

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 www.mncppc.org/pgco/planning/plan.htm.

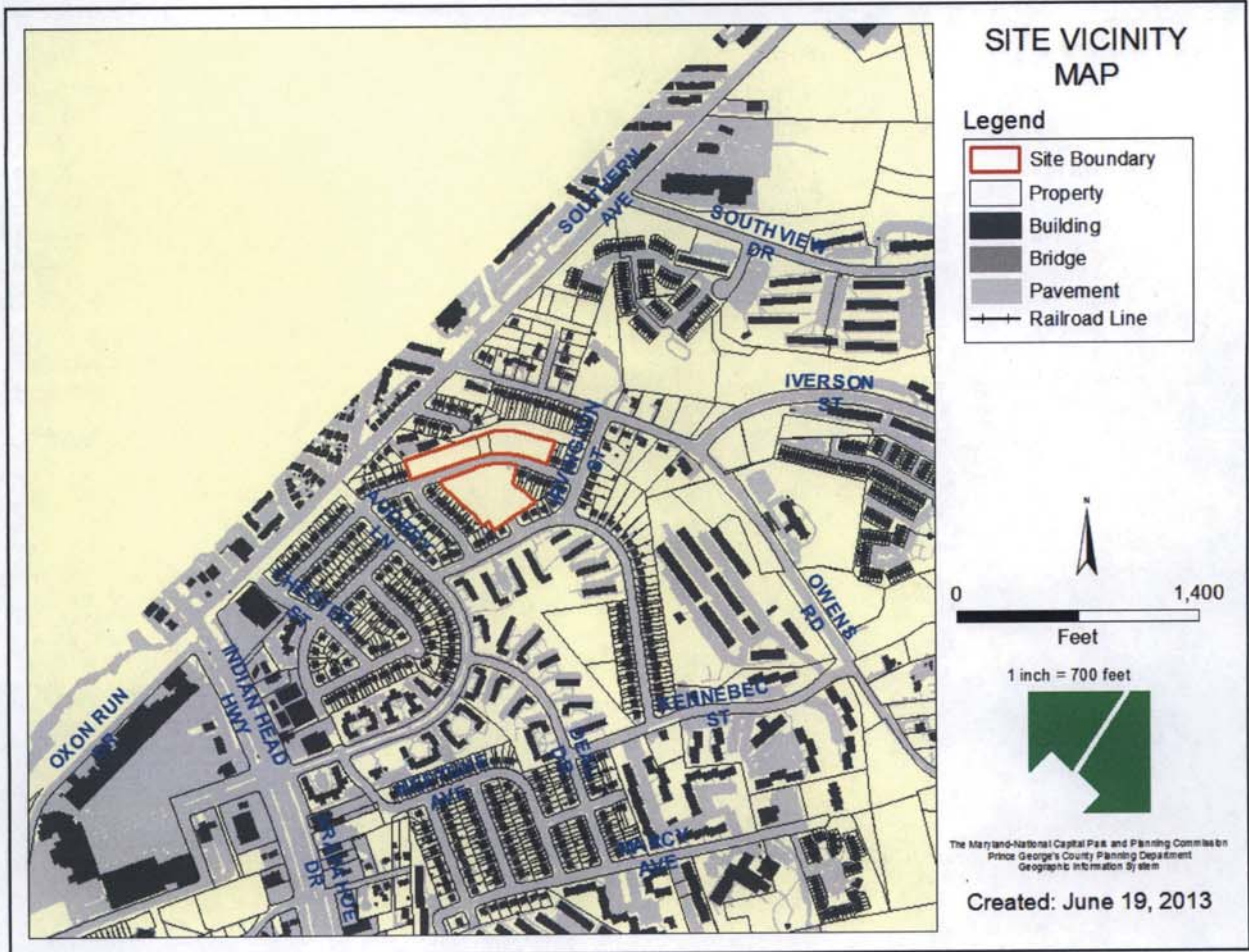
Detailed Site Plan

DSP-13002

Application	General Data	
Project Name: Patriots Landing Location: On the eastern and western sides of Devitt Place between its intersections with Irvington Street to the south and Maury Avenue to the north, and on the northern and southern sides of Maury Avenue east and west of its intersection with Devitt Place. Applicant/Address: Marenberg Enterprises, Inc. 1143 West Lake Avenue Baltimore, MD 21210	Planning Board Hearing Date:	01/23/14
	Staff Report Date:	12/31/13
	Date Accepted:	10/21/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	5.04
	Zone:	R-18
	Dwelling Units:	63
	Gross Floor Area:	N/A
	Planning Area:	76A
	Tier:	Developing
	Council District:	08
	Election District:	12
	Municipality:	N/A
200-Scale Base Map:	207SE01	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of January 9, 2014 to January 23, 2014. A 63-unit townhouse residential revitalization development.	Informational Mailing:	03/26/13
	Acceptance Mailing:	10/30/13
	Sign Posting Deadline:	12/09/13

Staff Recommendation		Staff Reviewer: Ruth Grover, M.U.P., A.I.C.P. Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13002
Patriots Landing

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance, specifically:
 - (1) Section 27-441, Uses in Residential Zones;
 - (2) Section 27-442, Regulations in Residential Zones;
 - (3) Section 27-445.10, Residential Revitalization;
 - (4) Section 27-285(b), Required Findings for Detailed Site Plans
 - (5) Section 27-568(a), Schedule (number) of spaces required, generally; and
 - (6) Section 27-566, Parking facilities for the physically-handicapped.
- b. The requirements of Preliminary Plan of Subdivision 4-12005.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests approval of a detailed site plan (DSP) for a 63-unit townhouse residential revitalization development in the Multifamily Medium Density Residential (R-18) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	R-18
Use(s)	Vacant	Residential
Acreage	5.04	5.04
Parcels	4	4
Lots	63	63

3. **Location:** The site is in the Developing Tier, Planning Area 76A, and Council District 8. More specifically, it is located on the eastern and western sides of Devitt Place between its intersections with Irvington Street to the south and Maury Avenue to the north, and on the northern and southern sides of Maury Avenue east and west of its intersection with Devitt Place.
4. **Surrounding Uses:** The subject property is bounded to the north by undeveloped land and multifamily residential land use in the R-80 (One-Family Detached Residential) Zone; to the east and south by attached and detached single-family dwelling units in the R-20 (One-Family Triple-Attached Residential) and R-35 (One-Family Semidetached, and Two-Family Detached, Residential) Zones; and to the west by single-family attached dwelling units in the R-20 Zone.
5. **Previous Approvals:** The site is subject to the requirements of approved Stormwater Management Concept Plan 4777-2012-01, approved on May 29, 2012 and valid until May 29, 2015; and Preliminary Plan of Subdivision 4-12005, approved by the Prince George’s County Planning Board on December 20, 2012, which approval was formalized in PGCPB Resolution No. 12-116 adopted by the Planning Board on January 17, 2013.
6. **Design Features:** The townhouse development would provide infill development between triplexes in the R-20 Zone to the east and west, single-family detached units in the R-20 and R-35 Zones to the south, and undeveloped land and existing multifamily residential units in the R-20 Zone to the north. The proposed townhouses would be located along existing streets on the eastern and western sides of Devitt Place between its intersections with Irvington Street to the south and Maury Avenue to the north, and on the northern and southern sides of Maury Avenue east and west of its intersection with Devitt Place. Units are arranged consistent with the prevailing pattern of townhouse development in the area of compact front-loaded lots. This issue was thoroughly reviewed by the Planning Board at the time of approval of the preliminary plan of subdivision for the project. See Finding 12e for further discussion of the subdivision layout. Two bioretention ponds located in the northwestern portion of the site and an existing concrete swale provide stormwater management for the development. A potential site for a community garden is shown adjacent to the small parking lot in the northwest corner of the site. A proposed condition would also allow the homeowners association (HOA) to convert the community garden into an area of enhanced landscaping.

The 63 townhouses that comprise the development are organized in the various size sticks in the quantities indicated below:

Size of Townhouse Stick	Number of Sticks of this Size/ Subtotal of Units
3 units	1/3
4 units	2/8
5 units	2/10
6 units	2/12
7 units	2/14
8 units	2/16

The applicant is proposing four models that will be arranged by the applicant so as to create visually-interesting sticks. Each model to be included in the development is listed by name below, together with information as to the number of exterior stories and the total base finished area.

Model Name	Number of Exterior Stories	Total Base Above Grade Finished Area
A	Two	1,360 Square Feet
B	Two	1,360 Square Feet
C	Three	2,160 Square Feet
D	Three	1,432 Square Feet

The appropriate bearings and distances have not been included on the plan set. Therefore, a proposed condition in the Recommendation section of this staff report would require that the applicant revise the plans to include all of the correct bearings and distances throughout the plan set and that those bearings and distances be coincident with the relevant approved plat(s) for the subject project.

Parking for the project will be provided in a combination of driveway, garage, and parking lot spaces. More specifically, 127 parking spaces are provided as follows:

Type of Parking Spaces	Number of Parking Spaces
Driveway Parking Spaces	63
Garage Parking Spaces	59
Surface Parking adjacent to Lots 60-63	5 (including 2 handicapped accessible spaces)

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-18 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed townhouse development is a permitted use in the R-18 Zone.

- b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones, except as modified in Finding 7(c) below. Modifications to the Section 27-442 regulations are permitted in accordance with Section 27-445.10(b)(4), Residential Revitalization Requirements.
- c. The proposal is also in conformance with the requirements of Section 27-445.10, Residential Revitalization. Each requirement of that section is included in **boldface** type below followed by staff comment:

(a) **Applicability**

- (1) **Residential Revitalization, as defined in this Subtitle and permitted in the Table of Uses in Part 5, shall be limited to any form of existing multifamily or attached one-family dwelling units or unimproved property on which multifamily dwelling units existed on January 1, 2001, but were subsequently razed as a result of condemnation proceedings initiated by the County that are located in a Revitalization Tax Credit District.**
- (2) **This section is not applicable to any other property.**

Comment: This required finding may be made for the subject residential revitalization project, as a multifamily development known as "Georgian Gardens" existed on the site on January 1, 2001 and was subsequently razed pursuant to condemnation proceedings. Additionally, the project is located in a revitalization tax credit district.

(b) **Requirements.**

- (1) **Dwelling units, or property on which they formerly existed, as described in (a)(1) of this Section may be replaced by proposed multifamily, attached one-family or detached one-family dwelling units in a Residential Revitalization project.**

Comment: The subject project proposes 63 attached one-family dwellings in accordance with this requirement.

- (2) **The dwelling units, or property as described in (b) (1) above, shall have or have had a minimum density of twelve (12) units per acre of the net lot or tract area.**

Comment: Sixty-three townhouses placed on this 4.13 net acre site would result in a density in excess of 15 units per acre, meeting and exceeding this requirement.

- (3) **The number, location, and design of compact and standard parking spaces shown on the approved Detailed Site Plan shall constitute the parking design regulations for the development.**

Comment: The following distribution of standard and handicapped-accessible parking spaces is offered in the subject DSP.

Type of Parking Spaces	Number of Parking Spaces
Driveway Parking Spaces	63
Garage Parking Spaces	59
Surface Parking adjacent to Lots 60–63	5 (including 2 handicapped accessible spaces)

Should the subject DSP be approved for the project, the number, location, and design of parking spaces shown on the DSP will constitute the parking design regulations for the development. A parking schedule, however, is absent from the plans for the project. Therefore, a proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, a parking schedule be added to the general notes of the site plan.

- (4) **Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations.**

Comment: Information concerning the height of structures, lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements of the R-18 Zone, though set by the project, are not particularized in the general notes included in the plan set. A proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, the applicant revise the plans for the project to include such information in the general notes included on Sheet 4 of 10 of the plan set.

- (5) **The normal parking requirement shall be reduced by thirty percent (30%). An additional reduction may be allowed upon a determination that:**
- (A) **An additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the County which were predominately developed prior to November 29, 1949; and**
 - (B) **The additional reduction will not infringe upon the parking and loading needs of adjacent residential areas.**

Comment: The normal parking requirement for townhouses per Section 27-568 of the Zoning Ordinance is 2.04 spaces per dwelling unit, or 129 parking spaces. A 30 percent reduction in that amount would result in a minimum parking requirement of 94 spaces. As the subject application provides 129 parking spaces, it meets and exceeds this requirement.

- (6) **The project shall comply with the requirements of the Landscape Manual to the extent that is practical.**

Comment: Landscape schedules from the applicable 2010 *Prince George's County Landscape Manual* (Landscape Manual) have been included on Sheet 6 of 9 of the plan set regarding the requirements of Section 4.1-2, Residential Requirements for Townhouses; Section 4.7, Buffering Incompatible Uses; and Section 4.9-1, Sustainable Landscaping. The schedules provided for Sections 4.1 and 4.9 of the plan set demonstrate conformance to the relevant requirements, and the schedule for Section 4.7 demonstrates partial conformance. More particularly, the Landscape Manual requires a Type "A" bufferyard between one-family detached houses and adjacent townhouses as occurs along the southeasterly boundary of the project. A Type "A" bufferyard is defined as having a minimum 20-foot building setback, a 10-foot-wide minimum landscaped yard, and the inclusion of 40 plant units (as defined in the Landscape Manual) per 100 linear feet of property line. While the applicant has included the requisite number of plant units in the buffer, a 12-foot building setback has been provided, where the Landscape Manual normally specifies a 20-foot-wide setback. In order to provide better separation between the subject project and the single-family detached units to the southeast, a proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, the plans be revised to include a six-foot-tall, non-white, non-wood durable fence along its southeastern boundary where it abuts lots improved with single-family detached homes. Staff would suggest that, by provision of part of the width of the buffer and the addition of the fence, the applicant has complied with this requirement to comply with the requirements of the Landscape Manual to the extent that it is practical.

(c) **Findings.**

In approving a Residential Revitalization project, the Planning Board shall find that the project:

- (1) **Improves a deteriorated, obsolete, or demolished multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;**

Comment: The subject project replaces condemned and demolished housing stock with new townhouses. The 121-unit multifamily complex, Georgian Gardens, previously on the site was condemned in 2002 by the County and razed in 2004. Therefore, staff would suggest that the Planning Board could make this required finding regarding the subject project.

- (2) **Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;**

Comment: The models proposed for the subject project are attractively detailed mainly on the front façades. In recognition of the nature of the site as infill development and its proximity to surrounding residential dwellings, many of which feature complete or partial brick on their exterior façades, a proposed condition in the Recommendation section of this staff report would require that the applicant revise the architectural plans to clarify that the sides of most of the units should include brick on at least the first floor. With modifications as

proposed in this condition, it may be said that the proposed project maintains or improves the architectural character of the buildings so that they are compatible with the surrounding properties.

(3) Serves a need for housing in the neighborhood or community;

Comment: The proposed new townhouses will serve a need for housing in the neighborhood or community in conformance to this required finding.

(4) Benefits project residents and property owners in the neighborhood;

Comment: The subject project would benefit project residents by providing an attractive landscaped community and a community garden. It will benefit property owners in the immediate surrounding area by providing a safer environment with more “eyes on the street” and an attractive built environment instead of vacant land which sometimes becomes the site of illegal dumping and potential criminal activity. By bringing new housing stock into the area, it may raise market sales prices of single-family attached dwellings, which are predominant in the vicinity of the subject site.

(5) Conforms with the housing goals and priorities as described in the current “Housing and Community Development Consolidated Plan,” for Prince George’s County; and

Comment: The Prince George’s County Department of Housing and Community Development Plan FY2011-2015 states that the subject project is an appropriate site for a Residential Revitalization development as it is in an area where there is a high rate of residential vacancies bordering the District of Columbia. Therefore, it may be said that the subject project conforms to the housing goals and priorities described in the current “Housing and Community Development Consolidated Plan” for Prince George’s County in accordance with this requirement.

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.

Comment: In a memorandum dated November 21, 2013, the Community Planning Division indicated that the application generally conforms to the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* in accordance with this requirement.

(d) Site Plans.

(1) A Detailed Site Plan shall be approved for all Residential Revitalization, in accordance with Part 3, Division 9, of this Subtitle.

(2) Site plan review shall include the approval of architectural elements including but not limited to building materials, typical building elevations, signs and outdoor lighting.

Comment: Should the subject site plan be approved by the Planning Board, the applicant would be in conformance with Subpart (1) of this requirement. The subject application includes the architectural elements of building materials, typical building elevations, signs, and outdoor lighting in conformance with Subpart (2) of this requirement.

(e) **Mandatory Referrals.**

After the Planning Department accepts an application for processing, copies shall be referred for review and comment to the County's Department of Housing and Community Development, any municipality whose boundaries are located within one-half mile of the project and any other agencies determined by the Planning Director.

Comment: A copy of the subject application was circulated to the Department of Housing and Community Development and the Town of Forest Heights in accordance with this requirement on October 21, 2013.

8. **Preliminary Plan of Subdivision 4-12005:** Preliminary Plan of Subdivision 4-12005, approved by the Planning Board on December 20, 2012, was formalized in PGCPB Resolution No. 12-116 adopted by the Planning Board on January 17, 2013. The following conditions of approval apply to the review of the subject DSP. Staff has included the relevant condition in **boldface** type below followed by staff comments:

4. **In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, unless modified by DPW&T:**
- a. **A standard sidewalk along both sides of all streets.**
 - b. **Off-site improvements with a standard sidewalk along Maury Avenue from the property line of Lot 35 east to the intersection of Maury Avenue and Irvington Street.**
 - c. **Stripe and repaint all crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey Lane with Maury Avenue, and Maury Avenue with Maury Place.**

Comment: Standard sidewalks are provided along both sides of all streets and sidewalk is shown along Maury Avenue from Lot 35 to Maury Avenue's intersection with Irvington Street in accordance with Subparts (a) and (b) of this requirement. As the requirements called for by Subpart (c) of this requirement are not shown on the plans and as the Department of Public Works and Transportation's (DPW&T) referral memorandum regarding the subject project dated November 26, 2013 does not suggest a modification of this requirement, a proposed condition in the Recommendation section of this staff report would require that, prior to issuance of the first building permit for the project, the applicant provide evidence to the Planning Board or its designee that the specified off-site improvement has been completed.

- h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.**

Comment: The applicant should provide HOA documents to the Planning Board or its designee prior to certification of the plans, indicating that a HOA has been set up to, among other things, assure retention and future maintenance of the property to be so conveyed.

- 8. At the time of detailed site plan, the following additional specific site issues shall be evaluated:**

- a. Adequate turn-around area for the proposed private street serving Lots 1-11.**

Comment: In a memorandum dated November 8, 2013, the Transportation Planning Section stated that this condition requires that the site plan provide an adequate turnaround area for the proposed private street to serve Lots 1-11. Observing that the subject street is 22 feet wide, they felt that the condition had not been addressed satisfactorily and that a vehicular turnaround area should be provided at the end of this roadway to reduce the need for vehicles, regardless of size, to back out of the roadway. A proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, a hammerhead or other turnaround be provided for the street serving Lots 1-11, with the possibility of losing a lot and with final design being approved by the Transportation Planning Section.

- b. Adequate sight distance and turning radii, per Department of Public Works and Transportation (DPW&T) standards, for all proposed access and exit points.**

Comment: In a memorandum dated November 8, 2013, the Transportation Planning Section stated that this condition requires that sight distance studies for access points be provided to DPW&T so that it may be determined if the subject application conforms to this requirement. A copy of the Transportation Planning Section's referral was provided to DPW&T and comment requested on the sight distance studies for access points that the agency was supposed to evaluate in conformance with this subpart of Condition 8. See Finding 12j for discussion of DPW&T's finding regarding the subject preliminary plan requirement.

- c. Disposition of the retaining wall on the northern property line of proposed Lots 48 and 49.**

Comment: In a memorandum dated December 16, 2013, the Subdivision Review Section stated that the DSP labels the metal retaining wall on the northern property line of proposed Lots 48 and 49 as "to remain." As the retaining wall will be on the individual townhouse lots, its maintenance will become the responsibility of the homeowners. A condition below requires confirmation of the structural stability of this wall prior to issuance of the first building permit for the project.

9. **Total development within the proposed site shall be limited to the approved uses that would generate no more than 44 AM and 50 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: In a memorandum dated November 8, 2013, the Transportation Planning Section stated that the DSP is consistent with the number of units approved in the preliminary plan and, therefore, the number of trips to be generated from the site will be within the overall maximum trip cap established by this requirement of the approved preliminary plan.

11. **Development of this site shall be in conformance with Stormwater Management Concept Plan 4777-2012-00 and any subsequent revisions.**

Comment: In a memorandum dated October 29, 2013, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) stated that the proposed DSP is in conformance with approved Stormwater Management Concept Plan 4777-2012 dated May 2012. In the stormwater concept approval letter provided by DPIE, it more particularly specified that the approved Stormwater Management Concept Plan is 4777-2012-01. As this latter number is a revision of Stormwater Management Concept 4777-2012-00, it may be said that the subject application conforms to this requirement.

12. **Non-Residential development shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.**

Comment: As the proposed development is residential, this requirement is not applicable to the subject project.

9. **2010 Prince George's County Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Section 4.7, and Section 4.9 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

See Finding 7c for a full discussion of Landscape Manual conformance.

10. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The subject property is exempt from the provisions of the Woodland Conservation and Tree Preservation Ordinance because the site contains less than 10,000 square feet of woodland and no tree conservation plans have been approved for the site. A Natural Resources Inventory, NRI-006-12, has been approved for the site and, on that basis, Woodland Conservation Ordinance Exemption Letter S-40-12 had been issued formalizing that exemption.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The application is subject to the requirements of the Tree Canopy Coverage Ordinance because it involves more than 5,000 square feet of ground disturbance. The applicant has included the correct tree canopy coverage (TCC) schedule on Sheet 5 of the plan set demonstrating conformance to its requirements. More particularly, due to the site's location in the R-18 Zone, 15 percent TCC, or 32,931 square feet of tree canopy is required. The applicant's schedule indicates that this requirement has been met by the installation of landscape trees (ornamental landscape trees, deciduous major shade trees, small evergreens, medium evergreens, and large evergreens) totaling 35,845 square feet meeting and exceeding the square feet of tree canopy required. Therefore, it may be said that the subject application meets the requirements of the Tree Canopy Coverage Ordinance.

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

- a. **Historic Preservation**—In a memorandum dated October 29, 2013, the Historic Preservation Section stated that their review of DSP-13002, Patriots Landing, found that it would have no effect on identified historic sites, resources, or districts.
- b. **Archeological Review**—In a memorandum dated November 1, 2013, the archeology planner coordinator stated that the subject site was not a property already documented for the presence of archeological resources. Further, she stated that a Phase I archeological survey would not be recommended for the subject site as a search of current and historic photographs, topographic and historic maps, the locations of currently known archeological sites, and the fact that the site was previously graded and developed indicate the probability of archeological sites within the subject property is low.
- c. **Community Planning Division**—In a memorandum dated November 22, 2013, the Community Planning Division stated that the subject project is consistent with the 2002 *Prince George's County Approved General Plan* (General Plan) Development Pattern policies for the Developed Tier and that it generally conforms to the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* (Heights Master Plan and SMA). With respect to aviation, the Community Planning Division stated that the subject property is located within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. Further, they noted that the subject property is located within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface, but outside of the 65 and above dBA Ldn noise contours, so noise attenuation is not required, and outside an accident potential zone, so no controls on use or density are required. Observing that the above categories do not prevent any of the proposed development, the Community Planning Division stated that the location in JBA ILUC, Imaginary Surface F, outside a noise contour and an accident potential zone should be noted on the DSP.

Comment: A proposed condition in the Recommendation section of this staff report would require that the above location notes be included on the DSP prior to signature approval.

The Community Planning Division then offered the following planning issues:

- The property is located in the Heights Master Plan and SMA area. The master plan recommends a maximum of 12 dwelling units per acre for garden apartments. The applicant is generally in conformance with the plan per the proposal of a townhouse development. Prince George's County Council Bill CB-13-2011, an ordinance concerning residential revitalization for this site, states: "Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations."

- Council Bill CB-13-2011 states that new development “Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties.” We encourage the applicant to provide urban design standards that do not merely replicate the architectural style of nearby development built in the 1940’s, but provides high-quality architectural style that supports urban residential standards as well as pedestrian and stormwater management facilities. Urban residential design should create a relationship between buildings and the street, adhere to crime prevention through environmental design (CPTED) principles, and should provide enough vegetation and open space to create desirable living conditions in higher-density neighborhoods. The townhouse architecture and design support an active urban streetscape and do not create a visual or physical barrier between the public and private realm. Staff recommends that the applicant ensures continuous handicap-accessible sidewalks along all existing and new streets within the Patriots Landing development.
- Open space to support stormwater management facilities and overflow parking close to the street that will discourage loitering and behaviors that currently create neighborhood nuisances are also provided. Staff supports the applicant providing sidewalks along all roadways and making connections to existing sidewalks beyond the project boundaries where needed.

Please note that plans are underway to update a portion of the current master plan area. The Eastover/Forest Heights/Glassmanor Sector Plan and Sectional Map Amendment was adopted by the Planning Board on November 14, 2013 and is scheduled to be reviewed by the Prince George’s County District Council on January 21, 2014 for approval.

- This site is also located within the Glassmanor/Oxon Hill Transforming Neighborhoods Initiative (TNI) area. Prince George’s County Executive, Rushern L. Baker III, announced a plan to improve the quality of life in vulnerable communities through this initiative. The overarching goal of the TNI is to achieve a thriving economy, great schools, safe neighborhoods, and high-quality healthcare by utilizing cross-governmental resources in target neighborhoods that have specific and unique needs.

- d. **Transportation Planning Section**—In a memorandum dated November 8, 2013, the Transportation Planning Section stated that, though there are no specific transportation-related requirements imposed by the Zoning Ordinance, the site is subject to the general requirements of site plan review, which include attention to the transportation-related issues of parking, loading, and on-site circulation.

The Transportation Planning Section further noted that an evaluation of the provision of the applicable residential revitalization requirements of the Zoning Ordinance that allows a reduction in the usual parking requirement by 30 percent was made difficult by the applicant’s failure to provide a parking schedule on the plans, and suggested that the applicant be required to provide one.

Comment: A proposed condition in the Recommendation section of this staff report would require that the applicant provide a parking schedule prior to signature approval including both the normal requirement and the 30 percent reduction permitted by the residential revitalization provisions.

The Transportation Planning Section then provided an analysis of Condition 8(a), (b), and 9 of Preliminary Plan of Subdivision 4-12005. See Finding 8 for a full discussion of those requirements.

The Transportation Planning Section then offered the following plan review comments:

- Five-foot-wide sidewalks are shown serving the proposed townhouses.
- Adequate circulation will be provided for the site by the existing 60-foot-wide residential street (Maury Avenue) and the proposed 60-foot-wide residential street (Devitt Place), both to access Irvington Street.
- There is one master plan collector roadway to the north (Owens Road), but not immediately adjacent to the site.

In conclusion, the Transportation Planning Section stated that they found the site plan acceptable with the addition of a turnaround at the end of the private street serving Lots 1–11, and with the inclusion of a parking schedule and parking spaces as appropriate on the DSP.

Comment: Proposed conditions in the Recommendation section of this staff report would require a turnaround at the end of the private street serving Lots 1–11 and the inclusion of a parking schedule and parking spaces as appropriate on the DSP.

- e. **Subdivision Review Section**—In a memorandum dated December 19, 2013, the Subdivision Section offered the following comments regarding the project:

The site is subject to Preliminary Plan of Subdivision 4-12005 and the resolution was adopted on January 17, 2013 by the Planning Board (PGCPB Resolution No. 12-116). The preliminary plan is valid until January 17, 2015. A final plat for the subject property must be accepted by The Maryland-National Capital Park and Planning Commission (M-NCPPC) before the preliminary plan expires or a new preliminary plan would be required. The applicant may ask for an extension of the validity period for the preliminary plan beyond January 17, 2015 in accordance with Section 24-119 of the Subdivision Regulations.

Comment: For a discussion of the relevant preliminary plan of subdivision requirements, see Finding 8 of this staff report.

Further, the Subdivision Section stated that the DSP provides 63 townhouse lots, three parcels for open space, and one parcel for a private street which is in conformance with approved Preliminary Plan 4-12005. Noting that the DSP proposes steep grading at the rear of Lots 12 through 26, the Subdivision Section suggested enhanced landscaping to the rear of the lots can help reduce the visibility of steep grading.

Comment: A proposed condition in the Recommendation section of this staff report would require that the applicant include enhanced landscaping along the rear lot lines of Lots 12-26 to reduce the visibility of the new units from the surrounding area in response to this Subdivision Section concern.

Regarding the preliminary plan of subdivision process, the Subdivision Section offered the following:

The applicant has worked with staff and made significant modifications to their original proposal which includes lot layout, street alignment, and the location of stormwater management facilities. The modifications included a reduction of the area of the private street/easement and open space/stormwater facilities to lessen the maintenance burden to the future HOA, in keeping with the layout of the surrounding community and to provide a more compact development provided for in a residential revitalization subdivision. In the review of the preliminary plan, staff and then the Planning Board, in the resolution of approval (PGCPB No. 12-116), addressed the issue of balancing the urban design issues with the overarching issue of creating sustainable communities that are economically viable:

The original proposal consisted of 61 townhouse lots, the proposal for Devitt Place as a private street, and several large parcels for stormwater facilities all to be conveyed to the HOA. The applicant is proposing workforce housing in an urban inner-beltway community that is within the Revitalization Tax Credit District. The provision of Devitt Place as a private street could be a burden on the future HOA of this small 63 townhouse lot subdivision to maintain the street and have private services such as trash pick-up and snow removal, while the surrounding community has public streets with public services. Large parcels for stormwater facilities can also be a burden for maintenance and can be an attractive nuisance. Through extensive discussion and coordination between the applicant, planning staff, and the Department of Public Works and Transportation (DPW&T), a modification of the layout has resulted in a more desirable lot layout. Incorporating these changes will reduce the maintenance burden to the future HOA and provide a more compact development provided for in a residential revitalization subdivision. The overall modifications have resulted in a superior project in keeping with the vision of the Revitalization Tax Credit District.

This site is also located within the Glassmanor/Oxon Hill Transforming Neighborhoods Initiative (TNI) area. Prince George's County Executive, Rushern L. Baker III, recently announced a plan to improve the quality of life in vulnerable communities through this initiative. Focusing on six areas throughout the county, the overarching goal of the TNI is to achieve a thriving economy, great schools, safe neighborhoods, and high quality healthcare by utilizing cross-governmental resources in target neighborhoods that have specific and unique needs.

Open space has been consolidated to support stormwater management facilities close to the street that will discourage loitering and behaviors that currently create neighborhood nuisances.

In addition, compared to the Washington Metropolitan area, the county has an older housing stock with only 22 percent of housing units in the county built after 1990. Compared to neighboring jurisdictions, the county has the highest number of cost-burdened households. As of 2008, there were a total of 136,366 households in Prince George's County that were cost-burdened. Sixty-four percent of cost-burdened households were owner households. This project is proposing 63 new workforce townhouses, which will be a great housing reinvestment in an inner-beltway community.

The vision of the consolidated plan is to create economically-viable, cohesive, safe, healthy, and sustainable communities and neighborhoods. The consolidated plan's initiatives are intended to be a catalyst for neighborhood stabilization and growth. The proposed revitalization project conforms to the housing goals and priorities of the consolidated plan, and the proposed project meets specifically two of the goals as following.

In 2007, Prince George's County established the office of Common Ownership Communities in the Counties Office of Community Relations to address the issues facing smaller common ownership communities which were struggling to maintain the private infrastructure which was established as a part of the planning process. As a result there has been a heightened awareness of the long term implications of private infrastructure on a HOA. The financial burden can sometimes undermine the viability and strength of smaller workforce housing communities.

Through the review of this preliminary plan of subdivision staff has worked with the DPW&T, and the applicant to carefully consider the amount of private infrastructure that would be the responsibility of the HOA. Specifically, the provision of private recreational facilities was considered and it was ultimately determined that because of the highly walkable nature of the existing community in which this development would be located that the need for a separate small facility was not warranted. Not only is there an additional liability and maintenance responsibility for the HOA, but these facilities must be monitored and can become an attractive nuisance depending on the existing community and the location of the facilities within the subdivision.

Comment: The Subdivision Section then noted the following technical corrections, which have been included as proposed conditions in the Recommendation section of this staff report:

- (1) Provide the bearings and distances for all of the lots and parcels.
- (2) Provide the lot sizes and widths for all of the lots and parcels.
- (3) Add a note regarding approved Preliminary Plan of Subdivision 4-12005.
- (4) Enhance the landscape to the rear of the Lots 12 through 26.

In closing, the Subdivision Section noted the DSP's conformance to the approved preliminary plan and the need for the record plats to reflect the DSP layout.

- f. **Trails**—In a memorandum dated November 22, 2013, the trails coordinator stated that he reviewed the subject DSP application referenced above for conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements.

Then he offered the following review comments:

- (1) There are no master plan trails issues identified in either the MPOT or the area master plan that impacts the subject site. The submitted plans indicate that there is an existing trail along the tributary of Barnaby Run, where there is none planned. Aerial photography indicates, and a site visit confirmed, that there is a concrete swale on both sides of the tributary. For these reasons, the plans should be revised to eliminate reference to the existing trail.

Comment: A proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, reference to an existing trail along the tributary of Barnaby Run be removed.

- (2) The MPOT includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Sidewalks currently exist along the subject site's frontage of Maury Avenue, Maury Place, and Irvington Street. These sidewalks are narrow, but are buffered from the road with a landscape strip and appear to meet the needs of pedestrians in the area. If any frontage improvements are required by DPW&T, it is recommended that the sidewalks be widened to current DPW&T standards. Standard sidewalks are also recommended along both sides of all internal roads, unless modified by DPW&T.

For a discussion of the trails-related conditions of Preliminary Plan 4-12005 (PGCPB Resolution No. 12-116), see Finding 8.

In conclusion, the trails coordinator suggested the inclusion of a condition requiring that, prior to signature approval, the plans be revised to reflect the required crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey lane with Maury Avenue, and Maury Avenue with Maury Place.

Comment: A proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, the plans for the project be revised to reflect required crosswalks at the intersections identified above.

g. **Permit Review Section**—In a memorandum dated December 3, 2013, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the Recommendation section of this staff report.

h. **Environmental Planning Section**—In an email dated November 15, 2013, the Environmental Planning Section stated that they reviewed the subject application and offered the following comments:

- The site is exempt from the requirements of the Woodland Conservation Ordinance because the site contains less than 10,000 square feet of woodland and no tree conservation plans have been approved for the site. Further, they stated that Natural Resources Inventory NRI-006-12 had been approved and that Woodland Conservation Ordinance Exemption Letter S-40-12 had been issued for the site.
- As the site is exempt from the requirements of the Woodland Conservation Ordinance, specimen trees on-site are not required to be identified, nor a special process required to authorize their removal.
- Though no wetlands or streams are found on the site, a concrete flume on-site conveys an intermittent stream/stormwater occasionally. No buffer is required adjacent to the flume that would be required from wetlands or a stream.
- There is 100-year floodplain on-site adjacent to the concrete flume.
- There is no primary management area on-site and, therefore, no primary management area impacts to assess.
- Stormwater Management Concept Plan 4777-2012-01 has been approved for the subject site requiring a fee of \$15,750 for on-site attenuation. The two bioretention ponds required by the approval are shown on the approved stormwater concept plan and the DSP. Stormwater on-site will be directed to an existing stormdrain system and outfalls that flow into a concrete stormwater channel located adjacent to the site.
- There is no Chesapeake Bay Critical Area on-site.
- No green infrastructure plan areas are shown on the subject property.
- The classification of adjacent Maury Avenue as a collector does not require noise analysis and, therefore, does not require the inclusion of noise contours on the subject site.
- There are no historic or scenic roads adjacent to the site.
- Marlboro Clay soils are not found on the site.

- The site is not located within a transportation development or a design district overlay zone, so further environmental analysis in this request is not required.

Comment: As a result of this review, it was unnecessary to include any environmentally-related proposed conditions in the Recommendation section of this staff report.

- i. **Prince George's County Fire/EMS Department**—In a memorandum dated December 4, 2013, the Prince George's Fire/EMS Department offered comment regarding needed accessibility, private road design, and the location and performance of fire hydrants.
- j. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 29, 2013, DPIE offered comment on the subject project including that frontage improvements would be required along Maury Avenue, including full-width, two-inch overlay. Additionally, they indicated that all storm drainage systems and facilities are to be designed in accordance with DPW&T's specification and standards, that the applicant would have to comply with DPW&T's utility policy, street tree and street lighting standards, that sidewalks are required along all roadways, and that all roadways within the townhouse development would have to be private and privately maintained. Further, they stated that on-street parking would not be permitted on public streets, that adequate sight distance and turning radii are necessary for all access/exit points off the site in accordance with AASHTO (American Association of State Highway and Transportation Officials) standards, and that a soils investigation report may be required.

With respect to stormwater management, DPIE stated that the proposed site plan is consistent with approved Stormwater Management Concept Plan 4777-2013 dated May 29, 2012. Proposed Lot 59 is to be included as part of the stormwater management easement to create the necessary landscape buffer from the proposed houses.

Comment: DPIE's requirements will be met through their separate permitting process.

- k. **Prince George's County Police Department**—In a memorandum dated November 13, 2013, the Prince George's County Police Department stated that, after reviewing the plans for the project and visiting the subject site, they had no crime prevention through environmental design (CPTED) recommendations for the project. They noted that no lighting plans had been submitted, so they were unable to make a judgment on its adequacy.

Comment: A proposed condition in the Recommendation section of this report would require that a photometric plan be provided prior to certificate approval of the plans that would ensure that adequate lighting would be provided throughout the site in accordance with CPTED principles.

- l. **Prince George's County Health Department**—In a memorandum dated November 7, 2013, the Prince George's County Health Department stated that they completed a desktop health impact assessment review of the submission for DSP-13002, Patriot's Landing, and offered the following comments:

- (1) The property is located in the recharge area for the Patapsco aquifer, a groundwater supply that serves the southeastern portions of Prince George's County and the northern portions of Charles and Calvert Counties. Conversion of green space to impervious surface in this recharge area could have long-term impacts on the sustainability of this important groundwater resource.

Comment: Stormwater management on the site, approved by the Department of Permits, Inspections and Enforcement (DPIE), includes two bioretention areas which will assist in the handling and treatment of both the quantity and quality of stormwater run-off from the subject site.

- (2) There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The applicant should consider setting aside space for a community garden.

Comment: A community garden has been provided as part of the project in response to Comment 2.

- m. **State Highway Administration (SHA)**—In a letter dated November 20, 2013, SHA stated that they had completed their review of the subject project and have no objection to the approval of the plan by the Planning Board as the site is accessed from a road owned and maintained by Prince George's County. They stated, however, that should Prince George's County require any off-site improvements to a state road, an access permit would be required from their office.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In emailed comments received November 5, 2013, a WSSC representative offered comments on the subject plans which included WSSC's standard comments, design review comments, hydraulic review comments, comments regarding the sanitary sewer and water main extensions, and needed easements to implement service. WSSC's requirements will be implemented through its separate permitting and connection process.
- o. **Verizon**—At the time of this writing, staff has not received comment from Verizon regarding the subject project.
- p. **Potomac Electric Power Company (PEPCO)**—In an email dated October 28, 2013, a representative of PEPCO stated that they concur with the provision of a ten-foot-wide public utility easement as shown on the subject plans. They asked that the applicant take note that additional easements may be required to accommodate transformers, switches, or fuse enclosures as necessary based on projected loads.
- q. **Prince George's County Department of Housing and Community Development**—At the time of this writing, staff has not received comment from the Department of Housing and Community Development regarding the subject project.
- r. **Town of Forest Heights**—At the time of this writing, staff has not received comment from the Town of Forest Heights regarding the subject project.

13. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the subject detailed site plan satisfies the site design guidelines as contained in

Section 27-274 (cross-referenced in Section 27-283) and represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. In addition, as required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). However, as there are no regulated environmental features on site, this otherwise required finding need not be made in this case.

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 Detailed Site Plan DSP-13002 for Patriots Landing, subject to the following conditions:

1. Prior to signature approval of the detailed site plan (DSP), the applicant shall provide the additional specified materials or revise the plans as follows:
 - a. The applicant shall include in the general notes of the DSP the following:
 - (1) The subject project is located in the Joint Base Andrew (JBA) Interim Land Use Control (ILUC) area and within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface.
 - (2) The subject project is located outside of the 65 and higher dBA Ldn noise contour, making noise attenuation unnecessary.
 - (3) The subject project is located outside the accident potential zone as defined in the JBA ILUC requirements.
 - b. The plans shall be revised to provide a hammerhead, or other turnaround, for the street serving Lots 1-11, with the possibility of loss of one lot to accommodate the turnaround, and with final design of the turnaround to be approved by the Transportation Planning Section and the Urban Design Section as designee of the Planning Board.
 - c. Reference to an existing or proposed trail along the tributary of Barnaby Run shall be removed from the plans.
 - d. The plans for the project shall be revised to include a parking schedule in the general notes of the plan including the number, location, and design of compact and standard parking spaces to be provided for the project, including both the normal requirement calculated under Section 27-568 of the Zoning Ordinance and the 30 percent reduction permitted by Section 27-445.10(b)(5) of the Zoning Ordinance.
 - e. The plans for the project shall be revised to include in the general notes on Sheet 4 of the plan set information regarding the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, and all other requirements of the Multifamily Medium Density Residential (R-18) Zone. The provided information shall then replace the R-18 Zone requirements for this residential revitalization project.

- f. The plans for the project shall be revised to provide a template sheet demonstrating the dimensions of any and all bump-outs and the number of parking spaces, if any, to be provided in each garage and the height of each proposed house model.
- g. The plans for the project shall be revised to ensure that the bearings and distances thereon are in accord with those on the record plat for the project and to include all block and lot numbers and the total area of each lot, block and parcel dimensions, the green area required and provided for the project, the materials to be utilized on the driveways, and the dimensions and number of parking spaces to be provided thereon.
- h. A detail shall be included on the plans for the proposed sign, with the lettering area on the sign not to exceed 12 square feet, and landscaping that will provide year-round visual interest indicated at the base of the plan.
- i. The applicant shall revise the proposed architecture of the sides of the units to include brick as a material on at least the first floor of all side walls, with final approval of the revised architecture to be approved by the Planning Board or its designee.
- j. The plans for the project shall be revised to indicate a six-foot-tall, non-white, non-wood, low-sheen durable fence along the southeastern property line of the project, where it abuts single-family detached residential units.
- k. The applicant shall provide the homeowners association documents to the Planning Board or its designee indicating that one has been set up to, among other things, assure retention and future maintenance of the property to be so conveyed.
- l. A note shall be added to the general notes of the plans stating that the homeowners association may decide at any time, in accordance with their bylaws, whether to implement the community garden or replace it with enhanced landscaping to include trees, shrubs, and flowers. This modification shall not require a formal revision to the plans.
- m. The applicant shall revise the plans for the project to add the following general note:

“Preliminary Plan of Subdivision 4-12005 was approved by the Planning Board, subject to 12 conditions, on December 20, 2012 with its approval formalized by the adoption of PGCPB Resolution No. 12-116 by the Planning Board on January 17, 2013.”
- n. The applicant shall remove the label “Parcel A, Block A” from the land also labeled “Lot 54,” located along the shared property line with the subject site in its northwestern corner.
- o. The applicant shall revise the plans to provide enhanced landscaping along the rear property lines of Lots 12-26, with final design of said landscaping to be approved by the Urban Design Section as designee of the Planning Board.
- p. The applicant shall revise the plans to indicate which units provide garages.

- q. The applicant shall provide a lighting plan, deemed sufficient by the Prince George's Police Department on the basis of crime prevention through environmental design (CPTED) principles and approved by the Planning Board or its designee.
- 2. Prior to issuance of each building permit for the subject project, the actual setbacks to be provided on each individual building lot shall be dimensioned on the site plan. Also, at that time, the green area provided shall be updated if necessary.
- 3. Prior to issuance of the first building permit for the subject project, the applicant shall provide evidence that:
 - a. The off-site improvement of striping and repainting all crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey Lane with Maury Avenue, and Maury Avenue with Maury Place are complete.
 - b. The metal retaining wall is structurally sound, or that it has been removed and its previous location has been graded out.

ITEM:

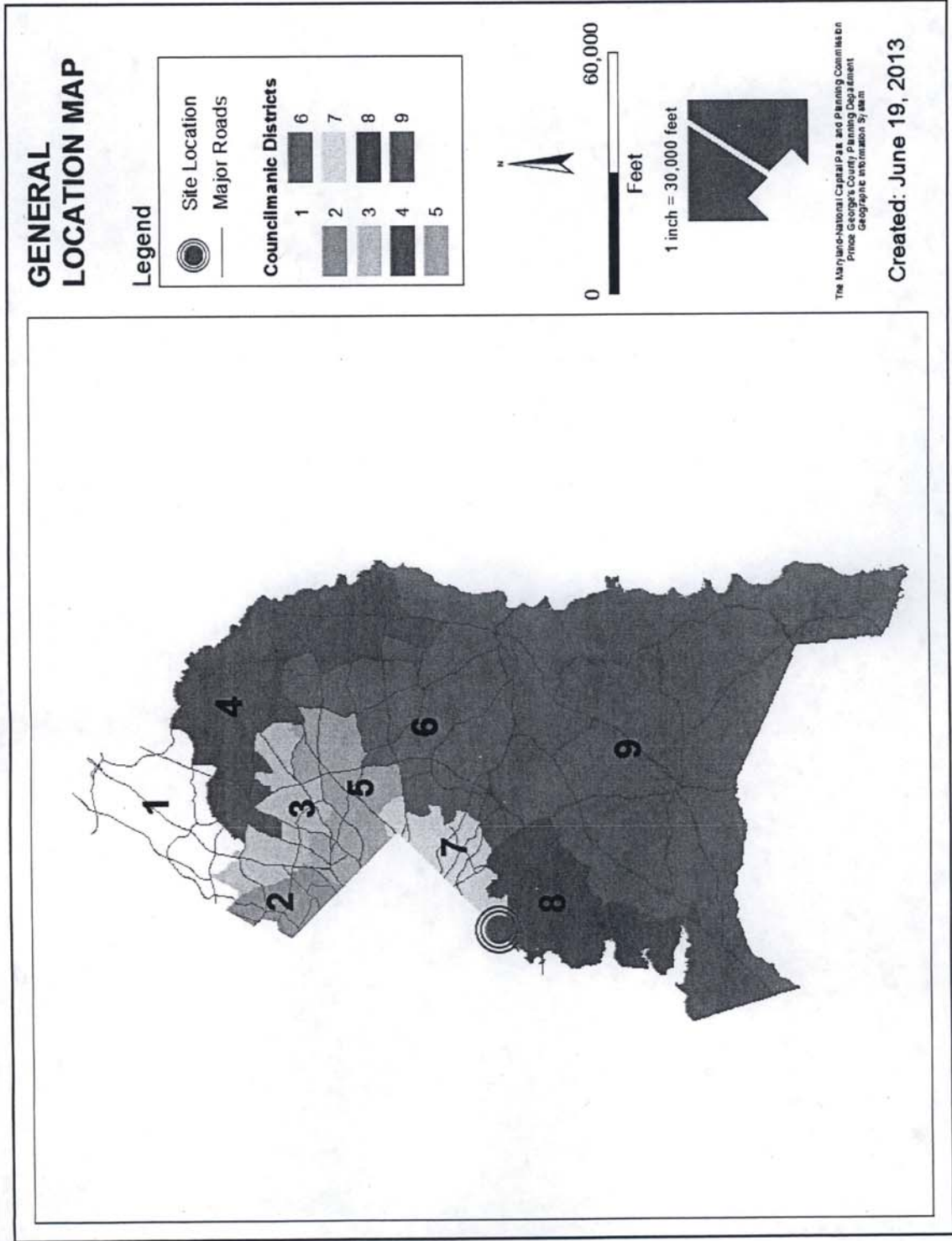
CASE: DSP-13002

PATRIOTS LANDING

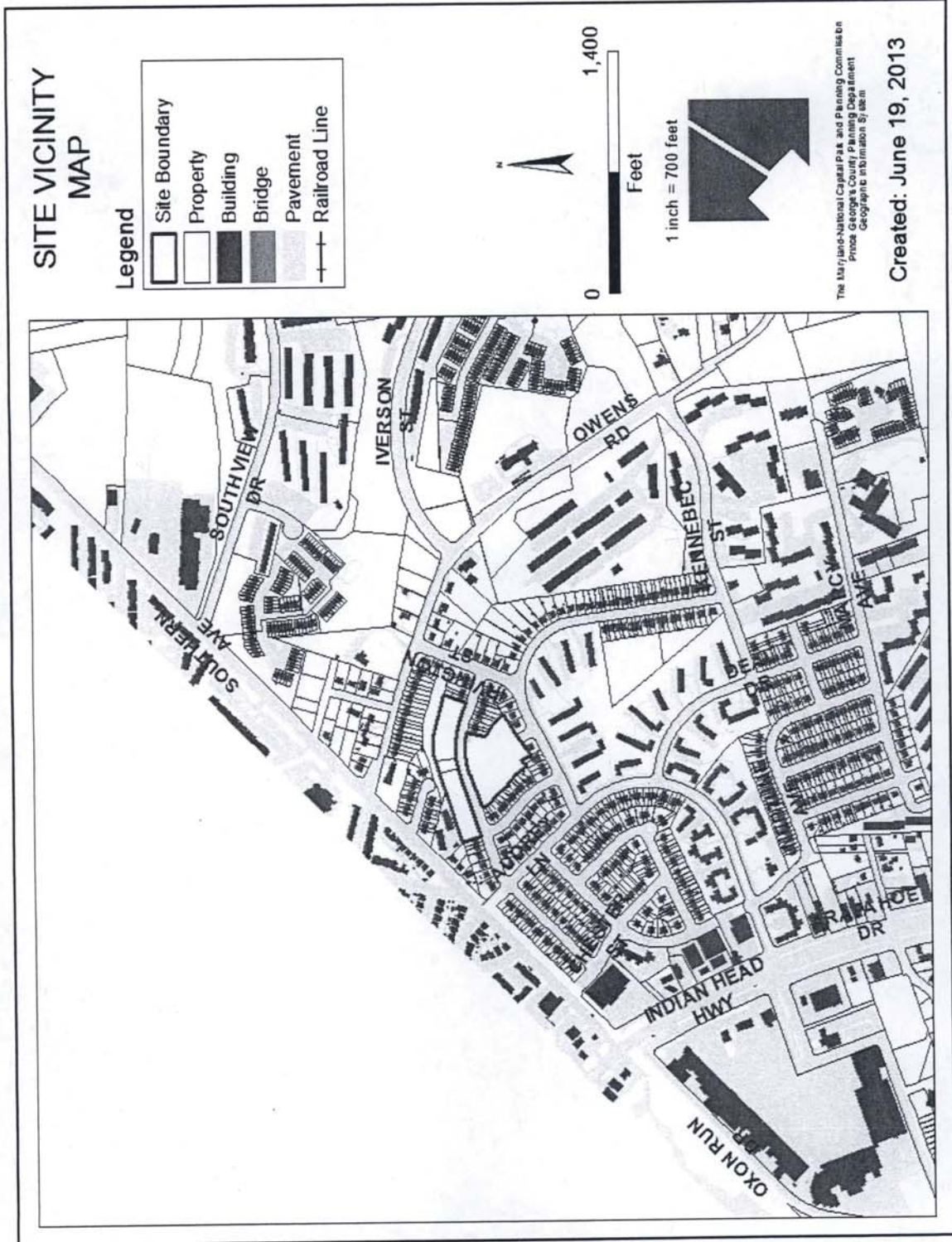


THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

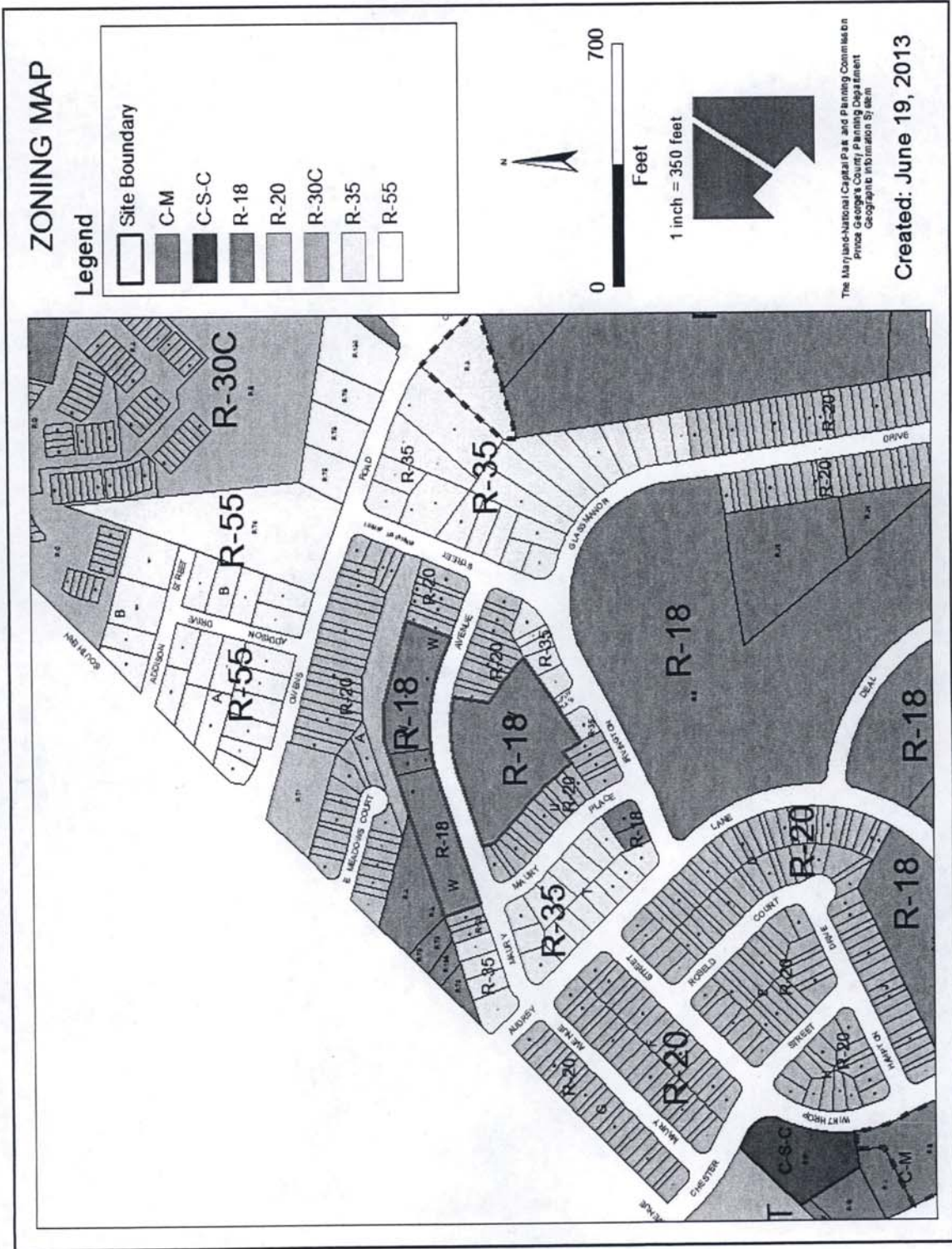
GENERAL LOCATION MAP



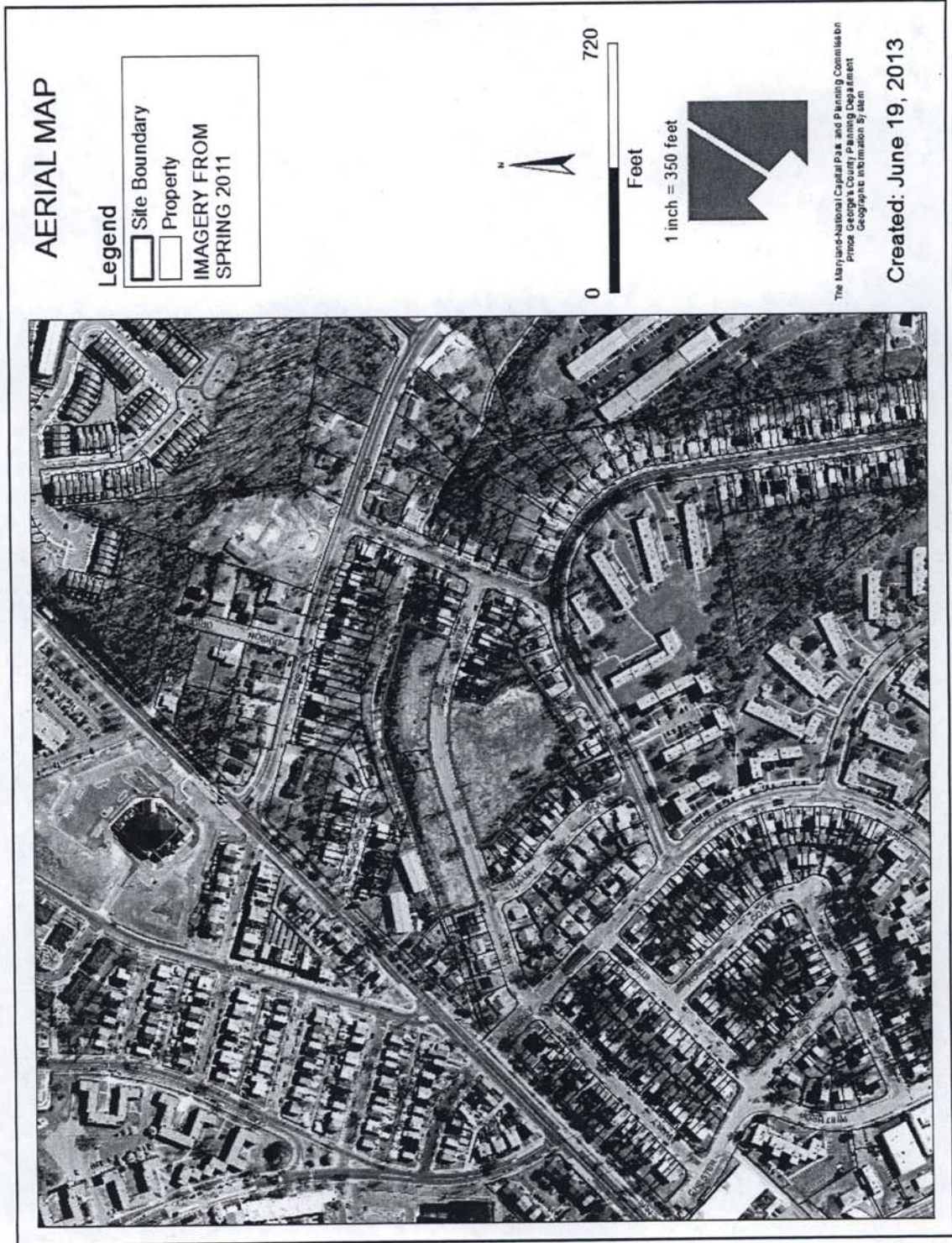
SITE VICINITY



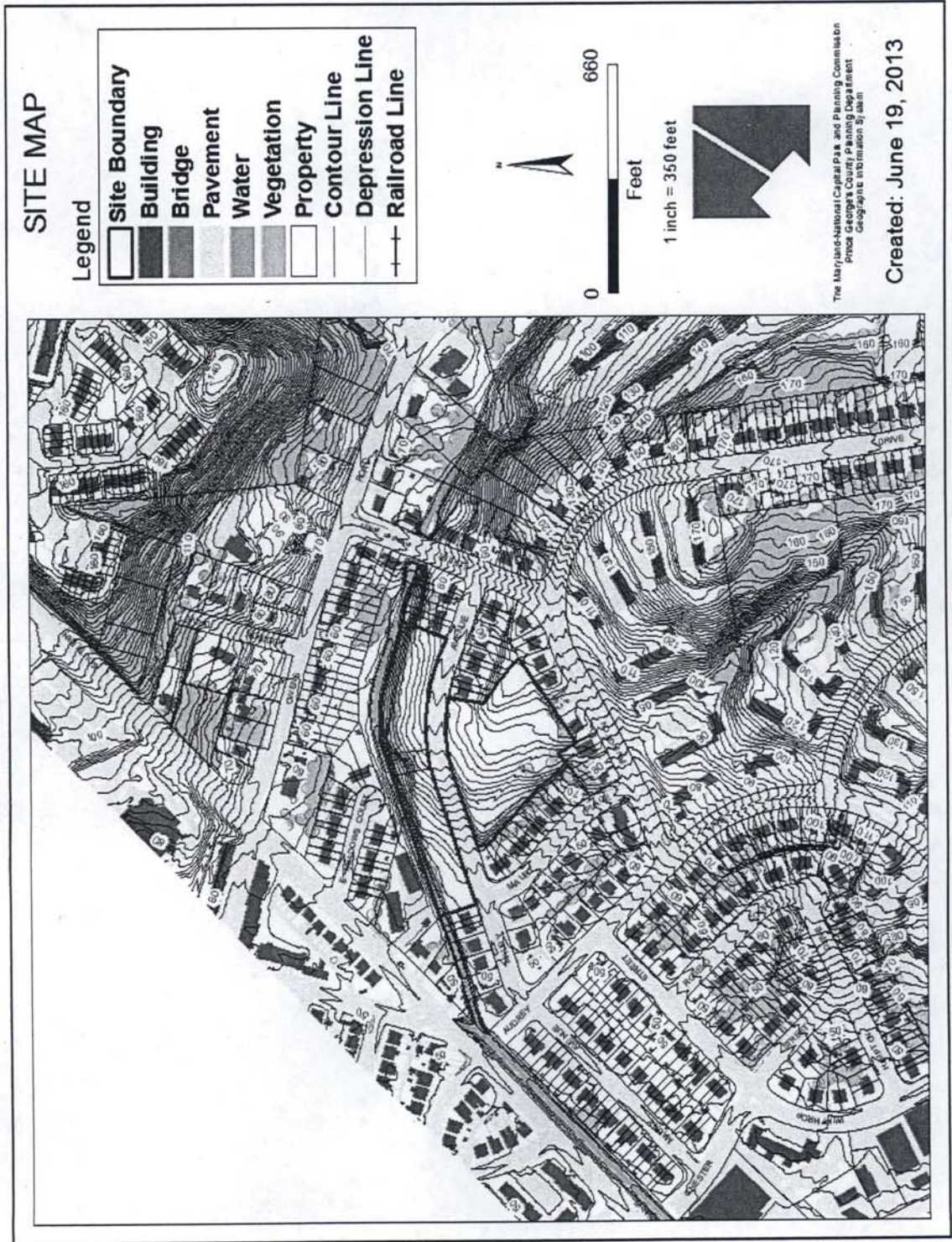
ZONING MAP



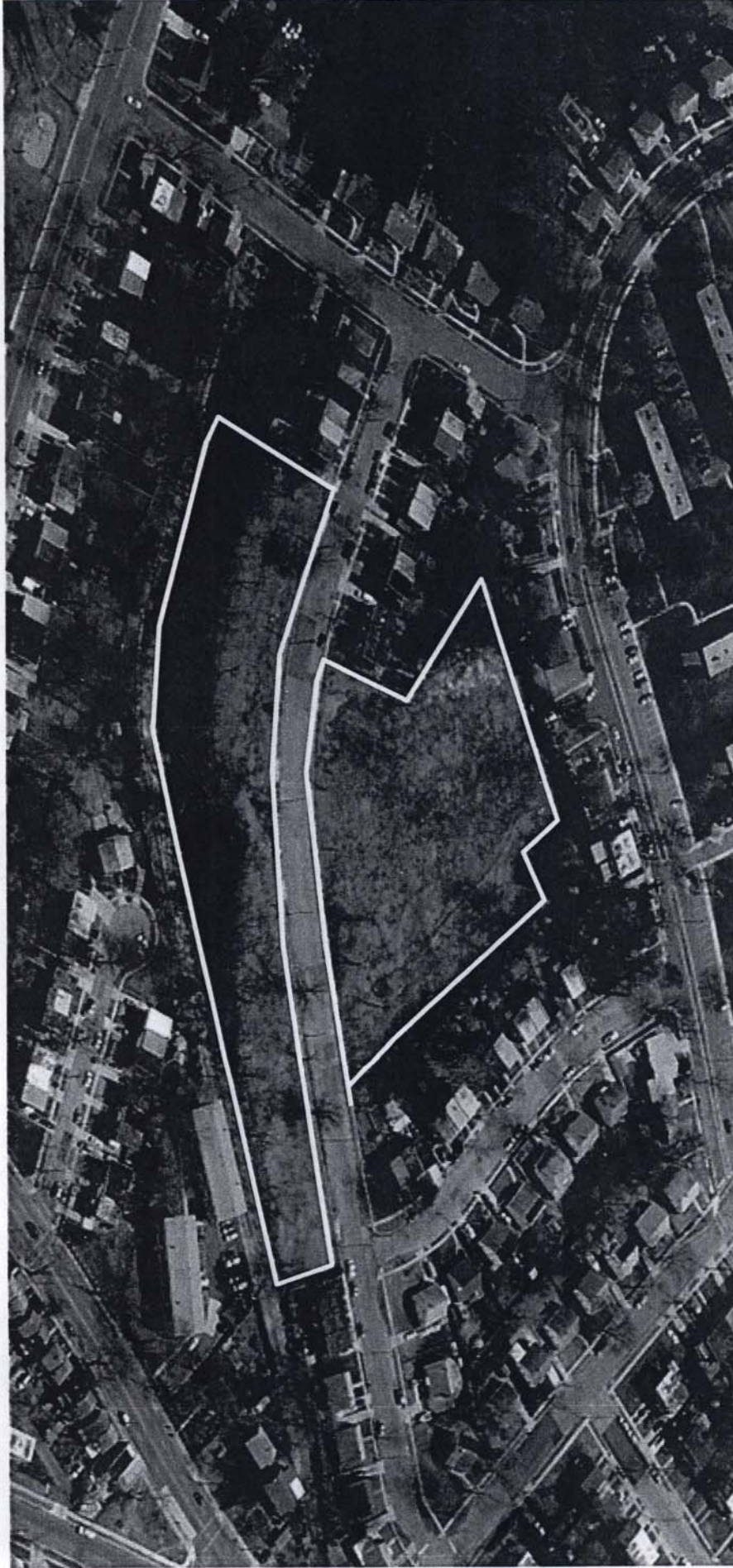
AERIAL MAP



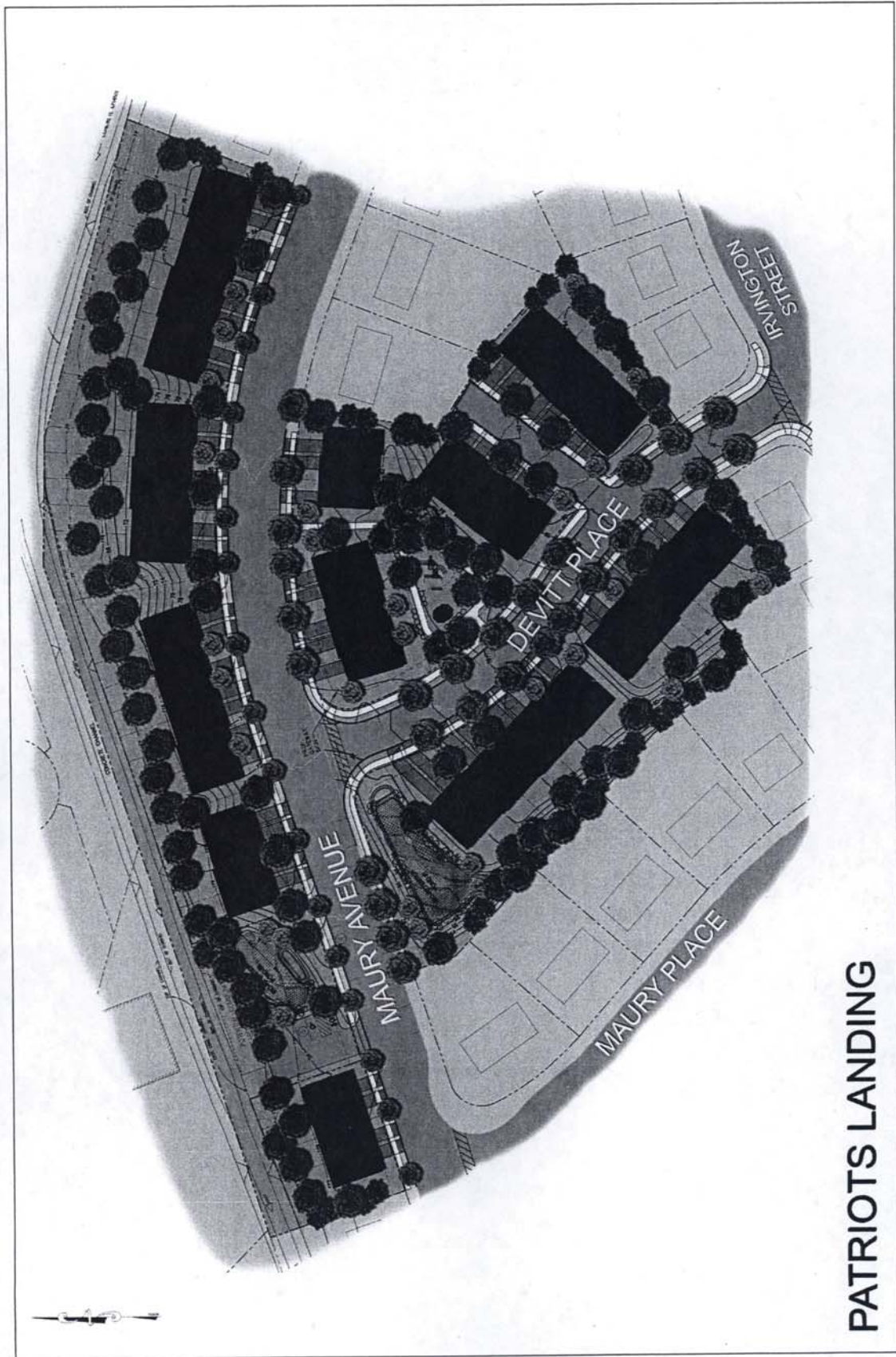
SITE MAP



**BIRD'S-EYE VIEW WITH
APPROXIMATE SITE BOUNDARY OUTLINED**



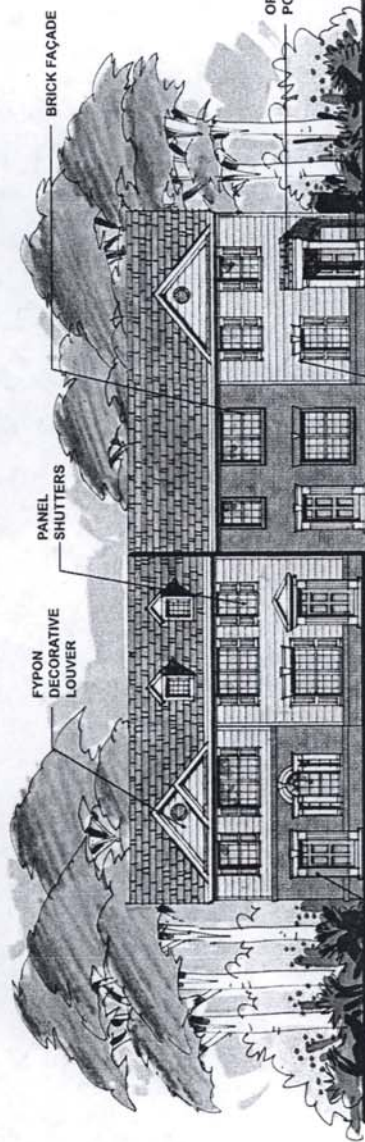
SITE PLAN RENDERING



PATRIOTS LANDING



ELEVATIONS, 4-UNIT GROUP, 2-STORY



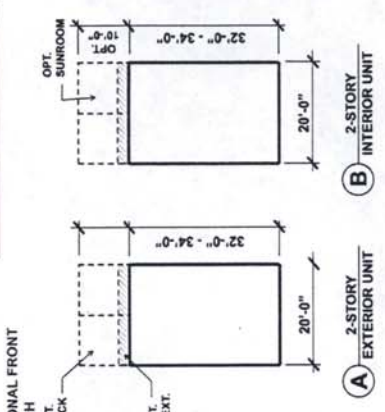
(4) UNIT GROUP ELEVATION 2-STORY FRONT
(ALL BRICK FRONTS & DORMERS ARE OPTIONAL)

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. SEE FLOOR PLANS FOR FINISHES AND SPECIFICATIONS.

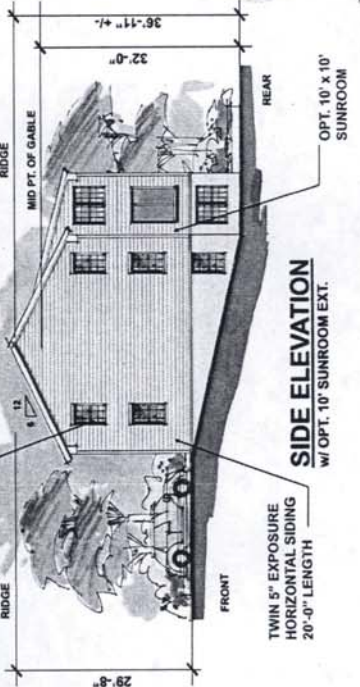
PATRIOT'S LANDING

'2-STORY FRONT'



2-STORY UNIT PLANS

PARTIAL SIDE ELEVATION
w/ OPT. REAR DECK



SIDE ELEVATION
w/ OPT. 10' SUNROOM EXT.



(4) UNIT REAR ELEVATION
w/ OPT. REAR DECK
w/ OPT. 10' SUNROOM

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ARCHITECTURE COLLABORATIVE
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PATRIOT'S LANDING
2-STORY ELEVATIONS

6/21/13	CLIENT MEETING REVISIONS
6/22/13	CLIENT MEETING REVISIONS
6/24/13	CLIENT MEETING REVISIONS
6/27/13	ADDITIONAL SIDE & REAR ELEV.

DRD
THE DEVELOPER'S DRAWING DIVISION

ELEVATIONS, 5-UNIT GROUP, STANDARD 3-STORY

ARCHITECTURE COLLABORATIVE
 PATRIOT'S LANDING
 'STANDARD 3-STORY FRONT'

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.

ARCHITECTURE COLLABORATIVE
 PATRIOT'S LANDING
 'STANDARD 3-STORY ELEVATIONS'

701. (410) 466-7800 FAX. (410) 466-0908
 WWW.ARCHCOLL.COM
 8554 Main Street
 Kiltord City, MD 21043

20 YEAR FIBER GLASS SHINGLES
 TWIN 5" EXPOSURE HORIZONTAL SIDING 20'-0" LENGTH
 WHITE CORNER BOARDS
 RIDGE
 MID PT. OF GABLE
 32'-0"
 36'-11" 4/8"
 FRONT
 REAR
 EXTERIOR UNIT 'C'
 EXTERIOR UNIT 'C'
 EXTERIOR UNIT 'D'
 EXTERIOR UNIT 'D'
 EXTERIOR UNIT 'C'
 EXTERIOR UNIT 'C'
 EXTERIOR UNIT 'D'
 EXTERIOR UNIT 'D'
 EXTERIOR UNIT 'C'
 EXTERIOR UNIT 'C'
 EXTERIOR UNIT 'D'
 EXTERIOR UNIT 'D'

STANDARD REAR ELEVATION
 STUCCO w/ METAL LETTERS
 BRICK FAÇADE
 FYPON DECORATIVE LOUVER
 4'-0"
 8'-0"
 4'-1-0"

STANDARD SIDE ELEVATION
 32'-0" - 34'-0"
 20'-0"
 32'-0" - 34'-0"
 20'-0"
 OPT. DECK
 OPT. Z. EXT.
 OPT. SUNROOM
 10'-0"
 10'-0"
 32'-0" - 34'-0"
 20'-0"
 3-STORY EXTERIOR UNIT
 3-STORY EXTERIOR UNIT
 3-STORY INTERIOR UNIT
 3-STORY INTERIOR UNIT

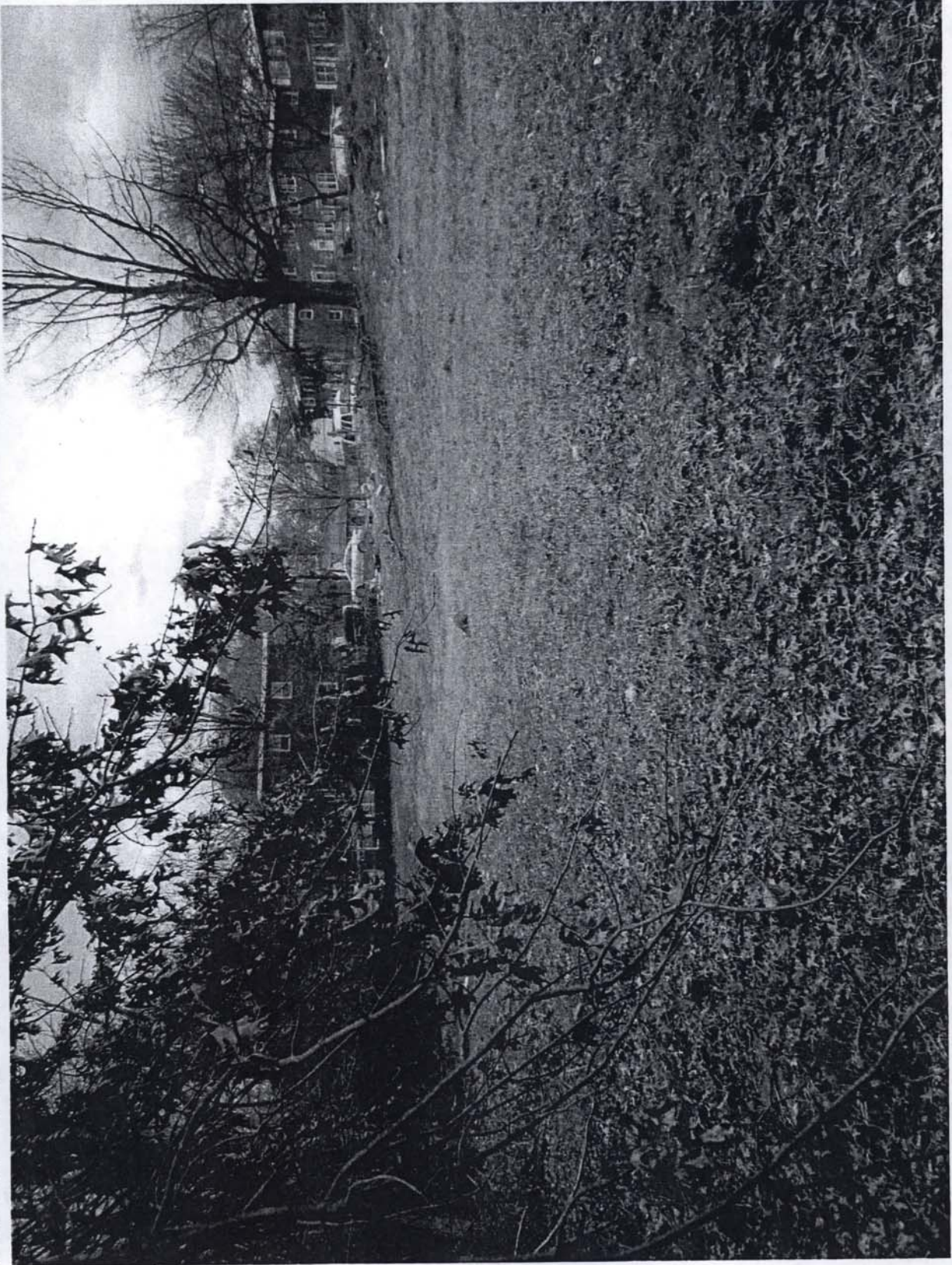
3-STORY UNIT PLANS
 C
 D

STANDARD (5) UNIT GROUP ELEV. 3-STORY FRONT w/ FRONT GARAGE
 FIBERGLASS GARAGE DOOR
 6 OVER 6 WINDOWS
 BRICK BASE
 PANEL SHUTTERS
 6 PANEL FIBERGLASS COLONIAL DOOR

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VIEW OF SITE WITH EXISTING HOUSING STOCK BEYOND



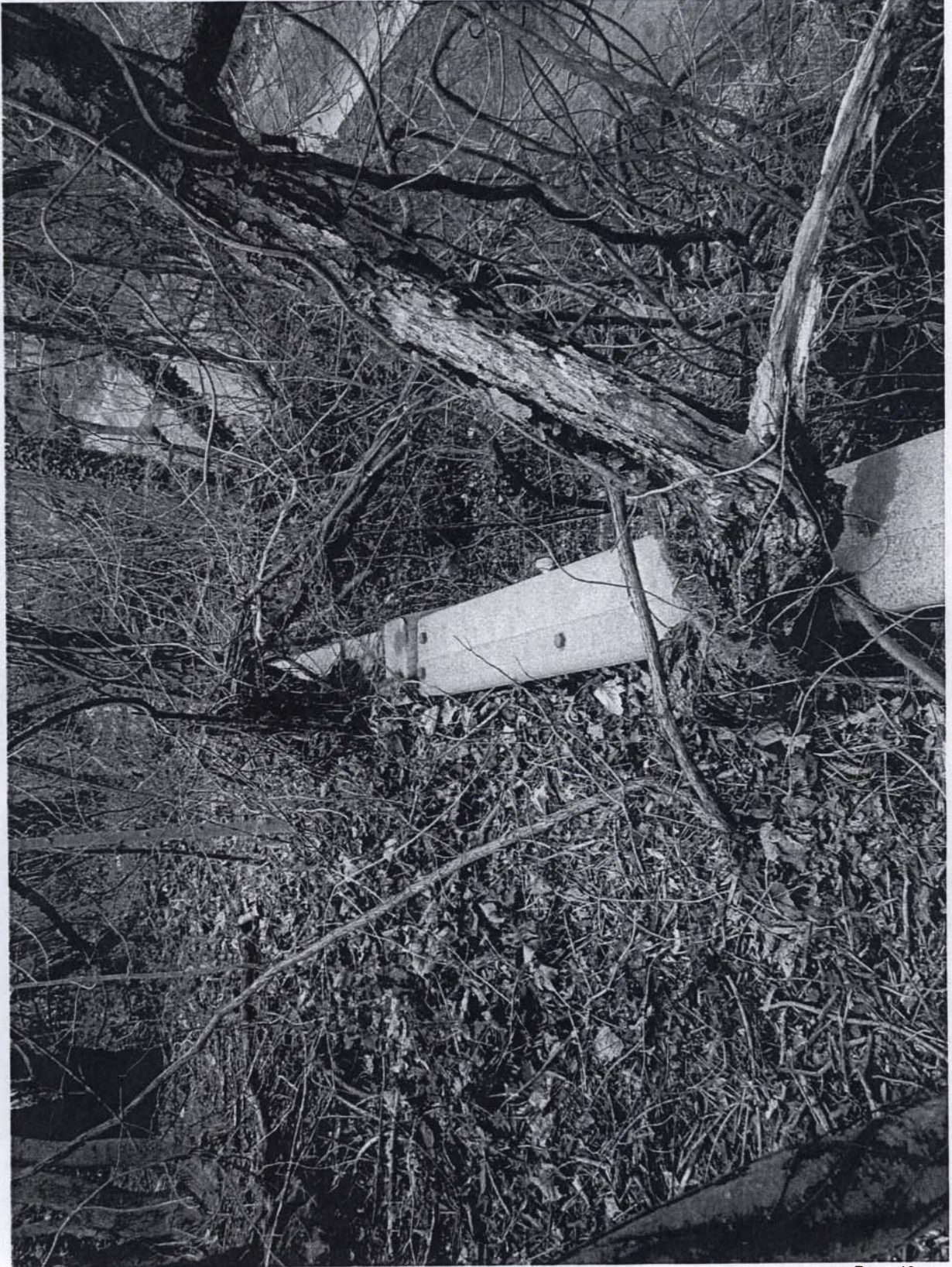
12/19/2013

Slide 14 of 19

VIEW OF SITE WITH EXISTING HOUSING STOCK BEYOND



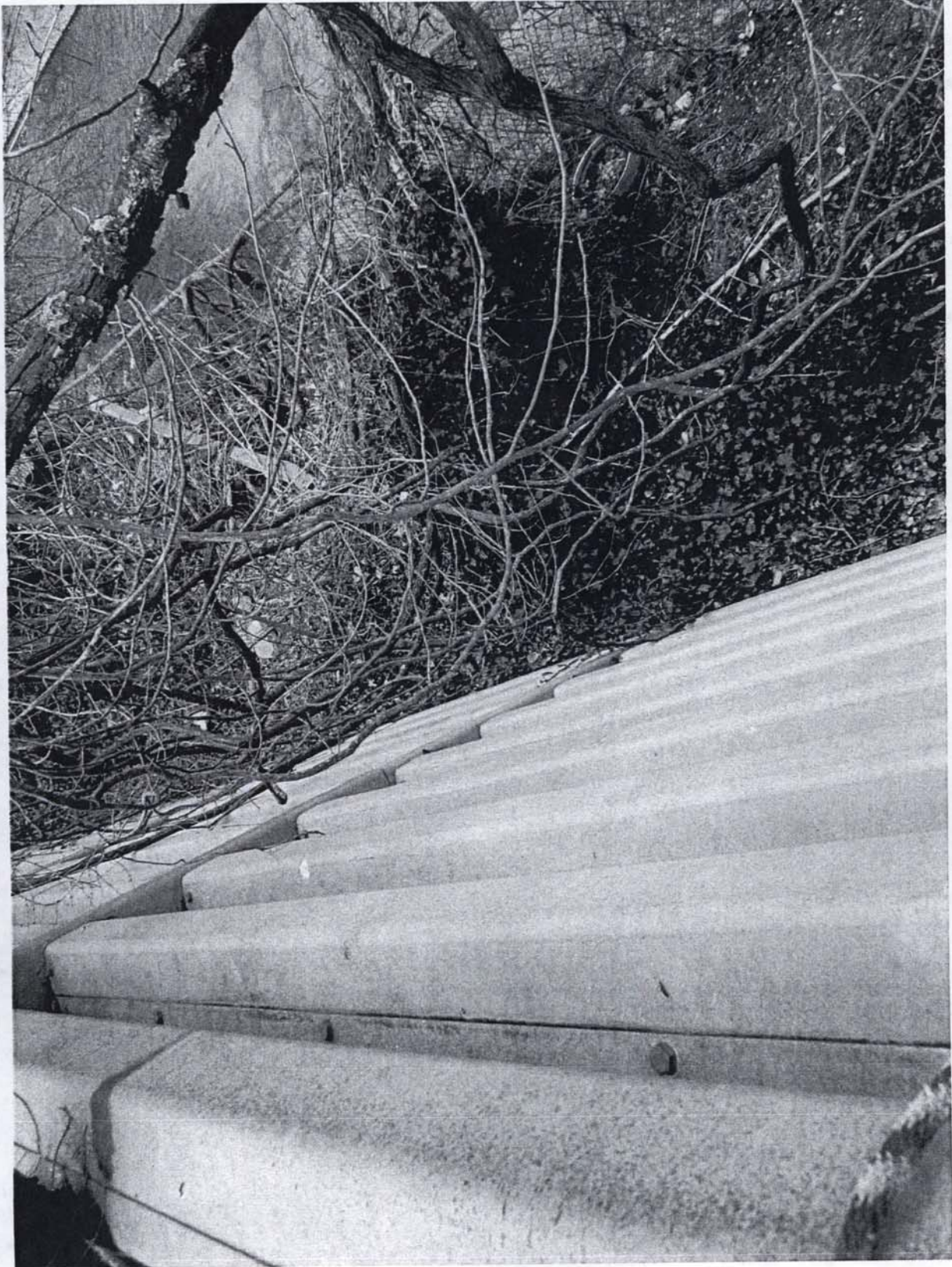
ON-SITE METAL RETAINING WALL



12/19/2013

Slide 16 of 19

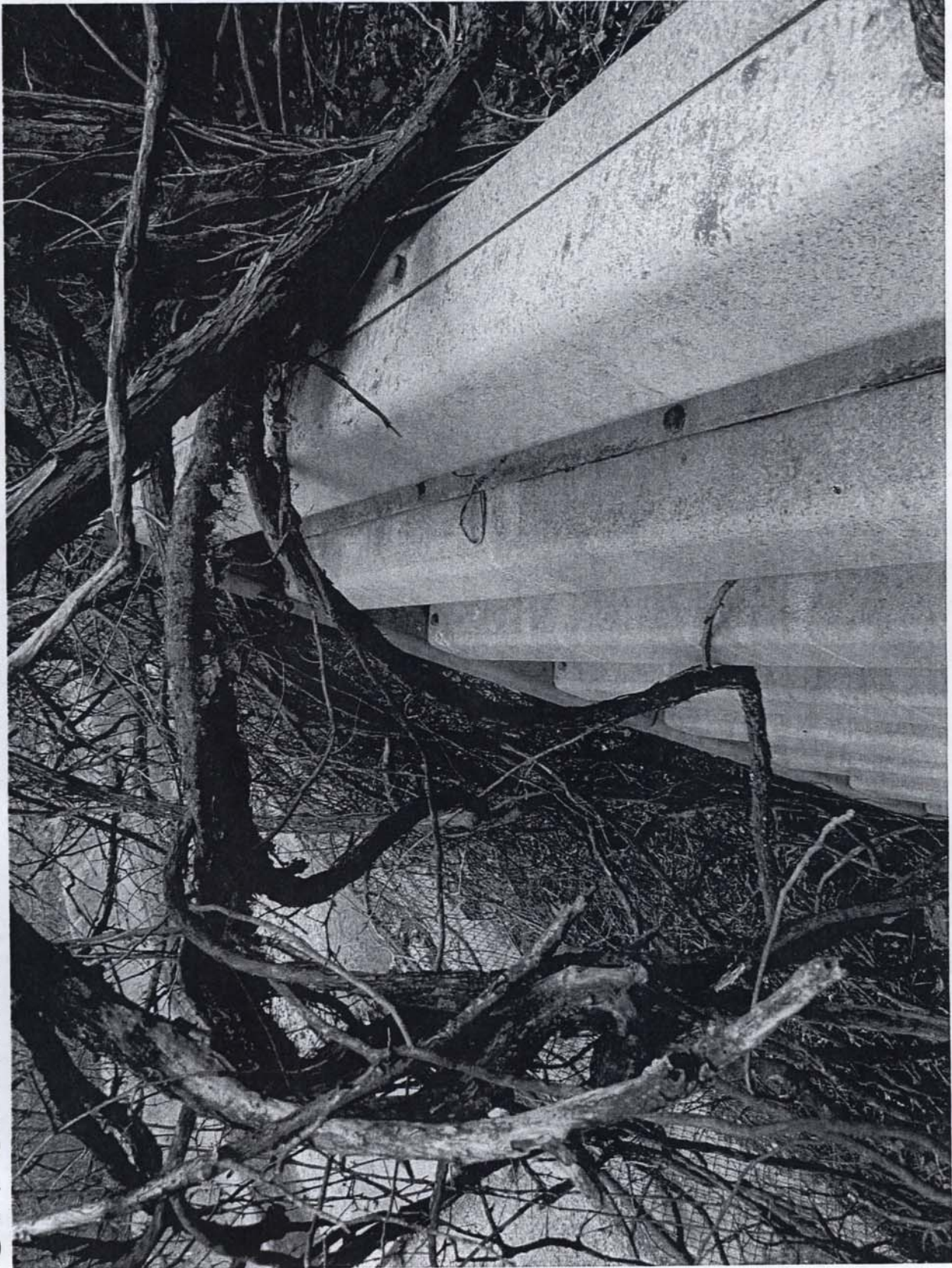
ON-SITE METAL RETAINING WALL



12/19/2013

Slide 17 of 19

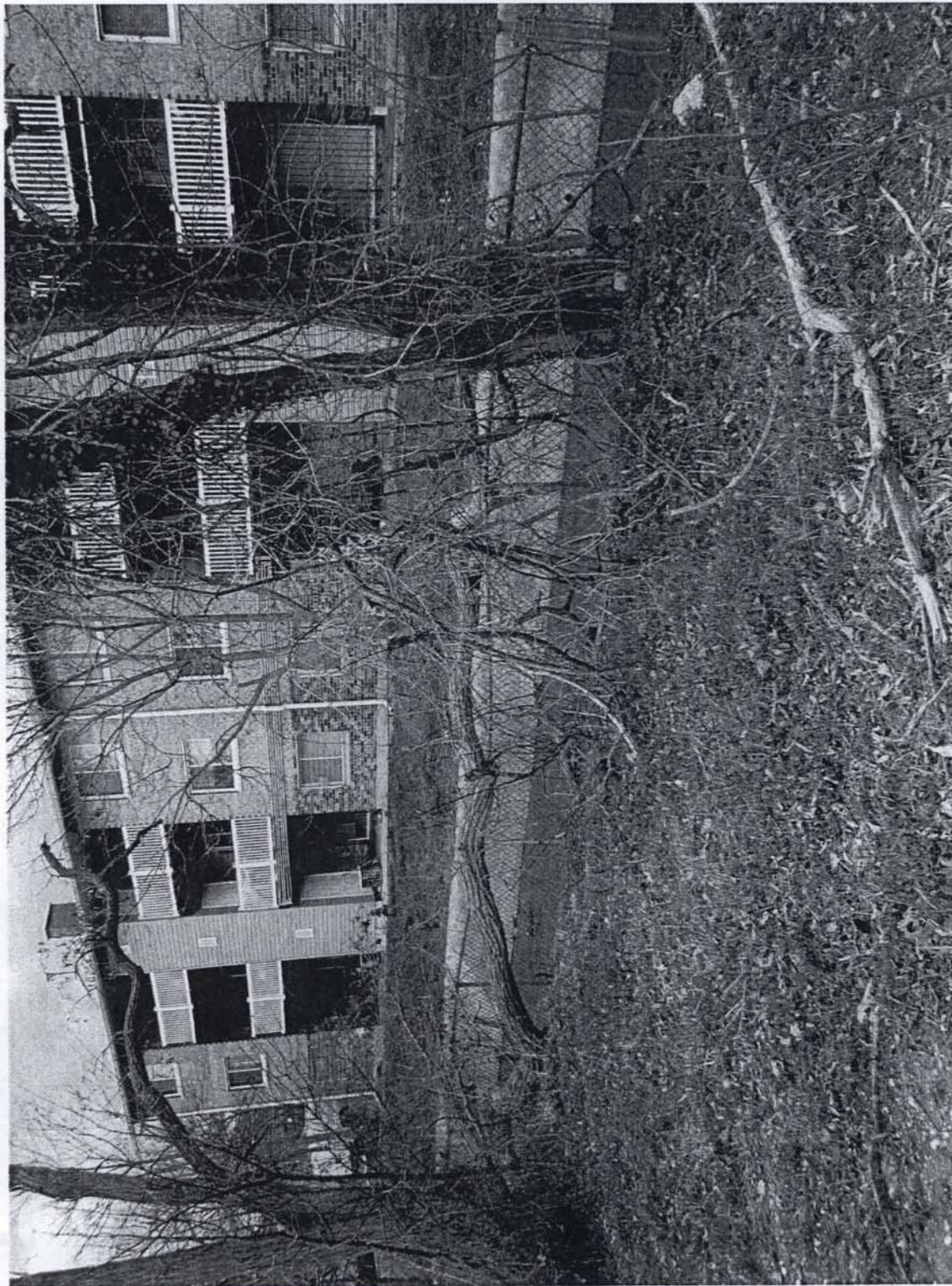
ON-SITE METAL RETAINING WALL



12/19/2013

Slide 18 of 19

CONCRETE CHANNEL ALONG THE NORTHERN BOUNDARY OF THE SITE WITH EXISTING HOUSING STOCK BEYOND



October 29, 2013

Referral Request - Response

The Historic Preservation Section review of plan DSP-13002 Patriots Landing DSP for 63 new townhouses found the residential revitalization development program will have no effect on identified Historic Sites, Resources, or Districts.

Cecelia Garcia Moore
Principal Planning Technician
Historic Preservation Section
301-952-3756

I:\HISTORIC\REFERRALS\13\Cecelia's Referrals\Development Review Division Referrals\DSP\DSP-13002 Patriots Landing.docx



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Historic Preservation Section

(301) 952-3680
www.mncppc.org

November 1, 2013

MEMORANDUM

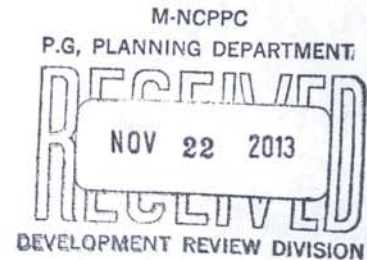
TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Jennifer Stabler, Archeology Planner Coordinator *JAS*
Historic Preservation Section
Countywide Planning Division

SUBJECT: **DSP-13002 Patriots Landing**

Phase I archeological survey is not recommended on the above-referenced 5.04-acre property located at the southwest intersection of Southern Avenue and Owens Road, where Irvington Street and Maury Avenue intersect in Oxon Hill, Maryland. The application proposes 63 townhouses as part of a residential redevelopment project. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Aerial photographs show that the site was previously developed and that there has been extensive grading on the subject property. This proposal will not impact any known historic sites, historic resources or documented properties.

I:\HISTORIC\REFERRALS\13\Archeology\DSP-13002 Patriots Landing_jas 1 nov 2013.docx



Prince George's County Planning Department
Community Planning Division

301-952-3972
www.mncppc.org

November 21, 2013

MEMORANDUM

TO: Ruth Grover, Planner Coordinator, Urban Design Section
VIA: Cynthia Fenton, Planner Coordinator, Community Planning Division *CF*
FROM: Karen Buxbaum, Planner Coordinator, Community Planning Division
SUBJECT: DSP-13002, Patriots Landing

DETERMINATIONS

General Plan: This application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier.

Master Plan: This application generally conforms to the land use recommendations of the 2000 *Approved Master Plan for the Heights & Vicinity, Planning Area 76A*.

BACKGROUND

Location: This property is located southwest of the intersection at Southern Avenue and Owens Road, where Irvington Street and Maury Avenue intersect.

Size: 5.04 acres

Existing Uses: Vacant land

Proposal: Sixty-three townhouses are proposed for development, two stormwater management parcels, one tot lot, and an overflow parking lot with five spaces.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: This application is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium- to high-density neighborhoods.

Master Plan:	2000 <i>Approved Master Plan for the Heights & Vicinity</i>
Planning Area/ Community:	Planning Area 76A Forest Heights
Land Use:	Low Urban- Average of 6.0 dwelling units/acre with a maximum of 12 units
Environmental:	Refer to the Environmental Planning Section referral for comments based on the 2005 <i>Approved Countywide Green infrastructure Plan</i> .
Historic Resources:	There are no historic sites or resources on or adjacent to the property.
Transportation:	Maury Avenue is a local street.
Public Facilities:	There are no public facilities on or adjacent to the property.
Parks & Trails:	none
Aviation:	This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height Limit of 500 feet above the runway surface. This property is outside of the 65 and above dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. These categories do not prevent any of the proposed development and should be noted on the Special Exception site plan.
SMA/Zoning:	The 2000 <i>Approved Master Plan for the Heights & Vicinity and Sectional Map Amendment</i> retained the property in the R-18 Zoning District.

PLANNING ISSUES

The property is located in the 2000 *Approved Master Plan for the Heights & Vicinity*. The Master plan recommends a maximum of 12 dwelling units per acre for garden apartments. The applicant is generally in conformance with the plan per the proposal of a townhouse development. Council Bill 13-2011, an ordinance concerning Residential Revitalization for this site states: "Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations."

CB-13-2011 states that new development "Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties." We encourage the applicant to provide urban design standards that do not merely replicate the architectural style of nearby development
J:\Referrals-DRD\DSP-13002 Patriots Landing_kb.doc

DSP-13002, Patriots Landing
November 21, 2012
Page 3

built in the 1940's, but provides high quality architectural style that supports urban residential standards as well as pedestrian and stormwater management facilities. Urban residential design should create a relationship between buildings and the street, adhere to CPTED principles, and should provide enough vegetation and open space to create desirable living conditions in higher density neighborhoods. The townhouse architecture and design support an active urban streetscape and do not create a visual or physical barrier between the public and private realm. Staff recommends the applicant ensures continuous, handicap accessible sidewalks along all existing and new streets within the Patriots Landing development.

Open space to support stormwater management facilities, a tot lot, and overflow parking close to the street that will discourage loitering and behaviors that currently create neighborhood nuisances are also provided. Staff supports the applicant providing sidewalks along all roadways and making connections to existing sidewalks beyond the project boundaries where needed.

Please note that plans are underway to update a portion of the current master plan area. The Eastover/Forest Heights/Glassmanor Sector Plan and Sectional Map Amendment was adopted by the Planning Board on November 14, 2013 and is scheduled to be reviewed by Council on January 21, 2014 for Approval.

This site is also located within the Glassmanor/Oxon Hill Transforming Neighborhoods Initiative (TNI) area. Prince George's County Executive Rushern L. Baker announced a plan to improve the quality of life in vulnerable communities through this initiative. The overarching goal of the TNI is to achieve a thriving economy, great schools, safe neighborhoods, and high quality healthcare by utilizing cross-governmental resources in target neighborhoods that have specific and unique needs.

c: Ivy A. Lewis, Chief, Community Planning South Division
Karen Buxbaum, Planner Coordinator
Long-range Agenda Notebook



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

November 8, 2013

MEMORANDUM

TO: Ruth Grover, Urban Design Section, Development Review Division

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-13002, Patriots Landing

The Transportation Planning Section has reviewed the detailed site plan noted above. The site plan area consists of approximately 5.04 acres of land in the R-18 Zone. The site is located on Maury Place south of the intersection of Southern Avenue and Owens Road. The applicant is proposing a residential revitalization project of 63 townhouses.

Review Comments

The detailed site plan is required within the R-18 Zone; it is also a requirement of the residential revitalization use. The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required.

This is a residential revitalization project of 63 townhouses. The site was previously developed with 121 garden apartments which were razed in 2003. Section 27.455.10(b) of the Zoning Ordinance contains development regulations for a residential revitalization project. One of these is that normal parking requirements be reduced by thirty percent. No parking schedule is shown on the detailed site plan, and while a number of on-street spaces are shown on the "overall plan," nothing is shown on the detailed site plan. A parking schedule needs to be included, and all parking needs to be shown on the detailed site plan.

This is an approved prior plan for the site, Preliminary Plan of Subdivision 4-12005, and there are several transportation-related conditions on the underlying resolution. The status of all transportation-related conditions is summarized below:

4-12005:

Condition 8(a): This condition requires that the site plan address an adequate turn-around area for the proposed private street serving Lots 1-11. This street is a 22-foot roadway. The condition has not been addressed satisfactorily. A vehicular turnaround area should be provided at the end of this roadway to reduce the need for vehicles, including service vehicles, to back up.

Condition 8(b): This condition requires that sight distance studies for access points be provided to the County Department of Public Works and Transportation (DPW&T). Compliance with this condition should be confirmed with DPW&T.

Condition 9: OK. This condition establishes an overall trip cap for the subject property of 44 AM and 50 PM peak hour trips. The site plan is consistent in development quantity with the preliminary plan; therefore, the development is within the overall trip cap.

Five foot wide sidewalks are shown serving the proposed townhouses. Adequate circulation is provided by Maury Avenue and proposed Dewitt Place, both with access to Irvington Street. Maury Avenue and Dewitt Place are both shown with sixty-foot residential street rights-of-way. There is one master plan collector roadway to the north (Owens Road) but not immediately adjacent to the site.

The Transportation Planning Section determines that the site plan is acceptable with the addition of a turnaround at the end of the private street serving Lots 1-11, and with the inclusion of a parking schedule and parking spaces as appropriate on the detailed site plan.

December 19, 2013

MEMORANDUM

TO: Ruth Grover, Urban Design Section

VIA: Whitney Chellis, Subdivision Section *WC*

FROM: Quynn Nguyen, Subdivision Section *QN*

SUBJECT: Referral for Patriots Landing, DSP-13002

The subject site is located on Tax Map 87 in Grid A-4, is within the R-18 Zone and within the Revitalization Tax Credit District. The site is currently vacant. The applicant has submitted a detailed site plan for the development of 63 townhouse lots.

The site is subject to Preliminary Plan of Subdivision 4-12005 and the resolution was adopted on January 17, 2013 by the Planning Board (PGCPB Resolution No. 12-116). The preliminary plan is valid until January 17, 2015. A final plat for the subject property must be accepted by M-NCPPC before the preliminary plan expires or a new preliminary plan is required. The applicant may ask for an extension of the validity period for the preliminary plan beyond January 17, 2015 in accordance with Section 24-119 of the Subdivision Regulations.

The resolution of approval (PGCPB Resolution No. 12-116) contains twelve conditions. The following conditions in bold relate to the review of this application:

1. **Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made: . . .**

The preliminary plan of subdivision was signature approved on April 22, 2013.

3. **Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of parkland dedication.**

The DSP proposes a small recreation area and walking path on Parcel D. The approved PPS required a payment of fee-in-lieu of parkland dedication for the subject site. Therefore the proffer recreation area on the DSP should be reviewed and determined by Urban Design Section. The recreation area to the extent proposed is not recommended by the Subdivision Section as set forth in the Planning Board Resolution of approval (PGCPB No. 12-116).

4. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, unless modified by DPW&T:

a. A standard sidewalk along both sides of all streets.

The DSP proposes a sidewalk along both sides of all the streets.

b. Off-site improvements with a standard sidewalk along Maury Avenue from the property line of Lot 35 east to the intersection of Maury Avenue and Irvington Street.

The DSP show a sidewalk along Maury Avenue from the property line of Lot 35 east to the intersection of Maury Avenue and Irvington Street. The sidewalk line at this location should be darken on the DSP to be clearly visible.

c. Stripe and repaint all crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey lane with Maury Avenue, and Maury Avenue with Maury Place.

The DSP delineate a stripe crosswalk at Maury Avenue with Maury Place. The intersections of Irvington Street with Audrey Lane and Audrey with Maury Avenue are not shown on this DSP. This condition should be reviewed and determined by Transportation Planning Section.

5. At the time of final plat, the applicant shall grant a ten-foot public utility easement (PUE) along the public and private rights-of-way as delineated on the approved preliminary plan of subdivision.

The DSP proposes a ten-foot-wide public utility easement along the public and private rights-of way as reflected on the approved preliminary plan of subdivision.

8. At the time of detailed site plan, the following additional specific site issues shall be evaluated:

a. Adequate turn-around area for the proposed private street serving Lots 1-11.

The DSP a left hammer head at the end of the private street serving Lots 1-11. The proposed turn-around area for the private street should be reviewed further by Transportation Planning Section.

b. Adequate sight distance and turning radii, per Department of Public Works and Transportation (DPW&T) standards, for all proposed access and exit points.

The DSP does not provide any turning radii at the proposed access and exit points. Specifically in Finding 12 of the resolution PGCPB No. 12-116, regarding DPW&T comments;

Agency Comments

DPW&T and SHA comments and referral are briefly discussed below:

DPW&T

- a. **Frontage improvements along Maury Avenue and Devitt Place will be required and as determined by DPW&T. This is an issue that can be resolved at the time of obtaining the access permit.**
- b. **Adequate sight distance and turning radii are necessary for all proposed access/exit points and in accordance with AASHTO standards. This is an issue that can be resolved at the time of detailed site plan review and at the time of obtaining the access permit.**

The DPW&T referral does not include any specific findings regarding the three study intersections.

- c. **Disposition of the retaining wall on the northern property line of proposed Lots 48 and 49.**

The DSP labels the retaining wall (metal wall) on the northern property line of proposed Lots 48 and 49 as to remain. As proposed by this DSP to remain, the metal wall be on the individual townhouse lot and be the responsibility of the homeowner. The metal wall should be removed if not a structural analysis should be conducted to determine the integrity of the wall to determine if it will be a long term liability on the individual lot owners, and uninsuranceable. The disposition of the retaining wall should be further review by Urban Design Section.

9. **Total development within the proposed site shall be limited to the approved uses that would generate no more than 44 AM and 50 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**
10. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
 - a. **Dedicate for public use the 50-foot-wide right-of-way (ROW), Devitt Place, as shown on the approved preliminary plan.**
 - b. **Delineate a 25-foot building restriction line along the 100-year floodplain pursuant to Section 24-129(a)(5) of the Subdivision Regulations.**
 - c. **Delineate the drainage easement that was recorded in Plat Book WWW 25-49, to the benefit of Prince George's County.**

Conformance to Conditions 17 and 18 regarding trip cap and road improvements should be reviewed and determined by Transportation Planning Section.

11. **Development of this site shall be in conformance with Stormwater Management Concept Plan 4777-2012-00 and any subsequent revisions.**

General Note 13 on the DSP correctly indicates that the site is subject to Stormwater Management Concept Plan, 4777-2012-00 and approved on May 29, 2012.

12. Non-Residential development shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.

The DSP proposes a townhouse development which is consistent with the approved PPS. No non-residential use is being proposed with this DSP.

The DSP provides 63 townhouse lots, 3 parcels for open space and one parcel for a private street which is in conformance with the approved PPS 4-12005. The DSP proposes steep grading at the rear of Lots 12 thru 26. Enhanced landscaping to the rear of the lots can help reduce the visibility of steep grading. The relationship of steep grading and lots should be further reviewed by Urban Design.

Through the preliminary plan process, the applicant has worked with staff and made significant modifications to their original proposal which includes the lot layout, street alignment, and the location of the stormwater management facilities. The modifications included the reduction of area of private street/easement and open space/stormwater facilities to lessen the maintenance burden to the future HOA, in keep with the layout of surrounding community, and provide a more compact development provided for in a residential revitalization subdivision. In the review of the PPS staff and then the Planning Board in the resolution of approval (PGCPB Resolution No. 12-116) addressed the issue of balancing the urban design issues with the overarching issue of creating sustainable communities that are economically viable:

“The original proposal consisted of 61 townhouse lots, the proposal for Devitt Place as a private street, and several large parcels for stormwater facilities all to be conveyed to the HOA. The applicant is proposing workforce housing in an urban inner-beltway community that is within the Revitalization Tax Credit District. The provision of Devitt Place as a private street could be a burden on the future HOA of this small 63 townhouse lot subdivision to maintain the street and have private services such as trash pick-up and snow removal, while the surrounding community has public streets with public services. Large parcels for stormwater facilities can also be a burden for maintenance and can be an attractive nuisance. Through extensive discussion and coordination between the applicant, planning staff, and the Department of Public Works and Transportation (DPW&T), a modification of the layout has resulted in a more desirable lot layout. Incorporating these changes will reduce the maintenance burden to the future HOA and provide a more compact development provided for in a residential revitalization subdivision. The overall modifications have resulted in a superior project in keeping with the vision of the Revitalization Tax Credit District.”

“This site is also located within the Glassmanor/Oxon Hill Transforming Neighborhoods Initiative (TNI) area. Prince George’s County Executive, Rushern L. Baker III, recently announced a plan to improve the quality of life in vulnerable communities through this initiative. Focusing on six areas throughout the county, the overarching goal of the TNI is to achieve a thriving economy, great schools, safe neighborhoods, and high quality healthcare by utilizing cross-governmental resources in target neighborhoods that have specific and unique needs.”

“Open space has been consolidated to support stormwater management facilities close to the street that will discourage loitering and behaviors that currently create neighborhood nuisances”

“In addition, compared to the Washington Metropolitan area, the county has an older housing stock with only 22 percent of housing units in the county built after 1990. Compared to neighboring jurisdictions, the county has the highest number of cost-burdened households. As of 2008, there were a total of 136,366 households in Prince George’s County that were cost-burdened. Sixty-four percent of cost-burdened households were owner households. This project is proposing 63 new workforce townhouses, which will be a great housing reinvestment in an inner-beltway community.

“The vision of the consolidated plan is to create economically-viable, cohesive, safe, healthy, and sustainable communities and neighborhoods. The consolidated plan’s initiatives are intended to be a catalyst for neighborhood stabilization and growth. The proposed revitalization project conforms to the housing goals and priorities of the consolidated plan, and the proposed project meets specifically two of the goals as following”

“In 2007, Prince George’s County established the office of Common Ownership Communities in the Counties Office of Community Relations to address the issues facing smaller common ownership communities which were struggle to maintain the private infrastructure which was established as a part of the planning process. As a result there has been a heightened awareness of the long term implications of private infrastructure on a HOA. The financial burden can sometimes undermine the viability and strength of smaller workforce housing communities.”

“Through the review of this preliminary plan of subdivision staff has worked with the DPW&T, and the applicant to carefully consider the amount of private infrastructure that would be the responsibility of the HOA. Specifically, the provision of private recreational facilities was considered and it was ultimately determined that because of the highly walkable nature of the existing community in which this development would be located that the need for a separate small facility was not warranted. Not only is there an additional liability and maintenance responsibility for the HOA, but these facilities must be monitored and can become an attractive nuisance depending on the existing community and the location of the facilities within the subdivision”

This DSP has some minor technical inconsistencies that need to be corrected. Prior to certification of the DSP, the following technical corrections should be made:

1. Provide the bearings and distances for all the lots and parcels.
2. Provide the lot sizes and width for all lots and parcels.
3. Add note regarding the approved preliminary plan of subdivision 4-12005.
4. Enhance the landscape to the rear of the Lots 12 thru 26.

The DSP-13002 is in substantial conformance with the approved Preliminary Plan 4-12005 if the above comments have been addressed. Failure of the site plan and record plat to match will result in the grading and building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.




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

November 22, 2013

MEMORANDUM

TO: Ruth Grover, Development Review Division
FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following detailed site plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-13002

Name: Patriots Landing

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

The subject application is located along both sides of Maury Avenue to the south of Southern Avenue. The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity* (area master plan).

Review Comments (Master Plan Compliance and Prior Approvals)

There are no master plan trails issues identified in either the MPOT or the area master plan that impact the subject site. The submitted plans indicate that there is an existing trail along the tributary of Barnaby Run. This is not a master plan proposal and it appears from the 2011 aerial photography that this

is actually a concrete swale on both sides of the tributary. A field visit has confirmed this to be the case (see attached photo) and the plans should be revised to eliminate the reference to the existing trail.

The *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2:

All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Sidewalks currently exist along the subject site's frontage of Maury Avenue, Maury Place, and Irvington Street. These sidewalks are narrow, but are buffered from the road with a landscape strip and appear to meet the needs of pedestrians in the area. If any frontage improvements are required by DPW&T, it is recommended that the sidewalks be widened to current DPW&T standards. Standard sidewalks are also recommended along both sides of all internal roads, unless modified by DPW&T.

Preliminary Plan 4-12005 (PGCPB No. 12-116) included several conditions of approval related to sidewalk and other pedestrian improvements. These conditions are copied below.

1. Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Show a sidewalk along all public and private streets, and extend to Irving Street.
 - b. Remove the label of the existing trail along the north side of the tributary of Barnaby Run.

Comment: Sidewalks are shown along all roads and the reference to the trail along Barnaby Run has been removed.

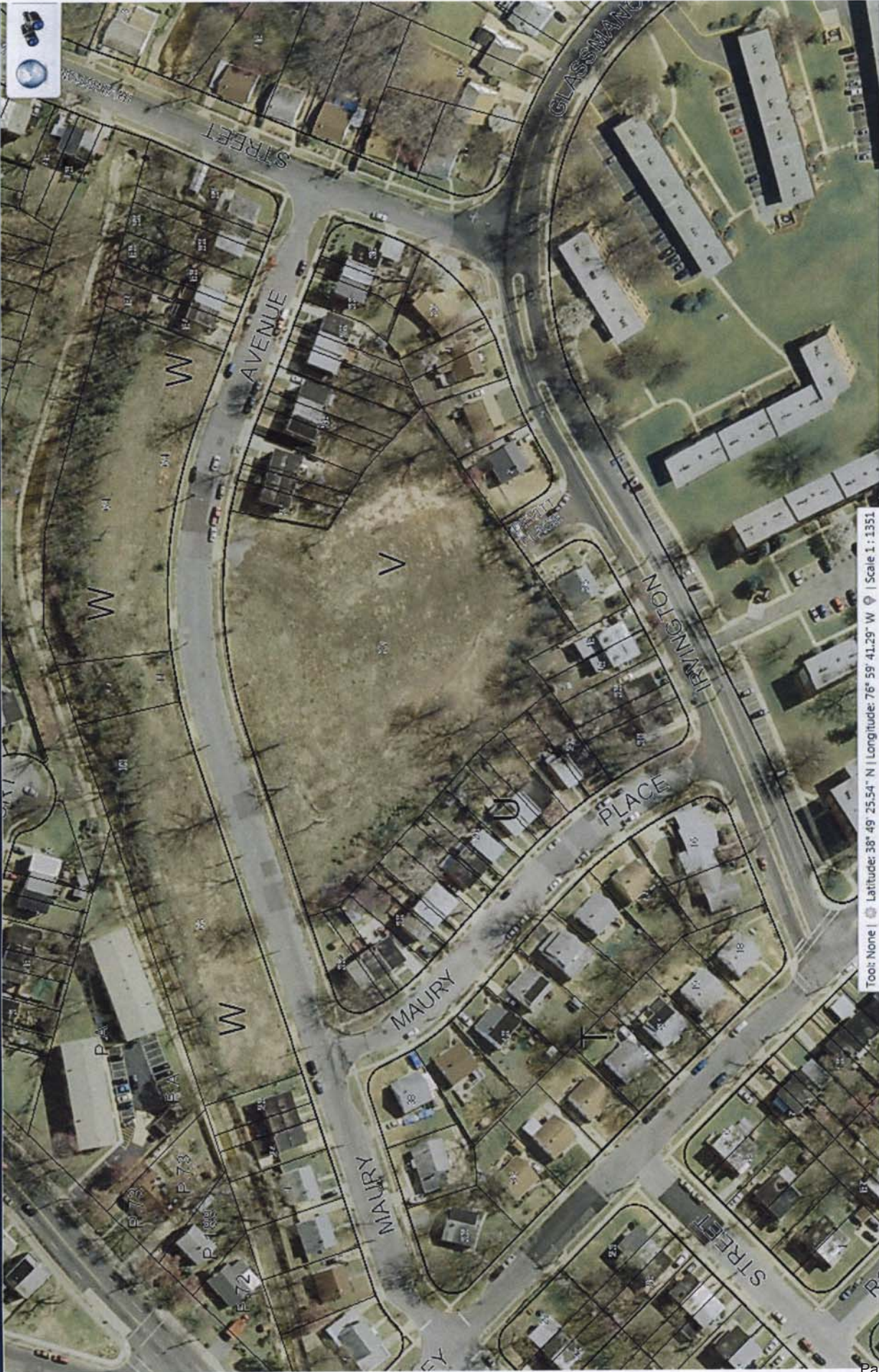
4. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, unless modified by DPW&T:
 - a. A standard sidewalk along both sides of all streets.
 - b. Off-site improvements with a standard sidewalk along Maury Avenue from the property line of Lot 35 east to the intersection of Maury Avenue and Irvington Street.
 - c. Stripe and repaint all crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey lane with Maury Avenue, and Maury Avenue with Maury Place.

Comment: Sidewalks are shown at all required locations. The off-site sidewalk construction appears to be in an area with an existing sidewalk, and this requirement may be to repair/replace a segment of existing sidewalk. The plans should be revised to reflect the required crosswalks, with a detail provided for the crosswalk treatment to be used.

Conclusion

1. Prior to signature approval, amend the plans to reflect the required crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey lane with Maury Avenue, and Maury Avenue with Maury Place.

PGAtlas (Internal) - Advanced Mapping



Tool: None | Latitude: 38° 49' 25.54" N | Longitude: 76° 59' 41.29" W | Scale 1 : 1351

December 03, 2013

MEMORANDUM

TO: Ruth Grover, Urban Design

FROM: Tawanda Butler, Permit Review Section, Development Review Division *Job*

SUBJECT: Referral Comments for Patriots Landing, DSP-13002

1. Provide a template sheet demonstrating the dimensions of any and all bump-outs, if a garage number car garage.
2. Site plan demonstrating the bearings and distances to match record plat, lot #, total lot area, block, demonstrate green area, setbacks, provide elevation on site plan.
3. Demonstrate parking spaces with dimensions and dimensions and material of driveways.
4. Demonstrate on the plan the lettering area for the signage. This must not exceed 12 sq. ft. Demonstrate the landscaping around the signage.
5. Provide on landscape plans demonstrating the Tree Canopy Coverage Chart.

Grover, Ruth

From: Schneider, Alwin
Sent: Friday, November 15, 2013 9:55 AM
To: Grover, Ruth
Subject: Patriots Landing DSP-13002

Ruth,

On November 8, 2013 the Environmental Planning Section (EPS) has reviewed the above referenced application; there are no issues or comments for the proposed improvements. The application is for a 5.04 acre parcel, which is zoned R-18 and wants construct a townhouse development. No tree or woodland disturbance impacts are proposed.

Woodlands: The site is exempt from the Prince George's County Woodland Conservation Ordinance (WCO), because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site has a WCO Exemption Letter (S-40-12) and an approved NRI (NRI-006-12) to meet the WCO requirements.

Specimen Trees: The site is exempt from woodland conservation activities no specimen trees variance required for specimen tree removal.

Wetlands/Streams: No wetlands found on-site, but a concrete flume that conveys water is located on-site. This concrete system does not have a stream buffer.

100 Year Floodplain: There is 100-year floodplain on-site adjacent to the concrete flume.

PMA Impacts: No PMA on-site and no PMA impacts

Stormwater Management: The project has an approved Stormwater Management Concept Plan (4777-2012-01). A fee of \$15,750.00 is required for this project for on-site attenuation. There are two bioretention ponds shown on both the approved SWMC plan and the DSP. The site's stormwater will be directed to an existing storm drain system and outfalls that flows into an adjacent concrete stormwater channel.

Chesapeake Bay Critical Area: No CBCA on-site

Green Infrastructure Plan: NO GIP areas are shown on the subject property.

Noise: Maury Avenue does not have a roadway classification-collector roadway - no noise contours on-site are required

Scenic/Historic Roadway: No Historic or Scenic Roads adjacent to the site

Marlboro Clay Soils: Not found on-site

TDOZ – No Issue – not within a TDOZ

DDO – No Issue – not within a DDO

This email is in lieu of a memo.

Thanks



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Fire/EMS Department



Office of the Fire Marshal

Date: 12/4/2013

TO: Ruth Carver Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator
Office of the Fire Marshal

RE: DSP-13002



The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Patriots Landing
12th Election District

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \DSP13002

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.



Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

November 26, 2013

TO: Ruth Grover, Urban Design Section
Development Review Division, M-NCPPC

FROM: *[Signature]* Dawit Abraham, P.E, Associate Director
Site/Road Plan Review Division, DPIE

RE: Patriots Landing
Detailed Site Plan No. DSP-13002

CR: Maury Avenue, 3-0156



This memorandum supersedes our previous memorandum dated October 29, 2013. In response to the Detailed Site Plan No. DSP-13002 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offer the following:

- Per Planning Board Preliminary Resolution File No.4-12008, Condition 8.

At the time of detailed site plan, the following additional specific site issues shall be evaluated:

Item b. "Adequate sight distance and tuning radii, per Department of Public Works and Transportation (DPW&T) standards, for all proposed access and exit points."

Our review of the Detailed Site Plan indicates that the sight distance at Maury Avenue and Devitt Place is not adequate. The sight distance on east side of Devitt Place on Maury Avenue is about 180 feet with vehicles parked on the driveways. The required sight distance at this intersection is about 390 feet; and, therefore, is inadequate. This plan should be revised to address this sight distance issue at this location.

The sight distance at other locations is adequate.

- The property is located on the south side of Maury Avenue, approximately 300 feet east of the intersection of Maury Avenue and Maury Place. The necessary right-of-way exists for Maury Avenue. Frontage improvements along Maury Avenue will be required as determined by DPIE.

- Full-width, 2-inch and overlay for all County roadway frontages is required.
- All storm drainage systems and facilities are to be in accordance with the Department of Public Works and Transportation's (DPW&T) Specifications and Standards.
- Compliance with DPW&T's utility policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T's Policy and Specification for Utility Installation and Maintenance Permits" is required.
- Conformance with DPW&T street tree and street lighting standards is required.
- Sidewalks are required along the roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- Street construction permits are required for improvements within private roadway rights-of-way serving townhouse developments. Maintenance of private streets is not the responsibility of Prince George's County. Appropriate County site development permits will be required for all proposed on site and right-of-way improvements.
- On street parking is not permitted on public streets for townhouses with front load garage and driveway.
- Adequate sight distance and turning radii are necessary for all access/exit points off this site in accordance with AASHTO standards.
- Floodplain delineation is to be approved by DPIE and the floodplain easement is to be recorded prior to the issuance of building permits.
- The proposed Site Plan is consistent with the approved site concept number 4777-2012, dated May 29, 2012. The proposed Lot 59 is to be included as part of the stormwater management easement to create the necessary landscape buffer from proposed houses.

Ruth Grover
November 26, 2013
Page 3

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for the proposed buildings, may be required.

If you have any questions or require additional information, please contact Mr. Mansukh Senjalia, P.E., District Engineer for the area, at 301.636.2060.

DA:MS:dar

cc: Cipriana Thompson, P.E., Chief, Traffic Engineering, DPIE
Mansukh Senjalia, P.E., District Engineer, S/RPRD, DPIE
Nanji Formukong, Engineer, S/RPRD, DPIE
Marenberg Enterprises, 1143 West Lake Avenue, Baltimore,
Maryland 21210
AB Consultants Inc., 9450 Annapolis Road, Lanham, MD 20706

- c. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project. This shall be certified by the applicant.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse, or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with the approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
8. At the time of detailed site plan, the following additional specific site issues shall be evaluated:
- a. Adequate turn-around area for the proposed private street serving Lots 1–11.
 - b. Adequate sight distance and turning radii, per Department of Public Works and Transportation (DPW&T) standards, for all proposed access and exit points.
 - c. Disposition of the retaining wall on the northern property line of proposed Lots 48 and 49.
9. Total development within the proposed site shall be limited to the approved uses that would generate no more than 44 AM and 50 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
10. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



MEMORANDUM

DATE: November 13, 2013

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal Kurt Schnitzenbaumer #2862
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-13002, Patriots Landing**

After reviewing the SDRC plans and visiting the site, there are no CPTED recommendations at this time for the plans submitted. There were no lighting plans submitted to make recommendations on at this time.



Division of Environmental Health

Date: November 7, 2013

To: Ruth Grover, Urban Design, M-NCPPC

From: Sion Jung, Environmental Health Specialist, Environmental Engineering Program

Re: DSP-13002, Patriot's Landing

The Environmental Engineering Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for DSP-13002, Patriot's Landing and has the following comments/recommendations:

1. The property is located in the recharge area for the Patapsco aquifer, a groundwater supply that serves southeastern portions of Prince George's County and northern portion of Charles and Calvert Counties. Conversion of green space to impervious surface in this recharge area could have long term impacts on the sustainability of this important groundwater resource.
2. There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The applicant should consider setting aside space for a community garden.

If you have any questions or need additional information, please contact Lane Dillon at 301-883-7655 or ljdillon@co.pg.md.us.



Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/Health



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

November 20, 2013

Ms. Ruth Grover
Urban Design
The Maryland –National Capital
Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Prince George's County
Patriots Landing
DSP-13002
Located on Devitt Place between
Maury Ave and Irvington Street



Dear Ms. Grover:

Thank you for the opportunity to review the preliminary plan submittal, dated October 29, 2013, proposing the Patriots Landing in Prince George's County. The State Highway Administration (SHA) has completed the review and has no objection to plan approval as access to this site is from a county road. All work is subject to the permitting process and requirements of Prince George's County. Should Prince George's County require any offsite improvements to a state road, an access permit will be required from this office.

If you have any questions, or require additional information, please contact Mr. Erich Florence at 410-545-044, by using our toll free number in Maryland only at 1-800-876-4742 (x0447) or via email at eflorence@sha.state.md.us.

Sincerely,

for Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/JWR/EMF

cc: Mr. Pranoy Choudhury, SHA – Access Management Division - Regional Engineer
Mr. Victor Grafton, SHA- District 3 Utility Engineer
Mr. Sandy Marenburg, Marenberg Enterprises, owner/
1143 West Lake Avenue, Baltimore, MD 21210
Mr. Venu Nemani, SHA – District 3 Assistant District Engineer-Traffic (Prince George's County)
Mr. Ramesh Patel, SHA – Resident Maintenance Engineer – Upper Marlboro Shop
Mr. Sanjay Patel, AB Consultants, Inc. / 9450 Annapolis Road, Lanham, MD 20706
Ruth.grover@ppd.mncppc.org



Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

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Gene W. Counihan, Vice Chair
Melanie Hartwig-Davis
Antonio L. Jones
Hon. Adrienne A. Mandel
Dr. Roscoe M. Moore, Jr.

GENERAL MANAGER
Jerry N. Johnson

April 1, 2013

Mr. Sandy Marenberg
Marenberg Enterprises
1143 West Lake Avenue
Baltimore, MD 21210

Re: Phase I Letter of Findings, WSSC Project No. DA5586Z13, Patriots Landing

Dear Mr. Marenberg:

A hydraulic planning analysis has been completed on the Patriots Landing project. The project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 63 Proposed Townhouses	
200-ft Sheet: 207SE01	
SEWER	WATER
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Prince George's High Zone
Mini-Basin Number: 18-996	Pressure Zone: 290B
	High Grade: 330 feet
	Low Grade: 260 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) or Service Connection Permit will be issued.

PROPERTY MAY BE ASSESSED

If a connection is made to an existing WSSC-built main line extension, a front-foot-benefit assessment and any deferred connection costs may be levied against the property served. A yearly charge will appear on your County property tax bill for a set period of time -- currently 23 years. For details contact the Property Assessment Unit on 301-206-8032.

SANITARY SEWER CONDITIONS

SEWER AVAILABLE TO SOME LOTS

An existing sewer is available to provide service to some lots proposed in this project. Each property connecting to the existing lines may be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY MAY BE ASSESSED" above).

REQUIRED SANITARY SEWER MAIN SIZES

All sewer is to be 8-inch diameter gravity sewer.

WATER MAIN EXTENSION CONDITIONS

WATER AVAILABLE TO SOME LOTS

An existing water main is available to provide service to some lots proposed in this project. Each property connecting to the existing lines may be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY MAY BE ASSESSED" above).

REQUIRED WATER MAIN SIZES

The diameters of the proposed water mains, 8-inches, are shown on the attached sketch.

ISOLATION VALVES

Provide sufficient numbers of isolation valves on the new mains to provide redundancy.

PRESSURE REDUCING VALVES REQUIRED

Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for buildings with first floors below 145 feet.

OUTSIDE METERS

Any residential water service over 300 feet in length will require an outside meter. Any commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length will require an outside meter. Exceptions will be considered for existing properties / complexes currently served by inside meters where replacements or new service is required.

RIGHT-OF-WAY CONDITIONS

COORDINATION WITH OTHER BURIED UTILITIES

Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. Upon completion of the site construction, any utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP **prior to approval** of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment) of existing WSSC facilities is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC Design Manual C-11.

Mr. Sandy Marenberg
April 1, 2013
Page 4

PROVIDE FREE RIGHT-OF-WAY TO WSSC

Rights-of-way across your property for water and sewer line placement must be provided at no cost to WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC.

ADHERE TO MINIMUM RIGHT-OF-WAY WIDTHS

The minimum right-of-way width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum right-of-way width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same right-of-way at normal depth. Installation of deep or large water and/or sewer mains will require additional right-of-way width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the current applicable Pipeline Design Manual, Part Three, Section 3. c. 2. Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the right-of-way. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline/structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

MINIMIZE CONNECTION LENGTHS

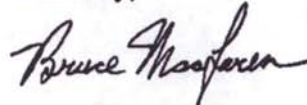
The length of all connections should be minimized.

The next step in the process is Phase 2, Review for System Integrity. Your submission package should include the Review for System Integrity Checklist and all checklist items, including the review fee. The plans must be prepared per WSSC CADD Standards and in accordance with the Pipeline Design Manual, Standard Details, and the General Conditions and Standard Specifications of WSSC. Should you want to schedule a pre-design meeting, please contact Bryan Hall at (301) 206-8769, bhall@wsscwater.com.

Mr. Sandy Marenberg
April 1, 2013
Page 5

If you have any questions, please contact me at 301-206-8817 or
bMaclar@wsscwater.com.

Sincerely,



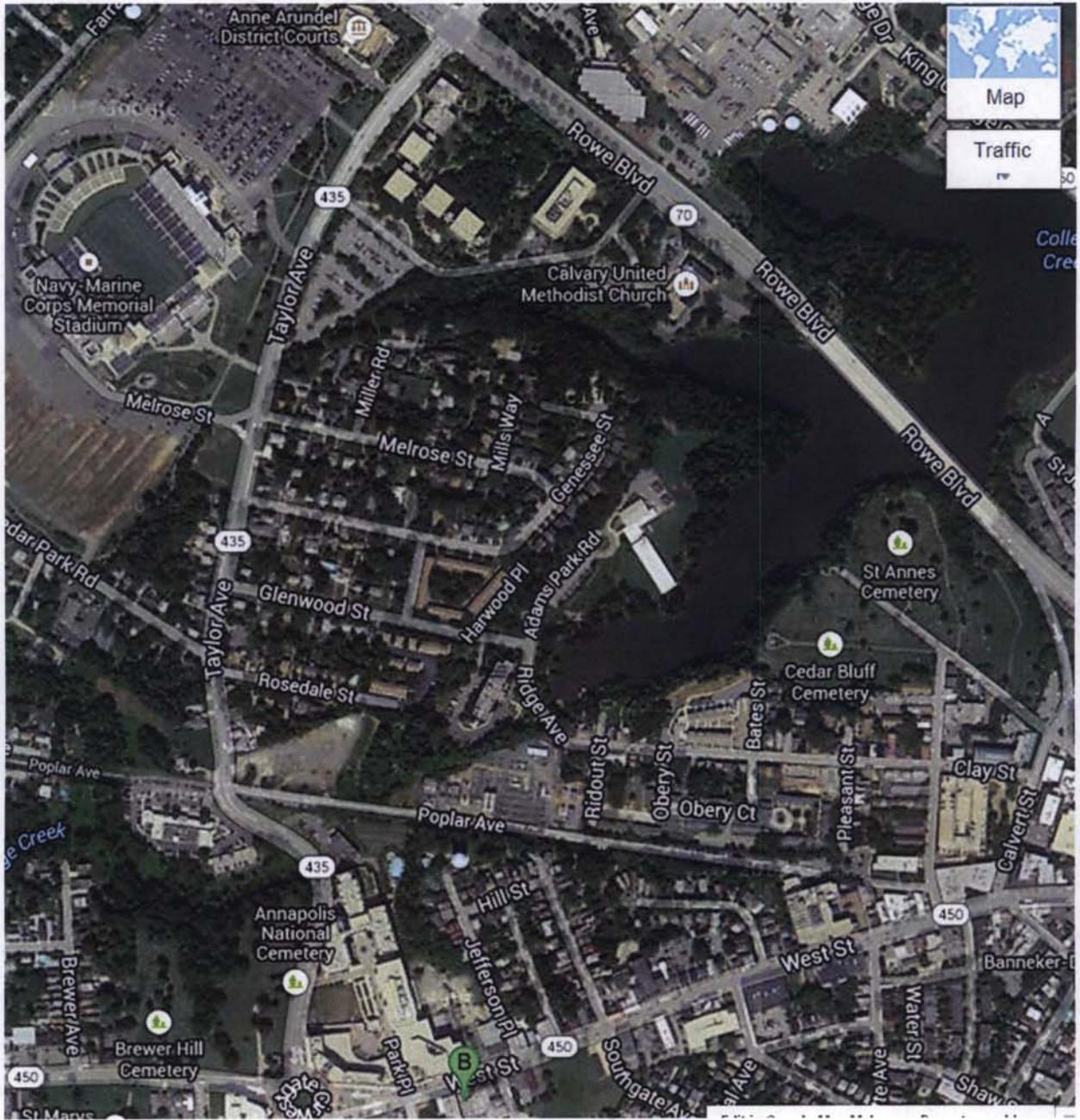
Bruce MacLaren
Senior Hydraulic Engineer
Development Services Group



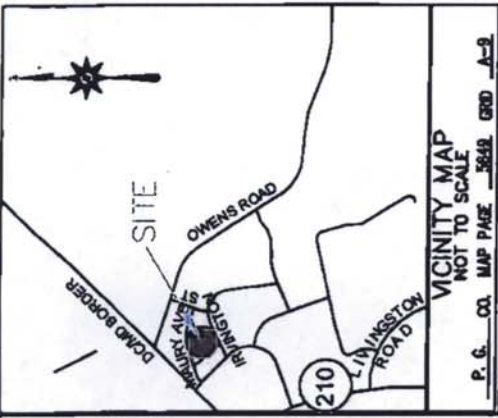
David C. Shen, P.E.
Development Planning Unit Coordinator
Development Services Group

Enclosure

cc: ✓ Mr. Sanjay Patel – AB Consultants, Inc.
Mr. Michael Bashore – Department of Environmental Resources –
Prince George's County Government



257 West street



- LEGEND:
- PROPOSED WATER
 - PROPOSED SEWER
 - APPLICANT'S PROPERTY

April 1, 2013
FILE COPY *WJBM*

PROJECT: DA 5586Z13
NAME: PATRIOTS LANDING
200'S: 207SE01
SCALE: 1"=200'

FEBRUARY 2013



AB CONSULTANTS, INC.
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 PHONE: (301) 306-3091
 FAX: (301) 306-3092

1 - - WSSC Plan Review Comments

Created by: Alicia Edwards
On: Friday, November 01, 2013 2:11:31 PM

WSSC Plan Review Comments
DSP-13002 - Patriots Landing

----- 0 Replies -----

2 - - WSSC Standard Comments for all Plans

Created by: Alicia Edwards
On: Friday, November 01, 2013 2:12:04 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

- a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
- b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
- c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
- d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
- e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
- f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
- g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

----- 0 Replies -----

3 - WSSC Design Review Comments

Created by: Andres Villarraga

On: Tuesday, November 05, 2013 1:02:14 PM

A proposed site development project was previously submitted to WSSC (DA5586Z13) and is a conceptually approved project. The SEP was reviewed once and design comments were provided to the engineer.

No additional comments necessary. Refer to previous WSSC comments.

Contact Andres Villarraga at (301) 206-8247 for additional information.

----- 0 Replies -----

4 - Hydraulic Review Comments

Created by: Andres Villarraga

On: Tuesday, November 05, 2013 1:02:20 PM

See the attached Letter of Findings for existing WSSC project number DA5586Z13

----- 0 Replies -----

Grover, Ruth

From: bjzellmer@pepco.com
Sent: Monday, October 28, 2013 7:59 AM
To: Grover, Ruth
Cc: wkynard@pepcoholdings.com
Subject: Patriots Landing, DSP - 13002

Good morning Ruth,

We concur with the 10 foot PUE as shown on the subject plans. Please note that additional easements maybe required to accommodate transformers, switches, or fuse enclosures as necessary based on projected loads. We have no other comments to offer at this time.

Thanks & have a great day!
- Brad

Brad Zellmer, Sr. Supervising Engineer, Distribution Engineering, Maryland Division, PEPCO
8300 Old Marlboro Pike, Upper Marlboro, MD 20772
☎1(301) 967-5354 📠1(301) 967-5820 ✉ bjzellmer@pepco.com 🌐 www.pepco.com

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**STATEMENT OF JUSTIFICATION
PATRIOT'S LANDING
(a residential revitalization project)
DSP-13002**

DESCRIPTION OF PROPOSED USE/REQUEST:

Patriot's Landing is a residential revitalization project which is being developed in accordance with Sec. 27-445.10. The site was previously developed with 6 buildings, totaling 121 garden apartments, which were razed by the County in 2003.

Pennsylvania Avenue 2006, LLC, owner and applicant has filed the instant Detailed Site Plan to redevelop the property with 63 fee-simple townhouses. The property is subject to Preliminary Plan 4-12005 and Planning Board Resolution No. 12-116 adopted January 17, 2003

DESCRIPTION AND LOCATION OF THE SUBJECT PROPERTY:

The 5.04 acre site is zoned R-18 and lies on both sides of Maury Avenue southwest of the intersection of Southern Avenue and Owens Road approximately 150' east of the intersection with Maury Place in the Glassmanor area of Prince George's County. It is located in a Tax Revitalization District in the Developed Tier. The neighboring properties north, east and west are zoned R-20 and developed with single-family dwellings. The neighboring properties to the south are zoned R-35 and developed with detached single-family residences.

DESCRIPTION OF REQUIRED FINDINGS:

SEC. 27-445.10(b) establishes the development regulations for a residential revitalization project:

(b) Requirements.

- (1) Dwelling units, or property on which they formerly existed, as described in (a)(1) of this Section may be replaced by proposed multifamily attached one-family or detached one-family dwelling units in a Residential Revitalization project,**

FINDING: The site was previously developed with 121 rental apartments. The 63 new proposed townhouses will replace those original units.

- (2) The dwelling units, or property described in (b)(1) above, shall have or have had a minimum density of twelve (12) units per acre of the net lot or tract area,**

FINDING: The site is 5.04 gross acres with a net acreage of 4.13. The apartments were developed at 29 dwelling units per acre, the proposed 63 townhouses will be developed at approximately 15 dwelling units per net acre

- (3) **The number, location and design of compact and standard parking spaces shown on the approved Detailed Site Plan shall constitute the parking design regulations for the development,**

FINDING: The detailed site plan provides an average of two (2) off-street parking spaces per dwelling unit and also provides thirty-five (35) on-street spaces for visitors and guests.

- (4) **Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations.**

FINDING: The architectural plans and detailed site plan submitted with the instant application shall constitute the development regulations for the residential revitalization development.

- (5) **The normal parking requirements shall be reduced by thirty percent (30%). An additional reduction may be allowed upon a determination that:**
- (A) **An additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the County which were predominantly developed prior to November 29, 19498: and**
- (B) **The additional reduction will not infringe upon the parking and loading needs of adjacent residential areas**

FINDING: Pursuant to Sec. 27-568 the normal parking requirement for townhouses is 2.04 spaces per dwelling unit. A 30% reduction would yield a total number of parking spaces of approximately 90 spaces. Due to the density of development in the neighborhood and the variation granted by DPW&T to allow direct access from the public street, thus reducing on-street parking in the immediate neighborhood, DPW&T determined that a 30% parking reduction would not be desirable.

- (6) **The project shall comply with the requirements of the Landscape Manual to the extent that is practical.**

FINDING: The detailed site plan complies with the requirements of the Landscape Manual including number of plant units, sustainability, native material and tree canopy coverage to the extent practical.

SEC. 27-445.10(c) establishes the Planning Board findings for a residential revitalization development:

(c) **In approving a Residential Revitalization project, the Planning Board shall find that the project:**

- (1) **Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;**

FINDING: The proposed detailed site plan, implements the recently approved preliminary plan to replace the deteriorated, condemned 121 unit Georgian Gardens multi-family apartment project with 63 new fee-simple townhouses. These new townhouses will provide entry level home ownership opportunities for the 63 purchasers while at the same time providing additional stability to the well-established Glassmanor community

- (2) **Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;**

FINDING: The properties which immediately surround the subject site are developed with a mix of small 1 and 2-story, single-family detached and 18' wide, triple attached dwelling units. Existing development in the surrounding neighborhood also includes 2-4 story garden apartment buildings. The building materials are a combination of brick and siding and the architectural style reflects typical mid- 1950's to mid-1960's suburban development.

The proposed 2 and 3-story townhouses both maintain and improve the architectural character of the neighborhood. The units are 20' wide and are arranged in sticks of between three and eight units. Unlike most of the existing residences the majority of the new townhouses will have single car garages and at least one off-street parking space. The building materials are compatible and will consist of a combination of brick and siding.

- (3) **Serves a need for housing in the neighborhood or community;**

FINDING: By right the owner could redevelop multi-family rental housing at a density similar to the 121 unit complex razed in 2003. However, the applicant is committed to providing a more stabilizing housing product for the neighborhood and community. The proposed development will provide 63 new, owner-occupied high-quality workforce housing units in the Glassmanor neighborhood.

- (4) **Benefits project residents and property owners in the neighborhood;**

FINDING: Currently the 5.04 acre site is vacant and despite the owners active efforts it has become an unwelcomed dumping site within the community. Not only will the project bring 63 new individuals or families to this well-established community it will eliminate the existing nuisance.

- (5) **Conforms with the housing goals and priorities as described in the current “Housing and Community Development Consolidated Plan,” for Prince George’s County and**

FINDING: The vision of the Consolidated Plan FY 2011-2015 is to create economically viable, cohesive, safe, healthy and sustainable communities and neighborhoods. The proposed development conforms to the general goals and policies of the Plan as well as meeting two of the specific goals. “To stabilize and increase housing opportunities for 5,540 low and moderate income households...” and “To improve the safety and livability of neighborhoods for principally 189,975 low and moderate-income persons.” The 63 townhouses are consistent with the goals for revitalization by increasing housing opportunities for ownership in this targeted area.

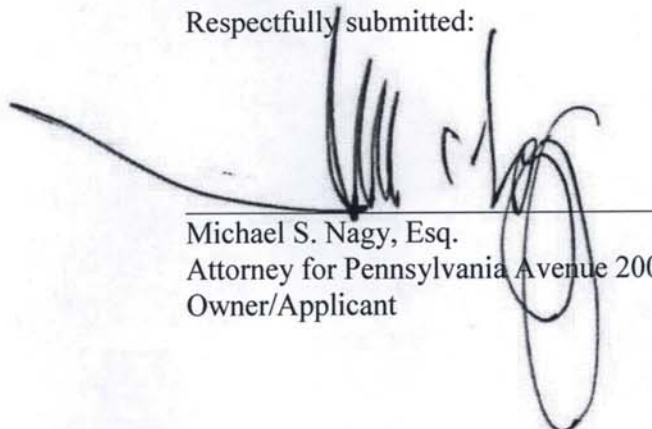
- (6) **Conforms to either specific land use recommendations or principles and guidelines for development within the applicable Master Plan.**

FINDING: The proposed detailed site plan for 63 townhouses and 4 parcels is consistent with the General Plan Development Pattern policies for the developed tier by proposing medium to high density housing and it conforms to the land use recommendations of the Master Plan and SMA. The 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A* retained the R-18 zoning for the property. The Master Plan recommends a maximum of 12 dwelling units per acre for garden apartments. The site is also located within the Glassmanor/Oxon Hill Transforming Neighborhoods Initiative (TNI) area, and is targeted to receive public resources to achieve great schools, safe neighborhoods and high quality healthcare.

SUMMARY/CONCLUSION:

For all of the reasons set forth above, the Planning Board should find that the instant detailed site plan for the Patriot’s Landing residential revitalization project meets and or exceeds the minimum standards for approval. The 63 fee-simple workforce dwelling units are in harmony with all applicable planning documents and the goals and policies of the Zoning Ordinance.

Respectfully submitted:



Michael S. Nagy, Esq.
Attorney for Pennsylvania Avenue 2006, LLC
Owner/Applicant



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

LETTER OF EXEMPTION
STANDARD EXEMPTION FOR THE SITE
PRINCE GEORGE'S COUNTY WOODLAND CONSERVATION ORDINANCE

Property Identification: 207SE01 806 Maury Avenue Oxon Hill, MD 20745 Patriot Landing	Receipt #: waived per NRI-006-12
	Date Issued: February 14, 2012
	Expiration Date: February 14, 2014

TO: Marenberg Enterprise
1143 West Lake Avenue
Baltimore, MD 21210

VIA: Katina Shoulars, Acting Supervisor, Environmental Planning Section

FROM: Ernest J. Fields Jr., Senior Planning Technician, Environmental Planning Section

Your request for a standard letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. The property is identified as 806 Maury Avenue, Oxon Hill, Maryland. The property is further identified as Lots 14, 37, 63 & 64. The property is zoned R-18 and totals 5.04 acres. There are no previously approved tree conservation plans (TCPs) associated with this property.

This Letter of Exemption is issued because the property contains less than 10,000 square feet of woodland on-site, and has no previous TCP approvals. The information was obtained from a 2009 aerial photography, and the PGAtlas.com environmental layer. Also used in the determination of the site's woodland status was a Natural Resource Inventory Plan prepared by AB Consultants, Inc, dated January 17, 2012. The proposed use of the property is for Townhouse Subdivision. This Letter of Exemption is issued solely for that purpose.

This Letter of Exemption is valid for a period of two years from the date of issuance and shall accompany all permit applications.

EF:ks

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THE PRINCE GEORGE'S COUNTY GOVERNMENT



DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: OXON HILL, PATRIOTS LANDING
APPLICANT'S NAME: JAY DACKMAN
ENGINEER : AB CONSULTANTS, INC

CASE #: 4777-2012-01

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW, FEE-IN-LIEU.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: 10 YEAR ATTENUATION(S).

A maintenance agreement is required.

No special conditions apply.

Required easements: None.

Storm Water Management fee payment of \$15,750.00 in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

1. RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG FRONTAGE OF THE SITE.
2. IF THE RESIDENTIAL PROJECT IS PROPOSING A BELOW GROUND BASEMENT, AT THE TIME OF BUILDING PERMIT REVIEW, PLEASE PROVIDE THE REVIEWER WITH A GEOTECHNICAL REPORT TO DETERMINE UNDERGROUND WATER TABLE AS PER CB-94-2004.
3. SITE DEVELOPMENT PERMIT REQUIRED INCLUDING ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORM DRAINAGE, STREET TREES AND STREET LIGHTING.
4. THIS PROJECT INVOLVES REDEVELOPMENT OF AN EXISTING DEVELOPED SITE. SITE SHALL BE DESIGNED TO TREAT FOR 50% WQ_v OF THE IMPERVIOUS AREA WITHIN THE PROPOSED DISTURBED AREA AND 100% WQ_v AND CPV FOR NEW IMPERVIOUS AREA USING ESD PRACTICES AND TECHNIQUES.
5. SPECIAL UTILITY PERMIT REQUIRED.
6. EXISTING STORMDRAIN THROUGH LOT 60 MUST BE REMOVED.
7. THE BIORETENTION AREAS SHALL BE DESIGNED OFFLINE OF THE STORMDRAIN OR CONVEYANCE SYSTEM.

REVIEWED BY SS



CASE NAME:

OXON HILL, PATRIOTS LANDING

CASE #: 4777-2012-01

APPROVED BY:



Rey De Guzman

APPROVAL DATE: May 29, 2012

EXPIRATION DATE: May 29, 2015

CC: APPLICANT, SCD, PERMITS

P.G.C. FORM #3693 (REV 04/93)

FOR OFFICE USE ONLY

ADC MAP:	5649-A9	200' SHEET:	203SE05
STREET NAME:	MARLBORO PIKE		
WATERSHED:	40-Oxon Run		
NUMBER OF DU'S:	0	COST PER DWELLING:	0

R E S O L U T I O N

WHEREAS, Marenberg Enterprises is the owner of a 5.04-acre parcel of land known as Tax Map 87 in Grid A-4 and is also known as Lots 14, 37, 63, and 64, said property being in the 12th Election District of Prince George's County, Maryland, and being zoned Multifamily Medium Density Residential (R-18); and

WHEREAS, on July 10, 2012, Marenberg Enterprises filed an application for approval of a Preliminary Plan of Subdivision for 63 lots and 4 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-12005 for Patriots Landing was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 20, 2012, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on December 20, 2012, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-12005, Patriots Landing for 63 lots and 4 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Show a sidewalk along all public and private streets, and extend to Irving Street.
 - b. Remove the label of the existing trail along the north side of the tributary of Barnaby Run.
 - c. Show the dimension of the Devitt Place right-of-way.
 - d. Show the ten-foot public utility easement along Parcel C, the private street.
 - e. Show the delineation of the existing drainage easement.
 - f. Show the top and bottom spot elevations of the metal retaining wall.

g. Add the following note:

“The development is proposed under Section 27-445.10 Revitalization Residential.”

2. Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall submit a revised and approved stormwater management concept plan that reflects the lot layout of the approved preliminary plan.
3. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of parkland dedication.
4. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, unless modified by DPW&T:
 - a. A standard sidewalk along both sides of all streets.
 - b. Off-site improvements with a standard sidewalk along Maury Avenue from the property line of Lot 35 east to the intersection of Maury Avenue and Irvington Street.
 - c. Stripe and repaint all crosswalks at the intersections of Irvington Street with Audrey Lane, Audrey lane with Maury Avenue, and Maury Avenue with Maury Place.
5. At the time of final plat, the applicant shall grant a ten-foot public utility easement (PUE) along the public and private rights-of-way as delineated on the approved preliminary plan of subdivision.
6. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association (HOA) has been established and that the common areas have been conveyed to the HOA.
7. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA) 37,816 square feet (Parcels A through D). Land to be conveyed shall be subject to the following:
 - a. Conveyance shall take place prior to issuance of building permits.
 - b. A copy of the unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Review Section of the Development Review Division (DRD) along with the final plat.

- c. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project. This shall be certified by the applicant.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse, or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with the approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
8. At the time of detailed site plan, the following additional specific site issues shall be evaluated:
- a. Adequate turn-around area for the proposed private street serving Lots 1-11.
 - b. Adequate sight distance and turning radii, per Department of Public Works and Transportation (DPW&T) standards, for all proposed access and exit points.
 - c. Disposition of the retaining wall on the northern property line of proposed Lots 48 and 49.
9. Total development within the proposed site shall be limited to the approved uses that would generate no more than 44 AM and 50 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
10. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- a. Dedicate for public use the 50-foot-wide right-of-way (ROW), Devitt Place, as shown on the approved preliminary plan.
 - b. Delineate a 25-foot building restriction line along the 100-year floodplain pursuant to Section 24-129(a)(5) of the Subdivision Regulations.
 - c. Delineate the drainage easement that was recorded in Plat Book WWW 25-49, to the benefit of Prince George's County.
11. Development of this site shall be in conformance with Stormwater Management Concept Plan 4777-2012-00 and any subsequent revisions.
 12. Non-Residential development shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located on Tax Map 87 in Grid A-4 and is known as Lots 14, 37, 63, and 64. The property consists of 15.3 acres within the Multifamily Medium Density Residential (R-18) Zone and is currently vacant. Lots 37, 63, and 64 were recorded in Plat Book WWW 44-33 on May 23, 1962. Lot 14 was recorded in Plat Book WWW 25-49 on February 10, 1955. This preliminary plan proposes to subdivide the subject site into 63 townhouse fee-simple lots (3.73 acres), and Parcels A through D (37,816 square feet) to be dedicated to a homeowners association (HOA) with Parcel C to be a private street.

The site has frontage on Maury Avenue, a dedicated public right-of-way (ROW). This application proposes to dedicate for public use approximately 18,854 square feet for a 50-foot-wide right-of-way, Devitt Place. The property does contain 100-year floodplain along the northern property line. Pursuant to Section 24-129 of Subdivision Regulation, a 25-foot setback from the floodplain shall be established for residences as a building restriction line (BRL), which is required to be recorded on the final plat. The site has an existing drainage easement along the northern property line that was recorded in Plat Book WWW 25-49 on February 10, 1955. The drainage easement is still necessary and should be carried forward with the final plat for this townhouse development. There is an existing retaining wall along the northern property line on proposed Lots 48 and 49. The structural integrity of the wall should be evaluated at the time of detailed site plan and a determination made whether it should be removed or replaced.

Through the preliminary plan process, the applicant has made significant modifications to their original proposal which includes the lot layout, street alignment, and the location of the stormwater

management facilities. The original proposal consisted of 61 townhouse lots, the proposal for Devitt Place as a private street, and several large parcels for stormwater facilities all to be conveyed to the HOA. The applicant is proposing workforce housing in an urban inner-beltway community that is within the Revitalization Tax Credit District. The provision of Devitt Place as a private street could be a burden on the future HOA of this small 63-townhouse lot subdivision to maintain the street and have private services such as trash pick-up and snow removal, while the surrounding community has public streets with public services. Large parcels for stormwater facilities can also be a burden for maintenance and can be an attractive nuisance. Through extensive discussion and coordination between the applicant, planning staff, and the Department of Public Works and Transportation (DPW&T), a modification of the layout has resulted in a more desirable lot layout. Incorporating these changes will reduce the maintenance burden to the future HOA and provide a more compact development provided for in a residential revitalization subdivision. The overall modifications have resulted in a superior project in keeping with the vision of the Revitalization Tax Credit District.

3. **Setting**—The property is located southwest of the intersection at Southern Avenue and Owens Road, where Irvington Street and Maury Avenue intersect. The neighboring properties north, east, and west are zoned R-20 (One-Family Triple-Attached Residential) and developed with attached single-family dwellings. The neighboring properties to the south are zoned R-35 (One-Family Semidetached, and Two-Family Detached, Residential) and developed with detached single-family dwellings.
4. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

Zone	EXISTING	APPROVED
	R-18 Residential Revitalization	R-18 Residential Revitalization
Use(s)	Residential Vacant	Residential Town houses
Acreage	5.04	5.04
Lots	4	63
Outlots	0	0
Parcels	0	4
Dwelling Units:		
Attached-single family	0	63
Public Safety Mitigation Fee	No	No
Variation	No	No
Variance	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on August 3, 2012.

5. **Community Planning**—The 2002 *Prince George's County Approved General Plan* designates the subject property within the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. This preliminary plan is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier by providing a pattern of medium- to high-density housing. Approval of this application does not violate the General Plan's growth goals for the year 2025 upon review of the current Prince George's County General Plan Growth Policy Update.

The 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A* (Master Plan and SMA for the Heights and Vicinity) retained the R-18 zoning for the subject property. The master plan recommends a maximum of 12 dwelling units per acre for garden apartments. The applicant is generally in conformance with the plan with the proposal of a townhouse development. Please note that plans are underway to update a portion of the current master plan area. The Eastover/Forest Heights/Glassmanor Sector Plan and Sectional Map Amendment was initiated April 19, 2012. The sector plan will update the goals, policies, development standards, and implementation strategies for this area.

This site is also located within the Glassmanor/Oxon Hill Transforming Neighborhoods Initiative (TNI) area. Prince George's County Executive, Rushern L. Baker III, recently announced a plan to improve the quality of life in vulnerable communities through this initiative. Focusing on six areas throughout the county, the overarching goal of the TNI is to achieve a thriving economy, great schools, safe neighborhoods, and high quality healthcare by utilizing cross-governmental resources in target neighborhoods that have specific and unique needs. Also, DPW&T is currently evaluating the Barnaby Run Tributary adjacent to the site for restoration of water quality and flood control. The applicant will be providing a financial contribution toward the implementation this project as a part of the stormwater management approval required by DPW&T.

County Council Bill CB-13-2011, an ordinance concerning residential revitalization for this site, states that new development "Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties." We encourage the applicant to provide urban design standards that are do not merely replicate the architectural style of nearby development built in the 1940s, but provide high-quality architectural style that supports urban residential standards with pedestrian and stormwater management facilities. Urban residential design should create a relationship between buildings and the street, adhere to Crime Prevention through Environmental Design (CPTED) principles, and should provide enough vegetation and open space to create desirable living conditions in higher density neighborhoods. It is recommended that the townhouse architecture and design support an active urban streetscape and not create a visual and physical barrier between the public and private realm. Open space has been consolidated to support stormwater management facilities close to the street that will discourage loitering and behaviors that currently create neighborhood nuisances. It is supported the applicant providing sidewalks along all roadways and making connections to existing sidewalks beyond the project boundaries where needed, and that these facilities and connections be shown on the detailed site plan (DSP) plan. The current car ownership data reviewed by staff, as well as the

latitude of Residential Revitalization Council Bill CB-13-2011, provides support for proposed on-site parking of two vehicles per unit and limited street parking. Further review of architecture, streetscape, parking, open spaces, and design layout of the development will be carried out at the time of detailed site plan.

6. **Zoning**—Section 27-445.10, Residential Revitalization, of the Zoning Ordinance sets forth regulations and design guidelines for residential revitalization projects. The purpose of the Residential Revitalization section is to provide a consolidated process employing detailed site plan review for a redevelopment project that may not comply with the conventional regulations of the Zoning Ordinance, such as number of parking spaces, lot coverage, setbacks, and lot size. Compared with traditional zoning requirements, the Residential Revitalization section provides more flexibility in the design review and development standards to encourage redevelopment while ensuring a viable subdivision for the future residents.

The subject preliminary plan has been reviewed for compliance with the requirements in Section 27-445.10 (CB-58-2001) of the Zoning Ordinance. The proposed application is to subdivide the subject site into 63 townhouse fee-simple lots and four parcels. Section 27-445.10(c) establishes the following findings for Planning Board approval of a residential revitalization development:

- (c) **In approving a Residential Revitalization project, the Planning Board shall find that the project:**
 - (1) **Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;**

The proposed preliminary plan is for the replacement of a deteriorated multifamily apartment complex and is in a designated corridor. The 121-unit multifamily apartment complex, Georgian Gardens Project, on-site was declared unfit and condemned in 2002 by the County, and then razed in 2004. The site will be improved with the proposed development of 63 townhouses.

- (2) **Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;**

The architectural character of the buildings will be evaluated with the detailed site plan for compatibility.

- (3) **Serves a need for housing in the neighborhood or community;**
 - (4) **Benefits project residents and property owners in the neighborhood;**

In accordance with Subsections 3 and 4 above, the proposed development will provide 63 new townhouses in the community. The site is currently vacant and has become a dumping site which is a great nuisance for the neighborhood. The revitalization will remove the nuisance from the neighborhood and introduce high-quality workforce housing. The proposed project will greatly benefit property owners in the neighborhood by redeveloping a property that has not been well maintained.

(5) Conforms with the housing goals and priorities as described in the current “Housing and Community Development Consolidated Plan,” for Prince George’s County; and

In accordance with Finding 5, staff has reviewed the Housing and Community Development Consolidated Plan FY 2011–2015 and found that this property is an appropriate site for a residential revitalization development. As stated in the consolidated plan, currently, areas in the county with a high rate of residential vacancies are older communities bordering the District of Columbia within or along the Capital Beltway (I-95/495). In addition, compared to the Washington Metropolitan area, the county has an older housing stock with only 22 percent of housing units in the county built after 1990. Compared to neighboring jurisdictions, the county has the highest number of cost-burdened households. As of 2008, there were a total of 136,366 households in Prince George’s County that were cost-burdened. Sixty-four percent of cost-burdened households were owner households. This project is proposing 63 new workforce townhouses, which will be a great housing reinvestment in an inner-beltway community.

The vision of the consolidated plan is to create economically-viable, cohesive, safe, healthy, and sustainable communities and neighborhoods. The consolidated plan’s initiatives are intended to be a catalyst for neighborhood stabilization and growth. The proposed revitalization project conforms to the housing goals and priorities of the consolidated plan, and the proposed project meets specifically two of the goals as following:

GOAL 1: To stabilize and increase housing opportunities for 5,540 low and moderate income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.

GOAL 2: To improve the safety and livability of neighborhoods for principally 189,975 low and moderate-income persons.

The project is consistent with the goals for revitalization by increasing housing opportunities for homeownership in this targeted area. It will develop a range of housing for residents to accommodate and meet the housing needs of the area. The proposed project will build and restore a vibrant community by creating safe neighborhoods where people want to live, and improve the quality of life for all residents by transforming vacant lots that are a nuisance to the neighborhood into a new moderate residential subdivision.

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.

This preliminary plan is consistent with the General Plan Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the Master Plan and SMA for the Heights and Vicinity as stated in the Community Planning section of this report.

In 2011, Council Bill CB-13-2011 was adopted to amend the definition and regulations for residential revitalization to allow a property to be developed pursuant to the provisions for Residential Revitalization if multifamily dwelling units previously existed on the site, but were razed due to condemnation proceedings initiated by the county. The subject property is currently vacant, but was improved with a 121-unit multifamily apartment, Georgian Gardens Project. The multifamily apartment on-site was declared unfit and condemned in 2002, and then razed in 2004.

This preliminary plan originally proposed to serve the development with a private street extension of Devitt Place and a private recreational facility. These private facilities would all be conveyed to the HOA and would be the financial responsibility and liability of the HOA. These facilities would have an annual financial cost which includes insurance and maintenance. The private street proposed would require the HOA to pay for trash service, street maintenance, and snow removal. This subdivision is surrounded by a larger community that is developed on a network of public streets and therefore are served by public services. Burdening this small subdivision with these services while the surrounding community had public services was an issue.

In 2007, Prince George's County established the office of Common Ownership Communities in the Counties Office of Community Relations to address the issues facing smaller common ownership communities which were struggle to maintain the private infrastructure which was established as a part of the planning process. As a result there has been a heightened awareness of the long term implications of private infrastructure on a HOA. The financial burden can sometimes undermine the viability and strength of smaller workforce housing communities.

Through the review of this preliminary plan of subdivision staff has worked with the DPW&T, and the applicant to carefully consider the amount of private infrastructure that would be the responsibility of the HOA. Specifically, the provision of private recreational facilities was considered and it was ultimately determined that because of the highly walkable nature of the existing community in which this development would be located that the need for a separate small facility was not warranted. Not only is there an additional liability and maintenance responsibility for the HOA, but these facilities must be monitored and can become an attractive nuisance depending on the existing community and the location of the facilities within the subdivision. In regard to Devitt Street, the DPW&T voiced concerns with having driveways onto the public street and the resulting limitation of available on-street parking. Originally, DPW&T recommended that the street be private. Due to the issues discussed herein, the stakeholders in this case worked to revise the layout which now results in one small private street and additional on-street parking with Devitt Street being dedicated to public use, which is acceptable to DPW&T. This private street is

ancillary to Devitt Street and will not jeopardize the ability of the HOA to avail themselves of public services.

The implications of recommending the creation of private (HOA) common open space and infrastructure, and works to balance these needs with the dwelling unit type and regulatory requirements in keeping with the surrounding community. The layout as now revised takes into consideration not only the built environment but the other factors that should be considered in designing a subdivision that will support, to the extent practicable, the long term success and viability of the homeowners association.

7. **Urban Design**—The 2010 *Prince George's County Landscape Manual* (Landscape Manual) and the Zoning Ordinance contain site design guidelines and requirements that are applicable to the development of this property.

Conformance with the Requirements of the Zoning Ordinance

Section 27-445.10, Residential Revitalization, of the Zoning Ordinance provides specific requirements and findings for any revitalization projects. According to the Section, regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, and other requirements of the specific zone, in this case in the R-18 Zone, do not apply to uses and structures in a residential revitalization project. However, any revitalization projects will be subject to detailed site plan (DSP) approval. The applicant must obtain DSP approval prior to final plat approval and issuance of any building permits for this property.

Section 27-445.10(b) sets the development regulations for the residential revitalization project as follows:

(b) Requirements.

- (1) Dwelling units, or property on which they formerly existed, as described in (a)(1) of this Section may be replaced by proposed multifamily, attached one-family or detached one-family dwelling units in a Residential Revitalization project.**

As stated previously, the subject property is currently vacant, but was improved with a 121-unit multifamily apartment that was condemned in 2002 and then razed in 2004. The application is proposing townhouse units which are in conformance with the dwelling units for a residential revitalization project.

- (2) The dwelling units, or property as described in (b)(1) above, shall have or have had a minimum density of twelve (12) units per acre of the net lot or tract area.**

The site is 5.04 total acres with a 4.13 net tract acres and the application is proposing 63 townhouse lots. The application is proposing a density of 15 units per acre which is above the minimum density requirement of 12 units per acre.

- (3) The number, location, and design of compact and standard parking spaces shown on the approved Detailed Site Plan shall constitute the parking design regulations for the development.**
- (4) Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations.**
- (5) The normal parking requirement shall be reduced by thirty percent (30%). An additional reduction may be allowed upon a determination that:
 - (A) An additional reduction is necessary to alleviate conditions that are particular to the proposed use , given its nature at this location, or to alleviate conditions which are prevalent in older areas of the County which were predominately developed prior to November 29, 1949; and**
 - (B) The additional reduction will not infringe upon the parking and loading needs of adjacent residential areas.****
- (6) The project shall comply with the requirements of the Landscape Manual to the extent that is practical.**

Requirements 3 through 6 will be determined at the time of detailed site plan.

One of the ultimate goals of the revitalization project is to improve the physical and visual appearance of a built environment including building, structures, and facilities. The plan proposes to develop 63 single-family attached dwellings. In order to maintain visual interest and avoid monotonous appearance in townhouse development, Section 27-433 of the Zoning Ordinance, which is not applicable to residential revitalization projects but can provide guidance, limits the number of dwelling units in any given building stick to no more than six. There are four buildings that have more than six dwelling units, of which two buildings have seven dwelling units and two buildings have eight dwelling units. The existing buildings adjacent to those proposed new townhouses on Maury Avenue are triple-attached buildings. The transition from the existing triple-attached buildings to the proposed development should be further evaluated with the DSP and may include additional landscaping and/or fencing. Further review of building groups, locations, size, and other considerations will be carried out at the time of detailed site plan.

Conformance with the Prince George's County Landscape Manual

Section 27-445.10(b)(6) states that the revitalization project shall comply with the requirements of the Landscape Manual to the extent that is practical. The landscaping issues of this project will be reviewed at the time of detailed site plan.

8. **Environmental**—The signed Natural Resources Inventory, NRI-006-12, for the subject property has been received and reviewed. The site was found to be exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and received a standard letter of exemption on February 12, 2012. A Type 1 tree conservation plan was not submitted with the review package and is not required.

Master Plan Conformance

The master plan for this area is the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A* (Master Plan and SMA for the Heights and Vicinity). In the approved master plan and sectional map amendment, the Environmental Infrastructure section contains recommendations and guidelines. An environmental goal is stated as "To protect and enhance the environmental qualities of the planning area by preserving natural environmental assets as the integral part of the community." The following recommendations have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Recommendation 1: Woodland Preservation—The existing woodlands in Natural Reserve Areas must be retained. Other existing woodlands should be retained to the extent possible in order to maintain or increase the current percentage of woodland. Furthermore, the expansion of woodlands through afforestation and reforestation is encouraged in the implementation of the greenways and open space program linkages.

The site contains areas shown on the plan map as a being natural reserve area. This area is the concrete stream channel found along the northern property line. A natural reserve area is identified in the plan as "having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. The concrete channel provides conveyance of water from natural streams connected at the east and west termini of the channel, located offsite. Natural Reserve Areas must be preserved in their natural state. Natural Reserve Areas are those areas which, due to physiographic features, are generally prohibited from development under existing laws and ordinances." The vegetation found along the concrete stream section consists of scattered trees, shrubs, and herbaceous species. This area does not meet the criteria of woodlands as defined in Section 25-118(b)(72) of the Woodland and Wildlife Habitat Conservation Ordinance; however, the existing vegetation should be retained and/ or enhanced to maintain a riparian buffer-type system to the stream and to foster natural regeneration in this section of the stream. These existing trees along the stream provide shading for the channel, which cool the waters and produce leaf litter to provide adequate habitat for fish and invertebrate life.

Every effort should be made to preserve the existing vegetation adjacent to the natural reserve area. If the vegetation cannot be persevered, the landscape plan should show the planting of shade trees in this area, and will be further reviewed at the time of detailed site plan.

Recommendation 2: The County should pursue efforts to minimize development impacts on contiguous woodland areas adjacent to Henson Creek and the Oxon Run Tributary through land acquisition for parks, where feasible, and through appropriate land use recommendations.

This project area is not adjacent to Henson Creek and Oxon Run.

Recommendation 3: Stormwater Management – The County should ensure that stormwater is properly managed, and major streams and detention/retention basins should be monitored for water quality and flow characteristics. The plan recommends the development of five stormwater management ponds as shown on the plan map.

Alternative solutions to provide remedial action for on-site stormwater management may be necessary, until such time as the Department of Environmental Resources (DER) implements the proposed potential regional stormwater management ponds in the planning area.

The site has an approved Stormwater Management Concept Plan (4777-2012-00) that covers the north and south sides of Maury Place within the project area. The plan proposes one bioretention pond on the south side of Maury Place that will drain to an outfall on the north side of Maury Place. This outfall structure appears to be a rip-rap outfall that will allow discharge to the stream channel via sheet flow. The north side of Maury Place also has one bioretention pond, which will improve drainage from Maury Place. The stormwater management design is conceptual and the technical plan will be reviewed and approved by the Department of Public Works and Transportation (DPW&T) to address surface water runoff issues in accordance with Subtitle 32, Water Quality Resources and Grading Code, which requires that environmental site design be implemented to the maximum extent practicable.

This project is not located adjacent to any of the five proposed regional stormwater management facilities, but there is a facility proposed upstream in Barnaby Run near the headwaters of the stream system, which will further address stormwater management in the area.

Recommendation 4: Noise Attenuation – In areas of 65 dBA (Ldn) or greater, residential development proposals should be reviewed and certified by a professional acoustical engineer stating that the building shell of habitable structures located within a prescribed noise corridor will attenuate ultimate exterior noise level to an

interior level not to exceed 45 dBA (Ldn), especially in the AICUZ designated noise corridor.

The subject property is not located adjacent to a noise generator which would result in noise levels of 65 dBA Ldn or greater.

Recommendation 5: Air Quality: The County should continue to participate aggressively in metropolitan efforts to prevent further air quality deterioration and should support all available measures to improve local air quality.

Air quality is a regional issue that is currently being addressed by the Council of Governments. This project will not generate any air quality issues.

Recommendation 6: Proposed developments should meet stringent standards and guidelines and the potential environmental impacts of human activities should be identified as early as possible in the planning process. The constraints of Natural Reserve and Conditional Reserve Area must be adhered to.

The proposed project should retain all vegetation to the greatest extent possible found within the natural reserve area in the northern portion of the site.

Countywide Green Infrastructure Plan Conformance

The entire 5.04 acres is within regulated and network gap areas within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*. Regulated area is primarily located in the northern portion of the site along Barnaby Run stream channel. The area of Barnaby Run adjacent to the subject site is a concrete channel that has an associated 100-year floodplain. The network gap area is to the south of the regulated area on both sides of Maury Place in the remaining areas of the project. All of the environmental features are found within the designated Countywide Green Infrastructure Plan network.

The following policies support the stated measurable objectives of the Countywide Green Infrastructure Plan:

POLICY 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject property contains regulated and network gap areas within the designated network, with a concrete flume stream (Barnaby Run) and floodplain within the regulated area. The area adjacent to the stream has limited tree cover. These trees should be preserved to provide canopy over the concrete stream channel, such that that the flowing waters are kept cool as it re-enters the natural stream system. There is a limited amount of trees found within the project area and these trees should be saved to the fullest extent as possible.

POLICY 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

There is a nonregulated concrete channel (Barnaby Run) and floodplain located on the north side of Maury Place. This area should be protected from sedimentation impacts which could damage the animal habitat and water quality going into the Oxon Run system. Preservation of water quality in this area should be provided through the application of best stormwater management practices for stormwater management.

This development proposal is an infill project for townhouse lots. The site has an approved Stormwater Management Concept Plan (4777-2012-00) that covers the north and south sides of Maury Place. The plan proposes one bioretention pond on the areas south of Maury Place that will drain to an outfall on the north side of Maury Place. This outfall structure appears to be a rip-rap outfall that will allow discharge to the channel via sheet flow. The north side of Maury Place also has one bioretention pond, which will improve drainage from Maury Place. The stormwater management design is required to be reviewed and approved by DPW&T to address surface water runoff issues in accordance with Subtitle 32, which requires that environmental site design be implemented to the maximum extent practicable.

POLICY 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The site does not contain woodland subject to the Woodland Conservation Ordinance; however, the existing trees adjacent to the concrete channel should be preserved to the fullest extent possible.

POLICY 4: Promote environmental stewardship as an important element to the overall success of the Green Infrastructure Plan.

The use of environmentally-sensitive building techniques and overall energy consumption should be encouraged.

POLICY 5: Recognize the green infrastructure network as a valuable component of the county's Livable Communities Initiative.

The sensitive environmental features within the green infrastructure network of this site are associated with Barnaby Run, a nonregulated concrete channel, which drains to Oxon Run as identified in the Master Plan and SMA for the Heights and Vicinity. The existing tree canopy should be preserved to the fullest extent possible to ensure that this site, as well as all other sites within this watershed, meets the standards of the Livable Communities Initiative.

Environmental Review

An approved Natural Resources Inventory, NRI-006-12, was submitted with the application. According to mapping research and as documented on the approved NRI, 100-year floodplain is found to occur on the property. The nonregulated, concrete channel stream system of Barnaby Run meanders along the northern property line of the lots on the north side of Barnaby Place; however, this stream is not regulated under the Prince George's County Code. This site is within the Oxon Run watershed which flows into the Potomac River. No steep slope areas are shown on the NRI, but appear to be found on-site adjacent to the Barnaby Run floodplain and along the western property line.

The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Croom-Urban land complex and Issue-Urban land complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species mapped to occur on or in the vicinity of this property. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent to or within the site area. The site is located in the Developed Tier of the General Plan. According to the Countywide Green Infrastructure Plan, the site contains regulated and network gap areas within the designated network of the plan.

This property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because, although the gross tract area of the subject property is greater than 40,000 square feet, there are less than 10,000 square feet of existing woodland. A letter of exemption was issued for the site on February 12, 2012. No regulated woodland is located on-site; only scattered trees and three specimen trees were identified on-site. The preliminary plan shows all of the required information correctly in conformance with the NRI. No variance is required for the removal of the three specimen trees because the site is exempt from Woodland Wildlife Habitat Conservation Ordinance.

8. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 4777-2012-00, was approved on May 29, 2012 and is valid until May 29, 2015. The approved concept plan has conditions to ensure that development of this site does not result in on-site or downstream flooding. The concept plan shows one bioretention pond for new development and one bioretention pond as a retrofit for Maury Place. Additionally, the approval letter indicates that the site will be charged a fee-in-lieu of on-site stormwater management. The location of the management ponds and lot layout on the concept plan is different from the preliminary plan. Prior to signature approval of the preliminary plan, the applicant should submit a revised approved stormwater concept plan that reflects the approved preliminary plan as requested by DPW&T. The stormwater management facilities can impact the

lotting pattern, which is determined with the preliminary plan of subdivision. Development must be in accordance with the approved plan or any subsequent revisions as approved by DPW&T.

The approved stormwater management concept plan is required to be designed in conformance with any approved watershed management plan pursuant to Subtitle 32, Water Resources and Protection, Division 3, Stormwater Management Plan, Section 172, Watershed Management Planning, of the Prince George's County Code. As such, the requirement of Section 24-130(b)(4) of the Subdivision Regulations, which requires that a subdivision be in conformance with any watershed management plan, has been addressed with the approval of the stormwater concept plan by DPW&T.

10. **Department of Parks and Recreation (DPR)**—In accordance with Section 24-134(3)(a) of the Subdivision Regulations, the Department of Parks and Recreation (DPR) recommends payment of a fee-in-lieu of mandatory dedication of parkland for the proposed application because the land available for dedication is unsuitable due to the size and location.
11. **Trails**—The proposed preliminary plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the appropriate area master plan in order to implement planned trails, bikeways, and pedestrian improvements.

There are no master plan trails issues identified in either the MPOT or the area master plan that impact the subject site. The submitted plans indicate that there is an existing trail along the tributary of Barnaby Run. This is not a master plan proposal and it appears from the 2011 aerial photography that this is actually a concrete swale on both sides of the tributary. A field visit has confirmed this to be the case and the plans should be revised to eliminate the reference to the existing trail.

The MPOT includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Sidewalks currently exist along the subject site's frontage of Maury Avenue, Maury Place, and Irvington Street. A small portion of Maury Avenue, from proposed Lot 41 east to the intersection of Maury Avenue and Irvington Street, does not have sidewalks, of which a portion is not part of

the site frontage. The applicant has proffered to construct sidewalks along the site's frontage of Maury Avenue and the off-site frontage along Maury Avenue east from the site to the intersection of Maury Avenue and Irvington Street. The completion of continuous sidewalks along Maury Avenue will provide pedestrian connection in keeping with the MPOT and the Complete Streets Section policies and recommendations.

The existing sidewalks around the site are narrow, but are buffered from the road with a landscape strip and appear to meet the needs of pedestrians in the area. If any frontage improvements are required by DPW&T, it is recommended that the sidewalks be widened to current DPW&T standards. Standard sidewalks are also recommended along both sides of all internal roads, unless modified by DPW&T.

From the standpoint of nonmotorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a preliminary plan as required under Section 24-123 of the Subdivision Regulations.

12. **Transportation**—The application is a preliminary plan of subdivision for a residential development. The proposed development of 63 townhouse units, using trip rates and requirements in the “Guidelines for the Analysis of the Traffic Impact of Development Proposals (Guidelines),” is projected to generate 44 AM and 50 PM peak-hour vehicle trips. The Guidelines also requires the applicant to prepare and submit a traffic impact study for review of development generates 50 trips or more during any peak hour.

The original preliminary plan submitted for review and comment consisted of 61 townhouse lots and the provision of Devitt Place as a private street with numerous driveway curb cuts on both sides of this roadway. Since the 61 townhouse-lot subdivision generates 43 AM and 49 PM peak-hour vehicle trips, at the scheduled Subdivision and Development Review Committee (SDRC) meeting on August 03, 2012, staff comments included submission of recent traffic counts for the intersections of Audrey Lane with MD 210, Irvington Street with Owens Road (stop-control), and Owens Road with Southern Avenue (signalized) as necessary for staff to make the required adequacy finding and did not of require a traffic impact study.

The late revised preliminary plan, submitted on November 28, 2012, is based on extensive coordination between the applicant, planning staff, and DPW&T, which incorporates different stormwater management ponds, a combination of desired public and private roads, and a much more desirable lot layout. Incorporating these changes over the past three months has also yielded two additional lots, or a 63-lot subdivision plan. This minimum increase in the total number of proposed lots is in support of one of the requirements (minimum required density of 12 units per acre of the net lot) of the Residential Revitalization section of the County Code (Section 27-455.10), and therefore, staff is not requiring a traffic study.

It is also important to note that the scope for preparation of a traffic impact study for the proposed 63-lot subdivision would be limited to an evaluation of the same three critical intersections identified below.

The traffic generated by the proposed preliminary plan would impact the following intersections in the transportation system:

- Audrey Lane and MD 210 (signalized)
- Owens Road and Southern Avenue (signalized)
- Irvington Street and Owens Road (unsignalized)

The plan has been referred and comments from DPW&T and the Maryland State Highway Administration (SHA) have been received. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the Guidelines.

The subject property is located within the Developed Tier as defined in the *Prince George's County Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Guidelines.

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

The critical intersections identified above, when analyzed with existing traffic using counts provided by the applicant and taken in March 2012 and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
	Audrey Lane and MD 210	1,023	1,168	B
Owens Road and Southern Avenue	670	730	A	A
Irvington Street and Owens Road	10.9*	14.8*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

None of the critical intersections identified above are programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program (CTP) or the Prince George's County Capital Improvement Program (CIP). Background traffic has been developed for the study area using a 1.0 percent annual growth rate in through traffic along MD 210 (Indian Head Highway) for two years. No approved but unbuilt development was identified within the study area. The critical intersections, when analyzed with background traffic and existing (or future) lane configurations, operate as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
	Audrey Lane and MD 210	1,042	1,185	B
Owens Road and Southern Avenue	670	730	A	A
Irvington Street and Owens Road	10.9*	14.8*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

The following critical intersections, interchanges, and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the Guidelines including the site trip generation as described above and the distribution as described in the traffic study, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
	Audrey Lane and MD 210	1,065	1,201	B
Owens Road and Southern Avenue	705	762	A	A
Irvington Street and Owens Road	22.9*	24.8*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

As indicated above, it is found that all signalized and unsignalized critical intersections operate and will continue to operate acceptably under existing, background, and total traffic in both peak hours.

Agency Comments

DPW&T and SHA comments and referral are briefly discussed below:

DPW&T

- a. Frontage improvements along Maury Avenue and Devitt Place will be required and as determined by DPW&T. This is an issue that can be resolved at the time of obtaining the access permit.
- b. Adequate sight distance and turning radii are necessary for all proposed access/exit points and in accordance with AASHTO standards. This is an issue that can be resolved at the time of detailed site plan review and at the time of obtaining the access permit.

The DPW&T referral does not include any specific findings regarding the three study intersections.

SHA

SHA comments dated July 31, 2012 indicate that SHA requires submission of a traffic impact study to determine the developmental impacts to the surrounding roadway network. SHA comments with regard to the submittal of a traffic impact study were made for the review of the original plan proposing only 61 lots which, per the Guidelines, would not be necessary. Not withholding this, findings with regard to adequacy of these intersections, as stated above, are still valid with the proposed 63-lot subdivision, and therefore submission of an additional traffic impact study is not needed.

Master Plan Right-of-way

The site is not affected by any master plan transportation facility.

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Subdivision Regulations.

13. **Schools**—The proposed preliminary plan has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and County Council Resolution CR-23-2003, and concluded the following:

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School 7 Cluster	Middle School 3 Cluster	High School 3 Cluster
Dwelling Units	61 DU	61 DU	61 DU
Pupil Yield Factor	0.140	0.113	0.108
Subdivision Enrollment	9	7	7
Actual Enrollment	32,692	3,126	6,260
Total Enrollment	32,701	3,133	6,267
State Rated Capacity	36,567	4,198	7,862
Percent Capacity	89%	75%	80%

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

At the time of this analysis, the preliminary plan of subdivision reflected 61 dwelling units. The analysis was not recalculated based on 63 units because it is provided for informational purposes only.

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between the Capital Beltway (I-95/495) and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); or \$12,000 per dwelling for all other buildings. County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation, and the current amounts are \$8,299 and \$15,020 to be paid at the time of issuance of each building permit.

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

14. **Fire and Rescue**—The proposed preliminary plan has been reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (E) of the Subdivision Regulations.

The proposed development is within the seven-minute required response time for the first due fire station using the *Seven-Minute Travel Times and Fire Station Locations Map* provided by the Prince George’s County Fire/EMS Department.

First Due Fire/EMS Company #	Fire/EMS Station	Address
42	Oxon Hill	1100 Marcy Avenue

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

The Fire/EMS Chief has reported that the Fire/EMS Department has adequate equipment to meet the standards stated in County Council Bill CB-56-2005.

Capital Improvement Program (CIP)

The Prince George’s County Capital Improvement Program (CIP) for Fiscal Years 2012–2017 proposes consolidating existing Oxon Hill Company 42 and Oxon Hill Company 21 into a new four-bay Fire/EMS station at Oxon Hill Road and Indian Head Highway (MD 210).

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the “Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure.”

- Police Facilities**—The subject property is located in Police District IV, Oxon Hill. The response time standard is ten minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on July 10, 2012.

Reporting Cycle	Previous 12 Month Cycle	Emergency Calls	Nonemergency Calls
Acceptance Date 07/10/2012	7/2011-6/2012	7 minutes	12 minutes
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of ten minutes for emergency calls were met and the 25 minutes for nonemergency calls were met on July 11, 2012.

16. **Water and Sewer Categories**—Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System, and will therefore be served by public systems.

17. **Health Department**—The Prince George’s County Health Department has evaluated the proposed preliminary plan of subdivision and has no comments to offer.

18. **Public Utility Easement (PUE)**—In accordance with Sections 24-122(a) and 24-128(b)(12) of the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The preliminary plan of subdivision correctly delineates a ten-foot public utility easement along the public and private rights-of-way as requested by the utility companies.

19. **Archeology**—A Phase I archeological survey is not recommended on the above-referenced 5.04-acre property located at the southwestern intersection of Southern Avenue and Owens Road, where Irvington Street and Maury Avenue intersect in Oxon Hill, Maryland. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Aerial photographs show that the site was previously developed and that there has been extensive grading on the subject property. This proposal will not impact any known historic sites, historic resources, or documented properties.

Moreover, Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties to include archeological sites. This review is required when state or federal monies, or federal permits are required for a project.

20. **Use Conversion**—This preliminary plan was analyzed based on the proposal for residential development. The analysis includes access, noise, mandatory dedication, and views of the property, specifically relating to the single-family dwelling land use proposed with this application. While the subject application is not proposing any nonresidential development, if such a land use were proposed, a new preliminary plan will be required.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Shoaff, with Commissioners Washington, Shoaff, Bailey and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, December 20, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of January 2013.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:QN:arj

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: Patriots Landing

Model Name: "A" UNIT 2-STORY ~~INTERIOR~~ EXTERIOR

*Total Base Finished Area: 1360 SQ. FEET

*Total Finished Area with all Options: 1640

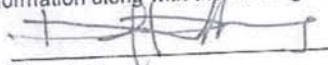
Above-grade finished area: 680

Below-grade finished area: 680

Total Unfinished Area: 680

- Above-grade: N/A
- Below-grade: 680
- Garage (1-car, 2-car): NA
- Two-storage foyer or vaulted ceiling: yes Dimensions: NA

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


Signature

3-14-13
Date

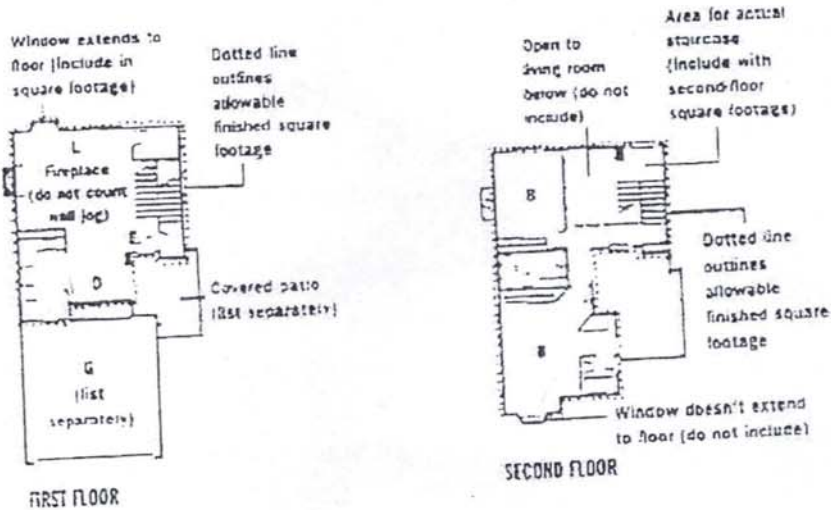
How to measure:

- 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: Patriots Landing

Model Name: "B" UNIT 2-STORY INTERIOR

*Total Base Finished Area: 1360 SQ. FEET

*Total Finished Area with all Options:
Above-grade finished area: 1640

Below-grade finished area: 680

Total Unfinished Area: 680

- Above-grade: NA
- Below-grade: 680
- Garage (1-car, 2-car): NA
- Two-storage foyer or vaulted ceiling: yes Dimensions: NA

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

[Signature]
Signature

3-14-13
Date

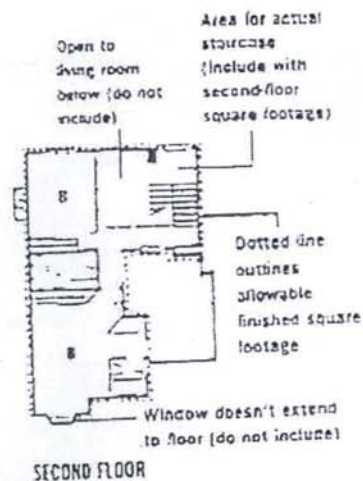
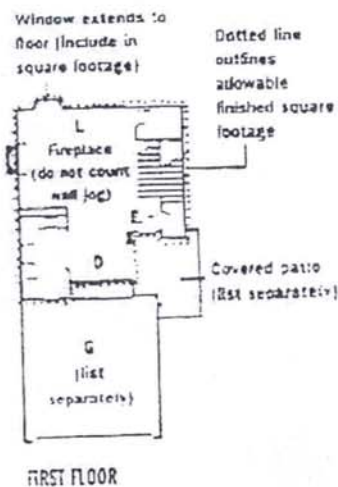
How to measure:

- 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: Patriots Landing

Model Name: "C" UNIT 3-STORY EXTERIOR

*Total Base Finished Area: 1432 SQ FEET

*Total Finished Area with all Options:
 Above-grade finished area: 2160
 Below-grade finished area: NA

Total Unfinished Area: 608
 • Above-grade: 1
 • Below-grade: 398
 • Garage (1-car, 2-car): 210
 • Two-storage foyer or vaulted ceiling: yes no Dimensions: NA

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

[Signature]
 Signature

3.14.13
 Date

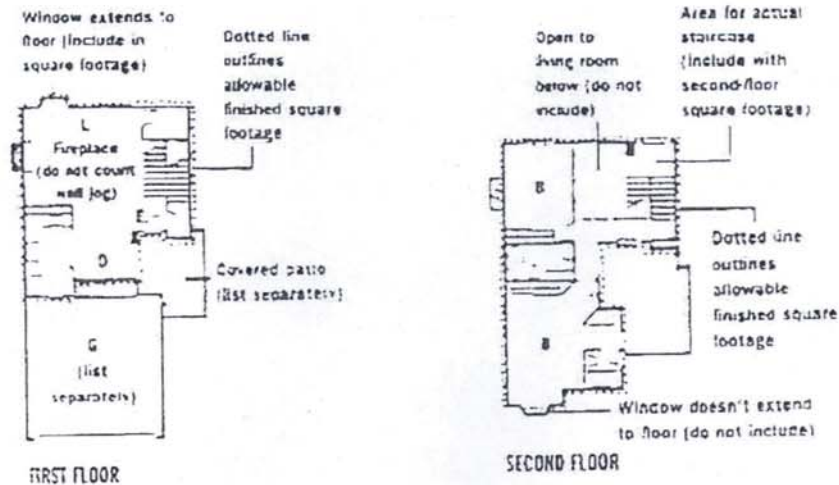
How to measure:

- 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: Patriots Landing

Model Name: "D" UNIT 3-STORY INTERIOR

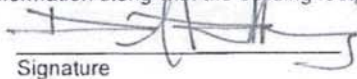
*Total Base Finished Area: 1432 SQ FEET

*Total Finished Area with all Options:
 Above-grade finished area: 2160
 Below-grade finished area: NA

Total Unfinished Area: 608

- Above-grade: -
- Below-grade: 398
- Garage (1-car, 2-car): 210
- Two-storage foyer or vaulted ceiling: yes no Dimensions: NA

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


Signature

3.14.13
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
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- Garages or unfinished areas.

SAMPLE FLOOR PLAN

