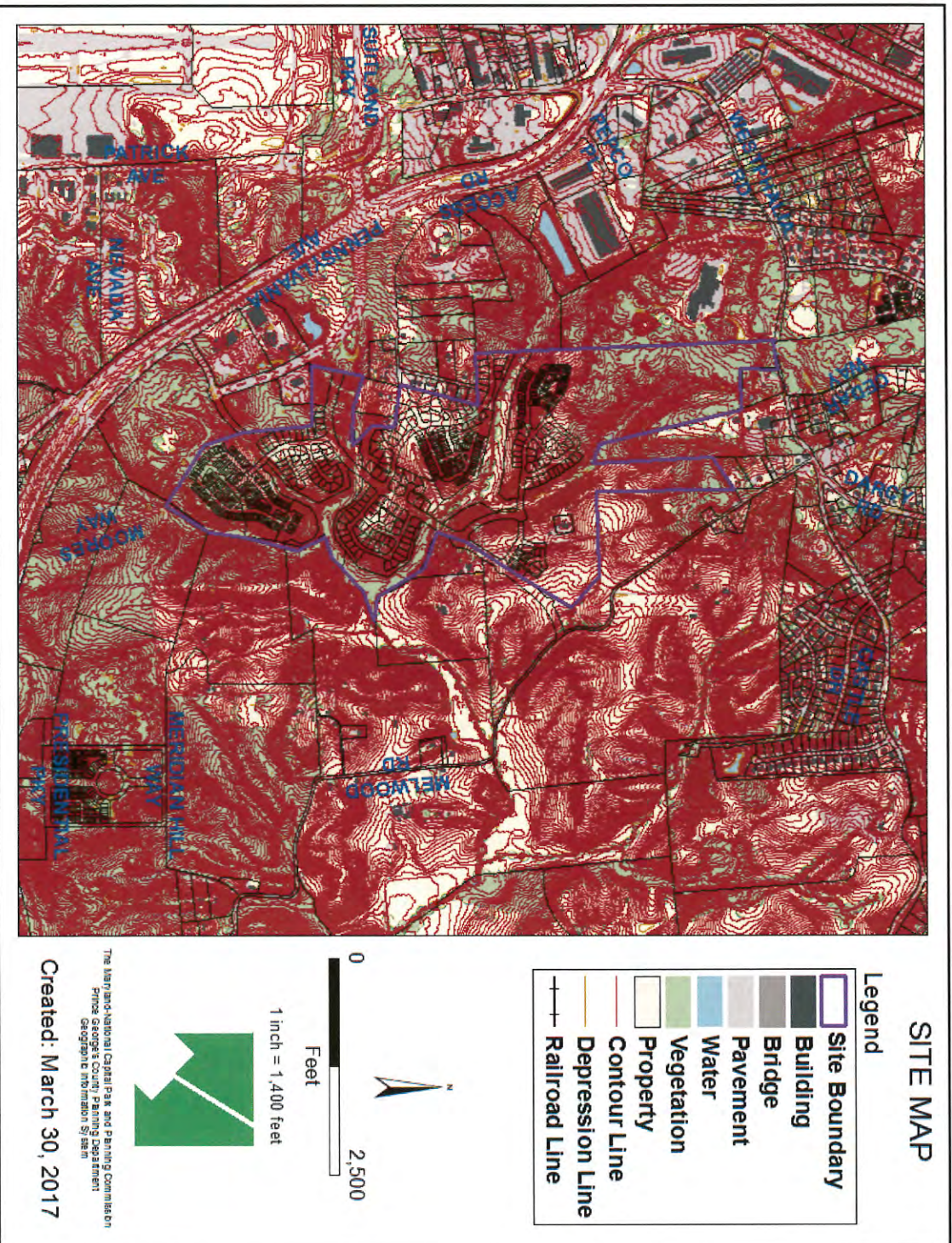
# OVERLAY MAP



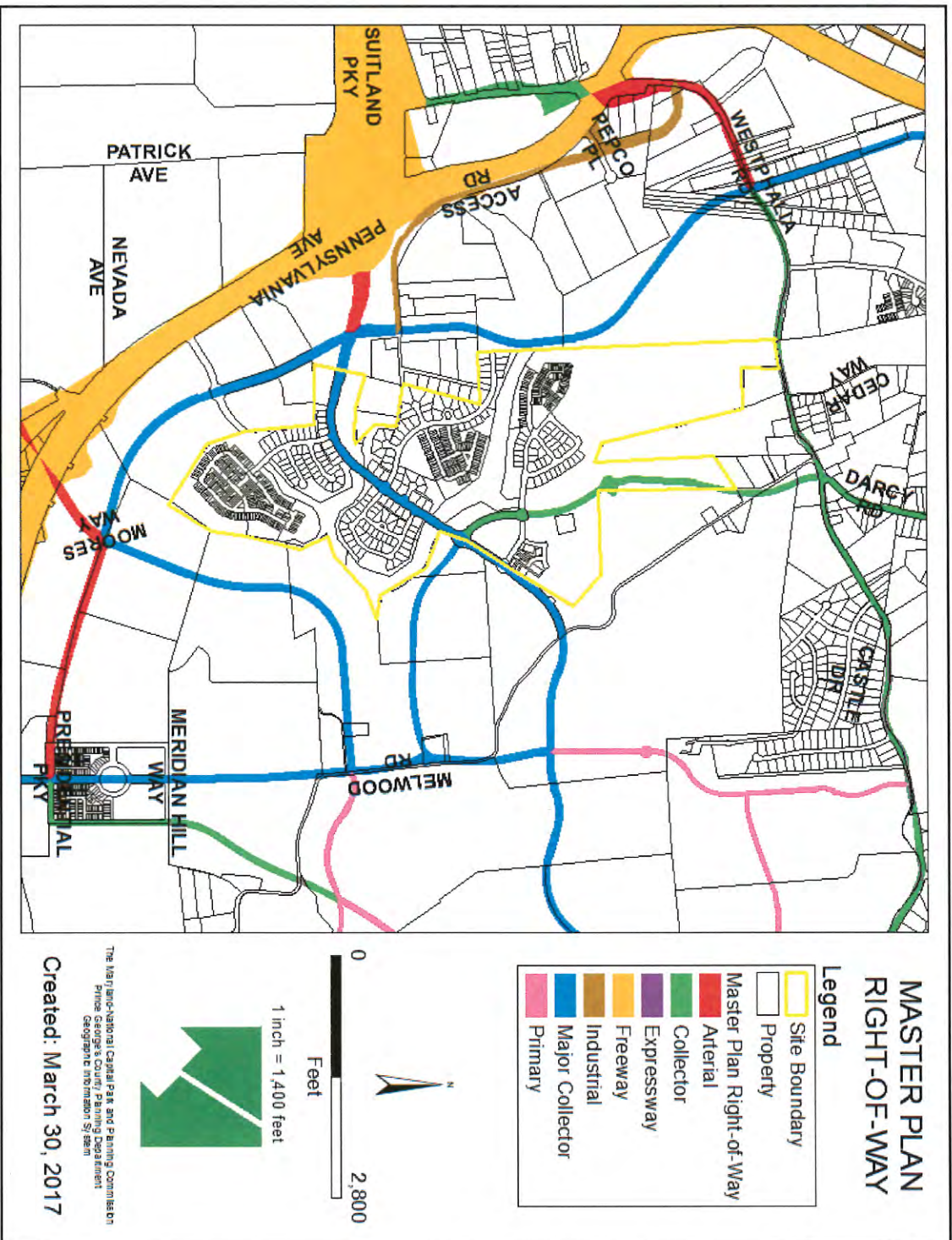
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# COLOR ELEVATIONS



ELEVATION #1

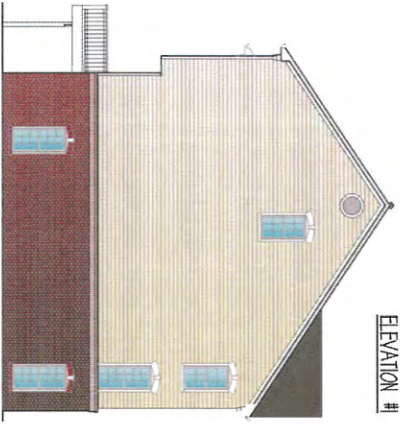
ELEVATION #2

ELEVATION #3

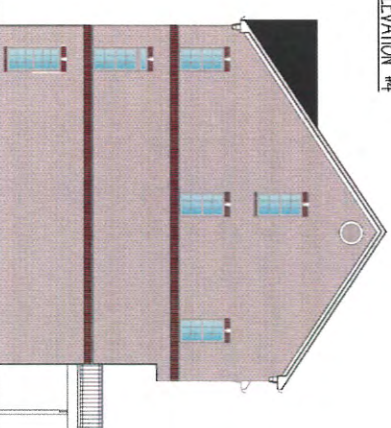
ELEVATION #4

ELEVATION #5

ELEVATION #6



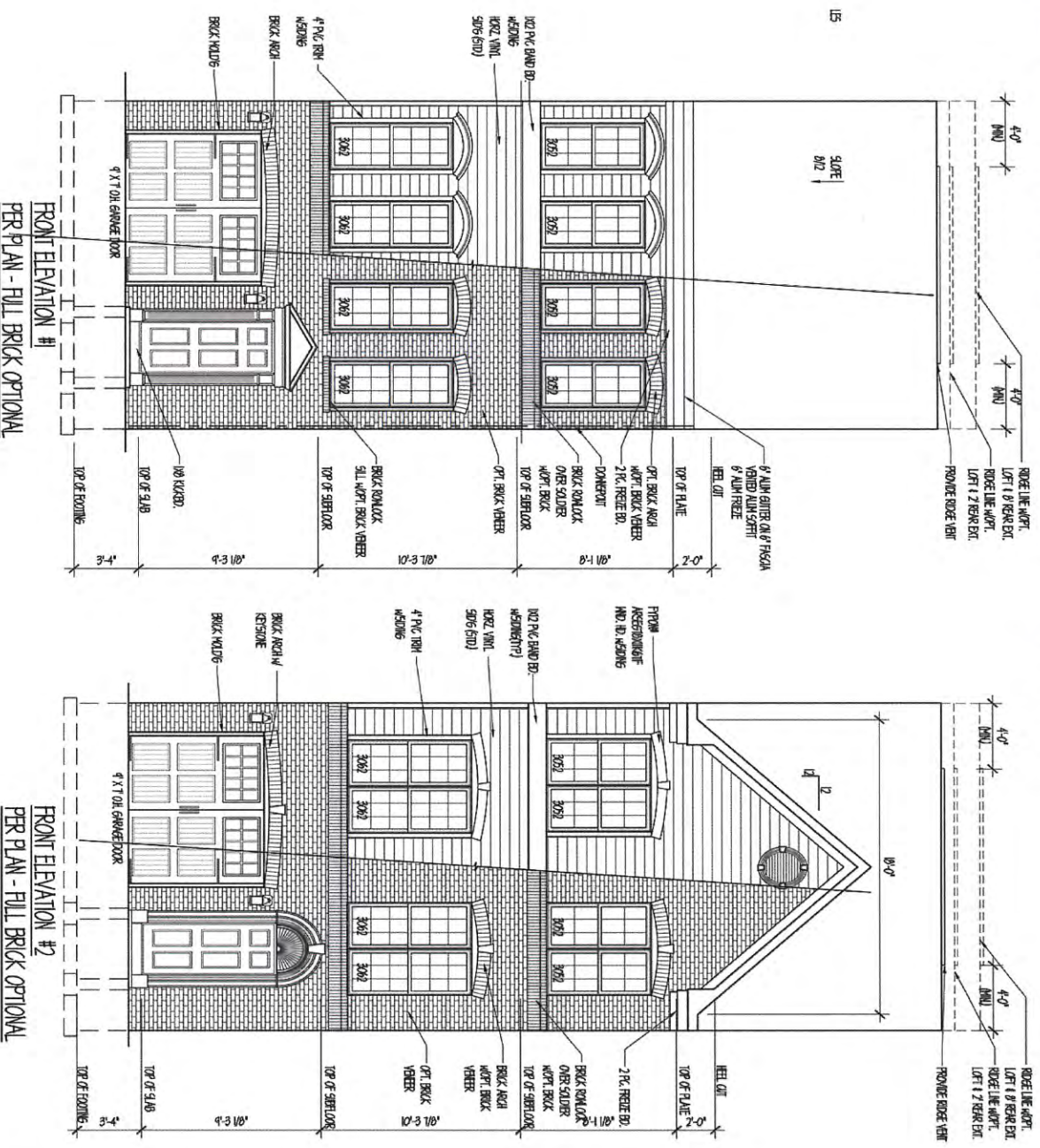
LEFT END ELEVATION



RIGHT END ELEVATION



# ELEVATIONS-FRONT 1 & 2



**dw taylor**  
ASSOCIATES, P.C.  
ARCHITECT

3024 SANDY HILL RD. SUITE 300 ELICOTT CITY, MD 21042  
P: (410) 594-1181 F: (410) 592-2026 www.dwtaylor.com

**BID & PERMIT**

REVISIONS	DATE	DESCRIPTION

Drawn by: **BB**      Checked by: \_\_\_\_\_  
Scale: **1/4" = 1'-0"**      Date: **06-25-2018**

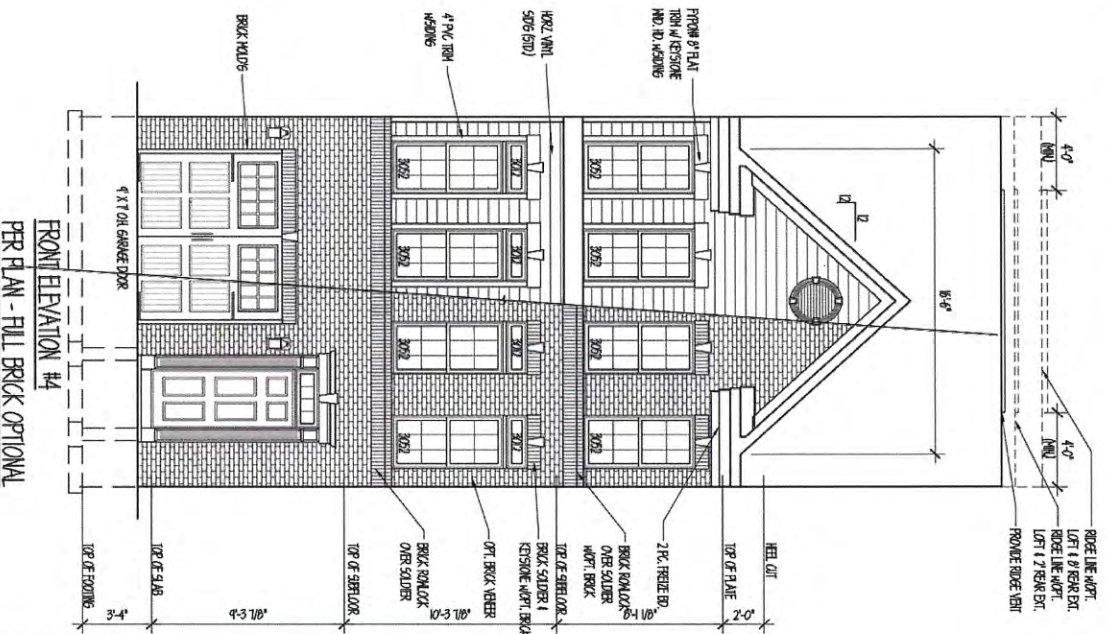
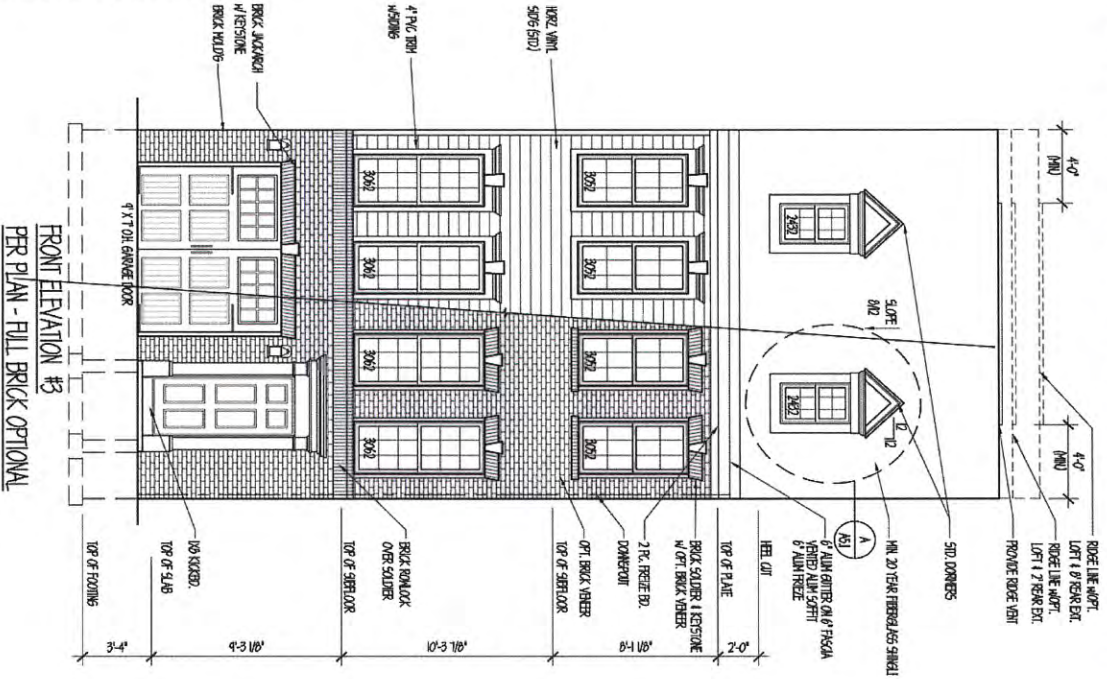
PROJECT TITLE: **HANFORD HONES THE PARK**

CONTENT: **ELEVATIONS # 1 & 2**

PROJECT NUMBER: **1853**      DRAWING NUMBER: **A.1.0**



# ELEVATIONS-FRONT 3 & 4



**dw taylor**  
ASSOCIATES, INC.  
ARCHITECT

300A GERRARD ST. E. SUITE 301 DUFFERIN CRT. ON T4M 1P4  
TEL: (416) 593-1181 FAX: (416) 593-2524 www.dwtaylor.com

**BID & PERMIT**

DATE	REVISIONS	BY	REASON

Drawn by: **BB** checked by: **BT**

Scale: **1/4" = 1'-0"** Date: **06-25-2018**

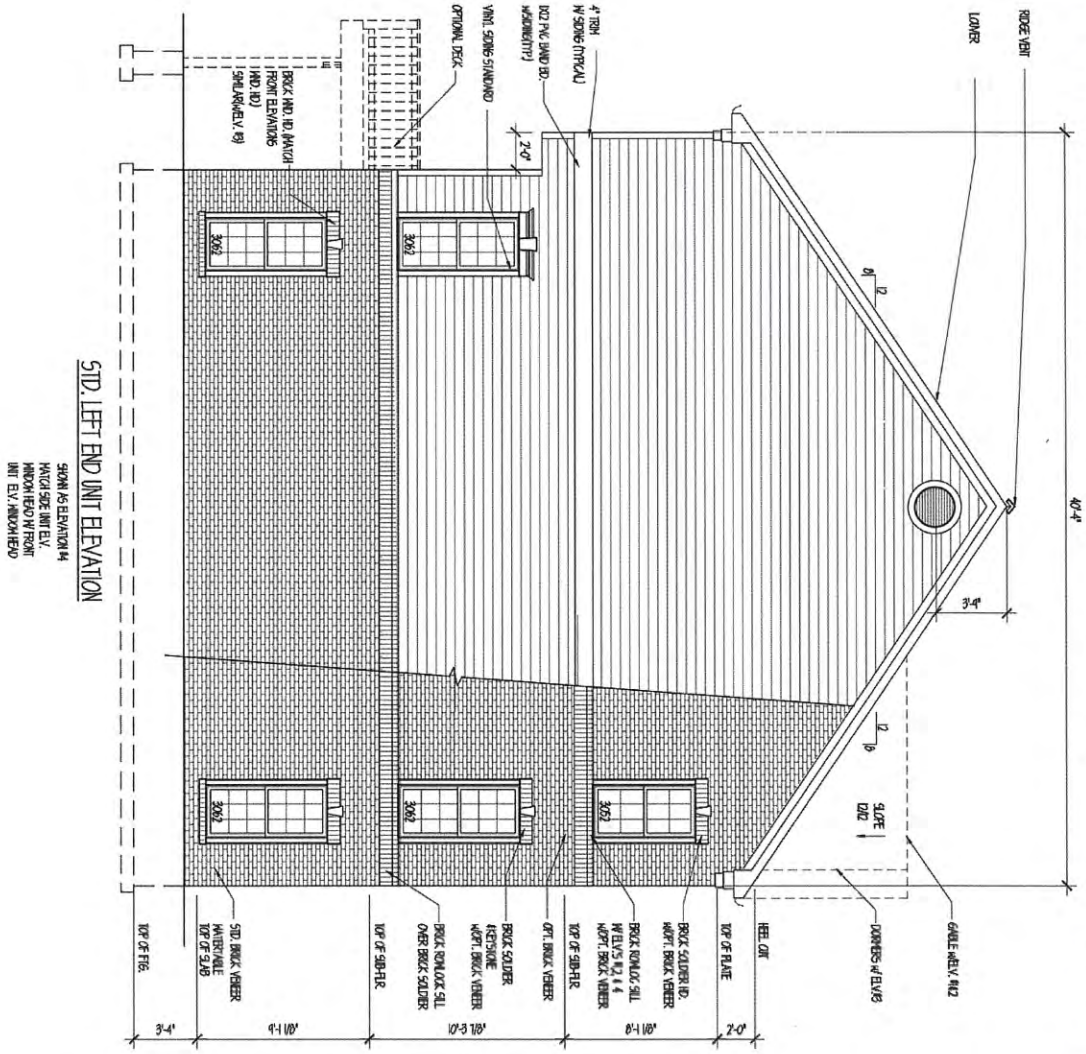
PROJECT TITLE: **HAVERFORD HOMES THE PARK**

CONTENT: **ELEVATIONS #3 & 4**

PROJECT NUMBER: <b>1853</b>	DRAWING NUMBER: <b>A1.2</b>
-----------------------------	-----------------------------



# ELEVATIONS-STANDARD LEFT END UNIT



STP, LEFT END UNIT ELEVATION  
 3000 AS ELEVATION #4  
 MATCH SIDE INT. ELY.  
 MATCH HEAD W/ FRONT  
 INT. ELY. AND SIDEHEAD

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 ASSOCIATES  
 ARCHITECT

3000 UNIVERSITY AVENUE, SUITE 1000, ANN ARBOR, MI 48106  
 734.769.1111 • WWW.DWTAYLORARCHITECTS.COM

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REVISED	DATE	REVISION

DESIGNED BY: **BB**      CHECKED BY:   
 DATE: **1/4 - 1/17**      DATE: **06-25-2018**

PROJECT TITLE:  
**HAVERFORD HOMES  
 THE PARK**

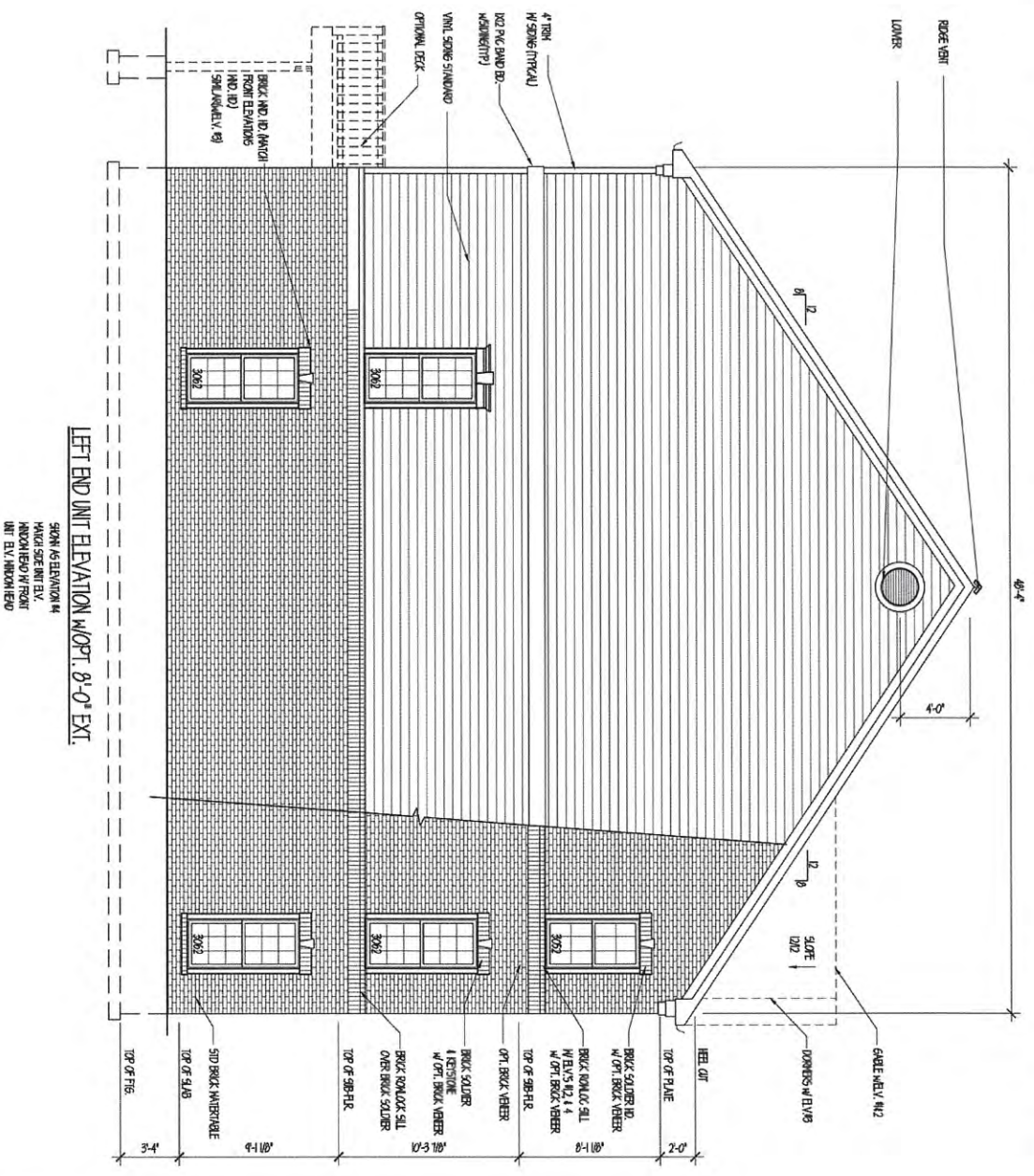
CONTENT:  
**STP, LEFT END ELEVATION**

PROJECT NUMBER	DRAWING NUMBER
<b>1853</b>	<b>A1.3a</b>





# ELEVATIONS-LEFT END UNIT WITH 8' REAR EXTENSION



LEFT END UNIT ELEVATION W/OPT. 8'-0" EXT.

SECTION ELEVATION #4  
 WALL SECTION ELEV.  
 WINDOW HEAD W/ FRONT  
 UNIT ELEV. WINDOW ELEV.

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 ARCHITECT

3501 LINDSEY HILL, SUITE 200, FORT WORTH, TEXAS 76107  
 (817) 335-1100  
 WWW.DWTAYLORARCHITECT.COM

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NO.	REVISIONS	DATE	BY	REASON

PROJECT TITLE  
**HAVERFORD HOMES  
 THE PARK**

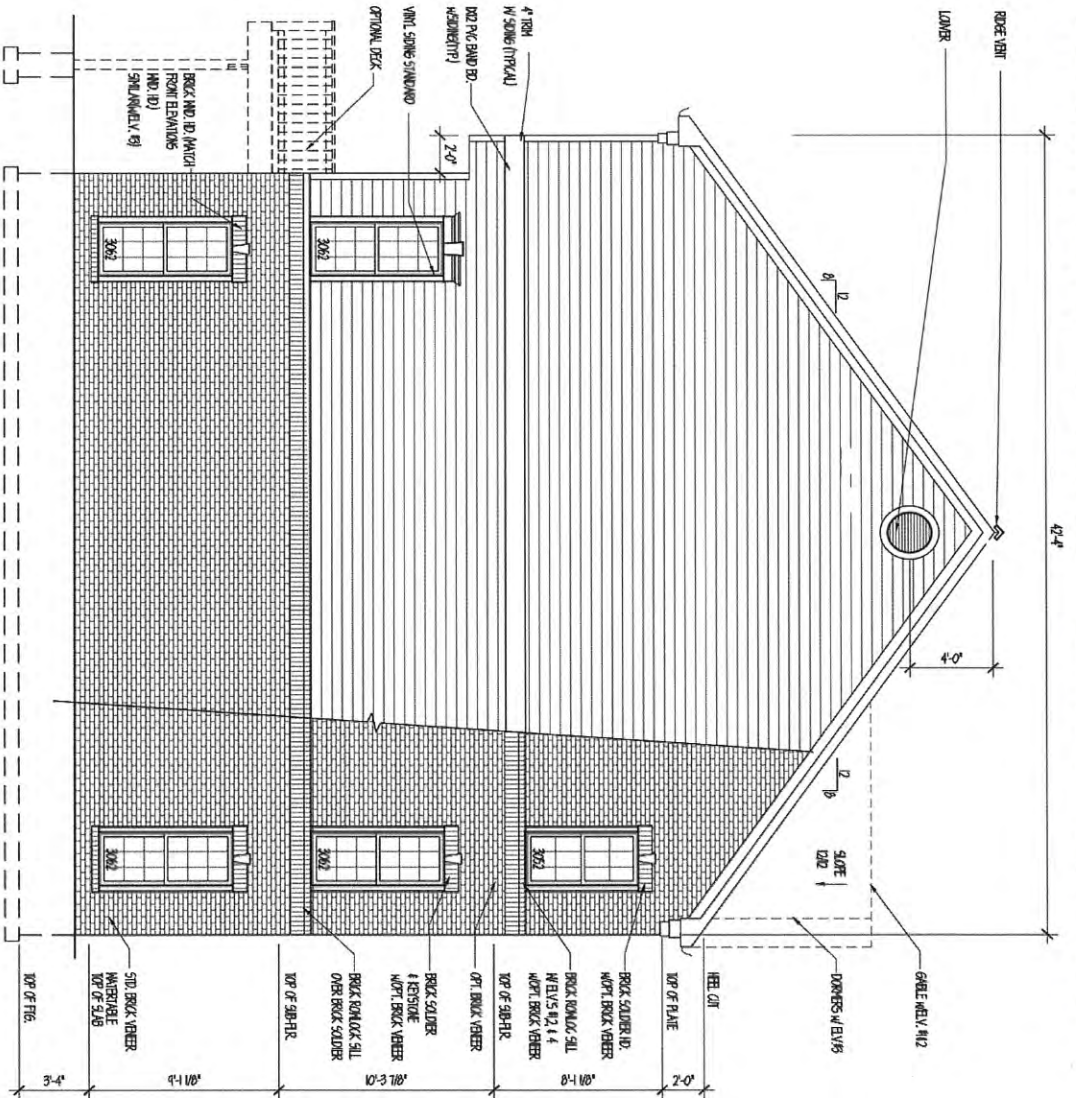
CONTENT  
**LEFT END ELEVATION  
 W/OPT. 8'-0" REAR EXT.**

PROJECT NUMBER  
**1853**

DRAWING NUMBER  
**A1.30**



# ELEVATIONS-LEFT END UNIT WITH 2' EXTENSION



LEFT END UNIT ELEVATION

SYNOPSIS ELEVATION IN  
MIDDLE UNIT ELEV.  
WINDOWED W/ FRONT  
UNIT ELEV. WINDOWED

5/25/18 16:00:00 HRS THE PARK HOME FRONT ELEVATION/EXTENSION THE PARK HOME REV DATE/5/25/18 16:00:00 HRS

Slide 14 of 22

7/19/2018

PROFESSIONAL CORPORATION LICENSED UNDER THE ARCHITECTURE ACT OF 1968  
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 ASSOCIATES, PC  
 ARCHITECT  
 3004 GERRARD ST. E. SUITE 200 SCARBOROUGH, ONT. M1V 1Z1  
 TEL: (416) 291-1100 FAX: (416) 291-1101 www.dwtaylor.com

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REVISIONS	DATE	DESCRIPTION

Drawn By	BB	Checked By	
Scale	1/4" = 1'-0"	Date	06-25-2018

PROJECT TITLE

HAVERFORD HOMES  
THE PARK<sup>1</sup>

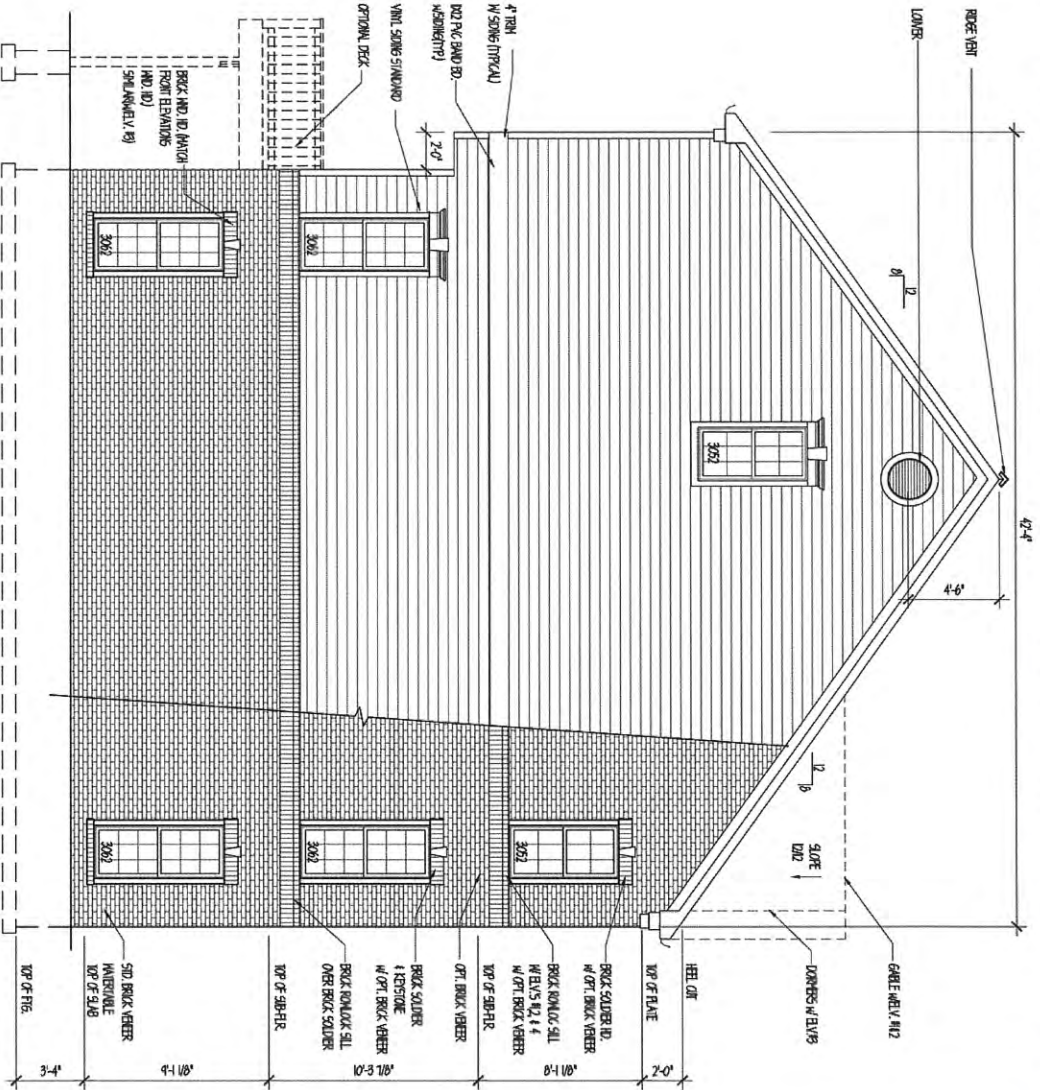
CONTENT

LEFT END ELEVATION  
W/ OPT. 2'-0" REAR EXT.

PROJECT NUMBER	DRAWING NUMBER
1853	A13c



# ELEVATIONS-LEFT END WITH OPTIONAL LOFT



LEFT END UNIT ELEVATION W/ OPT. LOFT

300W 1/6 ELEVATION 14  
 MATCH SPEC UNIT ELEV.  
 HIDDEN HEAD W/ FRONT  
 UNIT ELEV. HIDDEN HEAD

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 5014 GARDNER HILL DR. SUITE 300 ELIZABETH, NJ 07208  
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REVISIONS	DATE	BY	REASON

Drawn by	EB	Checked by	
Date	1/4 - 1/7	Date	06-25-2018

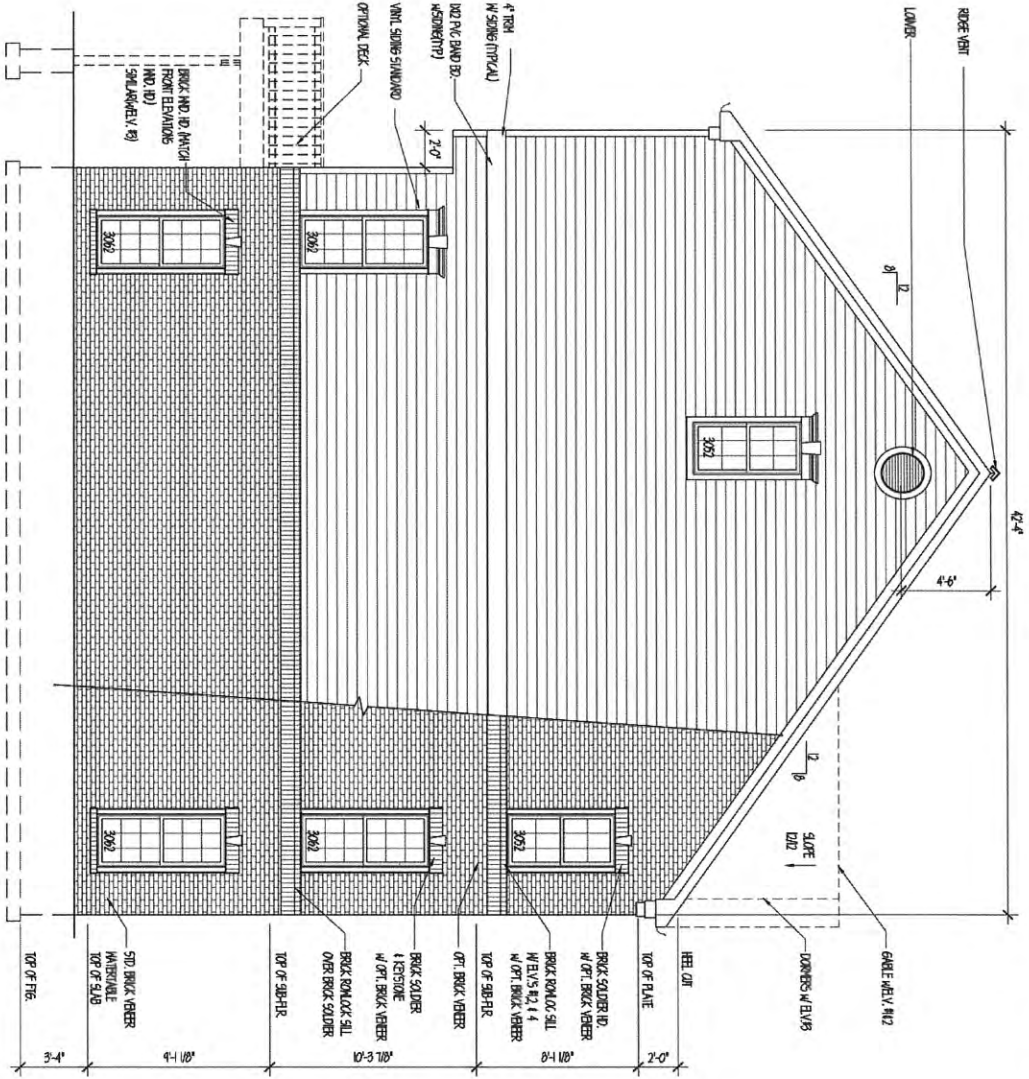
PROJECT TITLE  
**HAVERFORD HOMES  
 THE PARK**

CONTENT  
**LEFT END ELEVATION  
 W/ OPT. LOFT**

PROJECT NUMBER	DRAWING NUMBER
<b>1853</b>	<b>A1.3d</b>



ELEVATIONS-LEFT END W/OPTIONAL 2' REAR EXTENSION AND BLOFT



LEFT END UNIT ELEVATION W/ OPT. LOFT

SEAM 1/5 ELEVATION #4  
 MATCH SEAM UNIT ELEV.  
 HAZARD HEAD W/ FRONT  
 UNIT ELEV. MATCH HEAD

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 ASSOCIATES PC  
 ARCHITECT

509 N. GARDEN ST., SUITE 200, DURHAM, NC 27601  
 919.402.9911 or 919.402.9920  
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REVISIONS	DATE	BY	REASON

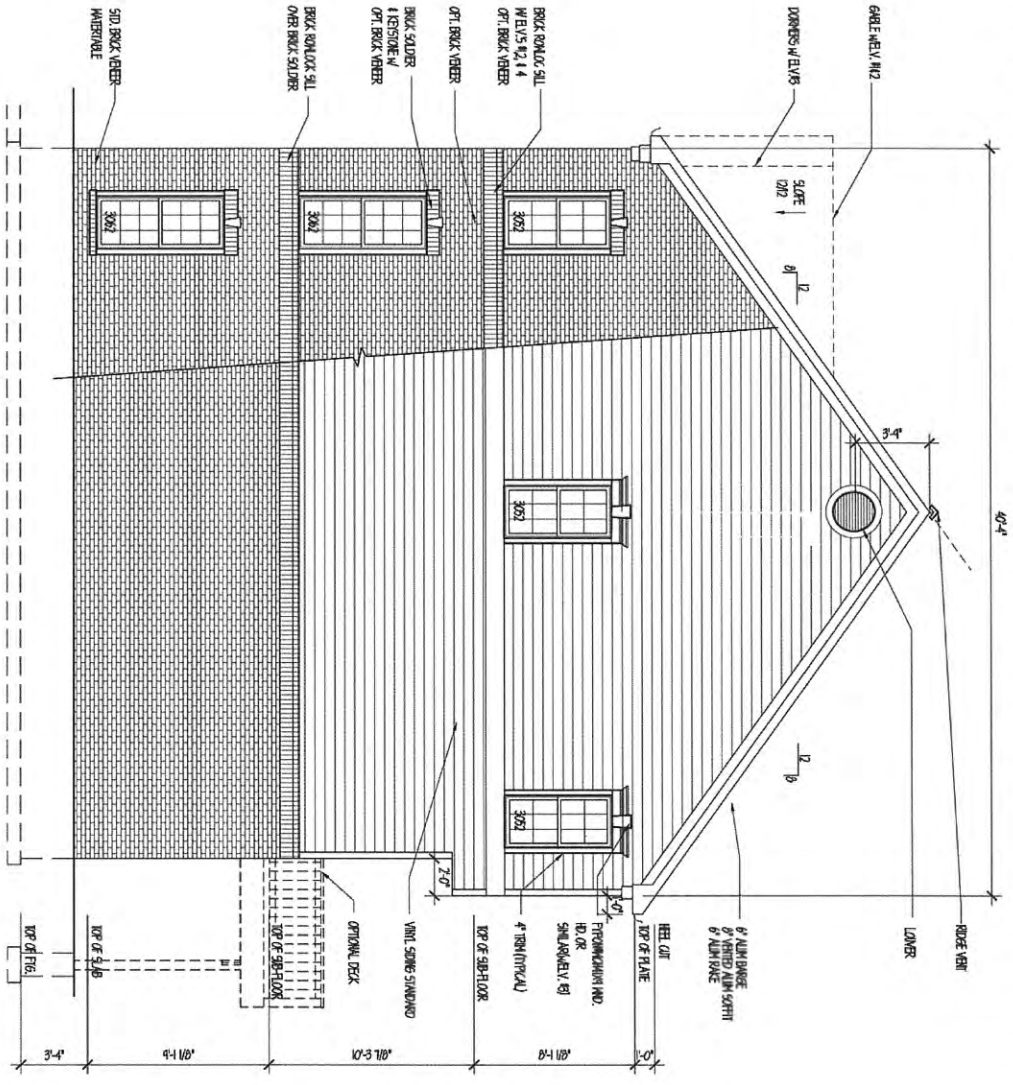
Drawn by	BB	Checked by	
Date	04-25-2018		

PROJECT TITLE	HAVERCORD HOMES THE PARK
---------------	-----------------------------

CONTENT	
LEFT END ELEVATION W/ OPT. 2' REAR EXT & LOFT	
PROJECT NUMBER	1853
DRAWING NUMBER	A13e



# ELEVATIONS- STANDARD RIGHT END UNIT



51D. RIGHT END UNIT ELEVATION  
 BRICK SIGN AS ELEVATION #4  
 HAIRY SCENE UNIT ELY.  
 HANDHELD W/ FRONT  
 INT. BY AMCHAMFAD

**dw taylor**  
OSGOODS INC  
**ARCHITECT**

4001 MARKET HILL DRIVE, SUITE 300, SUITE 300, MD 21084  
 410.583.1818 | 410.583.2500 | www.dwtaylor.com

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REVISIONS	DATE	BY	REASON

Prepared by: **BB**      Checked by:      Date: **1/17/18**      Date: **01-25-2018**

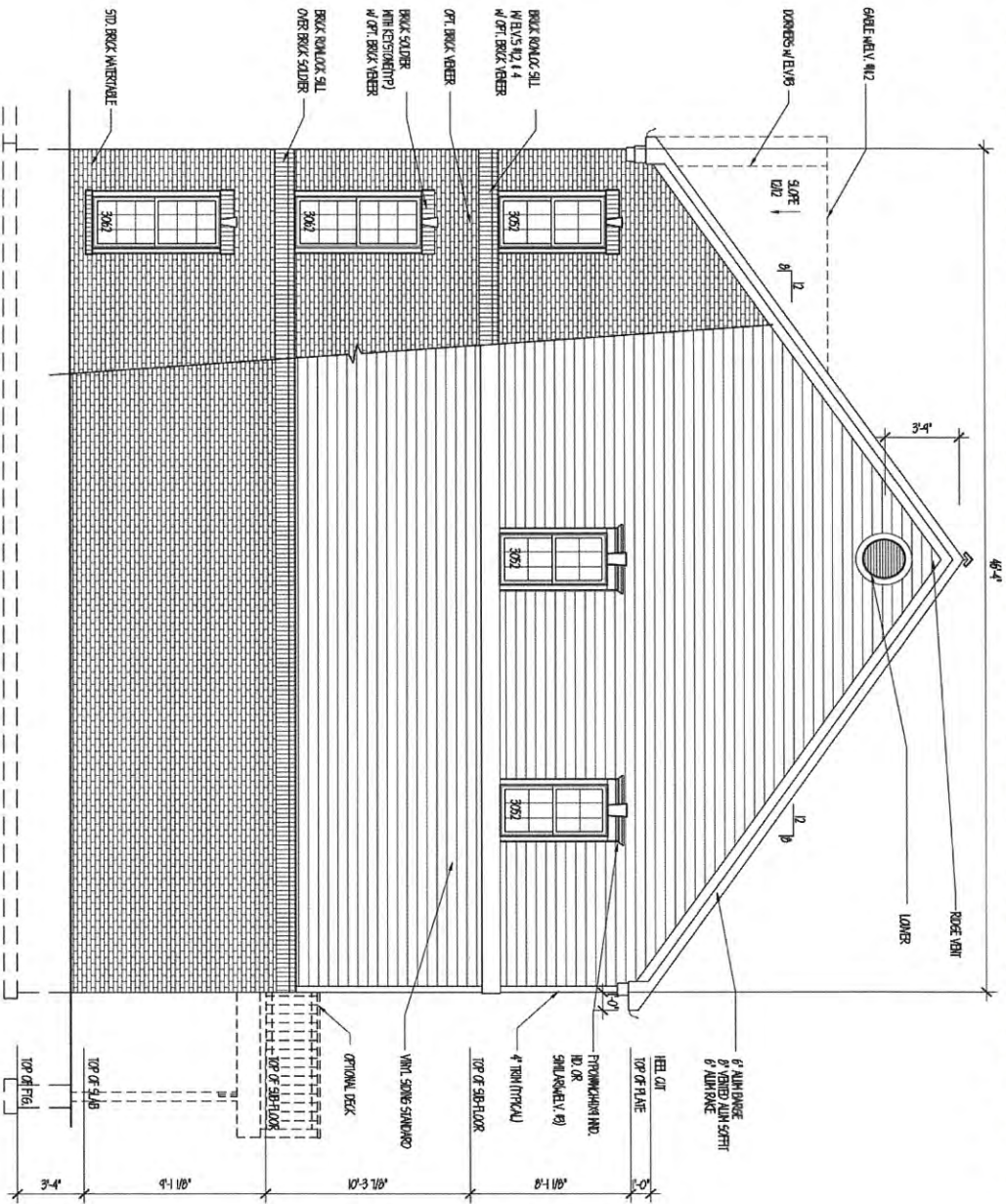
PROJECT TITLE: **HAVERFORD HOMES THE PARK**

CONTENT: **RIGHT END ELEVATION**

PROJECT NUMBER: **1853**      DRAWING NUMBER: **A1.40**



# ELEVATIONS-RIGHT END W/OPTIONAL 8' REAR EXTENSION



RIGHT END INT ELEVATION W/ OPT. 8'-0" EXT.  
 BRICK SILLER AS ELEVATION #4  
 HAZEL SPICE INT. ELY.  
 HIDDEN HEAD W/ FRONT  
 INT. ELY. HIDDEN HEAD

REVISIONS	
DATE	REVISIONS

Drawn by: BB	Checked by:
Scale: 1/4" = 1'-0"	Date: 05-25-2018
PROJECT TITLE	
HAYRFORD HOMES THE PARK	
CONTENT	
RIGHT END ELEVATION W/ OPT. 8'-0" REAR EXT.	
PROJECT NUMBER	DRAWING NUMBER
1853	A1.4b

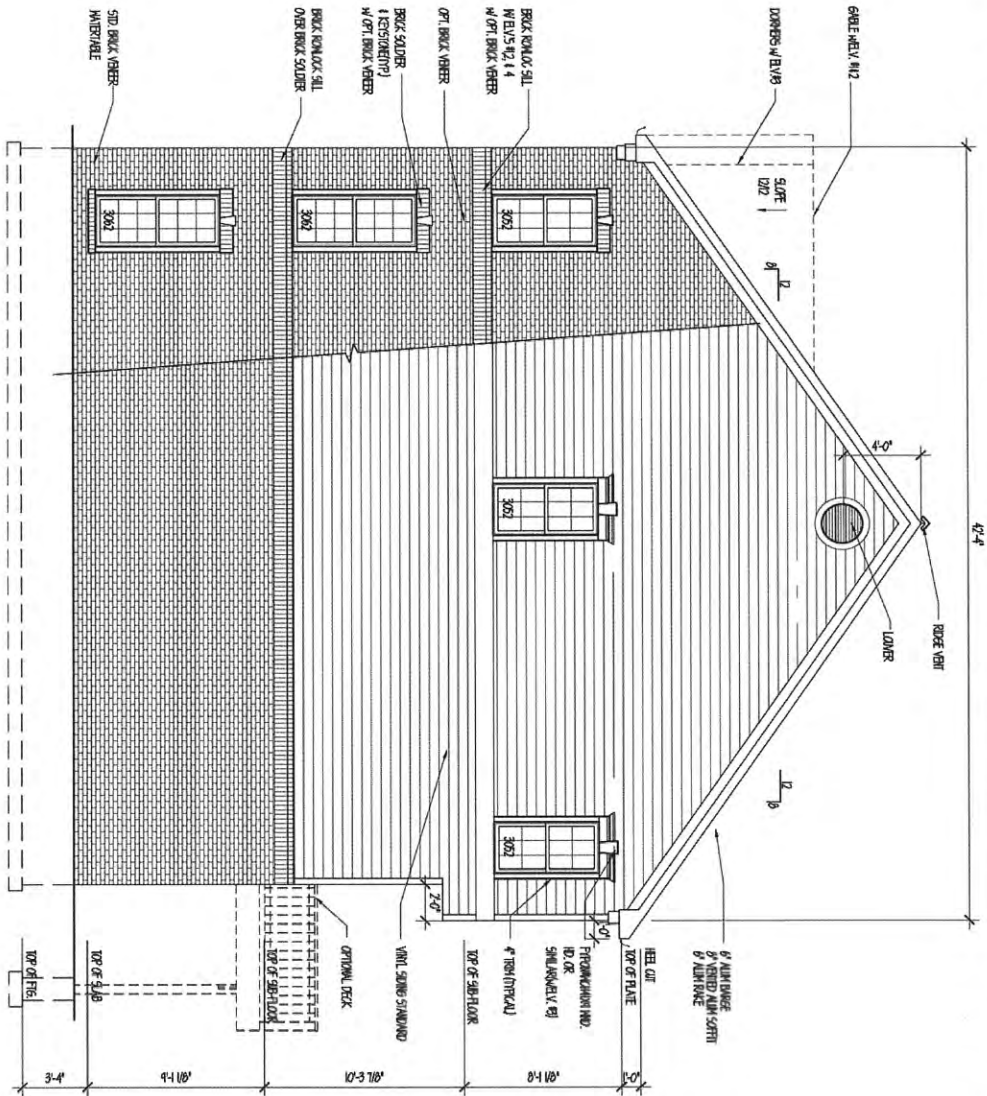
**BID & PERMIT**

**dw taylor**  
 ASSOCIATES, DC  
 ARCHITECT

505 11 STREET NW, SUITE 200 SILVER SPRING, MD 20910  
 TEL: 301.584.1111 FAX: 301.584.2222 www.dwtaylor.com



# ELEVATIONS-RIGHT END W/OPTIONAL 2' REAR EXTENSION



**RIGHT END UNIT ELEVATION**

BRICK SHOWN AS ELEVATION #4  
WHICH SPEC UNIT ELEV.  
INDICATED BY FRONT  
UNIT ELEV. WINDOW#50

**dw taylor**  
OSHOORNSLAYER  
ARCHITECTS  
PC

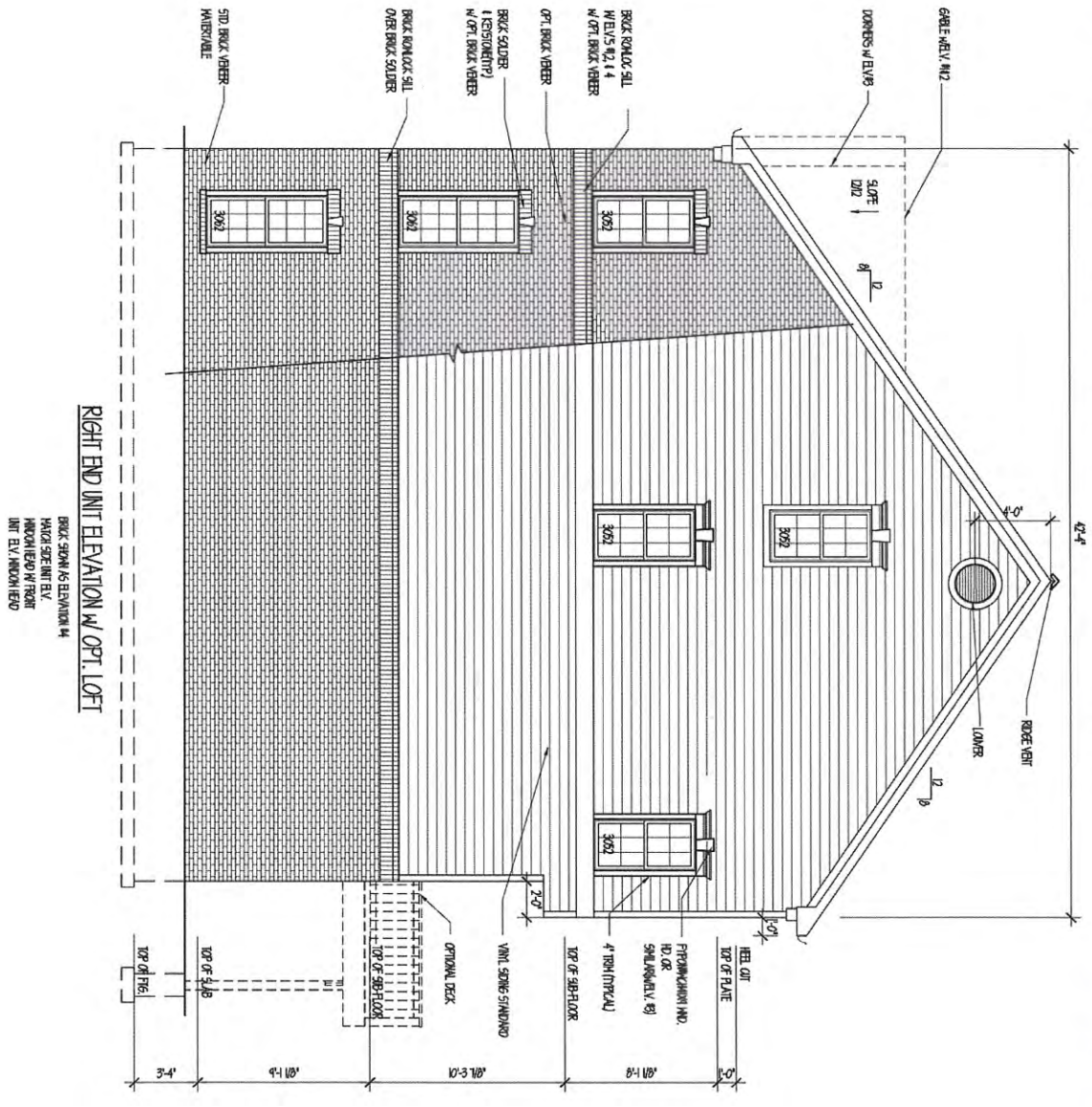
5424 ARDEN DRIVE, SUITE 200, FALLS CHURCH, VA 22034  
703.261.8000 | WWW.DWTAYLORARCHITECTS.COM

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NO.	REVISIONS

Drawn by	BB	Checked by	
Date	1/4 - 1/7	Date	04-25-2018
PROJECT TITLE HAVERFORD HOMES THE PARK			
CONTENT RIGHT END ELEVATION W/ OPT. 2'-0" REAR EXT.			
PROJECT NUMBER 1853		DRAWING NUMBER A1.4c	

# ELEVATIONS-RIGHT END W/OPTIONAL LOFT



RIGHT END UNIT ELEVATION W/ OPT. LOFT

BRICK SHOWN AS ELEVATION #4  
 MATCH SECTION ELEV.  
 INDICATED W/ FRONT  
 UNIT ELEV. NUMBER E230

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 ARCHITECT

3014 GARDNER ROAD, SUITE 200, ELSTON, OH, 43116  
 614.899.3961 FAX: 614.899.3962 [www.dwtaylor.com](http://www.dwtaylor.com)

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REVISIONS	DATE	REVISION

Drawn by: **BB**      Checked by: \_\_\_\_\_

Scale: **1/4" = 1'-0"**      Date: **06-25-2018**

PROJECT TITLE: **HAVERFORD HOMES THE PARK**

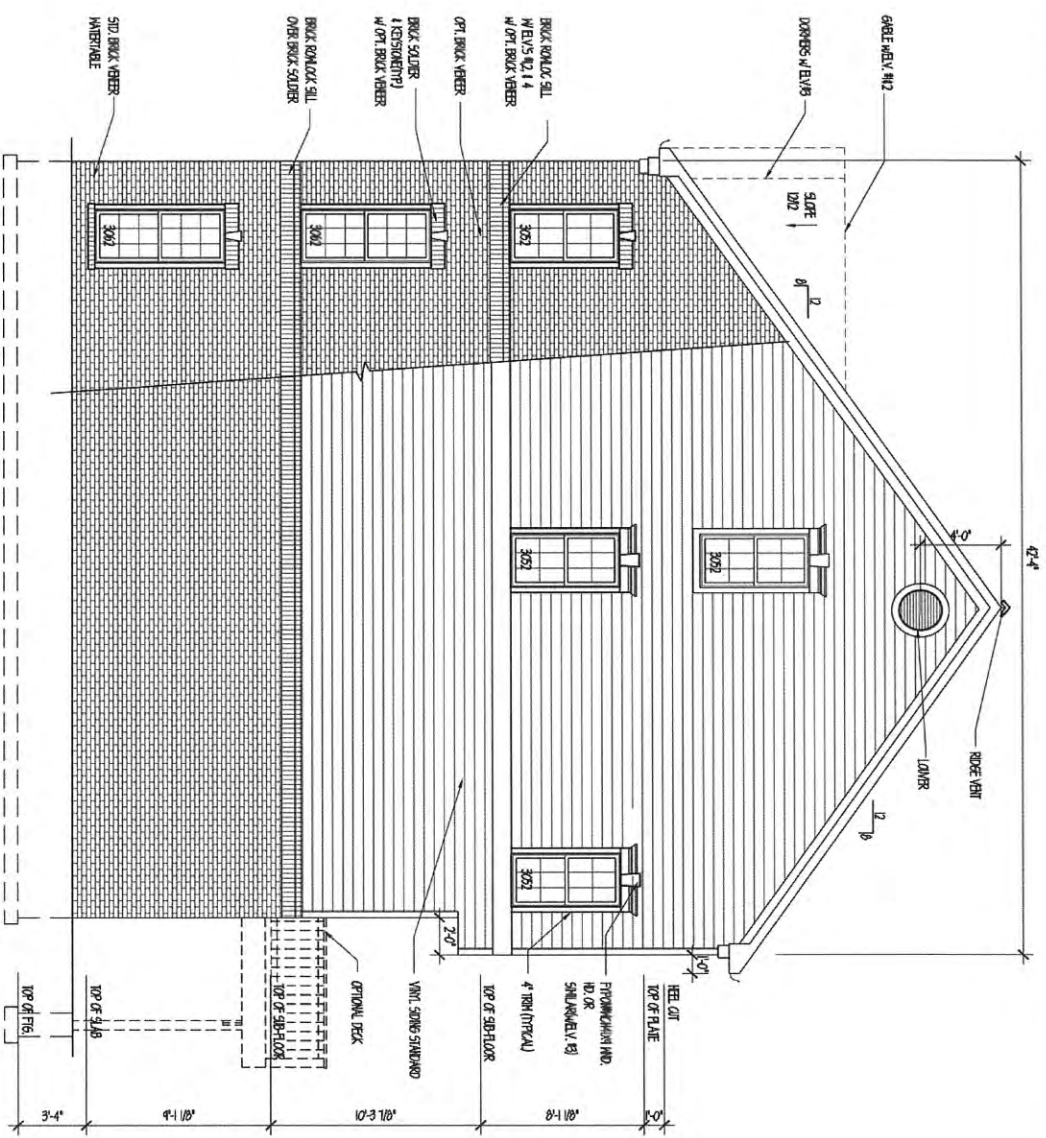
CONTENT: **RIGHT END ELEVATION W/ OPT. LOFT**

PROJECT NUMBER: **1853**      DRAWING NUMBER: **A1.4d**





# ELEVATIONS-RIGHT END W/OPTIONAL 2' REAR EXTENSION AND BLOFT



RIGHT END UNIT ELEVATION W/ OPT. LOFT

BRICK ROMANOV SIL  
VINYL SIDING  
W/ OPT. BRICK VENER  
UNIT ELEV. AND OPTION 2

**dw taylor**  
ASSOCIATES, P.C.  
ARCHITECT

5024 SHERWOOD HILL DR. SUITE 200 ELICHTON, MD 21120  
TEL: 410 384 1313 F: 410 387 2014 www.dwtaylor.com

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REVISIONS	DATE	REVISION

Drawn by	BB	checked by	
Scale	1/4" = 1'-0"	date	06-25-2018

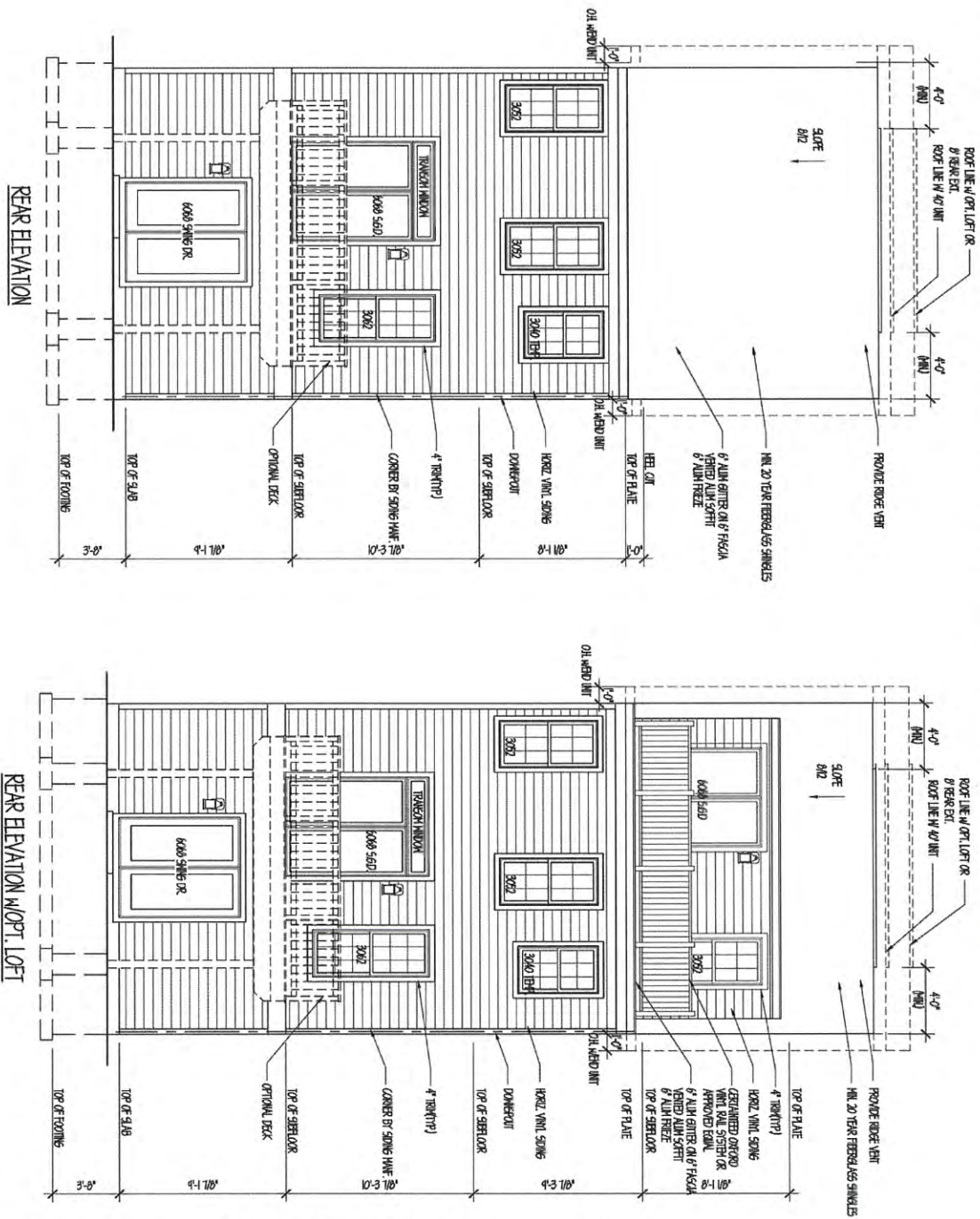
PROJECT TITLE  
**HAVREFORD HOMES  
THE PARK**

CONTENT  
**RIGHT END ELEVATION W/  
OPT. 2' REAR EXT. & LOFT**

PROJECT NUMBER	DRAWING NUMBER
1853	A1.4e



# ELEVATIONS-REAR ELEVATIONS



NOT APPROVED FOR CONSTRUCTION. I, CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED OR APPROVED BY ME OR THAT I AM A LEAD ARCHITECT REGISTERED UNDER THE LAW OF THE STATE OF MICHIGAN UNDER # 30617. EXPIRES DATE: 06/27/18

dtw taylor  
 ASSOCIATES, P.C.  
 ARCHITECT

3001 GERRARD AVE. SE. SUITE 200 EASTPORT, MN. 55126  
 763.410.994 FAX 763.410.997 WWW.DTWTAYLOR.COM

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REVISIONS	REMARKS

Drawn by: <b>BB</b>	Checked by:
Scale: <b>1/4" = 1'-0"</b>	Date: <b>06-25-2018</b>

**PROJECT TITLE**  
 HAVERFORD HOMES  
 THE PARK

**CONTENT**  
 REAR ELEVATIONS

PROJECT NUMBER: <b>1853</b>	DRAWING NUMBER: <b>A1.5</b>
-----------------------------	-----------------------------





May 22, 2018

Ms. Jill Kosack  
 The Maryland-National Capital Park & Planning Commission (M-NCPPC)  
 14741 Gov. Oden Bowie Dr., 4<sup>th</sup> Floor  
 Upper Marlboro, MD 20772

RE: Statement of Justification for Parkside – Sections 1A, 1B, 2 & 3 (formerly “Smith Home Farm”) Specific Design Plan (SDP) - SDP-1003/18

Dear Ms. Kosack:

Enclosed is an application for SDP-1003/18 for the Parkside project, Sections 1A, 1B, 2 & 3. The nature of this application is to add an additional single family attached model for Haverford Homes to be offered with Section 2. No changes are proposed in Sections 1A or 1B under this application. Additionally, no revisions to the previously approved TCPII-010-12-03 or the Landscape and Lighting plan are proposed under this application.

**PURPOSE OF PROPOSED APPLICATION**

The purpose of this application is to add one (1) additional single family attached model, The Park, a 20’-wide front load townhome, for Haverford Homes to be offered in Section 2. Additionally, the currently approved site plan reflects a wide 22’-wide model on the end units for Lots 1-24 & 77-106 Block N. As a part of this revision, Haverford Homes requests to replace the 22’-wide model on the end units with the same 20’ wide interior models. The cover sheet has been updated to reflect the revision, Sheet 2F contains the house template for the new proposed Haverford Homes single family attached architecture and Sheets 27-28 show the revised end units.

**CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE**

**Relationship to Requirements in the Zoning Ordinance:**

**Sec. 27-527. - Contents of Plan.**

**(a) The applicant shall demonstrate to the Planning Board that, in the preparation of the Specific Design Plan, he has devoted adequate attention to building and landscape design, and engineering factors. The signatures of a qualified design team (including an architect, a landscape architect, and a professional engineer) on the Specific Design Plan shall be prima facie evidence that the respective factors within the scope of the signer's profession have been considered.**

**RESPONSE:** The proposed application has been prepared by Dewberry and signed by the appropriate civil engineer in accordance with the requirements in Section 27-527 (a).

**(b) The Specific Design Plan shall include (at least) the following with all plans prepared at the same scale:**

**(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them; and in the V-M and V-L Zones, a three-dimensional model and a**

**modified grid plan, which may include only the Village Proper, and any Hamlet, which incorporates plan concepts, spatial and visual relationships, streetscape, and other characteristics of traditional rural villages shall be provided prior to Planning Board and District Council review;**

- (2) Reproducible preliminary architectural plans, including floor plans and exterior elevations;**
- (3) A reproducible landscape plan prepared in accordance with the provisions of the Landscape Manual;**
- (4) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or Standard Letter of Exemption;**
- (5) An approved Natural Resource Inventory; and**
- (6) A statement of justification describing how the proposed design preserves or restores the regulated environmental features to the fullest extent possible.**

**RESPONSE:** The proposed specific design plan has been prepared to meet all the applicable drawing and plan submission requirements set forth in Section 27-527 (b).

**(c) An applicant may submit a Specific Design Plan for Infrastructure in order to proceed with limited site improvements. These improvements must include infrastructure which is essential to the future development of the site, including streets, utilities, or stormwater management facilities. Only those regulations, submittal requirements, development standards, and site design guidelines which are applicable shall be considered. The Planning Board may also consider the proposal in light of future requirements, such that the plan cannot propose any improvements which would hinder the achievement of the purposes of the zone, the purposes of this Division, or any conditions of previous approvals, in the future. The Planning Board shall also consider any recommendations by the Department of Permitting, Inspections, and Enforcement and the Prince George's Soil Conservation District. Prior to approval, the Planning Board shall find that the Specific Design Plan is in conformance with an approved Type 2 Tree Conservation Plan and must also approve a Type 2 Tree Conservation Plan in conjunction with approval of the Specific Design Plan for Infrastructure.**

**RESPONSE:** The subject SDP is not an infrastructure only SDP and thus, the above section is not applicable to this application. A Type 2 Tree Conservation Plan coversheet has been submitted for reference with this application; however, no revisions are proposed.

**(d) Within three (3) years of approval of a Specific Design Plan for Infrastructure, a permit for infrastructure improvements, in accordance with this Plan, shall be issued by the Department of Permitting, Inspections, and Enforcement. If a permit is not issued within this period of time, the Specific Design Plan for Infrastructure is no longer valid.**

**RESPONSE:** The applicant agrees with the above.

**(e) A Specific Design Plan shall be considered submitted on the date the Planning Director determines that the applicant has filed a complete Plan in accordance with the requirements of this Section.**

**RESPONSE:** The applicant has submitted a complete application and respectfully requests acceptance of this specific design plan for review.

**(f) This Section shall not apply to:**

- (1) **All stadium wayfinding signs located within parking areas at a stadium.**

**RESPONSE:** The above section is not applicable to this application.

**Section 27-528 – Required findings for approval.**

- (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

(1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

**(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

**RESPONSE:** The subject SDP conforms to the approved Comprehensive Design Plan CDP-0501. Specifically, the infrastructure, landscaping and lighting were previously approved in SDP-1003/06. This application is only for single family attached architectural review. The plan remains in conformance with the applicable standards of the Landscape Manual.

(2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

**RESPONSE:** The Preliminary Plan found adequacy of public facilities, and set up a series of conditions to ensure that they are in place to serve this development at the appropriate time. CR-66-2010 also set up a Public Facilities Financing and Implementation Program district for the Westphalia Sector Plan area. The resolution creating the Program also set forth Milestones to ensure that all development within the Sector Plan area will be adequately served by programmed facilities within a reasonable time.

(3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties; and**

**RESPONSE:** The proposal is consistent with approved Stormwater Management Concept Plan for the site. Concept Plan #24819-2006-03 was approved for Sections 1A, 1B, 2 & 3 and the infrastructure for Central Park Drive (MC-631) and Rock Spring Drive (C-637). Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties. The stormwater management facilities to which Section 3 drains have already been constructed.

(4) **The plan is in conformance with an approved Tree Conservation Plan.**

**RESPONSE:** The proposal is in substantial conformance with the approved Type I TCP I/38/05. A Type II Tree Conservation plan was previously approved for Section 2 (TCP II-010-12/03). No revisions to that plan are proposed with this submission.

**(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible.**

**RESPONSE:** The proposed SDP preserved all regulated environmental features to the fullest extent possible and seeks to minimize any impacts to said features through its plan design. All impacts were previously approved under SDP-1003 and subsequent revisions.

**(b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

**RESPONSE:** The instant amendment request conforms to the approved CDP for Parkside as mentioned herein. Further, the proposed grading and stormwater management facilities/structures will not be detrimental to the health, safety, welfare of any resident or property owner within the County. The Parkside project as a whole does contain numerous regulated environmental features including streams, wetlands, and floodplain (FPS #200457), all of which are contained within the PMA as shown on approved NRI/006/05. The subject SDP has several proposed environmental impacts to the PMA and stream buffer due to road crossings, stormwater management pond outfalls, water line loops and sewer outfalls. All impacts were previously approved under SDP-1003 and subsequent revisions.

The infrastructure approved in SDP-1003 (and its related amendments) is necessary to implement the planned residential development for Section 1A, 1B, 2 & 3 as reflected in the approved Basic Plan, CDP and Preliminary Plan for the Parkside project. The ultimate development of the residential uses slated for Sections 1A, 1B, 2 & 3 will promote the health, safety and welfare of the existing residents of the County by providing a variety of new living opportunities as well as increasing the overall tax base for Prince George's County. Additionally, all grading activities will be performed pursuant to a validly issued site development permit from DPIE, and will respect all approved limits of disturbance established for each Section. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion or pollution discharge.

**(c) The Planning Board may only deny the Specific Design Plan if it does not meet the requirements of Section 27-528 (a) and (b), above.**

**RESPONSE:** As discussed herein, the proposed SDP application satisfies all requirements of Section 27-528(a) and (b).

**(d) Each staged unit (shown on the Comprehensive Design Plan) shall be approved. Later stages shall be approved after initial stages. A Specific Design Plan may encompass more than one (1) stage.**

**RESPONSE:** The proposed SDP amendment represents four stages of development (i.e. Sections 1A, 1B, 2 & 3).

Ms. Jill Kosack  
Parkside (formerly Smith Home Farm)  
SDP-1003/18  
May 22, 2018

**(e) An approved Specific Design Plan shall be valid for not more than six (6) years, unless construction (in accordance with the Plan) has begun within that time period. All approved Specific Design Plans which would otherwise expire during 1994 shall remain valid for one (1) additional year beyond the six (6) year validity period.**

**RESPONSE:** This is the eighteenth SDP application for Sections 1A, 1B, 2 & 3, and the above referenced validity period will be applicable to the subject application upon its final approval.

**(f) The Planning Board's decision on a Specific Design Plan shall be embodied in a resolution adopted at a regularly scheduled public meeting. The resolution shall set forth the Planning Board's findings.**

**RESPONSE:** The Planning Board is required to comply with this requirement.

**(g) A copy of the Planning Board's resolution and minutes on the Specific Design Plan shall be sent to the Clerk of the Council for any Specific Design Plan for the Village Zones.**

**RESPONSE:** The subject property is in the R-M Zone and is not within a Village Zone.

**CONFORMANCE TO PREVIOUS APPROVALS**

The subject property is subject to previous approvals A-9965, CDP-0501, CDP-0501/01, 4-05080, SDP-1002 and SDP-1003 and is in conformance with all previous approvals.

If you have any questions regarding the above, please feel free to contact me at 301.364.1793.  
Thank you very much.

Sincerely,

  
Alyson C. Murray  
Dewberry

cc: Sevag Balian / Haverford Homes

## STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: PARKSIDE

Model Name: The 'Park

\*Total Base Finished Area: 2032

\*Total Finished Area with all Options:  
Above-grade finished area: 2404

Below-grade finished area: 0

Total Unfinished Area: 230

• Above-grade: 230

• Below-grade: 0

• Garage (1-car, 2-car): 1 CAR

• Two-storage foyer or vaulted ceiling: yes/no Dimensions: \_\_\_\_\_

\*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

*[Handwritten Signature]*  
Signature

04/20/2018  
Date

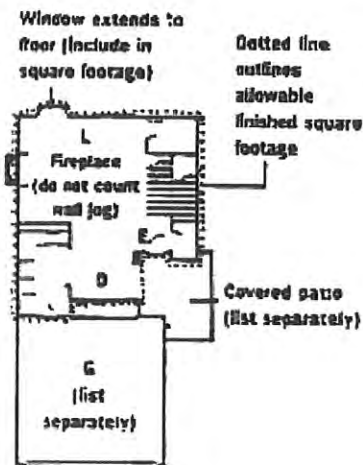
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height

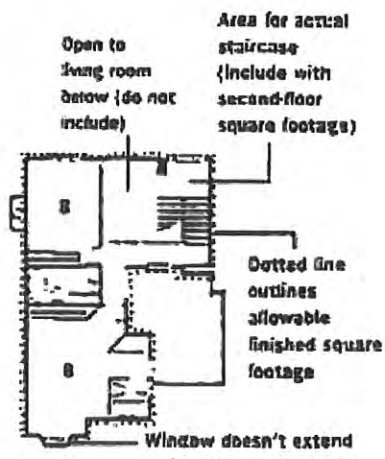
Do not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

### SAMPLE FLOOR PLAN



**FIRST FLOOR**



**SECOND FLOOR**



# STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: PARKSIDE

Model Name: The 'Park 1'

\*Total Base Finished Area: 2032

\*Total Finished Area with all Options: 2404  
 Above-grade finished area: 2404

Below-grade finished area: 0

Total Unfinished Area: 230

• Above-grade: 230

• Below-grade: 0

• Garage (1-car, 2-car): 1 CAR

• Two-storage foyer or vaulted ceiling: yes/no Dimensions:         

\*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

*[Handwritten Signature]*  
 Signature

04/20/2018  
 Date

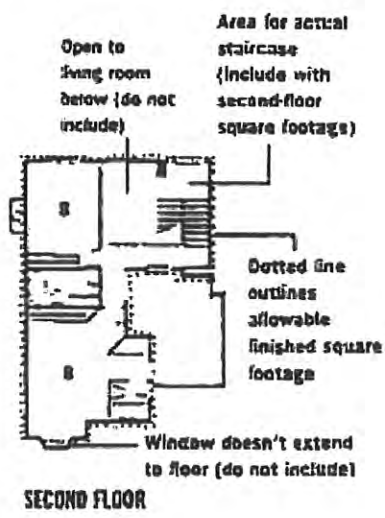
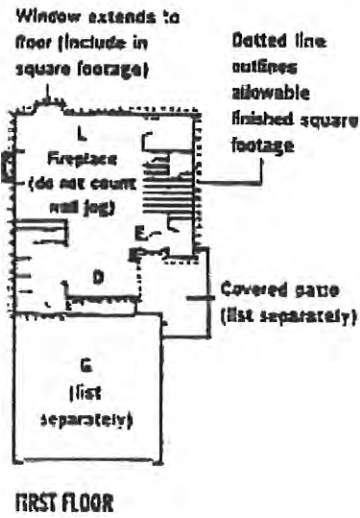
**How to measure:**

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height

**Do not count:**

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

### SAMPLE FLOOR PLAN



## STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: Parkside

Model Name: The 'Park 2'

\*Total Base Finished Area: 2192

\*Total Finished Area with all Options:  
 Above-grade finished area: 2564  
 Below-grade finished area: 0

Total Unfinished Area: 250  
 • Above-grade: 250

• Below-grade: 0

• Garage (1-car, 2-car): 1 CAR

• Two-storage foyer or vaulted ceiling:    yes/no    Dimensions: \_\_\_\_\_

\*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

William Guth  
 Signature

01-30-2018  
 Date

How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height

Do not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
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- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

### SAMPLE FLOOR PLAN

