

OUTPARCELS A & B SIGNATURE CLUB

CONCEPTUAL SITE PLAN

CSP-20001

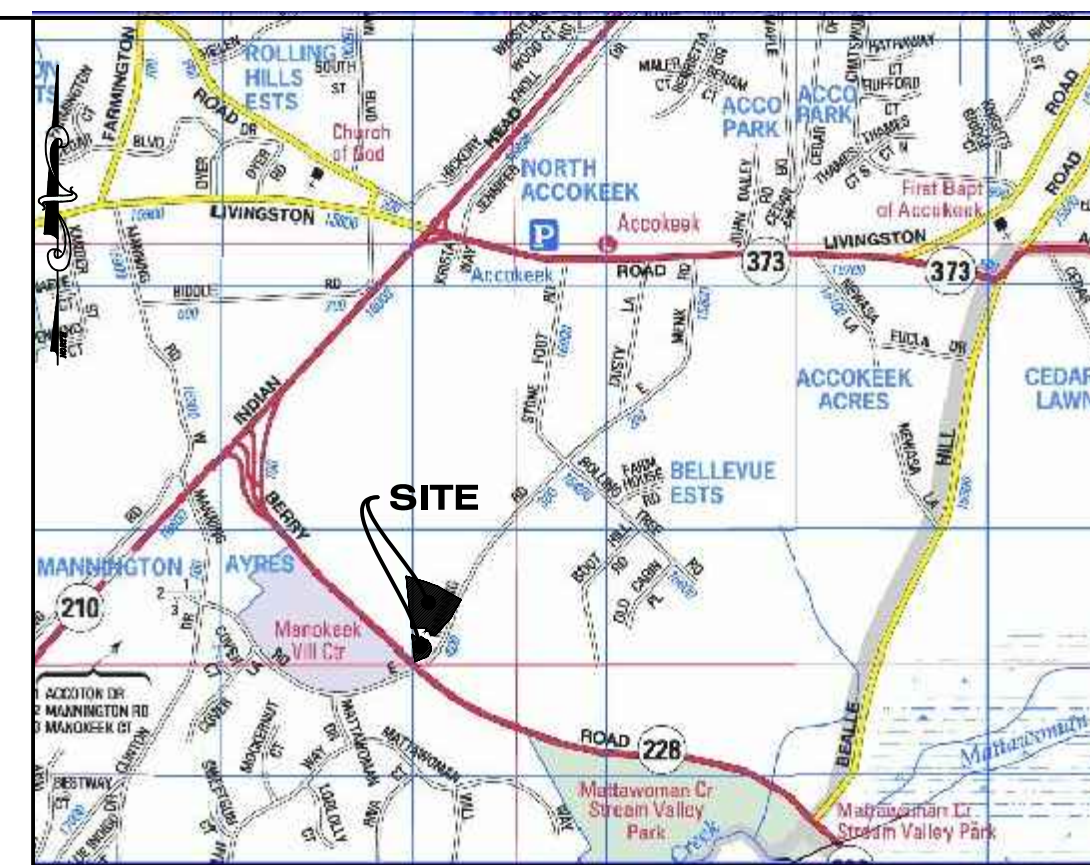


Dewberry
Engineers Inc.

4901 FORBES BOULEVARD
SUITE 300
LAWANNA, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

OWNER/APPLICANT:
SIGNATURE HOLDINGS, LLC
2021 BALDWIN AVE, SUITE 200
CROFTON, MD 21114
240.888.7320

CONTACT:
STACIE SANDRIDGE
ssandrige@carusohomes.com



VICINITY MAP
SCALE: 1" = 200'

Vicinity Map © ADC - Kappa Map Group LLC/GIS
Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5996 GRID H4, G4 & J5

SHEET INDEX

- COVER SHEET
- APPROVAL SHEET
- EXISTING FEATURES & EXISTING DRAINAGE DIVIDES
- CONCEPTUAL SITE PLAN / PHASING PLAN / STREET SECTION DIAGRAMS
- CONCEPTUAL LANDSCAPE PLAN

GENERAL NOTES

- SUBDIVISION NAME : MANOKEEK
- TOTAL ACREAGE GROSS/NET: 7.26 ACRES
ACREAGE PER BOUNDARY SURVEY: 314,994 SF, 7.23 ACRES
R/W TO REVERT BACK TO PAR. A (CARIBBEAN WAY): 1,170 SF, 0.03 ACRES
TOTAL 316,164 SF, 7.26
- PROPOSED DEDICATIONS:
PROPOSED DEDICATION (MANNING ROAD): ± 4,280 SF, 0.10 ACRES
PROPOSED DEDICATION (CARIBBEAN WAY): ± 132 SF, >0.01 ACRES
TOTAL ± 4,412 SF, 0.10 ACRES
- EXISTING ZONING : M-X-T (MIXED USE TRANSPORTATION ORIENTED)
- PROPOSED USE OF PROPERTY : MIXED USE DEVELOPMENT
(RESIDENTIAL TOWNHOUSES ON OUTPARCEL 'A' AND
LIVE / WORK UNITS ON OUTPARCEL 'B')
- NUMBER OF EXISTING LOT, PARCELS, OUTLOTS & OUTPARCELS :
- PARCEL AREA PER PLAT PLAT LIBER/FOLIO
OUTPARCEL A 6.18 ACRES 05252064 41071/083
OUTPARCEL B 1.06 ACRES 05252064 41071/083
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE: 75-80 TOWNHOUSE UNITS
- FLOOR AREA RATIO (FAR): 0.70 - 0.75
27-545(B)(4) ALLOWS FOR AN INCREASE IN FAR FROM 0.4 TO 1.4 WHEN TWENTY
(20) OR MORE DWELLING UNITS ARE PROVIDED.
- GROSS FLOOR AREA (GFA):
TOTAL PROPOSED FLOOR AREA = ± 220,800 - 236,800 SF GFA

PROPOSED FLOOR AREA RATIO CALCULATIONS

SQUARE FOOTAGE CALCULATIONS	SF
TOWNHOUSES & LIVE / WORK	75-80 ± 220,800 - 236,800
TOTAL GROSS TRACT AREA	7.26 AC or 316,164 SF
PROPOSED FAR	0.70 - 0.75

- 200 FOOT MAP REFERENCE (WSSC): 221SW01
- TAX MAP NUMBER AND GRID: MAP 161, GRID E2
- AVIATION POLICY AREA (AIRPORT NAME AND APA NUMBER): NO
- WATER/SEWER DESIGNATION (EXISTING/PROPOSED): 4/4 / 3/3
- STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: 52665-2020-0
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- WETLANDS: YES
- 100-YEAR FLOODPLAIN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- SOURCE OF TOPOGRAPHY: FIELD SURVEY PERFORMED BY DEWBERRY ENGINEERS
INC IN APRIL 2020, AND SUPPLEMENTED WITH TOPOGRAPHY FROM PRINCE GEORGE'S
COUNTY MARYLAND GIS 2014, DOWNLOADED BY DEWBERRY ENGINEERS INC. IN APRIL
2020.

APPLICANT :

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STACIE SANDRIDGE
240.888.7320

PHASING NOTE

PROJECT TO BE DEVELOPED IN ONE
PHASE.

M.N.C.P.P.C. APPROVALS

PROJECT NAME: 341 MANNING ROAD EAST
PROJECT NUMBER: CSP-20001
For Condition of Approval see Site Plan Cover Sheet or Approval
The Conditions Listed Below Apply to this Sheet.

Approval Number	Approval Date	Reviewer's Signature	Certification Date

THIS PLAN IS CONCEPTUAL AND
DEPICTS THE GENERAL LAYOUT OF
USES PROPOSED. AT TIME OF
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OUTPARCELS A & B SIGNATURE CLUB
CONCEPTUAL SITE PLAN
CSP-20001
PRINCE GEORGE'S COUNTY, MD
5TH ELECTION DISTRICT

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME AND THAT I AM A DULY
REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE MAY 15, 2025.

KEY PLAN

SCALE

AS-SHOWN

No. DATE BY Description
REVISIONS

DRAWN BY AL
APPROVED BY RCM
CHECKED BY ST
DATE JUNE 2020

TITLE
CONCEPTUAL
SITE PLAN
CSP-20001
COVER SHEET

PROJECT NO. 50126687

SHEET NO. 1 OF 5

NAD 83 DATUM

LEGEND

---	210	EXISTING MAJOR CONTOUR
---	212	EXISTING MINOR CONTOUR
---		EXISTING BOUNDARY
---		EXISTING ADJACENT PROPERTY
---		EXISTING RIGHT OF WAY
---		EXISTING FENCE
---		EXISTING CURB
---		EXISTING ASPHALT ROAD
---		EXISTING UNDERGROUND POWER
---		EXISTING UNDERGROUND TELECOM
---		HISTORIC MT. VERNON HALF-MILE BUFFER
---		EXISTING SOIL BOUNDARY
---		EXISTING FLOODPLAIN
---		EXISTING STREAM
---		EXISTING 75' STREAM BUFFER
---		EXISTING WETLAND
---		EXISTING 25' WETLAND BUFFER
---		EXISTING WATER
---		EXISTING SANITARY SEWER
---		EXISTING TREE LINE
---		PRIMARY MANAGEMENT AREA
---		EXISTING SLOPES 15% AND GREATER
---		EXISTING ZONING LINE
---		PROPOSED R/W REVERT BACK TO OUTPARCEL 'A'
---		PROPOSED DEDICATION
---		PROPOSED SINGLE FAMILY- ATTACHED RESIDENTIAL
---		PROPOSED SITE BOUNDARY

SITE STATISTICS

	TOTAL (acres)
CSP-GROSS TRACT AREA	7.26 ac.
EXISTING 100-YEAR FLOODPLAIN	0.00 ac.
NET TRACT AREA	7.23 ac.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 ac.
EXISTING WOODLAND NET TRACT AREA	2.23 ac.
EXISTING WOODLAND TOTAL	2.23 ac.
EXISTING PMA	0.29 ac.
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0 LF ON PROPERTY
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE*	0.29 ac.

*ACREAGE OF THE ONSITE WOODLAND UP TO 300 FEET MEASURED FROM THE
STREAM CENTERLINE OR FROM THE TOP OF BANK ON BOTH SIDES OF ALL
REGULATED STREAMS.

DEVELOPMENT STANDARDS

	SFA
LOT SIZE*	1,200 SF min.
MINIMUM WIDTH FROM STREET R-O-W*	N/A
MINIMUM FRONTAGE ON CUL-DE-SACS*	N/A
MAXIMUM LOT COVERAGE*	N/A
MINIMUM FRONT SETBACK FROM R-O-W*	15 feet
MINIMUM SIDE SETBACK*	none
MINIMUM REAR SETBACK*	none
MINIMUM CORNER SETBACK TO SIDE STREET R-O-W*	10 feet
MAXIMUM RESIDENTIAL BUILDING HEIGHT*	50 feet
MAXIMUM GREEN AREA*	N/A

FOOT NOTE: VARIATION TO THE STANDARD MAY BE PERMITTED ON
CASE-BY-CASE BASIS BY THE PLANNING BOARD, OR ITS DESIGNEE AT
THE TIME OF DETAILED SITE PLAN IF CIRCUMSTANCES WARRANT.
*TO BE DETERMINED AT DETAILED SITE PLAN REVIEW.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

1 LOCATION MAP AND SHEET KEY
1 PLAN VIEW

0 50' 100'
SCALE: 1"=50'

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CSP-20001
PRINCE GEORGE'S COUNTY, MD
5TH ELECTION DISTRICT
TAX MAP GRID: 161-E2
WSSC GRID: 221SW01

PROFESSIONAL CERTIFICATION:
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 REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS
 OF THE STATE OF MARYLAND, LICENSE NO. 37792 EXPIRATION
 DATE MAY 8, 2022.

KEY PLAN

SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY	AL
APPROVED BY	RCM
CHECKED BY	ST
DATE	JUNE 2020

TITLE
CONCEPTUAL
SITE PLAN
CSP-20001
APPROVAL SHEET

2

SHEET NO. 2 OF 5

NG.V.D. 1929
NAD 83/91 DATUM

A

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NOTE: THIS DOCUMENT SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY AND NOT FOR CONSTRUCTION.

M.N.C.P.P.C. APPROVALS	
PROJECT NAME:	341 MANNING ROAD EAST
PROJECT NUMBER:	CSP-20001

[illegible]



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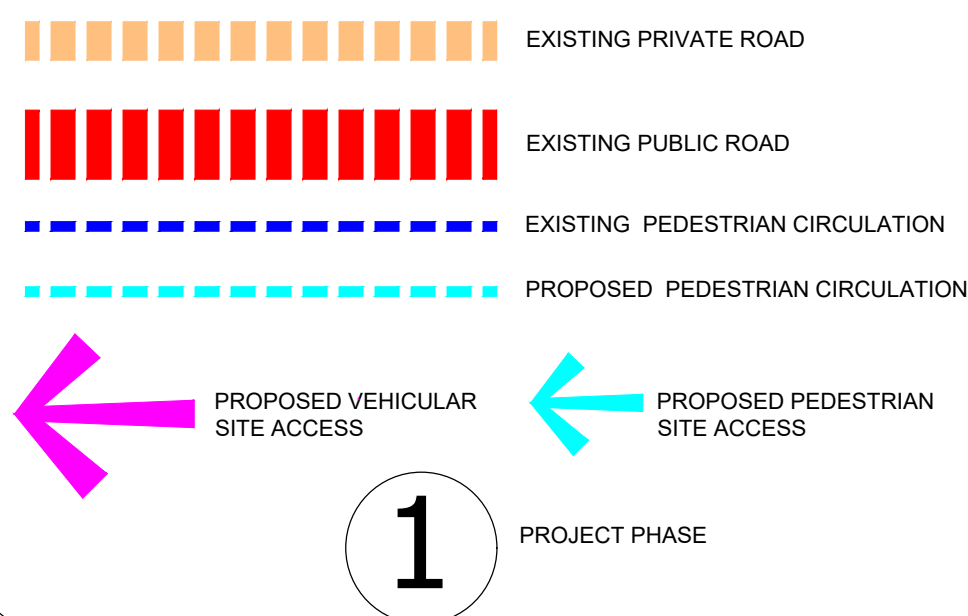
F
E
D
C
B
A

NGVD 859
MAD 8397 DATUM

LEGEND



CIRCULATION LEGEND



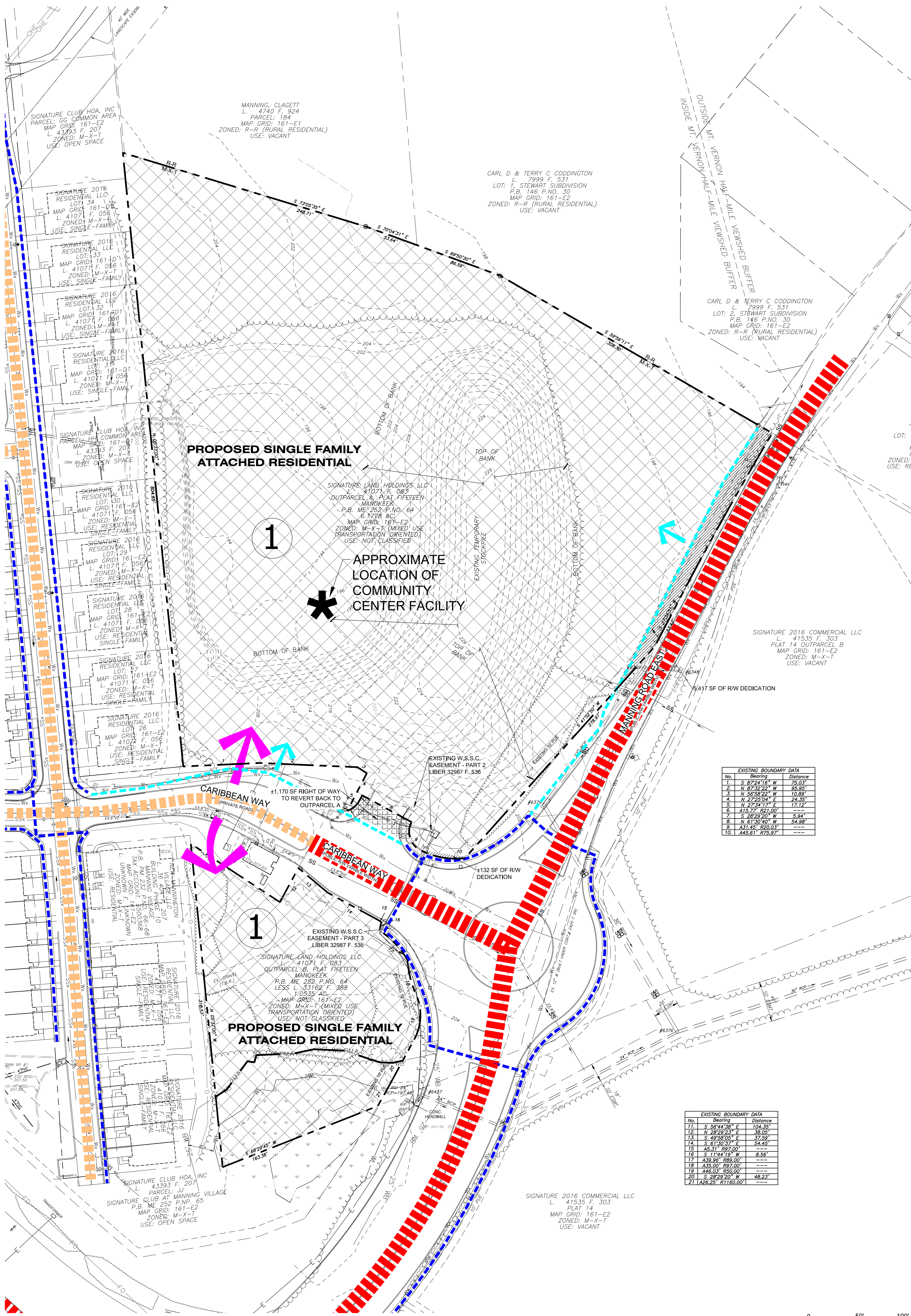
"This exhibit is for illustrative purposes only. It is intended to show the manner in which 'Live/Work' units can be accomplished, but is not intended and may not be relied upon, as the actual proposal for the design of 'Live/Work' units for CSP-20001"

LIVE/WORK ILLUSTRATIVE

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1
8

ILLUSTRATIVE PLAN AND PHASING PLAN PLAN VIEW



No.	Bearing	Distance
11	S 80°45'00" E	104.50'
12	N 28°20'21" E	58.00'
13	S 89°05'00" E	17.50'
14	S 81°10'00" E	54.65'
15	S 81°10'00" E	54.65'
16	S 11°14'12" W	6.58'
17	A35.86°	886.00'
18	A35.00°	993.00'
19	A44.01°	950.00'
20	S 88°20'00" W	48.23'
21	A26.28°	911.60'

No.	Bearing	Distance
1	S 81°10'00" E	25.00'
2	N 87°40'25" W	85.85'
3	N 86°25'00" W	10.80'
4	N 22°20'04" E	24.35'
5	N 22°41'17" E	17.12'
6	A12.77°	921.00'
7	S 89°05'00" W	5.04'
8	N 81°50'40" W	54.98'
9	A14.63°	950.01'
10	A45.61°	878.97'

0 50' 100'
SCALE: 1"=50'

NOTE:

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. IT IS NOT INTENDED TO BE A REPRESENTATION OF WHAT WILL BE PROPOSED AS THE LAYOUT FOR ACTUAL DEVELOPEMNT PURPOSES AND CANNOT BE RELIED UPON FOR ANY PURPOSE OTHJER THAN A REPRESENTATION, FOR ILLUSTRATIVE PURPOSES ONLY, OF A SAMPLE DEVELOPMENT SCHEME. ANY SUBDIVISION PLAN OR DETAILED SITE PLAN WHICH THE APPLICANT SUBMITS MAY NOT BE REVIEWED FOR CONFORMANCE TO THIS ILLUSTRATIVE PLAN.

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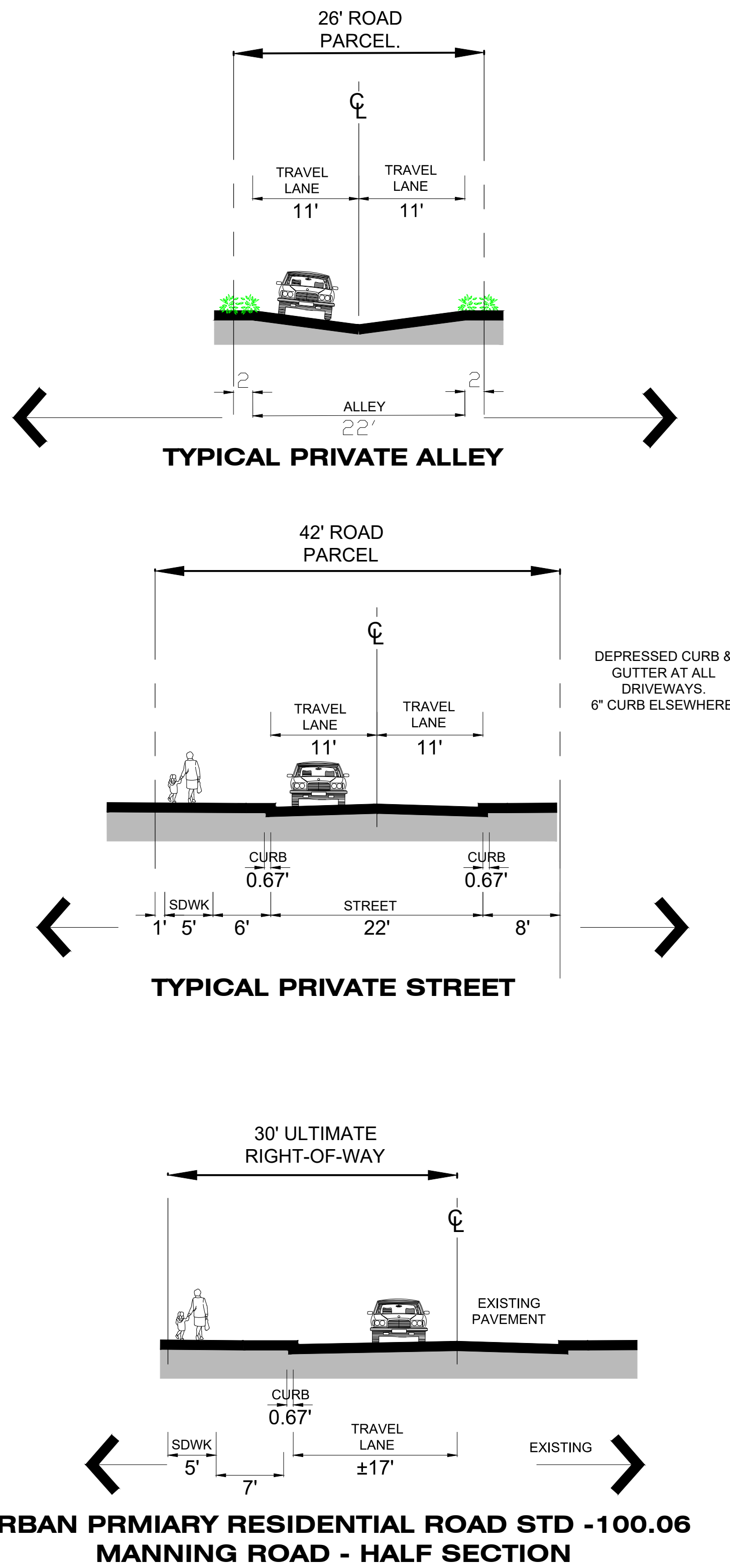
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PROJECT NUMBER: CSP-20001

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SEAL



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DATE MAY 15, 2022

KEY PLAN

SCALE

AS-SHOWN

No. DATE BY Description
REVISIONS

DRAWN BY AL
APPROVED BY RCM
CHECKED BY ST
DATE JUNE 2020

TITLE

CONCEPTUAL
SITE PLAN
CSP-20001
CSP/PHASING PLAN/
STREET SECTIONS
PROJECT NO. 50126687

4

SHEET NO. 4 OF 5

NGVD 859
MAD 8391 DATUM

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING RIGHT OF WAY
---	EXISTING FENCE
---	EXISTING CURB
---	EXISTING ASPHALT ROAD
---	EXISTING UNDERGROUND POWER
---	EXISTING UNDERGROUND TELECOM
---	EXISTING SOIL BOUNDARY
---	EXISTING FLOODPLAIN
---	EXISTING STREAM
---	EXISTING 75' STREAM BUFFER
---	EXISTING WETLAND
---	EXISTING 25' WETLAND BUFFER
---	EXISTING WATER
---	EXISTING SANITARY SEWER
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---	PROPOSED SITE BOUNDARY

Typical 4.5 Stormwater Management Facilities

Required: To Be Determined

Typical 4.6-1 Buffering Residential Development from Primary Streets

Required:

Minimum width of required Buffer: 20 feet
Six foot high fence or wall included in bufferyard? TBD.
Required Plants per 100':
2 Shade Trees
8 Evergreen Trees
12 Shrubs

Typical 4.7 Buffering Incompatible Uses

Required: Type A Buffer Yard -

20' min. Building Setback
10' min. Landscaped yard @ 40 plant units / 100 linear feet
*Condition #6 of Rezoning Case Number A-9960-C Manokeek
requires the bufferyard requirements to be doubled*

Required: 40' Building Setback

20' Landscaped yard @ 80 plant units / 100 linear feet

Typical 4.6-1 Buffering Residential Development from Streets

Required For Primary Street:

Minimum width of required Buffer: 20 feet
Six foot high fence or wall included in bufferyard? TBD.
Required Plants per 100LF:
2 Shade Trees
8 Evergreen Trees
12 Shrubs

Typical 4.1-2 Townhouses, One family semi-detached, Two family and Three family dwellings

Requires: Minimum of one and a half (1.5) shade tree per dwelling unit and one (1) ornamental or evergreen tree per every dwelling unit

Typical 4.9-1 Sustainable Landscaping Requirements

Requirement Will Be Met

1
7
CONCEPTUAL LANDSCAPE PLAN
PLAN VIEW

0 50' 100'
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LANDSCAPE PLAN

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5

SHEET NO.

5 OF 5

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Edward C. Gibbs, Jr.

From: Edward C. Gibbs, Jr.
Sent: Friday, May 28, 2021 2:01 PM
To: Clifford Woods
Cc: Mark Somerville; Lynn Davis; Zhang, Henry
Subject: RE: ADRDC
Attachments: Signature Club Covenant Excerpt.pdf

Mr. Woods,

Thank you. I was going to email you but I decided I would send you evidence from the covenants that confirmed our discussions from a few years back as well as our discussion from earlier today. Your Commission does in fact have access to the clubhouse which is being built in the residential Signature Club project which includes 313 units. The covenants are quite lengthy (65 pages). I will send the full version if you like. However, I have attached an excerpt. As you can see, the covenants were recorded in 2018. The recording date stamp is in the lower right corner. The recording reference is at the top of the page (Book 41085 Page 172). The Commission's access rights to the clubhouse are set forth on page 54 which is in the excerpt I have attached. As you can see, pursuant to Article 17 the Commission has the right to use the clubhouse for Commission meetings 12 times a year. In addition, the Commission can also use the clubhouse an additional 6 times a year for a total of 18 meetings. As you can see from looking at the top of the page, page 54 is recorded as part of the covenants at Book 41085, Page 225. I am sure this clears up the confusion created by Ms. Irminger's call. If you have any questions please let me know. In addition, please send me notice of the June meeting with the Commission. Thank you and have a wonderful holiday weekend.

Ed Gibbs

Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
(301) 306-0037 (Fax)

From: Clifford Woods <woods.clifford1940@gmail.com>
Sent: Friday, May 28, 2021 1:28 PM
To: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>
Subject: ADRDC

Mr Gibbs I did not get a message from you so I'm sending my new email address: wclifford17@hotmail.com
PH 301-219-0201

Clifford Woods
Accokeek Development Review District Commission

**AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS SIGNATURE CLUB HOMEOWNERS
ASSOCIATION**

**(Amends and Restates in its entirety the Declaration of Covenants,
Conditions and Restrictions Manning Village Master Association, recorded
among the land Records of Prince George's County in Liber 31351, at folio
490, et. seq.)**

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MANNING VILLAGE MASTER ASSOCIATION (hereafter the "**Declaration**"), is made as of this 29th day of June, 2018, by **Signature 2016 Residential, LLC**, a Maryland limited liability company (the "**Declarant**") and consented to by **Barry DesRoches**, as trustee and not as an individual (hereinafter referred to as the "**Trustee**"), for the benefit of **Viking Associates**, a Maryland general partnership (hereinafter the "**Lender**").

EXPLANATORY STATEMENT

WHEREAS, on July 12th, 2011, TSC/MUMA Mattawoman Associates Limited Partnership, a Maryland limited partnership (hereinafter "**Original Declarant**") recorded that certain Declaration of Covenants, Conditions and Restrictions Manning Village Master Association among the Land Records of Prince George's County, Maryland in Liber 31351 at folio 490 et seq. (the "**Original Declaration**"). The Original Declaration anticipates the creation of various age-restricted condominium regimes which were intended to serve as the members of Manning Village Master Association, Inc., a Maryland non-stock non profit corporation (the "**Manning Village Association**"), but no such condominium regimes were ever created, and the corporate charter of the Manning Village Association, has been forfeited.

WHEREAS, by virtue of that certain Deed dated March 23rd, 2018, recorded prior hereto, Declarant acquired all of the property encumbered by the Original Declaration, saving and excepting "Phase 10, as shown and set out on a plat entitled 'PLAT 1 OF 3 THROUGH 3 OF 3 MANNING VILLAGE'" (such property acquired by Declarant shall be hereinafter referred to as "**Declarant's Acquired Property**").

WHEREAS, the Declarant intends to develop Declarant's Acquired Property for the construction of market-rate single family and townhome units, and not age-restricted condominium units.

LR - Agreement
Recording Fee 75.00
Name: SIGNATURE CLUB
Agreement
Charge 40.00
Subtotal: 115.00
29/06/2018 02:35
#19602875 CC0703 -
Prince George's
County/CC07.03.02 -
Register 02
CC16-AS

WHEREAS, there are two existing duplex-style units located on a portion of the property subject to the Original Declaration. Such duplex-style units are more commonly known as 16700 and 16702 Tortola Drive, Accokeek, Maryland 20607.

WHEREAS, Declarant took an assignment of the declarant's rights under the Original Declaration by virtue of that certain Assignment Of Declarant's Rights Manning Village Master Association with an effective date of June, 4, 2018, and recorded prior hereto.

WHEREAS, Section 11.2 of the Original Declaration provides Declarant with the right to unilaterally amend the Original Declaration without the consent or vote of the Members or Owners during the Declarant Control Period (as defined in the Original Declaration and recited in the following sentence). The Original Declaration defines the Declarant Control Period as "that period of time beginning on the date the [Original Declaration] is recorded among the Land Records of Prince George's County, Maryland and ending upon the date upon which Class B membership lapses, as set forth in Section 3.2 [of the Original Declaration]". Section 3.2 of the Original Declaration provides three events, the earliest of which will trigger the lapse of Class B membership (as follows):

- (1) when all of the Condominium Units in all of the Condominium Regimes have been conveyed by a Builder to initial purchasers of Condominium Units; or
- (2) fifteen (15) years from the date of recordation of the Declaration; [. . .];
or
- (3) upon surrender of the Class B memberships by the then holder thereof for cancellation on the books of the Association.

As of the date of recordation of this Declaration, none of such events triggering the lapse of Class B membership has occurred, and therefore the Declarant Control Period persists and Declarant may unilaterally, without the vote or consent of Members or Owners, record this Declaration, which amends, restates and replaces for all purposes the Original Declaration.

WHEREAS, to the extent necessary pursuant to Section 11.2 of the Original Declaration, NVR, Inc., a Virginia Corporation, has provided its written consent as Builder to the recordation hereof.

WHEREAS, The Declarant desires to amend and restate in its entirety the Original Declaration and further deems it desirable and in the best interests of all the Owners of the Lots to provide for a flexible and reasonable procedure for the

overall development of the Property and the administration, maintenance, preservation, use and enjoyment of the Property. Declarant desires to subject the Property to the covenants, conditions and restrictions set forth below for the purpose of protecting the value, attractiveness and desirability of the Property.

WHEREAS, in order to implement the purposes and intents set forth herein, the Declarant has revived the corporate charter of the Manning Village Association, and Declarant has changed the name of the Manning Village Association, to Signature Club Homeowners Association, Inc. as more particularly provided herein (the Manning Village Association as renamed to be called the Signature Club Homeowners Association, Inc., shall be hereinafter known as the "**Association**").

NOW, THEREFORE, the Declarant hereby amends and restates in its entirety the Original Declaration and hereby covenants and declares on behalf of itself and its successors and assigns, that the real property designated and described on **Exhibit 1** attached hereto and made a part hereof shall, from the date this Declaration is recorded in the Land Records, be held, used, owned, conveyed, acquired and encumbered subject to the terms and provisions hereof, all of which shall run with the land and bind and inure to the benefit of all Persons who may now or hereafter own or acquire any right, title, estate or interest in or to any of the Property subjected to the terms and conditions of this Declaration, all in accordance with the terms and provisions of this Declaration.

ARTICLE 1

GENERAL PROVISIONS

Article 1.1 Definitions. Capitalized terms used in this Declaration (including the Explanatory Statement) not otherwise defined in the body of this Declaration shall have the meanings specified for such terms below.

"Additional Phase" means and refers to each separate individual piece of real property, and any part thereof, which the Declarant may submit to this Declaration and to the jurisdiction of the Association pursuant to Article 2 hereof.

"Additional Phases" means each Additional Phase collectively.

"Articles of Incorporation" means the Articles of Incorporation for Signature Club Homeowners Association, Inc., a Maryland non stock, non-profit corporation which the Declarant either has filed or shall file with the Maryland State Department of Assessments and Taxation.

"Association" means Signature Club Homeowners Association, Inc., a Maryland non stock, non-profit corporation.

ARTICLE 16
AMENDMENT AND RESTATEMENT

Article 16.1. Original Declaration. This Declaration amends and restates in its entirety, the Original Declaration and on the recording hereof in the Land Records, the Original Declaration shall be null and void and all references in the other Association Documents to the "Declaration" shall mean and refer to this Declaration.

ARTICLE 17
CLUBHOUSE USE - ACCOKEEK DEVELOPMENT REVIEW DISTRICT COMMISSION

This Article 17 shall become effective only after issuance of a final use and occupancy permit for the community building.

Each year during the month of December, the Declarant prior to expiration of the Development Period, and the Board of Directors thereafter, shall establish a schedule with the Accokeek Development Review District Commission (the "ADRDC") setting forth the dates and times that the Association shall make available a room in the community building for regular ADRDC meetings throughout the following year. Such schedule shall provide for twelve (12) pre-planned dates/times ("**Planned Meeting Dates**") during which the ADRDC may utilize a room in the community building for regular meetings. In addition to the twelve (12) Planned Meeting Dates described above, the ADRDC shall also have the right to utilize a room in the community building at six (6) other dates/times throughout the year for special meetings ("**Special Meeting Dates**"). The ADRDC must provide at least 30 days' notice to the Declarant or the Association through its Board of Directors (as the case applies) in order to utilize a room in the community building for any of the six (6) Special Meeting Dates. Notwithstanding the foregoing, any use of the community building by the Association or Declarant which has been scheduled in advance of scheduling the Planned Meeting Dates or any Special Meeting Dates, shall take precedence over any conflicting Special Meeting Date or Planned Meeting Date requested by the ADRDC, and the ADRDC shall be required to select an alternate, non-conflicting date.

ARTICLE 18
WATER AND SEWER CHARGES

THE DECLARANT HEREBY GIVES NOTICE TO THE ASSOCIATION AND TO ALL OWNERS AND MEMBERS THAT THE LOTS THAT ARE SUBJECT TO THIS DECLARATION OR ARE INTENDED TO BE

In Witness Whereof, the Declarant has hereunto set their hands and respective seals as of the year and day first above written.

SIGNATURE 2016 RESIDENTIAL, LLC

By: *[Signature]* (SEAL)
 Name: Elliot Yadin
 Title: Manager

**STATE OF MARYLAND
 COUNTY OF**

I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear Elliot Yadin, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he is the Manager of Signature 2016 Residential, LLC, a Maryland limited liability company, and having authority so to do, did acknowledge the foregoing instrument to be the act and deed of said company and did acknowledge the same was executed for the purposes herein contained.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of June, 2018.

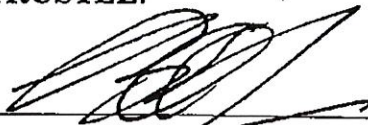
[Signature] (SEAL)
 NOTARY PUBLIC

My Commission Expires: 08/11/2020



(SIGNATURES FOR TRUSTEE AND LENDER FOLLOW)

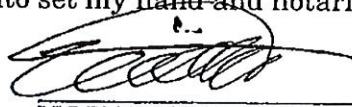
TRUSTEE:


Barry DesRoches (SEAL)

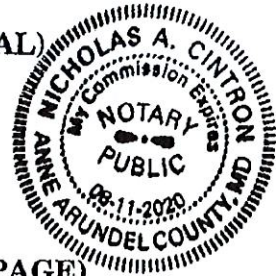
STATE OF MARYLAND
COUNTY OF

I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear **Barry DesRoches** who did further acknowledge that he executed the foregoing instrument for the purposes therein contained.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of June, 2018.


NOTARY PUBLIC (SEAL)

My Commission Expires: 08/11/2020



(LENDER'S SIGNATURE FOLLOWS ON THE NEXT PAGE)

LENDER:

Viking Associates, a Maryland General Partnership

By: [Signature] (SEAL)

Name: David M. Landman

Title: General Partner

**STATE OF MARYLAND
COUNTY OF**

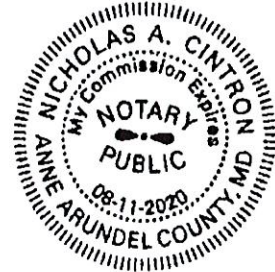
I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear David M. Landman, who acknowledged himself to be the General Partner of **Viking Associates, a Maryland general partnership**, and as such General Partner, being duly authorized so to do, did further acknowledge that he executed the foregoing instrument for the purposes therein contained by signing the name of **Viking Associates, a Maryland general partnership**, as its General Partner and attorney in fact.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of JUNE, 2018.

[Signature] (SEAL)
NOTARY PUBLIC

My Commission Expires: 08/11/2020

(BUILDER'S CONSENT FOLLOWS NEXT)



CONSENTED FOR THE PURPOSES CONTAINED IN SECTION 11.2 OF
THE ORIGINAL DECLARATION.

BUILDER:

NVR, Inc.

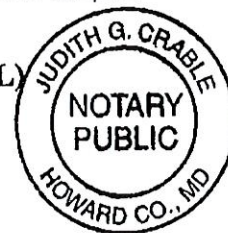
By: Ryan McCauley
Name: Ryan McCauley
Title: Vice President

STATE OF MARYLAND
COUNTY OF Prince Georges

I HEREBY CERTIFY that on this 29 day of June, 2018,
before me, the undersigned subscriber, a notary public for the state and county
aforesaid, did personally appear Ryan McCauley, who acknowledged himself to
be the Vice President of NVR, Inc., and
as such Vice President, being duly authorized so to do, did further acknowledge
that he executed the foregoing instrument for the purposes therein contained by
signing the name of NVR, Inc., as its
Vice President and attorney in fact.

AS WITNESS, I have hereunto set my hand and notarial seal this 29
day of June, 2018.

Judith G. Crable (SEAL)
NOTARY PUBLIC



My Commission Expires: 10/10/21.

(BALANCE OF PAGE LEFT BLANK INTENTIONALLY)

EXHIBIT 1**Legal Description of Property****The Lots:**

Lots 50 through 69, inclusive, each as shown on that certain plat entitled "PLAT ONE, LOTS 50—69 & PARCELS A & B, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 70 through 78, inclusive, Lot 326 and Lot 327, each as shown on that certain plat entitled, "PLAT TWO, LOTS 70—78, 326 & 327 & PARCELS C, D & E, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 43 through 49, inclusive, Lots 79 through 84, inclusive, and Lots 314 through 325, inclusive, each as shown on that certain plat entitled "PLAT THREE, LOTS 43—49, 79—84, LOTS 314—325 & PARCELS F, G, H, J, K & L, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 91 through 101, inclusive, and Lots 143 through 162, inclusive, each as shown on that certain plat entitled "PLAT FOUR, LOTS 91—101, 143—162 & PARCELS M, N & P, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 35 through 42, inclusive, Lots 85 through 90, inclusive, Lots 102 through 124, inclusive, Lots 244 through 252, inclusive, and Lots 290 through 309, inclusive, each as shown on that certain plat entitled "PLAT FIVE, LOTS 35—42, 85—90, 102—124, 244—252, 290—309 & PARCELS Q, R, S, T, U, V & W, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 125 through 142, inclusive, Lots 163 through 186, inclusive, and Lots 253 through 270, inclusive, each as shown on that certain plat entitled, "PLAT SIX, LOTS 125—142, 163—186, 253—270 & PARCELS X, Y, Z & AA, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 31 through 34, inclusive, Lots 187 through 200, inclusive, Lots 238 through 243, inclusive, Lots 271 through 279, inclusive, and Lots 310 through 313, inclusive, each as shown on that certain plat entitled, "PLAT SEVEN, LOTS 31—34, 187—200, 238—243, 271—279, 310—313 & PARCELS BB, CC, DD, EE, FF, GG & HH,

SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Lots 13 through 30, inclusive, Lots 201 through 237, inclusive, and Lots 280 through 289, inclusive, each as shown on that certain plat entitled, "PLAT EIGHT, LOTS 13—30, 201—237, 280—289 & PARCELS JJ, KK & LL, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

The Common Area:

Parcels A and B, each as shown on that certain plat entitled, "PLAT ONE, LOTS 50—69 & PARCELS A & B, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels C, D & E, each as shown on that certain plat entitled, "PLAT TWO, LOTS 70—78, 326 & 327 & PARCELS C, D & E, SIGNATURE CLUB AT MANNING VILLAGE" which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels F, G, H, J, K & L, each as shown on that certain plat entitled, "PLAT THREE, LOTS 43—49, 79—84, LOTS 314—325 & PARCELS F, G, H, J, K & L, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels M, N & P, each as shown on that certain plat entitled, "PLAT FOUR, LOTS 91—101, 143—162 & PARCELS M, N & P, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels Q, R, S, T, U, V & W, each as shown on that certain plat entitled, "PLAT FIVE, LOTS 35—42, 85—90, 102—124, 244—252, 290—309 & PARCELS Q, R, S, T, U, V & W, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels X, Y, Z & AA, each as shown on that certain plat entitled, "PLAT SIX, LOTS 125—142, 163—186, 253—270 & PARCELS X, Y, Z & AA, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels BB, CC, DD, EE, FF, GG & HH, each as shown on that certain plat entitled, "PLAT SEVEN, LOTS 31—34, 187—200, 238—243, 271—279, 310—313 & PARCELS BB, CC, DD, EE, FF, GG & HH, SIGNATURE CLUB AT MANNING

VILLAGE" which plat shall be recorded among the Land Records of Prince George's County, Maryland.

Parcels JJ, KK & LL, each as shown on that certain plat entitled, "PLAT EIGHT, LOTS 13—30, 201—237, 280—289 & PARCELS JJ, KK & LL, SIGNATURE CLUB AT MANNING VILLAGE," which plat shall be recorded among the Land Records of Prince George's County, Maryland.

BEING part of the fee simple property which, by Deed dated March 23, 2018, and recorded prior hereto among the Land Records of Prince George's County, Maryland, was granted and conveyed by Premier Bank, Inc., a West Virginia Banking corporation unto Signature 2016 Residential, LLC, a Maryland limited liability company.

The Duplex Units:

Phase 10, in the subdivision known as "PLAT 1 OF 3 THRU 3, SHOWN ON PLAT 2 OF 3, COMMON AREA PHASES AND BUILDING PHASES 8 THRU 33, MANNING VILLAGE", per Plat Book PM232 at Plat 66 thru 68, and recorded among the Land Records of Prince George's County, Maryland.

Edward C. Gibbs, Jr.

From: Edward C. Gibbs, Jr.
Sent: Wednesday, June 30, 2021 3:31 PM
To: Clifford Woods
Cc: Mark Somerville; Lynn Davis
Subject: RE: ADRDC Meeting
Attachments: Signature Club-Approved DSP.pdf

Mr. Woods,

Thank you for your email. I appreciated the opportunity to attend your meeting and to brief everyone on Caruso Homes latest development proposal. I was happy to confirm the ADRDC use of the community center which is under construction with the larger portion of the Signature Club development located west of Manning Road. The covenants of course also confirm the ADRDC use of the center for meetings up to 18 times each year. There was a question about where the center is located so I have attached a copy of the approved and certified Detailed Site Plan. I have circled the location in red on the cover sheet. As you can see, it is located close to the entrance. Also an enlargement of the clubhouse appears on Sheet 4. It appears to me there are 20 parking spaces which are part of the clubhouse. I have outlined the clubhouse area in red on Sheet 4. I will of course stay in touch with you as we continue to move forward. If you have any questions please call me.

Ed

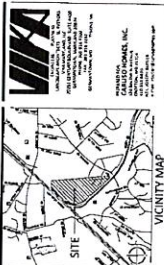
Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
(301) 306-0037 (Fax)

From: Clifford Woods <woods.clifford1940@gmail.com>
Sent: Thursday, June 17, 2021 11:56 AM
To: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>
Subject: ADRDC Meeting

Mr. Gibbs, thank you for attending the ADRDC meeting last night. You provided meaningful information which help us to better understand the process of the Signature Club. Thanks also for confirming the ADRDC use of the Community Center for our meetings in the future.

Sincerely,

Cliff Woods
Chairman, Accokeek Development Review District Commission

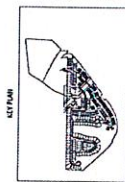
[illegible]

SIGNATURE CLUB
NEW SECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARIANO
NSMC GRAD. 2235WES

PLAN APPROVALS & BRICK TRACKING CHART

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____

[illegible]

[illegible]

SIGNATURE CLUB

STIMULON DISTRICT
PRINCE OF WALES COURT
WATERLOO, ONTARIO
M5T 1A6

DETAILED
SITE
PLAN

PROJECT NAME	PROJECT NUMBER	DATE	TIME	LOCATION	STATUS
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
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79	80	81	82	83	84
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403	404	405	406	407	

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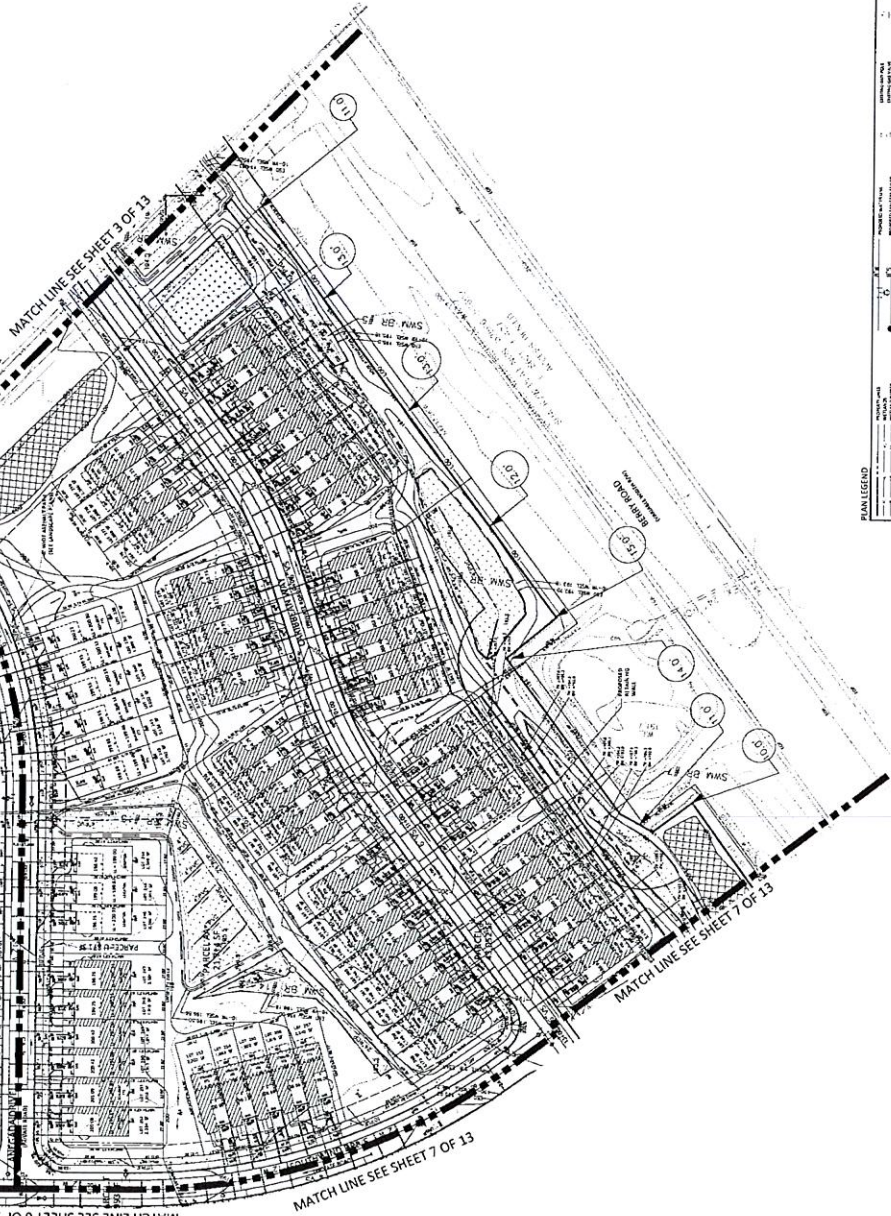
PLAN | LEGEND

MATCH LINE SEE SHEET 5 OF 13



MATCH LINE SEE SHEET 4 OF 13

MATCH LINE SEE SHEET 6 OF 13



SCALE 1\"/>



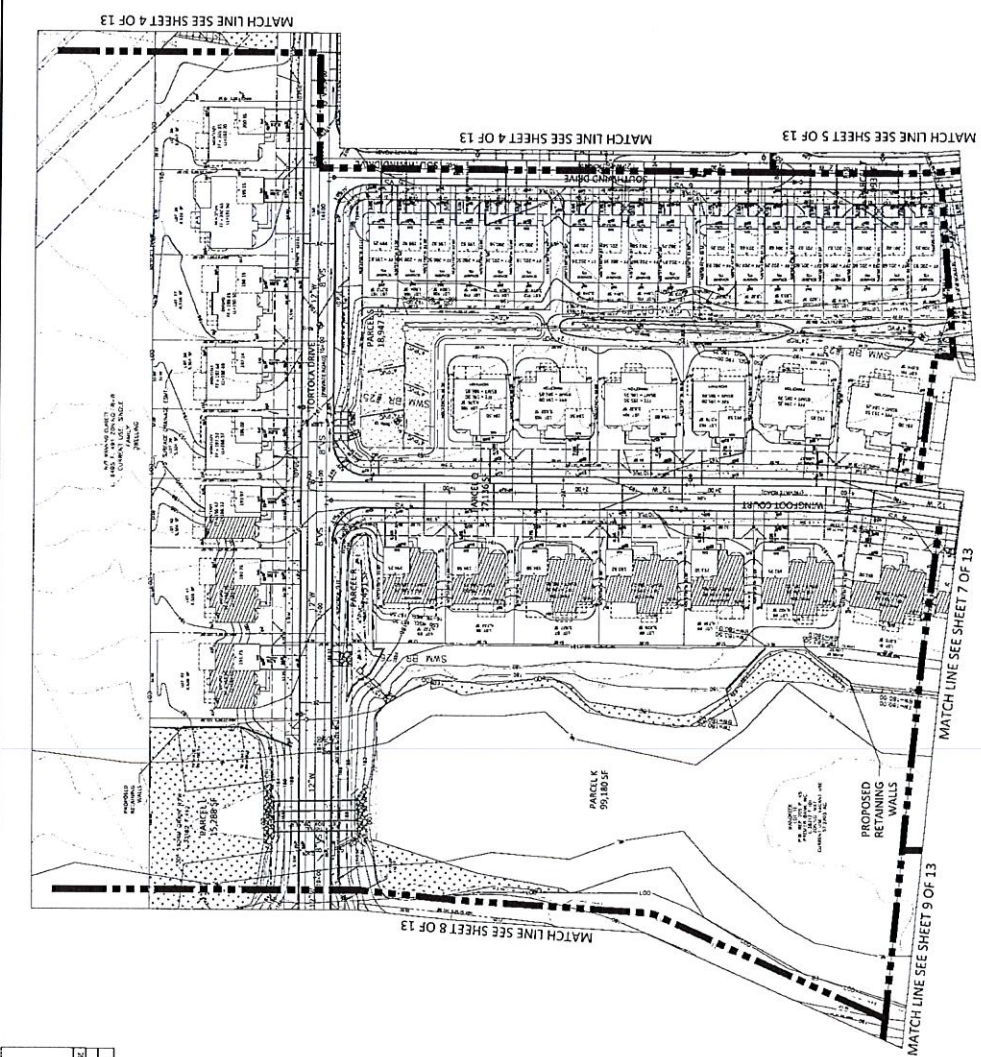
SIGNATURE
A CLUB

DETAILED
SITE
PLAN

NO.	DATE	DESCRIPTION
1	10/10/13	ISSUED FOR PERMIT
2	10/10/13	ISSUED FOR PERMIT
3	10/10/13	ISSUED FOR PERMIT
4	10/10/13	ISSUED FOR PERMIT
5	10/10/13	ISSUED FOR PERMIT
6	10/10/13	ISSUED FOR PERMIT
7	10/10/13	ISSUED FOR PERMIT
8	10/10/13	ISSUED FOR PERMIT
9	10/10/13	ISSUED FOR PERMIT
10	10/10/13	ISSUED FOR PERMIT
11	10/10/13	ISSUED FOR PERMIT
12	10/10/13	ISSUED FOR PERMIT
13	10/10/13	ISSUED FOR PERMIT

MAIN LEGEND	
1	EXISTING LOT LINES
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3	EXISTING LOT LINES
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99	EXISTING LOT LINES
100	EXISTING LOT LINES



[illegible]

THE 1994/1995 CHALLENGE
LET'S TRY TO...
PROMOTE SUSTAINABLE
AGRICULTURE
AND DEVELOPMENT
IN THE
COUNTRIES OF THE
AFRICA, ASIA AND
LATIN AMERICA
REGION

PLAN LEGEND

Scale: 0 5 10 km

North Arrow

FISH SPECIES DISTRIBUTION

Legend:

- FISH SPECIES DISTRIBUTION
- FISH SPECIES DISTRIBUTION

Species List:

1. Lates niloticus
2. Lates niloticus
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15. Lates niloticus

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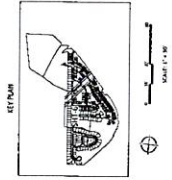
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SIGNATURE CLUB

DETAILED
SITE
PLAN

Page 6 of 11

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STEELECHOW DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

WISC-GARD. 2215W

10

SITE

PLAN

DATE: _____
PAGE: _____

NAME	DATE	TIME
...

Page 6 of 11

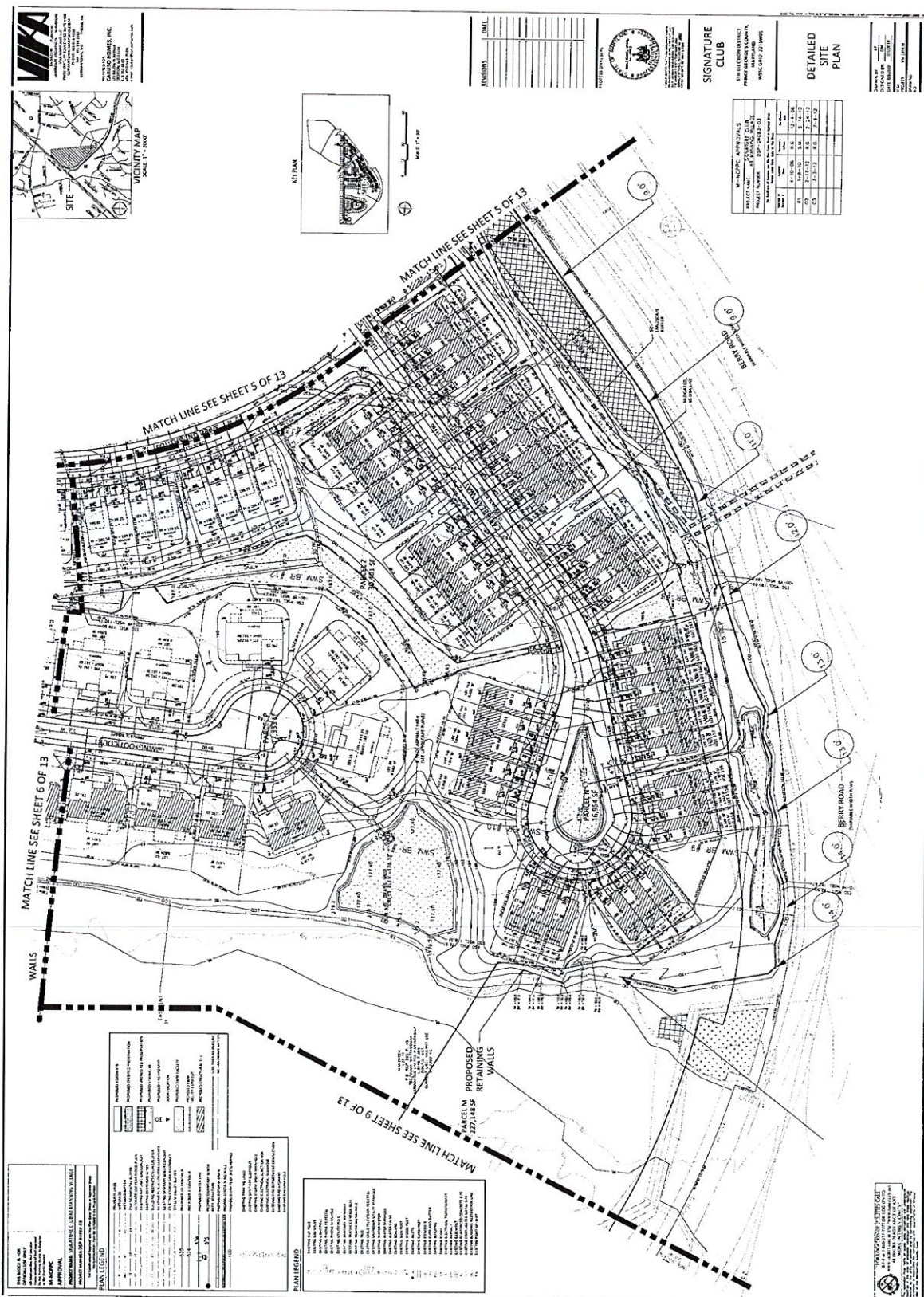
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SIGNATURE CLUB

DETAILED
SITE
PLAN

C
 NAME (PRINT)
 ADDRESS
 CITY
 STATE
 ZIP

M-NCPS APPROVALS	
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PROJECT NUMBER	0000000000
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No. of Buildings Approved on the Last Year: 1000000000	
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ENGINEER
JAMES A. HARRIS, P.E.
JAMES A. HARRIS & ASSOCIATES, INC.
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Denver, CO 80231
303.755.1100
www.jaharris.com

PROJECT NAME
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Denver, CO 80231

DATE
10/1/2010

SCALE
AS SHOWN

PROJECT NUMBER
10000 W. 10th Avenue, Suite 100
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PROJECT LOCATION
10000 W. 10th Avenue, Suite 100
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PROJECT DESCRIPTION
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PROJECT STATUS
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PROJECT NOTES
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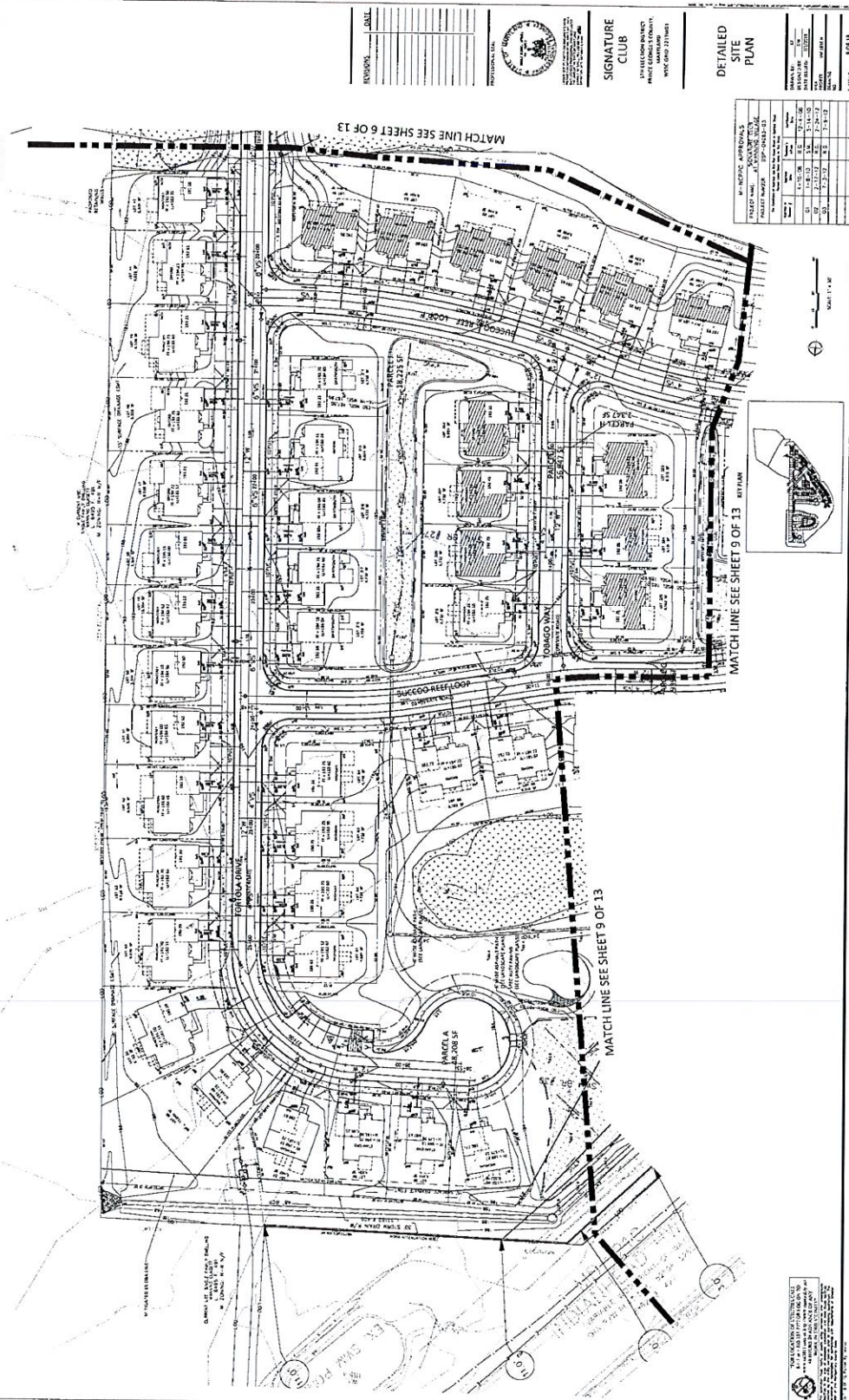
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REVISIONS	
NO.	DATE
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2	10/1/2010
3	10/1/2010
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100	10/1/2010



ENGINEERING FIRM
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]
[Fax Number]
[Email Address]

PROJECT INFORMATION
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PROJECT NUMBER: [Project Number]
SHEET NUMBER: [Sheet Number]
DATE: [Date]

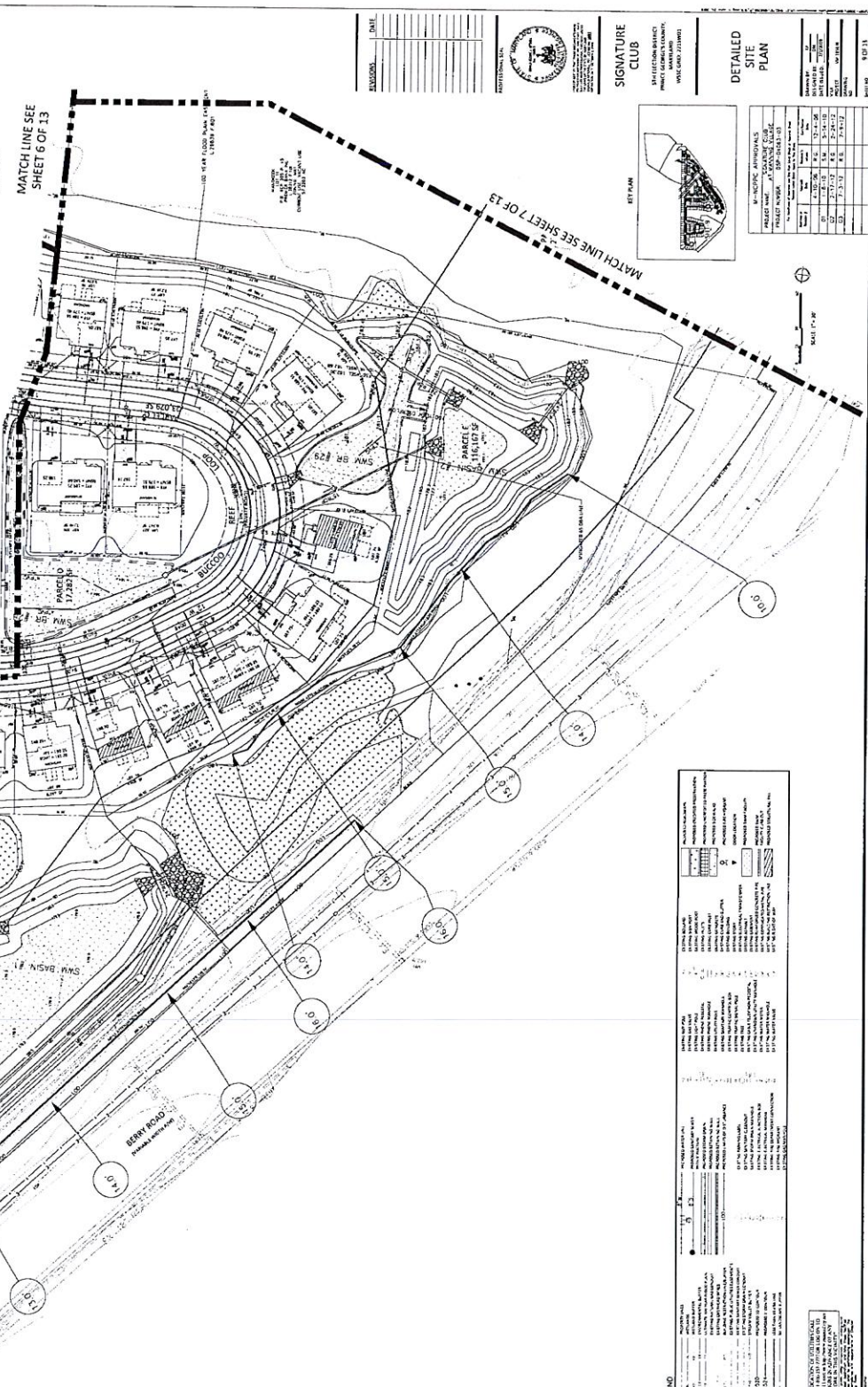
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[Note 3]

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SCALE
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ADDITIONAL INFORMATION
[Additional Information]



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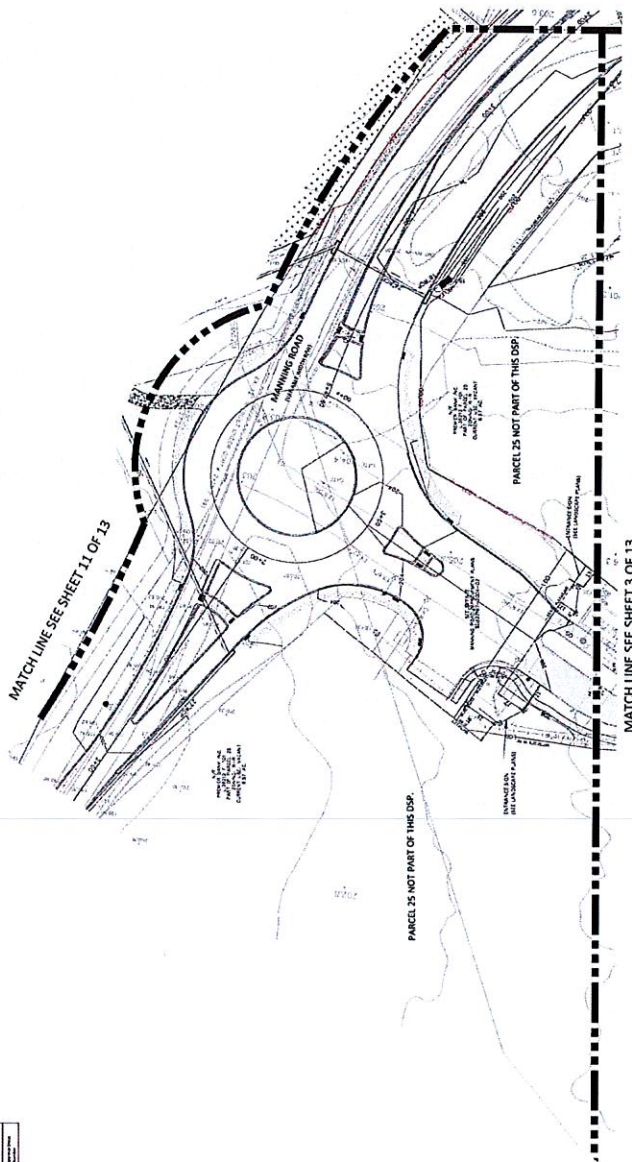
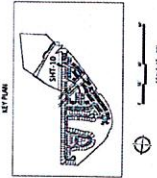
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SCALE
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ADDITIONAL INFORMATION
[Additional Information]

PROJECT INFORMATION
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PROJECT NUMBER: [Project Number]
SHEET NUMBER: [Sheet Number]
DATE: [Date]

[illegible][illegible]

SIGNATURE
CLUB

DETAILED
SITE
PLAN

DATE IN: 10 OF 13
NAME: [REDACTED]
VOLUME: [REDACTED]
PAGE: [REDACTED]
DATE IN: 10 OF 13

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VIVA

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 100 NORTH MAIN STREET, SUITE 200
 FARMINGTON, VT 05401
 TEL: 802.338.1100
 FAX: 802.338.1101
 WWW.VIVA-VERMONT.COM



SCALE 1" = 40'

WATERING APPLICANTS

WATERING NAME	WATERING TYPE	WATERING SIZE	WATERING LOCATION
1	WATERING	1.00	1.00
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REVISIONS

NO.	DATE	DESCRIPTION
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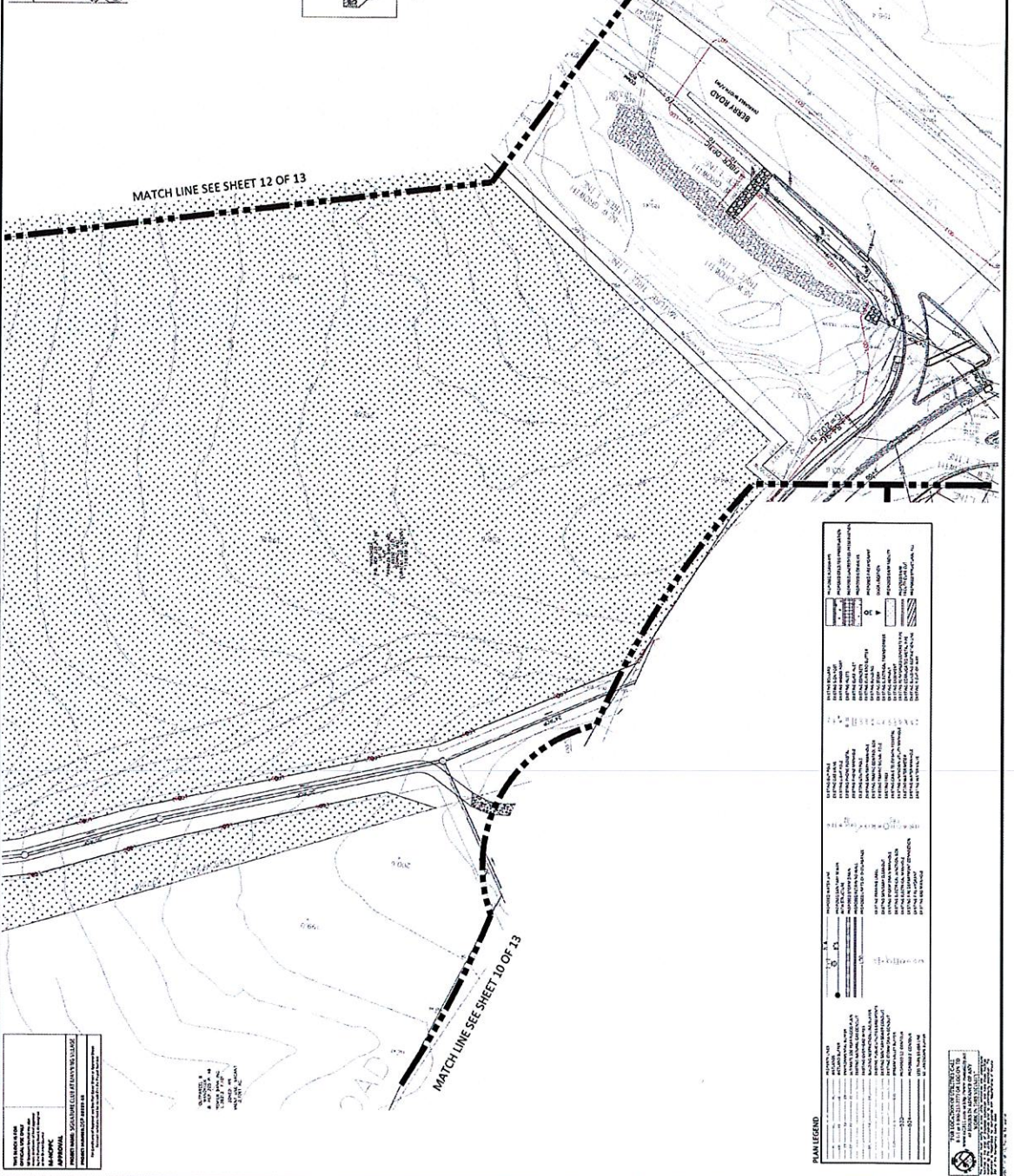
SIGNATURE CLUB

100 NORTH MAIN STREET, SUITE 200
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DETAILED SITE PLAN

PROJECT INFORMATION

PROJECT NAME	SIGNATURE CLUB
PROJECT LOCATION	100 NORTH MAIN STREET, SUITE 200, FARMINGTON, VT 05401
PROJECT OWNER	SIGNATURE CLUB
PROJECT ENGINEER	VIVA
PROJECT DATE	10/21/10
PROJECT SCALE	1" = 40'
PROJECT SHEET	11 OF 13



PROJECT INFORMATION

PROJECT NAME	SIGNATURE CLUB
PROJECT LOCATION	100 NORTH MAIN STREET, SUITE 200, FARMINGTON, VT 05401
PROJECT OWNER	SIGNATURE CLUB
PROJECT ENGINEER	VIVA
PROJECT DATE	10/21/10
PROJECT SCALE	1" = 40'
PROJECT SHEET	11 OF 13

PLAN LEGEND

EXISTING PAVEMENT	EXISTING ASPHALT	EXISTING CONCRETE	EXISTING GRAVEL	EXISTING DIRT	EXISTING GRASS	EXISTING TREES	EXISTING SHRUBS	EXISTING FENCES	EXISTING UTILITIES
PROPOSED PAVEMENT	PROPOSED ASPHALT	PROPOSED CONCRETE	PROPOSED GRAVEL	PROPOSED DIRT	PROPOSED GRASS	PROPOSED TREES	PROPOSED SHRUBS	PROPOSED FENCES	PROPOSED UTILITIES
PROPOSED DRIVEWAY	PROPOSED WALKWAY	PROPOSED BIKEWAY	PROPOSED RAMP	PROPOSED CURB	PROPOSED GROUND	PROPOSED EROSION CONTROL	PROPOSED LIGHTING	PROPOSED SIGNAGE	PROPOSED LANDSCAPE



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PROJECT NAME: SIGNATURE CLUB
PROJECT NUMBER: 2010-0001-01
DATE: 10/1/10
SCALE: 1"=40'

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT LOCATION: [Address]
PROJECT OWNER: [Name]
PROJECT ENGINEER: [Name]

PROJECT DESCRIPTION: [Description]
PROJECT STATUS: [Status]

PROJECT BOUNDARY: [Boundary]
PROJECT AREA: [Area]

PROJECT PERMIT: [Permit]
PROJECT DATE: [Date]

PROJECT NOTES: [Notes]
PROJECT COMMENTS: [Comments]

PROJECT SIGNATURE: [Signature]
PROJECT DATE: [Date]

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PROJECT NUMBER: [Number]

PROJECT LOCATION: [Location]
PROJECT AREA: [Area]

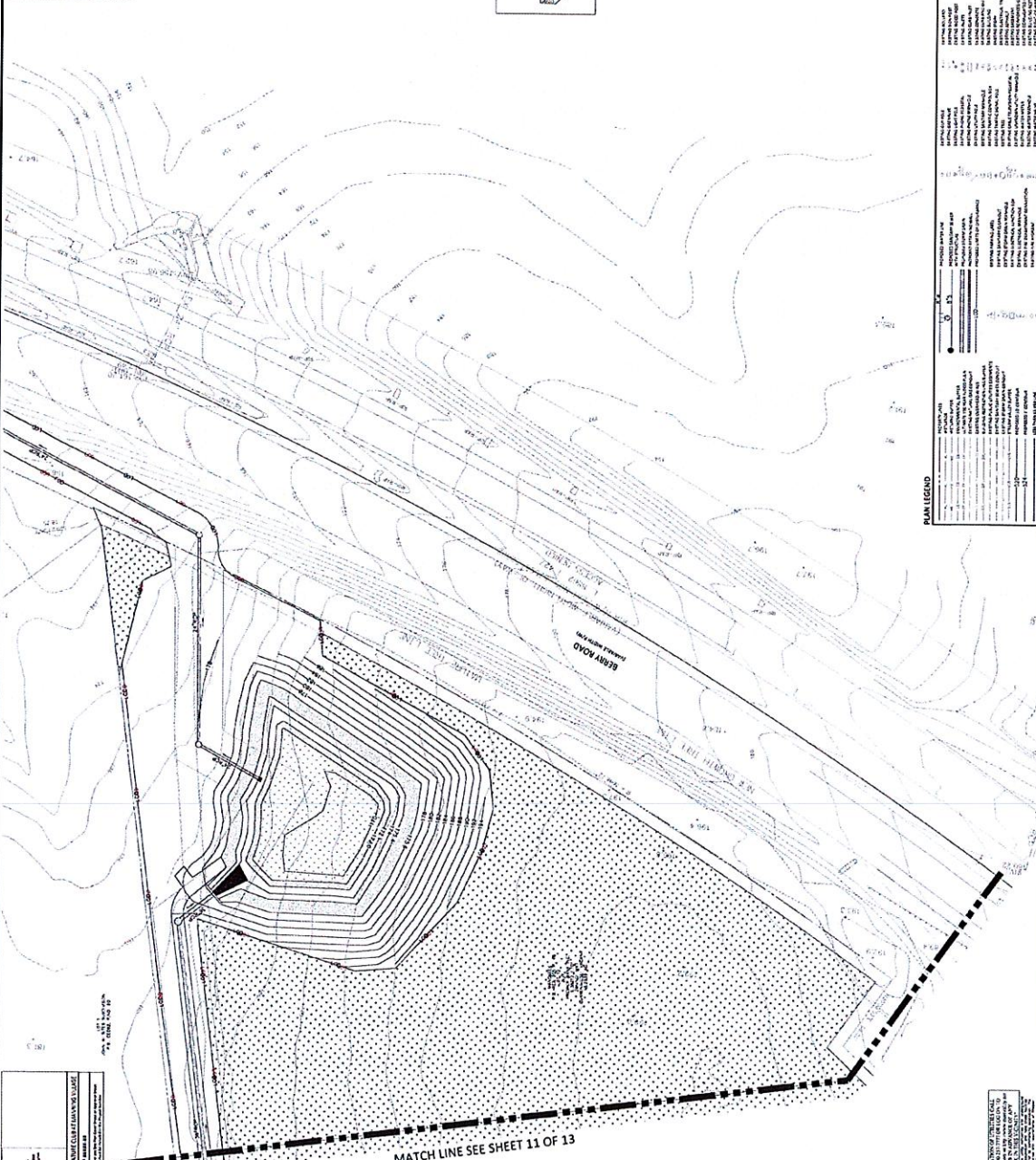
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PROJECT TITLE: [Title]
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PROJECT LOCATION: [Location]
PROJECT AREA: [Area]



PROJECT NAME: SIGNATURE CLUB
PROJECT NUMBER: 2010-0001-01
DATE: 10/1/10
SCALE: 1"=40'

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
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PROJECT LOCATION: [Address]
PROJECT OWNER: [Name]
PROJECT ENGINEER: [Name]

PROJECT DESCRIPTION: [Description]
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PROJECT BOUNDARY: [Boundary]
PROJECT AREA: [Area]

PROJECT PERMIT: [Permit]
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PROJECT NOTES: [Notes]
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PROJECT SIGNATURE: [Signature]
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PROJECT TITLE: [Title]
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PROJECT DATE: [Date]

PROJECT NOTES: [Notes]
PROJECT COMMENTS: [Comments]

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PROJECT TITLE: [Title]
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PROJECT COMMENTS: [Comments]

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PROJECT SIGNATURE: [Signature]
PROJECT DATE: [Date]

PROJECT TITLE: [Title]
PROJECT NUMBER: [Number]

PROJECT LOCATION: [Location]
PROJECT AREA: [Area]

Edward C. Gibbs, Jr.

From: Edward C. Gibbs, Jr.
Sent: Monday, October 18, 2021 1:49 PM
To: Clifford Woods; Clifford Woods
Subject: Outparcels A and B
Attachments: Outparcel A and B CSP.pdf

Dear Mr. Woods,

You will recall that we met to discuss my client's proposal to develop Outparcels A and B with 74 townhomes. We had filed a Conceptual Site Plan (ICSP) which we reviewed with the Commission and which was approved by the Planning Board on July 1, 2021. I am attaching a copy of the CSP. During our discussion on the CSP, we also discussed condition 5 which was attached to the rezoning of Outparcels A and B several years ago. That Condition required that we show a community facility on one of the Outparcels. As you will recall, this was done because at the time the 315 units proposed for construction in Signature Club were to be age restricted and gated. That would have prevented your Commission from entering for use of the community building for your meetings. However, when the Signature Club units were changed to fee simple with no age restriction the gate concept was removed and we provided covenants to allow your Commission to use that facility 18 times a year. That made Condition 5 no longer necessary. I advised you earlier this year that we would be requesting that Condition 5 be deleted. I have filed that request and we are scheduled to have a hearing on the request before the Zoning Hearing Examiner (ZHE) on November 17th. I am writing to ask if you would like us to appear before the Commission again on this matter. After the hearing the ZHE will prepare a report and send the recommendation to the County Council. The Council will have a hearing to rule on the matter. As always, I am happy to make a presentation to the Commission. Please let me know your thoughts. Thanks.

Ed

Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
(301) 306-0037 (Fax)

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

EDWARD C. GIBBS, JR.
THOMAS H. HALLER
JUSTIN S. KORENBLATT

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

October 22, 2021

Mr. Cliff Woods
Chairman
Accokeek Development Review
District Commission
2101 Debra Lynn Way
Accokeek, Maryland 20607

Re: Request to Amend Condition
Vincent Property/Outparcels A and B

Dear Mr. Woods:

It was a pleasure to present to the Accokeek Development Review Commission earlier this week. As requested, I am enclosing a copy of the front page of the Covenants, the page containing Article 17 and the signature pages. I have also reviewed the Covenants and I believe it is appropriate for us to amend the document in order to make it clear that no revision can be made to Article 17 in the future. As part of that amendment, we will also provide clarity as to the fact that no charge can be assessed against the ADRDC for their use of the community building for 18 meetings each year. As soon as the revised Covenant has been recorded, I will forward a copy to you. You may rest assured that I will keep you advised as we move forward.

Very truly yours,

GIBBS AND HALLER



Edward C. Gibbs, Jr.

Enclosures
S:\Caruso\Woods2.wpd

**AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS SIGNATURE CLUB HOMEOWNERS
ASSOCIATION**

(Amends and Restates in its entirety the Declaration of Covenants,
Conditions and Restrictions Manning Village Master Association, recorded
among the land Records of Prince George's County in Liber 31351, at folio
490, et. seq.)

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MANNING VILLAGE MASTER ASSOCIATION (hereafter the "Declaration"), is made as of this 29th day of June, 2018, by Signature 2016 Residential, LLC, a Maryland limited liability company (the "Declarant") and consented to by Barry DesRoches, as trustee and not as an individual (hereinafter referred to as the "Trustee"), for the benefit of Viking Associates, a Maryland general partnership (hereinafter the "Lender").

EXPLANATORY STATEMENT

WHEREAS, on July 12th, 2011, TSC/MUMA Mattawoman Associates Limited Partnership, a Maryland limited partnership (hereinafter "Original Declarant") recorded that certain Declaration of Covenants, Conditions and Restrictions Manning Village Master Association among the Land Records of Prince George's County, Maryland in Liber 31351 at folio 490 et seq. (the "Original Declaration"). The Original Declaration anticipates the creation of various age-restricted condominium regimes which were intended to serve as the members of Manning Village Master Association, Inc., a Maryland non-stock non profit corporation (the "Manning Village Association"), but no such condominium regimes were ever created, and the corporate charter of the Manning Village Association, has been forfeited.

WHEREAS, by virtue of that certain Deed dated March 23rd, 2018, recorded prior hereto, Declarant acquired all of the property encumbered by the Original Declaration, saving and excepting "Phase 10, as shown and set out on a plat entitled 'PLAT 1 OF 3 THROUGH 3 OF 3 MANNING VILLAGE'" (such property acquired by Declarant shall be hereinafter referred to as "Declarant's Acquired Property").

WHEREAS, the Declarant intends to develop Declarant's Acquired Property for the construction of market-rate single family and townhouse dwelling units, not age-restricted condominium units.

LR - Agreement
Recording Fee
Name: SIGNATURE
#17602875 CC0703 -
Prince George's
County/CC07-03-02 -
Register 02
Subtotal: 115.00
Total: 115.00
06/29/2018 02:35
CCLB-A5

(Land Records) 307 4 1063, p. 01/2, MSA_CE64_41394. Date available 07/06/2018. Printed 07/27/2021.

ARTICLE 16
AMENDMENT AND RESTATEMENT

Article 16.1. Original Declaration. This Declaration amends and restates in its entirety, the Original Declaration and on the recording hereof in the Land Records, the Original Declaration shall be null and void and all references in the other Association Documents to the "Declaration" shall mean and refer to this Declaration.

ARTICLE 17
CLUBHOUSE USE - ACCOKEEK DEVELOPMENT REVIEW DISTRICT COMMISSION

This Article 17 shall become effective only after issuance of a final use and occupancy permit for the community building.

Each year during the month of December, the Declarant prior to expiration of the Development Period, and the Board of Directors thereafter, shall establish a schedule with the Accokeek Development Review District Commission (the "ADRDC") setting forth the dates and times that the Association shall make available a room in the community building for regular ADRDC meetings throughout the following year. Such schedule shall provide for twelve (12) pre-planned dates/times ("Planned Meeting Dates") during which the ADRDC may utilize a room in the community building for regular meetings. In addition to the twelve (12) Planned Meeting Dates described above, the ADRDC shall also have the right to utilize a room in the community building at six (6) other dates/times throughout the year for special meetings ("Special Meeting Dates"). The ADRDC must provide at least 30 days' notice to the Declarant or the Association through its Board of Directors (as the case applies) in order to utilize a room in the community building for any of the six (6) Special Meeting Dates. Notwithstanding the foregoing, any use of the community building by the Association or Declarant which has been scheduled in advance of scheduling the Planned Meeting Dates or any Special Meeting Dates, shall take precedence over any conflicting Special Meeting Date or Planned Meeting Date requested by the ADRDC, and the ADRDC shall be required to select an alternate, non-conflicting date.

ARTICLE 18
WATER AND SEWER CHARGES

THE DECLARANT HEREBY GIVES NOTICE TO THE ASSOCIATION AND TO ALL OWNERS AND MEMBERS THAT THE LOTS THAT ARE SUBJECT TO THIS DECLARATION OR ARE INTENDED OT BE

In Witness Whereof, the Declarant has hereunto set their hands and respective seals as of the year and day first above written.

SIGNATURE 2016 RESIDENTIAL, LLC

By: *Elliot Yadin* (SEAL)
 Name: Elliot Yadin
 Title: Manager

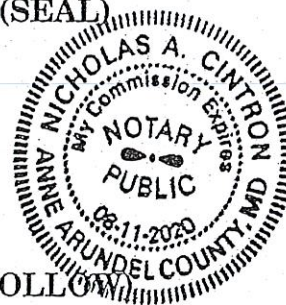
**STATE OF MARYLAND
 COUNTY OF**

I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear Elliot Yadin, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he is the Manager of Signature 2016 Residential, LLC, a Maryland limited liability company, and having authority so to do, did acknowledge the foregoing instrument to be the act and deed of said company and did acknowledge the same was executed for the purposes herein contained.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of June, 2018.


[Signature] (SEAL)
 NOTARY PUBLIC

My Commission Expires: 08/11/2020



(SIGNATURES FOR TRUSTEE AND LENDER FOLLOW)

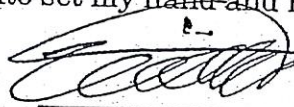
TRUSTEE:


 Barry DesRoches (SEAL)

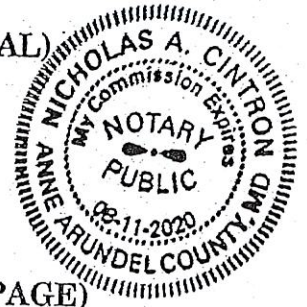
STATE OF MARYLAND
 COUNTY OF

I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear **Barry DesRoches** who did further acknowledge that he executed the foregoing instrument for the purposes therein contained.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of June, 2018.


 NOTARY PUBLIC (SEAL)

My Commission Expires: 08/11/2020



(LENDER'S SIGNATURE FOLLOWS ON THE NEXT PAGE)

PRINCE GEORGES COUNTY CIRCUIT COURT (Land Records) SJH 41085, p. 0230, MSA_CE64_41394. Date available 07/06/2018. Printed 07/27/2021.

LENDER:

Viking Associates, a Maryland General Partnership

By: *David M. Landman* (SEAL)Name: David M. LandmanTitle: General Partner**STATE OF MARYLAND
COUNTY OF**

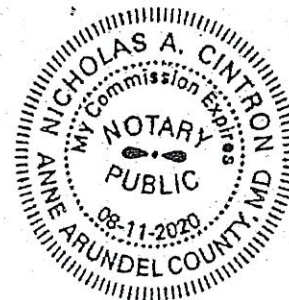
I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear David M. Landman, who acknowledged himself to be the General Partner of Viking Associates, a Maryland general partnership, and as such General Partner, being duly authorized so to do, did further acknowledge that he executed the foregoing instrument for the purposes therein contained by signing the name of Viking Associates, a Maryland general partnership, as its General Partner and attorney in fact.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of JUNE, 2018.

[Signature] (SEAL)
NOTARY PUBLIC

My Commission Expires: 08/11/2020

(BUILDER'S CONSENT FOLLOWS NEXT)



CONSENTED FOR THE PURPOSES CONTAINED IN SECTION 11.2 OF THE ORIGINAL DECLARATION.

BUILDER:

NVR, Inc.

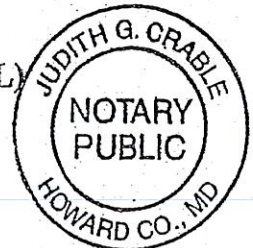
By: Ryan McCauley
 Name: Ryan McCauley
 Title: Vice President

STATE OF MARYLAND
 COUNTY OF Prince Georges

I HEREBY CERTIFY that on this 29 day of June, 2018, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear Ryan McCauley, who acknowledged himself to be the Vice President of NVR, Inc., and as such Vice President, being duly authorized so to do, did further acknowledge that he executed the foregoing instrument for the purposes therein contained by signing the name of NVR, Inc., as its Vice President and attorney in fact.

AS WITNESS, I have hereunto set my hand and notarial seal this 29 day of June, 2018.

Judith G. Crable
 NOTARY PUBLIC



My Commission Expires: 10/10/21

(BALANCE OF PAGE LEFT BLANK INTENTIONALLY)

Edward C. Gibbs, Jr.

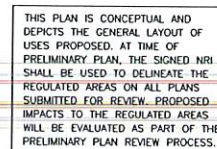
From: Edward C. Gibbs, Jr.
Sent: Wednesday, November 10, 2021 8:27 PM
To: ZHE@co.pg.md.us; Poteat, Betty M.
Subject: FW: A-9960-C
Attachments: CIVP-CSP-20001.pdf; Schematic CSP-20001.pdf; Mark Ferguson Land Planning Analysis.pdf; Mark Ferguson Resume.pdf; May 28, 2021 Email- Gibbs to Woods with attachments.pdf; June 30, 2021 Email-Gibbs to Woods with Attachments.pdf; October 18, 2021 Email-Gibbs to Woods.pdf; October 22, 2021 Ltr.-Gibbs to Woods.pdf

Betty,

Attached are several exhibits for my hearing in the referenced matter scheduled for Wednesday, November, 17, 2021. They are as follows:

1. Copy of Conceptual Sit Plan for Outparcels A and B. (CSP-20001).
2. Schematic of CSP-20001.
3. Mark Ferguson Land Planning Analysis.
4. Mark Ferguson Resume.
5. May 28, 2021 Email Gibbs to Woods.
6. June 30, 2021 Email Gibbs to Woods.
7. October 18, 2021 Email Gibbs to Woods.
8. October 22, 2021 Letter Gibbs to Woods.

Ed Gibbs



NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missulthly.net>
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PIT
HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION

LAND PLANNING ANALYSIS
Addition to Signature Club at Manning Village

Prepared in connection with a
request of June 21, 2021 to delete
Condition 5 of the order
of approval for ZMA A-9960-C

Prepared by:
Mark G. L. Ferguson, R.A.



November 9, 2021

LAND PLANNING ANALYSIS
Requested Amendment of A-9960-C Conditions
ADDITION to SIGNATURE CLUB AT MANNING VILLAGE
Accokeek, Maryland

This report is written to consider the planning matters relevant to a request to delete Condition 5 of Zoning Ordinance 2-2006, which granted approval of the M-X-T Zone to the subject property.

DESCRIPTION OF THE REQUEST

Signature Land, LLC, owner of two outparcels of land, has requested that Condition 5 of the original zoning approval be rescinded. That condition states, *"The Conceptual Site Plan shall show the proposed community center in a more prominent location."* The applicant's intent is to eliminate duplicate community centers at the subject property and the original Signature Club at Manning Village.

CRITERIA FOR APPROVAL

The criteria for approval of amendment of conditions imposed as part of the approval of a zoning case are found in §27-135(c) of the Zoning Ordinance. That Section reads as follows:

- (c) *The District Council may (for good cause) amend any condition imposed or site plan approved (excluding Comprehensive Design Zone Basic Plans or R-P-C Zone Official Plans) upon the request of the applicant without requiring a new application to be filed, if the amendment does not constitute an enlargement or extension.*

COMPLIANCE WITH CRITERIA OF SECTION 27-135(c):

The background to the discussion of this request is that the approval of Zoning Ordinance 2-2006 on January 9, 2006 was carried out concurrently with the detailed design of the adjacent property to the west, the original Signature Club at Manning Village, which had been placed in the M-X-T Zone by the September, 1993 *Approved Master Plan and Sectional Map Amendment for Subregion 5*.

In 2005, the application for A-9960 for the subject property was proceeding in parallel with the review of Detailed Site Plan DSP-04063 for the adjacent Signature Club at Manning Village; and, the applicant in each case was the same entity, TSC/MUMA Mattawoman Associates Limited Partnership. The development concepts at the time were for the Signature Club at Manning Village to be a gated, age-restricted community, while the subject property (then known as the "Vincent Property") was proposed for the currently-proposed combination of attached residential development and a live-work component.

Discussions with the Accokeek Development Review District Commission during their review of the two applications resulted in a shared desire to provide for the use of the proposed community center for the meetings of the Accokeek Development Review District Commission, but also shared concerns that the

location of the Signature Club's center behind the gates of the private community would be impractical. As such, there was an agreement in principle to instead locate the community center outside the gates of the private community on the Vincent Property. These discussions resulted in the inclusion of a community center in the Vincent Property proposal, and guiding conditions being included in the approval resolutions of both DSP-04063 and A-9960, including Condition 5 which is the subject of the instant request, and a Condition of DSP-04063 which left open the question of whether a "public amenity" was needed at the original Signature Club property, and which provided that the appropriateness of its inclusion was to be left to an agreement between the applicant and the Accokeek Development Review District Commission.

Subsequently, market conditions and property owners changed, and the development concept for the Signature Club was revised from a gated, age-restricted private community to a conventional, market-rate development with a mix of attached and detached dwellings, and a community center was approved as a part of the revised Detailed Site Plan. This change in the character of the development of the original Signature Club allows the subject development to be integrated with the original Signature Club development in a way which was not possible previously.

And to this end, the two developments will now share a single homeowner's association, and an agreement has been reached between the Accokeek Development Review District Commission and this Applicant to provide for access to the community center for the Accokeek Development Review District Commission for its meetings.

The staff report issued in the recent review and approval of CSP-20001 also addressed this history, stating in its Finding 7,

"...the applicant indicates that the units proposed in this CSP will be the next stage of the larger Signature Club at Manning Village and will be incorporated into the homeowners association (HOA) of DSP-04063-04 (where 313 units are located to the west of the subject site) and will have access to the community center in that pod. Any incorporation of this development into the adjacent existing HOA will have to be evaluated and conditioned accordingly, at the time of PPS.

Given the schematic nature of a CSP, the condition has been fulfilled by simply showing the location of the future community center in the center of the larger section. However, the applicant should either provide details of the community center at the time of PPS, as part of the adequate recreation facility evaluation, or provide evidence that this condition attached to the rezoning application has been removed by the District Council."

The application of this background to Condition 5 of Zoning Ordinance 2-2006 is that Condition 5 is no longer relevant. As stated above, Condition 5 reads,

5. *The Conceptual Site Plan shall show the proposed community center in a more prominent location.*

This condition presupposed that there would be a community center on the subject property in lieu of one on the original Signature Club property, pursuant to the discussions with the Accokeek Development Review District Commission regarding their access to the center. And while the condition

does not explicitly require the construction of a center, it is clearly implicit in its language. This implicit character is reflected in Staff's Finding 7, quoted above.

But the change in the development character of the original Signature Club, the construction of a community center on that property, and the agreement between the Applicant and the Commission providing for their use of the center make a second center redundant. Furthermore, the proposed development at the subject property, 75-80 townhouses, including four live-work units, is too small to support a community center on its own without imposing an undue burden on the homeowners through their HOA fees for its maintenance and operation.

This planner believes that the change in the character of the original Signature Club, the agreement with the Accokeek Development Review District Commission for the use of the community center on the original Signature Club property, and the financial burden on the future homeowners of the subject property for maintenance and operation of a duplicate center constitute good cause for the amendment of the conditions of A-9960-C to delete Condition 5.

Finally, the deletion of Condition 5 would not constitute an enlargement or extension of the proposed development.

CONFORMANCE WITH THE PURPOSES OF THE ORDINANCE, AND THE PURPOSES OF THE M-X-T ZONE

The Zoning Ordinance has a hierarchy of purposes: relevant here are those for the Ordinance as a whole, and for the M-X-T Zone in specific. Each of these series of purposes is addressed, following. The fifteen purposes of the Zoning Ordinance are laid out in section 27-102(a). The harmony of the subject application with these purposes is as follows:

- (1) *To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;*

The approval of the requested deletion would protect and promote the health, safety, morals, comfort, convenience and welfare of the inhabitants of the County because the deletion of Condition 5 will eliminate the requirement for a duplicate amenity whose maintenance and operation would impose an undue financial burden on the future residents of the subject property.

- (2) *To implement the General Plan, Area Master Plans, and Functional Master Plans;*

The approval of the requested deletion will not alter the conformance of the subject property to the land use and the proposed public facilities recommendations which have been in the Master Plans for almost the last thirty years, as discussed above. The General Plan places the subject property in the Established Communities policy area, which seeks context-sensitive development; the requested deletion of Condition 5 will better conform to the current surrounding development context, which no longer provides for an abutting gated, private community. As such the approval of this request will not affect the conformance of the subject property to the General Plan.

As to the Functional Master Plans: Protections to the County's Green Infrastructure Network will not be affected by the proposed deletion. The subject property is not in a Priority Preservation Area. No Historic Sites or Resources are on or in the immediate vicinity of the subject property. The Water Resources Functional Master Plan makes no recommendations which are directly applicable to the consideration of the requested deletion. No proposed sites for public safety facilities are on or adjacent to the subject property. No park facilities are recommended on or adjacent to the subject property. And the requested deletion is not relevant to the County Master Plan of Transportation.

Because the requested amendments do not conflict with the General Plan, the Master Plan or the applicable Functional Master Plans, approval of the subject request will be in harmony with the Ordinance's purpose of implementing those plans.

- (3) *To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;*

The requested deletion does not strictly relate to the adequacy of public facilities, which will in any case be reviewed for the subject property at the time of a future Preliminary Plan of Subdivision. That review will include a review of the private recreation facilities which will be required in lieu of a public parkland dedication, and if a community center is not proposed, other facilities will be necessary to meet the requirements of the Subdivision Ordinance. As such, the requested deletion will be in harmony with this purpose.

- (4) *To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;*

The future development as delineation on approved Conceptual Site Plan CSP-20001 will recognize the modern provisions of the County Code which guide the orderly growth and development of the County. Particularly relevant provisions are the subsequent adoption of the Landscape Manual, the M-I-OZ, enhanced environmental protections, and the requirements for the provision of adequate public facilities; furthermore, the integration of the subject property into the original Signature Club and the shared use of its facilities are a good example of orderly growth and development. As such, the requested deletion is in conformance with this Purpose of the Zoning Ordinance.

- (5) *To provide adequate light, air, and privacy;*

The requested deletion would be in harmony with this purpose because the existence of a community center does not directly speak to the provision of adequate light, air or privacy. Arguably, however, the deletion of a duplicate facility would provide greater privacy for the future homeowners who would otherwise have surrounded that facility.

- (6) *To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;*

Similar to purpose (5), above, the requested deletion will be in conformance with this Purpose of the Zoning Ordinance, because the deletion of a duplicate facility would provide greater privacy (and thus less adverse impact) for the future homeowners who would otherwise have surrounded that facility.

(7) *To protect the County from fire, flood, panic, and other dangers;*

The requested deletion of Condition 5 will not affect the conformance of the proposed development to this purpose of the Zoning Ordinance.

(8) *To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;*

The requested deletion of Condition 5 will not affect the conformance of the proposed development to this purpose of the Zoning Ordinance, because the suitable and healthy living environment of the combined developments of the original Signature Club and the subject property will still include a shared community center.

(9) *To encourage economic development activities that provide desirable employment and a broad, protected tax base;*

This purpose is not relevant to the requested deletion, because private homeowner association facilities are not taxed.

(10) *To prevent the overcrowding of land;*

The requested deletion will not affect this purpose of the Zoning Ordinance as no additional development is proposed in place of the community center which is requested to be deleted.

(11) *To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;*

The requested deletion will not affect this purpose of the Zoning Ordinance as no net additional traffic would be generated by the community center which is requested to be deleted; trips to the community centers will occur regardless of whether there are one or two, and the location of the center on the original Signature Club is so close to the subject property that the use of vehicles to access it is unlikely.

(12) *To insure the social and economic stability of all parts of the County;*

As the Zoning Ordinance is the principal tool for the implementation of the planning process by enacting legal requirements which implement the planning goals that strive to maintain the social and economic stability of the County, this planner believes that a development's conformance with the requirements and regulations of the Zoning Ordinance is prima facie evidence of the Application's harmony with this purpose.

Beyond that, however, the requested deletion would promote the economic stability of the future homeowners at the subject property by removing the financial requirement to support the operation and maintenance of a duplicate facility.

- (13) *To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;*

The requested deletion will not have any effect on undue noise, and air and water pollution, the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features. As such, the approval of the requested deletion would be in conformance with this purpose of the Zoning Ordinance.

The final two purposes,

- (14) *To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and*
(15) *To protect and conserve the agricultural industry and natural resources.*

are not directly applicable to the approval of this requested.

In addition to the purposes of the Ordinance, purposes of the M-X-T Zone are found in Section 27-542(a) of the Zoning Ordinance; the ten purposes of the M-X-T Zone are:

- (1) *To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;*

The requested deletion of Condition 5 will not affect the conformance of the proposed development to this purpose of the M-X-T Zone as (1) it will not affect the relationship of the land in question to its site in the vicinity of a major intersection; and (2) development at the site will continue to provide space for both desirable employment – in live/work units – and living opportunities.

- (2) *To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;*

The requested deletion will not affect the conformance of the proposed development to this purpose of the M-X-T Zone because it will not affect the use mix, and the new shared Signature Club community will still contain recreational facilities, including a community center.

- (3) *To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;*

The location of the subject application will remain in keeping with this purpose of the M-X-T Zone because the requested deletion will maximize the private development potential of the subject property by removing a financial requirement of the future homeowners to support the operation and maintenance of a duplicate facility.

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;

The approval of the requested deletion will not affect the conformance of the development to this purpose of the M-X-T Zone because the location of the center on the original Signature Club is so close to the subject property that the use of vehicles to access it is unlikely.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

The approval of the requested deletion of Condition 5 will not affect the conformance of the development this purpose of the M-X-T Zone because the deletion of the duplicate community center will not affect the mix of residential and non-residential uses required by Section 27-547(d).

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

The approval of the requested deletion will not affect the conformance of the development to this purpose as it will not inhibit the creation of a harmonious mix of uses.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The approval of the requested deletion will not affect the conformance of the development to this purpose as it will not because it will not affect inter-use relationships, visual character or identity. The new, larger Signature Club community will contain a centrally-located community center, and the deletion of the duplicate center, in addition to relieving the financial burden described above, will prevent the dilution of communal activity focused on the center, actively promoting a dynamic and functional relationship between the single center and its surrounding residents.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

By deleting the requirement for a duplicate facility, the approval of this request will actively implement this Purpose which seeks optimum land planning and greater efficiency.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

The approval of the requested deletion of Condition 5 will actively enhance the conformance of the development to this purpose of the M-X-T Zone because it will promote economic vitality by relieving the financial burden on the future homeowners to support the operation and maintenance of a duplicate facility.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

The freedom of architectural design, as well as opportunities and incentives for planning excellence will not be affected by the requested amendments.

CONCLUSION

The provisions of §27-135(c) provide that conditions may be amended for good cause, if the amendment does not constitute an enlargement or extension. Given (1) the change in the character of the original Signature Club; (2) the agreement with the Accokeek Development Review District Commission for the use of the community center on the original Signature Club property, and (3) that the deletion of Condition 5 would relieve the future homeowners of the subject property of the financial burden for the maintenance and operation of a duplicate center, this planner believes that the facts exist that would support a finding of good cause to amend the conditions of Zoning Ordinance 2-2006, as discussed above.

Furthermore, no land area is being added to the development in connection with this request, and no intensification of use is proposed. As such, the subject request would not constitute an enlargement or extension.

Mark G. L. Ferguson, R.A.**Architect & Planner**

Site Design, Inc./RDA

9500 Medical Center Drive, Suite 480

Largo, Maryland 20774

(301) 952-8200

mglferguson@engsite.tech

Education:

Bachelor of Architecture

University of Maryland, College Park, 1985

Licensure:

Registered Architect

Maryland Registration #7621, 1987

Employment:

5/05 to Present:	Senior Land Planner RDA Engineering Company, Inc./Site Design, Inc. Upper Marlboro & Largo, Maryland
5/99 to 5/05:	Principal Mark G. L. Ferguson, R.A., Architect & Planner Hyattsville, Maryland
5/89 to 5/99:	Architect/Planner Robertson-Dhalwala Associates, LLC Upper Marlboro, Maryland Prince Frederick, Maryland
9/87 to 5/89	Architect AIP Architects Adelphi, Maryland
6/85 to 9/87	Intern Architect AIP Architects Adelphi, Maryland
2/84 to 6/85	Intern AIP Architects Adelphi, Maryland

Professional Experience:

Mr. Ferguson has broad experience in the fields of architecture, land planning and civil engineering, with projects ranging in scope from small residential additions to community planning. He has provided expert planning testimony before the Circuit Court for Prince George's County, the Prince George's District Council, Planning Board, Zoning Hearing Examiner and Board of Zoning Appeals for numerous planning cases, as well as testimony before similar boards in other Southern Maryland jurisdictions.

Cases on which Mr. Ferguson has provided expert testimony or litigative assistance include:

- Callicott Property
Upper Marlboro, Maryland
Expert planning testimony in application A-10054, requesting rezoning from the C-S-C commercial zone to the R-80 residential zone.
- Khan Property
Brandywine, Maryland
Expert planning testimony in application A-10049, requesting rezoning from the R-R residential zone to the C-M commercial zone.
- Saint Barnabas Mixed-Use Park
Temple Hills, Maryland
Expert planning testimony in application A-10047, requesting rezoning from the C-S-C commercial and I-1 industrial zones to the M-X-T mixed use zone.
- Locust Hill
Upper Marlboro, Maryland
Expert planning testimony in application A-9975/01, requesting approval of a new Basic Plan and revision of prior conditions for a planned community in the R-L comprehensive design zone.
- Willowbrook
Upper Marlboro, Maryland
Expert planning testimony in application A-9968/01, requesting approval of a new Basic Plan and revision of prior conditions for a planned community in the R-S comprehensive design zone.
- Renard Lakes
Brandywine, Maryland
Expert planning testimony in application A-10046, requesting rezoning from the R-S comprehensive design zone to the I-1 industrial zone.
- Moore's Corner
Brandywine, Maryland
Expert planning testimony in application A-10044, requesting rezoning from the R-R residential zone to the M-X-T mixed use zone.
- Linda Lane Commercial Park
Camp Springs, Maryland
Expert planning testimony in application A-10043, requesting rezoning from the R-80 residential and C-S-C commercial zones to the M-X-T mixed use zone.

- Brandywine-Waldorf Medical Clinic
Brandywine, Maryland
Expert planning testimony in application A-10042, requesting rezoning from the C-O commercial zone to the M-X-T mixed use zone.
 - Glenn Dale Commons
Glenn Dale, Maryland
Expert planning testimony in application A-10038, requesting rezoning from the I-1 industrial zone to the M-X-T mixed use zone.
 - American Rescue Workers
Capitol Heights, Maryland
Expert planning testimony in application A-10037, requesting rezoning from the R-R residential zone to the I-2 heavy industrial zone.
 - Donnell Drive
Forestville, Maryland
Expert planning testimony in application A-10036, requesting rezoning from the R-T townhouse zone to the C-M commercial zone.
 - Virginia Linen
Capitol Heights, Maryland
Expert planning testimony in application A-10033, requesting rezoning from the I-3 planned industrial zone to the I-1 light industrial zone.
 - Amber Ridge
Bowie, Maryland
Expert planning testimony in application A-10031, requesting rezoning from the C-S-C commercial zone to the M-X-T mixed use zone.
 - Oakcrest
Laurel, Maryland
Expert planning testimony in application A-10030, requesting rezoning from the R-55 residential zone to the C-S-C commercial zone.
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- Fairview Commercial Property
Lanham, Maryland
Expert planning testimony in application A-10024, requesting rezoning from the R-80 residential zone to the C-S-C commercial zone.
 - King Property
Largo, Maryland
Expert planning testimony in application A-10020, requesting rezoning from the I-3 planned industrial zone to the M-X-T mixed use zone.
 - Cafritz Tract
Riverdale Park, Maryland
Expert planning testimony in application A-10018, requesting rezoning from the R-55 residential zone to the M-U-TC mixed use zone.

- Jemal's Post
Forestville, Maryland
Expert planning testimony in application A-10003, requesting rezoning from the I-1 industrial zone to the C-S-C commercial zone.
 - Defiance Drive
Fort Washington, Maryland
Expert planning testimony in application A-10000, requesting rezoning from the R-E estate zone to the R-R residential zone.
 - Sauerwein Property
Upper Marlboro, Maryland
Expert planning testimony in application A-9977, requesting approval of rezoning from the R-R residential zone to the R-T (townhouse) residential zone.
 - Renard Lakes
Brandywine, Maryland
Expert planning testimony in application A-9970, requesting approval of a Basic Plan and rezoning from the I-1 industrial zone to the R-S comprehensive design zone.
 - Bevard East
Piscataway, Maryland
Expert planning testimony in application A-9967, requesting approval of a Basic Plan and rezoning from the R-E residential zone to the R-L comprehensive design zone.
 - Smith Home Farm
Upper Marlboro, Maryland
Expert planning testimony in application A-9965 and A-9966, requesting approval of a Basic Plan and rezoning from the R-A residential zone to the R-M and L-A-C comprehensive design zones.
 - Boone Property
Largo, Maryland
Expert planning testimony in application A-9957, requesting rezoning from the R-E estate zone to the R-R residential zone.
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- Edwards Property
Adelphi, Maryland
Expert planning testimony in application A-9954, requesting approval of a Basic Plan and rezoning from the R-R residential zone to the L-A-C comprehensive design zone.
 - Buck Property
Upper Marlboro, Maryland
Expert planning testimony in application A-9952, requesting approval of a Basic Plan and rezoning from the R-A residential zone and the E-I-A comprehensive design zone to the R-S comprehensive design zone.

- Nicowski Property
Upper Marlboro, Maryland
Expert planning testimony in application A-9939, requesting rezoning from the C-O commercial zone to the C-S-C commercial zone.
- Parcel B, Largo Town Center
Largo, Maryland
Expert planning testimony in application A-9280, requesting an amendment to the Basic Plan for a site in the M-A-C comprehensive design zone.
- State Roads Commission of the State Highway Administration v. Crescent Cities Jaycees
Expert planning testimony in Case# CAL-94-20084, seeking just compensation for the State's condemnation of property for the expansion of Maryland Route 5.
- Millard Property
Camp Springs, Maryland
Expert planning testimony in State Highway Administration Project PG209A31, Item #89084, seeking just compensation for the State's condemnation of property for road improvements to Naylor Road associated with the construction of the Naylor Road Metro Station.
- Brandywine-Waldorf Medical Clinic
Brandywine, Maryland
Expert report in State Highway Administration Project PG175A31, Item #106368, seeking just compensation for the State's condemnation of property for road improvements to Branch Avenue associated with the construction of the interchange of Maryland Route 5 with various roads in the vicinity of T.B.
- University Place Center
Langley Park, Maryland
Expert report in State Highway Administration Project 10420130, Item #900576, seeking just compensation for the State's condemnation of property for construction of the Purple Line.
- *United States v. Makowsky*, Case #01-2096 D/Bre (D. Tenn)
Litigative consultation to the U.S. Department of Justice on a case seeking remedies to accessibility barriers at an apartment complex in Shelby County, Tennessee.
- *United States v. Rose, et al.*, Case #02-73518 (E.D. Mich)
Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Van Buren Township, Michigan and in Batavia Ohio.
- *United States v. Rose, et al.*, Case #3:01cv0040AS (N.D. Ind)
Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Elkhart City, Indiana and in Fort Wayne, Indiana.
- *Weatherburn Associates, LLC, et al. v. County Commissioners for Charles County, Maryland*, Case #08-C-16-002422
Expert report for the defendant in a proceeding seeking compensation for losses arising out of the alleged failure of the defendant to pursue environmental approvals of a certain formerly-planned road improvement in Charles County, Maryland.

- *Varsity Investment Group, LLC, et al. v. Prince George's County, Maryland*, Case #CAL-18-41277
Expert report for the plaintiff in an proceeding seeking enforcement of a County Council Resolution granting remission of impact fees for the conversion of an office building to multifamily dwellings in Oxon Hill, Maryland.
- *Jackson v. Sumbly*, Case #CAE-18-01785
Expert testimony for the plaintiff in an proceeding alleging adverse possession of a shared driveway between two houses in Capitol Heights, Maryland.
- *Scaggs v. Barrett, et al.*, AAA Case #04-C-10-000151CN
Expert testimony for the defendant in an arbitration proceeding alleging negligence in the preparation of a feasibility study in connection with a proposed subdivision in Calvert County, Maryland.
- Washington Gas Liquefied Natural Gas Storage Facility
Hyattsville, Maryland
Pro bono expert planning testimony in application SE-245/06, opposing the approval of a Special Exception to permit a regional liquefied natural gas storage facility in the O-S Zone, adjacent to a planned high-density mixed-use development around the West Hyattsville Metro station.
- 7-Eleven Marlboro Pike
Capitol Heights, Maryland
Expert planning testimony in application SE-4822, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.
- Enterprise Rent-A-Car
Capitol Heights, Maryland
Expert planning testimony in application SE-4819, requesting approval of a Special Exception for a vehicle rental facility in the C-S-C Zone.
- Hunt Real Estate Development
Capitol Heights, Maryland
Expert planning testimony in application SE-4815, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.
- SMO Gas Station & Car Wash
Clinton, Maryland
Expert planning testimony in application SE-4812, requesting approval of a Special Exception for the rebuild of an existing gas station with the addition of a car wash in the C-S-C Zone.
- Uptown Suites
Lanham, Maryland
Expert planning testimony in application SE-4794, requesting approval of a Special Exception for a hotel in the I-2 Zone.
- Ernest Maier Concrete Batching Plant
Bladensburg, Maryland
Expert planning testimony in application SE-4792, requesting approval of a Special Exception for a concrete batching plant in the I-2 Zone.

- Smith Property Surface Mine
Brandywine, Maryland
Expert planning testimony in application SE-4517, requesting approval of a Special Exception for an extension in the validity period for an existing surface mine in the O-S Zone.
- Aggregate Industries Sand & Gravel Wet Processing Facility
Brandywine, Maryland
Expert planning testimony in application SE-4790, requesting approval of a Special Exception for an extension in the validity period for an existing wash plant in the R-A and R-E Zones.
- Traditions at Beechfield
Mitchellville, Maryland
Expert planning testimony in application SE-4785, requesting approval of a Special Exception for a planned retirement community in the R-E Zone.
- Chuck's Used Auto Parts
Marlow Heights, Maryland
Expert planning testimony in application SE-4783, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.
- Dollar General
Upper Marlboro, Maryland
Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a department or variety store in the I-1 Zone.
- Sunoco Gas Station and Car Wash
Camp Springs, Maryland
Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a car wash addition to an existing gas station in the C-S-C Zone, including approval of Alternative Compliance for landscape buffers.
- Forestville Auto Service
Upper Marlboro, Maryland
Expert planning testimony in application SE-4768, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
- Sheriff Road Seventh Day Adventist Church
Fairmount Heights, Maryland
Expert planning testimony in application SE-4750, requesting approval of a Special Exception for a church on a tract of land of less than one acre in the R-55 Zone.
- E&R Services, Inc.
Lanham, Maryland
Expert planning testimony in application ROSP-4464/02, requesting approval of an expansion to an existing Special Exception for a contractor's office with outdoor storage in the C-A Zone.

- Word Power Baptist Tabernacle
Capitol Heights, Maryland
Expert planning testimony in application SE-4694, requesting approval of a Special Exception for a church on a lot less than one acre in size in the R-18 Zone.
 - Hotel at the Cafritz Property at Riverdale Park
Riverdale Park, Maryland
Expert planning testimony in application SE-4775, requesting approval of a Special Exception for a hotel in the M-U-TC Zone.
 - SMO Gas Station & Car Wash
Glenn Dale, Maryland
Expert planning testimony in application SE-4757, requesting approval of a Special Exception for a gas station and a convenience store in the I-1 Zone.
 - SMO Gas Station & Car Wash
Beltsville, Maryland
Expert planning testimony in application SE-4756, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
 - Liberty Motors
Accokeek, Maryland
Expert planning testimony in application ROSP-4575/02, requesting modification of two conditions of a Special Exception for a gas station in the C-S-C Zone.
 - Rock Hill Sand & Gravel/Anthony George Project
Brandywine, Maryland
Expert planning testimony in application SE-4646, requesting approval of a Special Exception for a surface mining operation in the C-S-C Zone.
 - SMO Gas Station & Car Wash
Laurel, Maryland
Expert planning testimony in application SE-4730, requesting approval of a Special Exception for a gas station and a car wash in the C-S-C Zone.
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- Model Prayer Ministries
Bladensburg, Maryland
Expert planning testimony in application SE-4723, requesting approval of a Special Exception for a church on a tract of less than one acre in size in the R-55 Zone, including grant of variance.
 - Dash-In Food Stores
Clinton, Maryland
Expert planning testimony in application SE-4654, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including grant of variance.
 - Cabin Branch
Clarksville, Maryland
Expert planning testimony for the opposition in Development Plan Amendment SPA 13-02, requesting approval of an outlet mall in the MXPD Zone.

- In Loving Hands
 Friendly, Maryland
 Expert planning testimony in application SE-4704, requesting approval of a Special Exception for a congregate living facility in the R-R Zone.
- A-1 Vehicle Salvage Yard
 Bladensburg, Maryland
 Expert planning testimony in application SE-4698, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.
- Kreative Kids Child Care
 Beltsville, Maryland
 Expert planning testimony in application SE-4388/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-R Zone to increase occupancy.
- Little Workers of the Sacred Heart Nursery
 Riverdale Park, Maryland
 Expert planning testimony in application SE-3473/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-55 Zone to increase occupancy, including grant of variance.
- Six Flags Amusement Park
 Mitchellville, Maryland
 Expert planning testimony in application SE-2635 & SE-3400, requesting approval of modified conditions to allow for extended hours of operation on limited occasions for certain events, additional firework displays, modified noise limitations, and removing a stipulated height limit to allow for approval of new rides by Detailed Site Plan review and approval.
- American Legion Beltway Post #172
 Glenn Dale, Maryland
 Expert planning testimony in application SE-4725, requesting approval of a Special Exception for alterations to an existing private club in the R-80 Zone.
- CarMax
 Brandywine, Maryland
 Expert planning testimony in application SE-4697, requesting approval of a Special Exception for a used car sales lot in the C-S-C Zone, including testimony to justify construction in a planned transit right-of-way.
- McDonald's
 Adelphi, Maryland
 Expert planning testimony in application SE-4686, requesting approval of a Special Exception for alteration of a nonconforming fast food restaurant in the C-S-C Zone.
- Tires R Us
 Riverdale Park, Maryland
 Expert planning testimony in application SE-4675, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- The Tire Depot
District Heights, Maryland
Expert planning testimony in application SE-4673, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.
 - 7-11 Store
Lanham, Maryland
Expert planning testimony in application SE-4670, requesting approval of a Special Exception for a food or beverage store in the C-M Zone.
 - Beall Funeral Home
Bowie, Maryland
Expert planning testimony in application SE-4662, requesting approval of a Special Exception to add a crematorium to an existing funeral home in the R-E Zone.
 - Fort Foote Barber & Beauty Shop
Fort Washington, Maryland
Expert planning testimony in application SE-4658, requesting approval of a Special Exception for a barber and beauty shop in the R-R Zone.
 - Little People's Place Day Care Center
Upper Marlboro, Maryland
Expert planning testimony in application SE-4639, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Young World Family Day Care Center
Cheltenham, Maryland
Expert planning testimony in application SE-4635, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Star Wash Car Wash
Laurel, Maryland
Expert planning testimony in application SE-4630, requesting approval of a Special Exception for a car wash in the C-S-C Zone.
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- Jock's Liquors
Capitol Heights, Maryland
Expert planning testimony in application SE-4626, requesting approval of a Special Exception for the reconstruction of an existing nonconforming liquor store in the C-O Zone.
 - Little People U Day Care Center
Capitol Heights, Maryland
Expert planning testimony in application SE-4624, requesting approval of a Special Exception for a day care center in the R-55 Zone.
 - Cherry Hill Park
College Park, Maryland
Expert planning testimony in application SE-4619, requesting approval of a Special Exception for the expansion of an existing recreational campground in the R-R Zone.

- Safeway Fuel Station
Brandywine, Maryland
Expert planning testimony in application SE-4612, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
 - Behr Apartments
College Park, Maryland
Expert planning testimony in application SE-4611, requesting approval of a Special Exception for an apartment building in the R-55 Zone.
 - Barnabas Road Concrete Recycling Facility
Temple Hills, Maryland
Expert planning testimony in application SE-4605, requesting approval of a Special Exception for a concrete recycling facility in the I-1 Zone.
 - Rose Child Development Center
Temple Hills, Maryland
Expert planning testimony in application SE-4601, requesting approval of a Special Exception for the expansion of an existing day care center in the R-80 Zone.
 - Shell Oil Station
Laurel, Maryland
Expert planning testimony in application SE-4597, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including revisions to a prior Special Exception under RO SP-1673/06.
 - Catherine's Christian Learning Center
Brandywine, Maryland
Expert planning testimony in application SE-4592, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Panda Restaurant
Capitol Heights, Maryland
Expert planning testimony in application SE-4574, requesting approval of a Special Exception for a fast food restaurant in the I-1 Zone.
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- Manor Care of Largo
Upper Marlboro, Maryland
Expert planning testimony in application SE-4573, requesting approval of a Special Exception for the expansion of an existing nursing home in the R-R Zone.
 - Bowie Assisted Living
Bowie, Maryland
Expert planning testimony in application SE-4569, requesting approval of a Special Exception to expand an existing congregate living facility in the R-R Zone.
 - 7604 South Osborne Road
Upper Marlboro, Maryland
Expert planning testimony in application SE-4567, requesting approval of a Special Exception for a day care center in the R-A Zone.

- Superior Car Wash
Bowie, Maryland
Expert planning testimony in application SE-4565, requesting approval of a Special Exception for a car wash in the C-S-C Zone.
 - Kinder Explorers Day Care Center
Lanham, Maryland
Expert planning testimony in application SE-4566, requesting approval of a Special Exception for a day care center in the R-R Zone, and subsequently in SE-4681 requesting approval for its expansion.
 - Rita's Water Ice
Clinton, Maryland
Expert planning testimony in application SE-4535, requesting approval of a Special Exception for a fast-food restaurant in the C-S-C Zone.
 - Chen's Apartments
College Park, Maryland
Expert planning testimony in application SE-4533, requesting approval of a Special Exception to alter a nonconforming apartment building in the R-55 Zone.
 - Future Scholars Learning & Art Center
Upper Marlboro, Maryland
Expert planning testimony in application SE-4516, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Renee's Day Care Center
Upper Marlboro, Maryland
Expert planning testimony in application SE-4507, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Generations Early Learning Center
Fort Washington, Maryland
Expert planning testimony in application SE-4515, requesting approval of a Special Exception for a day care center in the R-R Zone.
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- Latchkey Day Care Center
Oxon Hill, Maryland
Expert planning testimony in application SE-4496, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Marvil Property
Adelphi, Maryland
Expert planning testimony in application SE-4494, requesting approval of a Special Exception for a nursery and garden center with an accessory arborist's operation in the R-R Zone.
 - Jericho Senior Living
Landover, Maryland
Expert planning testimony in application SE-4483, requesting approval of a Special Exception for the adaptive use of a historic site as apartment dwellings for the elderly in the C-O Zone.

- WaWa
Beltsville, Maryland
Expert planning testimony in application SE-4477, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.
 - Fun-Damentals Early Learning Center
Friendly, Maryland
Expert planning testimony in application SE-4476, requesting approval of a Special Exception for a day care center in the R-R Zone.
 - Good News Day Care Center
Temple Hills, Maryland
Expert planning testimony in application SE-4473, requesting approval of a Special Exception for a day care center in the R-80 Zone.
 - Wishy Washy Car Wash
Accokeek, Maryland
Expert planning testimony in application SE-4472, requesting approval of a Special Exception for a car wash in the C-S-C Zone.
 - John Vitale & Sons
Lanham, Maryland
Expert planning testimony in application SE-4464, requesting approval of a Special Exception for a contractor's office in the C-A Zone.
 - St. Paul Senior Living
Capitol Heights, Maryland
Expert planning testimony in application SE-4463, requesting approval of a Special Exception for apartment dwellings for the elderly in the R-R Zone.
 - Safeway Gas Station
Fort Washington, Maryland
Expert planning testimony in application SE-4448, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
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- BP Amoco Gas Station
Temple Hills, Maryland
Expert planning testimony in application SE-4445, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.
 - WaWa
Camp Springs, Maryland
Expert planning testimony in application SE-4436, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
 - Quarles Petroleum
Capitol Heights, Maryland
Expert planning testimony in application SE-4410, requesting approval of a Special Exception for a gas station in the I-1 Zone.

- Brown Station Early Learning Center
Upper Marlboro, Maryland
Expert planning testimony in application SE-4393, requesting approval of a Special Exception for a day care center in the R-R Zone.

As principal of his own architecture and planning firm, Mr. Ferguson was involved with the following diverse residential, commercial and institutional architectural and planning projects:

- Franklin's General Store and Delicatessen
Hyattsville, Maryland
Consulting services for the preparation of construction documents and construction contract administration for a 11,000-square foot addition to a historic commercial structure on U.S. Route One. Also, land planning services involving necessary waivers of parking and loading requirements, variances from setbacks and landscaping requirements, and permission to build in planned right-of-way of U.S. Rte One.
 - King Farm Village Center
Rockville, Maryland
Inspection services for five mixed-use buildings in the village center of the 500-acre New Urbanist development in Rockville, Maryland
 - Trinity Church
Upper Marlboro, Maryland
Full architectural services for the construction of a portico to the fellowship hall on the site of a National Register-listed historic site
 - Publick Playhouse
Bladensburg, Maryland
Land planning services for the redevelopment and expansion of an existing community theater building.
 - Transnational Law and Business University
Brandywine, Maryland
Master planning of a university campus on a 342-acre site
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- Balmoral
Upper Marlboro, Maryland
Planning of a comprehensively-designed 357 lot residential subdivision immediately to the south of and connected with the 2,400-unit Beech Tree development
 - Fred Lynn Middle School
Woodbridge, Virginia
Consulting services for the preparation of construction documents for a 131,000-square foot renovation
 - Graham Park Middle School
Dumfries, Virginia
Consulting services for the preparation of construction documents for a 99,000-square foot renovation and four-classroom addition.

- Elizabeth Graham Elementary School
Woodbridge, Virginia
Consulting services for the preparation of construction documents for a classroom addition.
 - Dale City Elementary School
Dale City, Virginia
Consulting services for the preparation of construction documents for a classroom addition.
 - Occoquan Elementary School
Woodbridge, Virginia
Consulting services for the preparation of construction documents for a four-classroom addition that tied together three of the four buildings at the oldest school in Prince William County.
 - 4912 St. Barnabas Road
Temple Hills, Maryland
Consulting services on the design preparation of construction documents and permits processing for a 1,500-square foot tenant fit-out for an attorney's office.
 - 6100 Executive Boulevard
Bethesda, Maryland
Full architectural services from space planning through construction documents preparation for a 1,500-square foot tenant fit-out for a technology consulting firm.
 - Parking Lot Rehabilitation, Bureau of Prisons
Washington, D.C.
Consulting services on construction documents preparation for rehabilitation of the parking and service area in the central courtyard of the old Federal Home Loan Bank Board building at 320 First Street, N.W.
 - Covenant Creek Subdivision
Owings, Maryland
Land planning services for the subdivision of 161 acres crossing the Calvert/Anne Arundel County border into 47 clustered lots, involving the use of Transferable Development Rights and development of public road access across a wetland area into a landlocked tract.
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- Welch Property
Accokeek, Maryland
Land planning services for the development of a 326-unit planned retirement community on a 41-acre tract.
 - Phase II, Boyd & Margaret Shields King Memorial Park
Prince Frederick, Maryland
Land planning and engineering services for the design and construction of the second phase of development of a 7.5-acre park adjacent to the Courthouse in the heart of the Prince Frederick Town Center
 - White Sands Community Center
Lusby, Maryland
Feasibility analysis for conversion of existing stable facility into a community building.

- Good Hope Hills Condemnation
Temple Hills, Maryland
Land planning services during condemnation proceedings against a one-acre commercial property.
- Additions and alterations to a private residence
Washington Grove, Maryland
Consulting services on the structural design, preparation of construction documents and construction observation for the construction of an award-winning 750-square foot, \$150,000 addition and renovation to a historic structure in a National Register district.
- Additions and alterations to a private residence
Chevy Chase, Maryland
Consulting services from schematic design through the construction phases of an award-winning 1,700-square foot, \$1.4 million dollar addition and renovation, which involved the relocation of a public sewer main from beneath the existing building.
- Additions and alterations to a private residence
Hyattsville, Maryland
Full architectural services for the construction of a large kitchen and bathroom addition to a Prince George's County listed historic site
- Additions and alterations to a private residence
Silver Spring, Maryland
Consulting schematic design services for a 2,000-square foot addition and renovation.
- Private residence
Avenue, Maryland
Architectural and planning services for the construction of a private residence on a 24-acre site on St. Clement's Bay
- Private residence
Avenue, Maryland
Full architectural services for the design of a private residence on a one-acre site on St. Clement's Bay
- Additions and alterations to a private residence
University Park, Maryland
Full architectural services for the construction of a 350-square foot addition.

At RDA his activities are concentrated in the following fields:

- Land use studies, feasibility analyses and detailed project planning for hundreds of various residential, commercial and industrial developments in Prince George's, Calvert, Montgomery, Charles, St Mary's and Anne Arundel Counties. This work requires intimate knowledge of the relevant master and/or comprehensive plans and zoning ordinances and other land development regulations in many jurisdictions.

- Hydrologic and hydraulic analyses of urban watersheds in connection with the development of drainage and stormwater management systems for various residential subdivisions and commercial and industrial projects. Tools used in these analyses included the TR-20, HEC-1 and HEC-2 hydraulic analysis programs, USDA/SCS hydrologic analysis methods, as well as the Maryland State Highway Administration's and other rational hydrologic analysis methods.
- Hydraulic and structural design of storm drainage and stormwater management systems, including wet ponds, dry detention and retention basins, underground detention systems, vegetative and structural infiltration systems, oil/grit separators, and conventional open and enclosed drainage systems. Analysis of theoretical breach events in earthen embankment structures to determine possible effects of downstream flooding caused by dam failures.

Mr. Ferguson served from 1991 to 1996 as the Town Engineer for the Town of Edmonston, Maryland. In this capacity, Mr. Ferguson advised the Town Council on the effects of legislation, assisted in the preparation of ordinances, assisted in the planning process during the development of the Master Plans for Planning Areas 68 and 69, and advised the Town on the selection of project proposals for funding under the Community Development Block Grant program.

During his tenure at AIP Architects, Mr. Ferguson was responsible for the entire scope of the project development process for numerous architectural projects, including:

- Project feasibility and financial analysis
- Project planning and schematic design
- Management and development of construction documentation
- Specifications writing
- Construction contract documents preparation and administration of bidding
- Coordination with regulatory authorities and permit processing
- Construction contract administration and project observation

Some of the projects Mr. Ferguson had intensive involvement with at AIP Architects include:

Office/Commercial Building (54,000 sf)
1815 University Boulevard, Adelphi, Maryland

Comfort Inn (202 rooms)
Ocean Highway, Ocean City, Maryland

Commercial Building (22,000 sf)
7931 Georgia Avenue, Silver Spring, Maryland

Office Commercial Building (58,000 sf)
4915 St. Elmo Avenue, Bethesda, Maryland

Office/Condominium Park (14,000 sf)
Old Largo Road, Largo, Maryland

Office Building (18,000 sf)
801 Wayne Avenue, Silver Spring, Maryland

Other Professional Activities:

Chairman, Hyattsville Community Development Corporation, 2001-2007

Treasurer, Hyattsville Community Development Corporation, 2010-present

This local development corporation was created to undertake the revitalization of commercial areas in the city of Hyattsville, to encourage the arts, and act together with the Gateway CDC in the establishment of the Gateway Arts District. Among many other works, the Hyattsville CDC has sponsored the installation of multiple works of public art, administered the creation of two generations of Hyattsville's Community Sustainability Plans, secured and disseminated market studies for development in the Route One corridor, and managed the renovation of the former Arcade Theater into the City of Hyattsville's Municipal Annex.

Vice Chairman, City of Hyattsville Planning Committee, 2000-2005

This committee advises the Mayor, City Council and City Administrator on both external planning issues which impact the City, as well as redevelopment and revitalization issues within the City.

Member, City of Hyattsville Planning Committee, 1992-2005

Member, Neighborhood Design Center Project Review Committee, 1995-1998

This committee reviews and provides guidance for the work of less-experienced design professionals on their *pro bono* projects for the Neighborhood Design Center.

Member, Prince George's County Zoning Ordinance Review Task Force, 1994-1995

This task force, chaired by former Prince George's County Council chairman William B. Amonett, was formed by order of the Prince George's County Council, and met over a period of four months to review the County's entire Zoning Ordinance and the make recommendations on streamlining the 1200-page ordinance.

Member, Prince George's County Task Force to study the creation of U-L-I and M-U-TC zones, 1993-1994

This task force, chaired by Prince George's County Council member Stephen J. Del Giudice, was formed by order of the Prince George's County Council, and met over a period of three months to revise the legislation which was proposed to create the innovative U-L-I (Urban Light Industrial) and M-U-TC (Mixed-Use Town Center) zoning district regulations, which were proposed by the American Planning Association-award winning *Adopted Master Plan for Planning Area 68 (Avondale, Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, University Hills)* as a means to encourage redevelopment and revitalization of existing urbanized areas of Prince George's County. The work of this task force led directly to the passage of the legislation.



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

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

Conceptual Site Plan

CSP-20001

Addition to Signature Club at Manning Village

REQUEST		STAFF RECOMMENDATION	
75 to 80 townhouse units, including four live/work units, which have a total office space between 2,600 and 3,100 square feet.		APPROVAL with conditions	
Location: On the west side of Manning Road, north of its intersection with MD 228 (Berry Road).			
Gross Acreage:	7.26		
Zone:	M-X-T		
Dwelling Units:	75-80		
Gross Floor Area:	2,600-3,100 sq. ft.		
Planning Area:	84		
Council District:	09		
Election District:	05		
Municipality:	N/A		
200-Scale Base Map:	221SW01	Planning Board Date: 07/01/2021	
Applicant/Address: Signature Land Holdings, LLC 2120 Baldwin Avenue, Suite 200 Crofton, MD 21114		Planning Board Action Limit: 07/01/2021	
Staff Reviewer: Henry Zhang, AICP, LEED Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org		Staff Report Date: 06/16/2021	
		Date Accepted: 04/22/2021	
		Informational Mailing: 08/28/2020	
		Acceptance Mailing: 04/14/2021	
		Sign Posting Deadline: 06/01/2021	

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

<http://www.mncppcapps.org/planning/Person of Record/>.

Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS	3
1. Request.....	3
2. Development Data Summary.....	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals.....	4
6. Design Features.....	5
COMPLIANCE WITH EVALUATION CRITERIA.....	5
7. Zoning Map Amendment A-9960-C	5
8. Prince George's County Zoning Ordinance	7
9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance	15
10. Other site-related regulations.....	16
11. Referral Comments	16
RECOMMENDATION	20

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-20001
Type 1 Tree Conservation Plan TCP1-009-2021
Addition to Signature Club at Manning Village

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

EVALUATION CRITERIA

This conceptual site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment A-9960-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of other site-related regulations; and
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes a conceptual site plan (CSP) for 75 to 80 townhouse units, including 4 live/work units, which have a total office space between 2,600 and 3,100 square feet.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Vacant	Residential/ Office
Acreage	7.26	7.26
Total Gross Floor Area (GFA) (sq. ft.)	-	220,800–236,800
Of which Office GFA	-	2,600–3,100
Residential GFA	-	218,200–233,700
Total One-Family Attached Dwelling Units	-	75–80
Of which live/work 4 units	-	4

Floor Area Ratio in the M-X-T Zone

Base Density Allowed:	0.40 FAR
Residential Optional Method:	1.00 FAR
Total FAR Permitted:	1.40 FAR*
Total FAR Proposed:	0.7–0.75 FAR

Note: *Maximum density allowed, in accordance with Section 27-545(b)(4), Optional method of development, of the Prince George's County Zoning Ordinance, for providing 20 or more residential units.

- Location:** The subject property is located on the west side of Manning Road East and on both sides of Caribbean Way, just north of the intersection of MD 228 (Berry Road) and Manning Road East, in Planning Area 84, Council District 9.
- Surrounding Uses:** This triangular property is wedged between Pod 2 (mainly residential), to the west and south, and Pod 3 (mainly commercial), to the east, beyond Manning Road East, of the larger Signature Club (previously known as Manokeek) project, in the Mixed Use-Transportation Oriented (M-X-T) Zone. To the north, there are vacant properties in the Rural Residential (R-R) Zone.
- Previous Approvals:** The subject property was identified as an outparcel in Preliminary Plan of Subdivision (PPS) 4-01065, which was approved (PGCPB Resolution No. 02-09) by the Prince George's County Planning Board in 2002, due to a finding of inadequate water and sewer facilities. The subject site consists of two parcels, known as Outparcels A and B, which were formerly part of a larger property known as Parcel 25, and otherwise referred to as the Vincent Property.

On January 13, 2005, the Planning Board recommended approval of Zoning Map Amendment A-9960, which requested a rezoning of Parcel 25, including the subject site, from the R-R Zone to the M-X-T Zone. In 2006, the Prince George's County District Council affirmed the Zoning Hearing Examiner's decision on this rezoning application via Zoning Ordinance No. 2-2006, with seven conditions.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the subject property in the M-X-T Zone.

6. **Design Features:** The subject site is triangular in shape, with the long side fronting the Signature Club to the west, which is under construction, pursuant to Detailed Site Plan DSP-04063-04, with single-family detached and attached residential dwelling units. Caribbean Way bisects the triangular site into a 6.178-acre northern section and a 1.06-acre southern section. Vehicular access to both sections will be via full access points off Caribbean Way, which is further connected to Manning Road East. Caribbean Way is also the right-of-way that connects Pods 2 and 3 of the larger Signature Club property on the east and west of the subject site.

Approximately 75 townhouses and a community center will be in the northern section and 4 live/work units, including up to 3,100 square feet of office space, will be in the southern section. Illustrative images of the possible live/work units have been included in this application. The units feature a three-story, gable-roof building, with the first floor as office space with a separate entrance. The appearance of the units is otherwise like normal townhouses. Details of the unit design will be provided at the time of DSP. The location of the proposed live/work units in the southern section will minimize any possible negative impacts on the rest of the townhouses. It is the applicant's intention that the proposed development in this CSP will be the future stage of the larger Signature Club at Manning Village project, and will be constructed by the same builder, Caruso Homes.

Given the scale and multiple phases of the proposed development, there are plenty of opportunities for application of sustainable site and green building techniques in the development. The applicant should apply those techniques, as practical, at the time of DSP. A condition has been included in the Recommendation section of this report requiring the applicant to provide sustainable site and green building techniques that will be used in this development with the submittal of the DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9960-C:** The District Council approved Zoning Map Amendment A-9960-C on January 9, 2006, to rezone the Parcel 25, approximately 12.54 acres of land, including the subject site, from the R-R Zone to the M-X-T Zone, with seven conditions. The conditions of approval that are relevant to the review of this CSP warrant the following discussion:

2. **The total combined development of the western portion (8.57 acres) of the subject property and Pod 2 on CSP-99050 shall not exceed the total development approved for Pod 2 on CSP-99050.**

The total development approved on Pod 2 in CSP-99050, which is the CSP for the larger Signature Club at Manning Village project, consists of 800 residential units and a mix of up to 70,000 square feet of retail/office space in three distinct pods. The 800 residential units were initially proposed as age-restricted condominiums, including various housing types, such as single-family detached, townhomes, and multifamily on Pod 2.

Pod 2 is now approved to be developed with 313 fee-simple residential units, including single-family detached units and townhomes. The subject CSP proposes

approximately 80 townhouses, of which four units are live/work with office space between 2,600 to 3,100 square feet. When combined, the total development between the two sites includes 393 residential units, which is well within the total development of 800 units, as approved in CSP-99050 for Pod 2.

3. **The wetland area located at the southwestern corner of this property shall be protected from grading disturbances, throughout the development process. During the review of all subsequent plans, the wetland and the 25-foot buffer area shall be protected by a platted conservation easement.**

The wetland area in question is shown on the CSP with the 25-foot wetland buffer that will not be disturbed and will be protected by a platted conservation easement. This issue will be further reviewed at the time of PPS.

4. **All Conceptual Site Plans, Preliminary Plans of Subdivision, Detailed Site Plans, and Tree Conservation Plans proposing residential development on this site shall include a Phase I and Phase II Noise Study, as appropriate, to show the location of the 65 dBA Ldn noise contour (mitigated and unmitigated), and to show that all State noise standards have been met for interior areas of residential and residential-type uses.**

A noise study was prepared to address this condition when the adjacent Pod 2 was approved. The unmitigated 65 dBA Ldn line, from that approval, is outside the building envelope for the southern section where the proposed live/work units will be located. There is no outdoor play area shown within the unmitigated 65 dBA Ldn line. The noise issue will be further reviewed at the time of PPS. However, the unmitigated 65 dBA Ldn line should be more clearly shown and labeled on the CSP and Type 1 tree conservation plan (TCP1), as conditioned herein.

5. **The conceptual site plan shall show the proposed community center in a more prominent location.**

At the time of A-9960-C approval, the applicant submitted an illustrative plan, which depicted residential development, a live/work component, and a community center. The subject CSP shows an approximate location of a community center in the middle of the northern section. However, the applicant indicates that the units proposed in this CSP will be the next stage of the larger Signature Club at Manning Village and will be incorporated into the homeowners association (HOA) of DSP-04063-04 (where 313 units are located to the west of the subject site) and will have access to the community center in that pod. Any incorporation of this development into the adjacent existing HOA will have to be evaluated and conditioned accordingly, at the time of PPS.

Given the schematic nature of a CSP, the condition has been fulfilled by simply showing the location of the future community center in the center of the larger section. However, the applicant should either provide details of the community center at the time of PPS, as part of the adequate recreation facility evaluation, or provide evidence that this condition attached to the rezoning application has been removed by the District Council. A condition requiring this has been included in the Recommendation section of this report.

6. The bufferyard required between the land uses in the M-X-T Zone and uses on adjoining R-R land shall be doubled.

Properties in the M-X-T Zone will be required to comply with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), including Section 4.7, Buffering Incompatible Uses. The site's conformance with the requirements of the Landscape Manual will be reviewed at the time of DSP when detailed information will be available. Given the proposed use in the northern section will be townhouses, if the adjacent R-R-zoned property will be developed with single-family detached homes, usually a 10-foot-wide bufferyard would be required. In this case, a 20-foot-wide bufferyard is required, in accordance with this condition and will be enforced at the time of DSP. As a condition of rezoning, no alternative compliance would be allowed from this requirement.

7. The woodland conservation threshold shall be at 20 percent.

The woodland conservation threshold is 20 percent in the Type 1 tree conservation worksheet, as shown on TCP1-009-2021, which is a part of this application. This condition has been satisfied.

8. Prince George's County Zoning Ordinance: The subject CSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-547, Use Permitted, of the Zoning Ordinance, which governs uses in all mixed-use zones, as follows:

(1) The proposed one-family attached residential and live/work units, including office uses, are permitted in the M-X-T Zone. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore, development of this property would be limited to the numbers and types as proposed in this CSP, that cannot exceed 80 one-family attached dwelling units, of which 4 are live/work units, with up to 3,100 square feet of office space.

(2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage

devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

- (1) Retail businesses;**
- (2) Office, research, or industrial uses;**
- (3) Dwellings, hotel, or motel.**

This CSP proposes up to 80 residential townhouses, of which 4 are live/work units, including up to 3,100 square feet of office. Two of the three required uses are included in this application, satisfying the requirement of Section 27-547(d). The amount of office space is sufficient to serve the purposes of the zone given the small area of the site, low number of dwelling units, nearby commercial uses, and planned incorporation of this site into the adjacent development.

- b. Section 27-548 of the Zoning Ordinance, M-X-T Zone regulations, establishes additional standards for the development in this zone. The CSP's conformance with the applicable provisions is discussed, as follows:

- (a) Maximum floor area ratio (FAR):**

- (1) Without the use of the optional method of development—
0.40 FAR**

- (2) With the use of the optional method of development—8.0 FAR**

A floor area ratio (FAR) range of 0.7–0.75 is proposed in this CSP. The maximum allowed for this development is 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, of the Zoning Ordinance, which allows an additional FAR of 1.0 on top of the base 0.4 to be permitted, where 20 or more dwelling units are proposed. In this CSP, a total of 80 dwelling units are proposed.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The applicant proposes to include the uses on the M-X-T-zoned property in multiple buildings on more than one lot, as permitted.

- (c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property.

- (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape**

Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.

The development is subject to the requirements of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone, and to protect the character of the M-X-T Zone from adjoining incompatible land uses, at the time of DSP.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed up to 236,800 square feet on the 7.24-acre property is 0.75. This will be refined further at the time of DSP, relative to the final proposed gross floor area of the buildings, in conformance with this requirement.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, or in the ground below public rights-of-way, as part of this project.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

Both sections will be accessed from Caribbean Way, which is a public street; however, the residential townhouses and live/work units will be served by private streets and alleys. At the time of PPS, appropriate frontage and vehicular access for all lots and parcels must be properly addressed.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not**

more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half ($\frac{1}{2}$) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the

Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The subject CSP proposes 80 townhouses. Conformance with these specific townhouse requirements will be reviewed at the time of PPS and DSP, when detailed lot and building information is available.

- (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

No multifamily buildings are included in this CSP.

- (j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

The subject property was placed in the M-X-T Zone through A-9960-C. Therefore, this requirement does not apply.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a CSP in the M-X-T Zone, as follows:

- (1) The proposed development is in conformance with the purposes and other provisions of this Division:**

The proposed development is in conformance with the purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major intersections to enhance the economic status of Prince George's County. The proposed development, consisting of up to 80 townhouses, including 4 live/work units, will be another phase of the larger Signature Club at Manning Village and provide additional housing types and increased economic activity proximate to the major intersection of MD 210 and MD 228. It also allows for the reduction of

the number and distance of automobile trips by constructing residential and nonresidential uses near each other. This CSP, in general, promotes the purposes of the M-X-T Zone and contributes to the orderly implementation of the *Plan Prince George's 2035 Approved General Plan*.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The subject site was rezoned to the M-X-T Zone through A-9960-C, not through a sectional map amendment.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed development will be outwardly oriented. The subject site is sandwiched between Pods 2 and 3 of the larger Signature Club at Manning Village development and will provide additional housing types to the existing market. The proposed development in this CSP will be physically and visually integrated with the adjacent existing development that is still under construction. The proposed four live/work units will be on the southern section that is physically separated by Caribbean Way from the rest of the townhouses. This arrangement will minimize the possible negative impacts of the live/work units on the rest of community and position them closest to MD 228 for easy access. How buildings relate to the street, especially viewed from both Manning Road East and Caribbean Way, and other urban design considerations will be addressed at the time of DSP, to ensure continued conformance with this requirement.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed development is compatible with the existing and proposed development in the vicinity. As previously discussed, the proposed development is flanked on the east and west sides by Pods 2 and 3 of the larger Signature Club at Manning Village, which is a mixed-use project consisting of residential, commercial/retail, and office uses. The commercial/retail and office components of the larger project are located mainly on Pod 1, located on the south side of MD 228 and Pod 3, located to the east of the subject site across Manning Road East. The proposed CSP will provide market-rate housing options that will be complementary to the existing development. Given the property to the north is in the R-R Zone and most likely will be developed with single-family houses, the proposed townhouses will provide a transition between the different development patterns.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Once the proposed development of this CSP is in place, the mix of uses, arrangement of buildings, and other improvements and amenities will produce a cohesive development capable of sustaining an independent environment of continuing quality and stability. The proposed development concept of residential townhouses with limited live/work units, which is envisioned as another phase of the larger project to be constructed by the same builder, will be a welcome addition to the existing mix of the development and will create new market synergy in the vicinity of the intersection of MD 210 and MD 228.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The larger Signature Club at Manning Village is currently under construction as a multiphase development, in accordance with the approved pods. This CSP will be developed in one single stage, but is envisioned as another phase of the Signature Club development and is designed as a self-sufficient entity, allowing for effective integration of subsequent phases.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

This requirement will be further evaluated in detail, at the time of PPS and DSP. The illustrative pedestrian and bicycle exhibit, submitted with the CSP, shows sidewalks adjacent to roadways, connecting to each section of the development and connecting to Pods 2 and 3.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The above finding is not applicable because the subject application is a CSP. Further attention should be paid to the design of pedestrian and public spaces, at the time of DSP.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either**

wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

The subject property was placed in the M-X-T Zone through A-9960-C, not through a sectional map amendment. Therefore, this finding is not applicable. Transportation adequacy for the proposed development will be further tested, at the time of PPS.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

The above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

The subject property measures 7.26 acres and does not meet the above acreage requirement. Furthermore, this CSP does not propose development of a mixed-use planned community. Therefore, this requirement is not applicable.

- d. The CSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The proposed development concept provides a mix of townhouses and live/work units designed to front on roadways. A connected system for vehicles and pedestrians is proposed, subject to several conditions. In addition, the CSP notes that architecture for residential, including live/work buildings, will provide a variety of architectural elements to convey the individuality of units, while providing for a cohesive design. Detailed designs of all buildings, site infrastructure, recreational facilities, and amenities will be further reviewed at the time of DSP.

Specifically, the CSP anticipates adequate levels of lighting for safe vehicular and pedestrian movement, while not causing glare or spillover onto adjoining properties by using full cut-off light fixtures throughout the development. The CSP is designed to preserve, create, and emphasize views from public roads and the adjoining property. All buildings will be designed to provide a modern, clean, and strong presence along road frontages.

The proposed site and streetscape amenities in this project will contribute to an attractive, coordinated development. The CSP envisions attractive site fixtures that will be made from durable, high-quality materials and will enhance the site for future residents and patrons.

The townhouses will be accessed by proposed private roads and alleys. Landscaping will be provided in common areas which, along with street trees along the private roads, will further screen the units from views of public rights-of-way. It is anticipated and expected that the future builder of the residential units will provide high-quality architecture that will include a variety of architectural elements and articulation, to promote individuality or aesthetically pleasing appearances.

In addition, a centrally located community center has been shown in the middle of the northern section. At this time, the applicant is expecting to integrate this development into the larger Signature Club at Manning Village, in terms of provisions of community recreational facilities and amenities. As a result, given the scale of the proposed development, a separate community building may not be an economically viable option on this site. However, a centrally located open space, with recreational facilities for younger children, would be appropriate. This issue will be further evaluated at the time of PPS.

- e. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b). At the time of DSP review, demonstration of adequacy of proposed parking, including visitor parking and loading configurations, will be required for development.

9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. As required by the WCO, TCP1-009-2021 was submitted with the CSP.

- a. The site has an approved Natural Resources Inventory Plan (NRI-118-2020), which correctly shows the existing conditions of the property. There are no specimen or historic trees located on-site. The site does not contain streams or 100-year floodplain and their associated buffers. The site does contain wetlands which, comprise the primary management area (PMA). The TCP1 and CSP show all the required information correctly, in conformance with the NRI.

- b. The site has a woodland conservation threshold of 20 percent or 1.45 acres. The TCP1 proposes to clear 6.96 acres of woodland, resulting in a total woodland conservation requirement of 4.07 acres. The TCP1 proposes to meet the requirement with 0.27 acre of on-site preservation and 3.80 acres of off-site mitigation.

No revisions to the TCP1 are needed and no further action regarding woodland conservation is required with this CSP review. The proposed development is in general conformance with the WCO.

10. Other site-related regulations: Additional regulations are applicable to site plan review that usually require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:

- a. **2010 Prince George's County Landscape Manual**—This development in the M-X-T Zone will be subject to the requirements of the Landscape Manual at the time of DSP. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.
- b. **Prince George's County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 7.26 acres in size and the required TCC is 0.73 acre or 31,625 square feet. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.

11. 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 April 30, 2021 (Stabler and Smith to Zhang), incorporated herein by reference, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Most of the property has been previously disturbed. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
- b. **Community Planning**—In a memorandum dated June 4, 2021 (Irminger to Zhang), incorporated herein by reference, the Community Planning Section stated that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this CSP application.

However, the Community Planning staff is concerned regarding the depiction of the community center facility. This facility was to provide a location for the monthly meetings of the Accokeek Development Review District Commission that is still needed within the Accokeek community.

The subject CSP shows a potential community center facility location in the middle of the northern section of the development. As discussed previously, the applicant envisions the development in this CSP as another phase of the existing Signature Club at Manning Village, as the application name suggests, and will share all facilities and amenities that have been planned for the larger project. However, given the schematic nature of the CSP under this review, the approximate location of the community center facility, as shown on the illustrative CSP, is sufficient for approval. This issue will be further evaluated at the time of PPS and DSP when more information is available.

- c. **Transportation Planning**—In a memorandum dated June 3, 2021 (Hancock to Zhang), incorporated herein by reference, the Transportation Planning Section stated that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a CSP, as described in the Zoning Ordinance. There are no transportation-related findings related to traffic or adequacy associated with this CSP, as transportation adequacy will be tested with a future PPS.
- d. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 4, 2021 (Ryan to Zhang), incorporated herein by reference, staff provided a comprehensive review of this application for conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, and the Zoning Ordinance to provide the appropriate pedestrian and bicycle transportation recommendations.

Staff finds that the pedestrian and bicycle site access and circulation of this plan is acceptable, and recommends approval with two conditions that have been included in the Recommendation section of this report.

Details regarding pedestrian, bicyclist, and transit improvements will also be reviewed and addressed at the time of PPS and DSP review, when more details are available.

- e. **Environmental Planning**—In a memorandum dated June 2, 2021 (Rea to Zhang), incorporated herein by reference, the Environmental Planning Section provided a review of the application's conformance with conditions attached to A-9960-C that have been included in the findings of this report. The additional comments on the subject application have been summarized, as follows:

Primary Management Area: The PMA on-site, as shown on the plan, is without impacts. There will be an off-site PMA impact of approximately 870 square feet, which is in the road right-of-way. No additional information is required with regard to the PMA.

Stormwater Management: An unapproved Stormwater Management (SWM) Concept Plan (52665-2020) was submitted with the application. The SWM concept plan shows the use of environmentally sensitive design elements to address water quality requirements. An approved SWM concept plan and letter will have to be submitted with the DSP.

Conformance with the provisions of the Prince George's County Code and State regulations, with regard to the SWM will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), prior to issuance of permits.

- f. **Subdivision**—In a memorandum dated June 3, 2021 (Vatandoost to Zhang), incorporated herein by reference, staff noted that the subject CSP proposes development of residential units on Outparcel A, and live/work units on Outparcel B. PPS 4-01065 approved one outparcel for the subject property with no allowed development. Any proposed development on Outparcel A or B will require a new PPS with analysis of adequate facilities and recordation of a new final plat of subdivision, prior to approval of building permits for the subject property.
- g. **Prince George's County Department of Parks and Recreation**—In a memorandum dated June 1, 2021 (Burke to Zhang), incorporated herein by reference, the Department of Parks and Recreation noted that at the time of PPS, the applicant should pay a fee-in-lieu to fulfill the dedication of parkland requirement. The fee can then be applied to improvements at Accokeek Park or Accokeek East Park. In addition, residents of the new townhouse community are planned to have access to the private recreational facilities in the adjacent Signature Club at Manning Village. This issue will be further evaluated at the time of PPS.
- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement**— In a memorandum dated June 14, 2021 (Giles to Zhang), incorporated herein by reference, DPIE provided a comprehensive review of this CSP and stated no objection to the approval of this application. DPIE's comments will be enforced through their separate permitting process.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- k. **Prince George's County Health Department**—In a memorandum dated June 1, 2021 (Adepoju to Zhang), incorporated herein by reference, the Health Department provided four comments on the subject application, as follows:
 - There are over 10 existing carry-out/convenience store food facilities and one grocery store/market within a 0.5 mile radius of this site. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable

consumption and a reduced prevalence of overweight and obesity. The applicant should consider designating the retail space for a grocery store that provides healthy food options, such as an assortment of fresh fruits and vegetables for retail sale.

- Indicate how the project will provide for pedestrian access to the site by residents of the surrounding community. Scientific research has demonstrated that a high-quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes. Indicate how development of the site will provide for safe pedestrian access to amenities in the adjacent communities.
- During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the County Code.

These comments have been transmitted to the applicant. The last two comments will be included as site plan notes. The schematic pedestrian connections to and from the subject site to the surrounding neighborhoods have been required with this CSP and specific locations of the sidewalks and other connections will be further reviewed at the time of PPS and DSP.

1. **Maryland State Highway Administration**—At the time of the writing of this technical staff report, the Maryland State Highway Administration did not have comments on the subject application.
12. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP, if approved with the proposed conditions below, 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.
13. Section 27-276(b)(4) for approval of a CSP, requires that the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Prince George's County Subdivision Regulations. The subject CSP proposes no impacts to regulated environmental features and, therefore, this finding can be made with the proposed development.

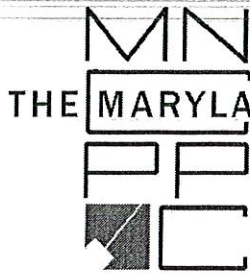
RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-20001 and Type 1 Tree Conservation Plan TCP1-009-2021 for Addition to Signature Club at Manning Village, subject to the following conditions:

1. Prior to certification of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Remove the dimensional information, such as lot size, for the single-family attached units from the plans.
 - b. Provide a general note on the plan stating the Prince George's County District Council Order that approves the zoning map amendment for this site.
 - c. Provide the existing gross floor area on the plan.
 - d. Revise the CSP and other exhibits to conceptually indicate the location of the proposed live/work units.
 - e. Revise the General Notes 8 and 10 to list the live/work units and the proposed office square footage.
 - f. Clearly show and label the unmitigated 65 dBA Ldn line on the CSP.
 - g. Revise the CSP and the pedestrian circulation exhibit to provide the following:
 - (1) Conceptual pedestrian access between the two portions of the site, specifically along Caribbean Way, at the location where vehicular access between the two portions of the site is provided.
 - (2) Conceptual pedestrian circulation along the south side of Caribbean Way.
 - (3) Sidewalks shown on both sides of the "Typical Private Street" cross section.
 - (4) Conceptual pedestrian circulation routes along the west side of Manning Road, south of Caribbean Way.
 - (5) Conceptual bicycle access into the site.
 - (6) Shared-lane markings (sharrows) along the subject property's frontage of Manning Road East.
 - (7) Shared-roadway bicycle facilities on the street cross section for Manning Road East.
2. Prior to acceptance of a preliminary plan of subdivision, the applicant shall:
 - a. Provide a pedestrian and bicycle transportation exhibit that illustrates:

- (1) Sidewalks on both sides of all streets, public or private, excluding alleyways.
- (2) Bicycle accommodation into and throughout the subject site.
- b. Provide preliminary details of the proposed community center as part of a private recreational facility package, or provide written evidence that the condition from Zoning Map Amendment A-9960-C requiring one has been removed or revised.
3. At the time of detailed site plan, the applicant shall:
- a. Submit a list of sustainable site and green building techniques that will be used in this development.
- b. Locate the four live/work units in the southern section by fronting the units on Caribbean Way.
- c. Provide a centrally located recreational open space with facilities for young children in the northern section.
- d. Add the following site plan notes:
- “During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- “During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”

REC'D JUL 29 2021



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

July 27, 2021

Signature Land Holdings, LLC
2120 Baldwin Avenue, Suite 200
Crofton, MD 21114

Re: Notification of Planning Board Action on
Conceptual Site Plan CSP-20001
Addition to Signature Club at Manning Village

Dear Applicant:

This is to advise you that, on **July 22, 2021**, the above-referenced Conceptual Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-280, the Planning Board's decision will become final 30 calendar days after the date of this final notice of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Very truly yours,
James R. Hunt, Chief
Development Review Division

By: Henry Zhang 7/26/2021
Reviewer

Attachment: PGCPB Resolution No. **2021-86**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Conceptual Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 1, 2021, regarding Conceptual Site Plan CSP-20001 for Addition to Signature Club at Manning Village, the Planning Board finds:

1. **Request:** The subject application proposes a conceptual site plan (CSP) for 75 to 80 townhouse units, including 4 live/work units, which have a total office space between 2,600 and 3,100 square feet.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	M-X-T	M-X-T
Use(s)	Vacant	Residential/ Office
Acreage	7.26	7.26
Total Gross Floor Area (GFA) (sq. ft.)	-	220,800–236,800
Of which Office GFA	-	2,600–3,100
Residential GFA	-	218,200–233,700
Total One-Family Attached Dwelling Units	-	75–80
Of which live/work 4 units	-	4

Floor Area Ratio in the M-X-T Zone

Base Density Allowed:	0.40 FAR
Residential Optional Method:	1.00 FAR
Total FAR Permitted:	1.40 FAR*
Total FAR Proposed:	0.7–0.75 FAR

Note: *Maximum density allowed, in accordance with Section 27-545(b)(4), Optional method of development, of the Prince George's County Zoning Ordinance, for providing 20 or more residential units.

3. **Location:** The subject property is located on the west side of Manning Road East and on both sides of Caribbean Way, just north of the intersection of MD 228 (Berry Road) and Manning Road East, in Planning Area 84, Council District 9.

4. **Surrounding Uses:** This triangular property is wedged between Pod 2 (mainly residential), to the west and south, and Pod 3 (mainly commercial), to the east, beyond Manning Road East, of the larger Signature Club (previously known as Manokeek) project, in the Mixed Use-Transportation Oriented (M-X-T) Zone. To the north, there are vacant properties in the Rural Residential (R-R) Zone.
5. **Previous Approvals:** The subject property was identified as an outparcel in Preliminary Plan of Subdivision (PPS) 4-01065, which was approved (PGCPB Resolution No. 02-09) by the Prince George's County Planning Board in 2002, due to a finding of inadequate water and sewer facilities. The subject site consists of two parcels, known as Outparcels A and B, which were formerly part of a larger property known as Parcel 25, and otherwise referred to as the Vincent Property.

On January 13, 2005, the Planning Board recommended approval of Zoning Map Amendment A-9960, which requested a rezoning of Parcel 25, including the subject site, from the R-R Zone to the M-X-T Zone. In 2006, the Prince George's County District Council affirmed the Zoning Hearing Examiner's decision on this rezoning application via Zoning Ordinance No. 2-2006, with seven conditions.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the subject property in the M-X-T Zone.

6. **Design Features:** The subject site is triangular in shape, with the long side fronting the Signature Club to the west, which is under construction, pursuant to Detailed Site Plan DSP-04063-04, with single-family detached and attached residential dwelling units. Caribbean Way bisects the triangular site into a 6.178-acre northern section and a 1.06-acre southern section. Vehicular access to both sections will be via full access points off Caribbean Way, which is further connected to Manning Road East. Caribbean Way is also the right-of-way that connects Pods 2 and 3 of the larger Signature Club property on the east and west of the subject site.

Approximately 75 townhouses and a community center will be in the northern section and 4 live/work units, including up to 3,100 square feet of office space, will be in the southern section. Illustrative images of the possible live/work units have been included in this application. The units feature a three-story, gable-roof building, with the first floor as office space with a separate entrance. The appearance of the units is otherwise like normal townhouses. Details of the unit design will be provided at the time of DSP. The location of the proposed live/work units in the southern section will minimize any possible negative impacts on the rest of the townhouses. It is the applicant's intention that the proposed development in this CSP will be the future stage of the larger Signature Club at Manning Village project, and will be constructed by the same builder, Caruso Homes.

Given the scale and multiple phases of the proposed development, there are plenty of opportunities for application of sustainable site and green building techniques in the development. The applicant should apply those techniques, as practical, at the time of DSP. A condition has

been included in this resolution requiring the applicant to provide sustainable site and green building techniques that will be used in this development with the submittal of the DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9960-C:** The District Council approved Zoning Map Amendment A-9960-C on January 9, 2006, to rezone the Parcel 25, approximately 12.54 acres of land, including the subject site, from the R-R Zone to the M-X-T Zone, with seven conditions. The conditions of approval that are relevant to the review of this CSP warrant the following discussion:

2. **The total combined development of the western portion (8.57 acres) of the subject property and Pod 2 on CSP-99050 shall not exceed the total development approved for Pod 2 on CSP-99050.**

The total development approved on Pod 2 in CSP-99050, which is the CSP for the larger Signature Club at Manning Village project, consists of 800 residential units and a mix of up to 70,000 square feet of retail/office space in three distinct pods. The 800 residential units were initially proposed as age-restricted condominiums, including various housing types, such as single-family detached, townhomes, and multifamily on Pod 2.

Pod 2 is now approved to be developed with 313 fee-simple residential units, including single-family detached units and townhomes. The subject CSP proposes approximately 80 townhouses, of which four units are live/work with office space between 2,600 to 3,100 square feet. When combined, the total development between the two sites includes 393 residential units, which is well within the total development of 800 units, as approved in CSP-99050 for Pod 2.

3. **The wetland area located at the southwestern corner of this property shall be protected from grading disturbances, throughout the development process. During the review of all subsequent plans, the wetland and the 25-foot buffer area shall be protected by a platted conservation easement.**

The wetland area in question is shown on the CSP with the 25-foot wetland buffer that will not be disturbed and will be protected by a platted conservation easement. This issue will be further reviewed at the time of PPS.

4. **All Conceptual Site Plans, Preliminary Plans of Subdivision, Detailed Site Plans, and Tree Conservation Plans proposing residential development on this site shall include a Phase I and Phase II Noise Study, as appropriate, to show the location of the 65 dBA Ldn noise contour (mitigated and unmitigated), and to show that all State noise standards have been met for interior areas of residential and residential-type uses.**

A noise study was prepared to address this condition when the adjacent Pod 2 was approved. The unmitigated 65 dBA Ldn line, from that approval, is outside the building envelope for the southern section where the proposed live/work units will be located. There is no outdoor play area shown within the unmitigated 65 dBA Ldn line. The noise issue will be further reviewed at the time of PPS. However, the unmitigated 65 dBA Ldn line should be more clearly shown and labeled on the CSP and Type 1 tree conservation plan (TCP1), as conditioned herein.

5. The conceptual site plan shall show the proposed community center in a more prominent location.

At the time of A-9960-C approval, the applicant submitted an illustrative plan, which depicted residential development, a live/work component, and a community center. The subject CSP shows an approximate location of a community center in the middle of the northern section. However, the applicant indicates that the units proposed in this CSP will be the next stage of the larger Signature Club at Manning Village and will be incorporated into the homeowners association (HOA) of DSP-04063-04 (where 313 units are located to the west of the subject site) and will have access to the community center in that pod. Any incorporation of this development into the adjacent existing HOA will have to be evaluated and conditioned accordingly, at the time of PPS.

Given the schematic nature of a CSP, the condition has been fulfilled by simply showing the location of the future community center in the center of the larger section. However, the applicant should either provide details of the community center at the time of PPS, as part of the adequate recreation facility evaluation, or provide evidence that this condition attached to the rezoning application has been removed by the District Council. A condition requiring this has been included in this resolution.

6. The bufferyard required between the land uses in the M-X-T Zone and uses on adjoining R-R land shall be doubled.

Properties in the M-X-T Zone will be required to comply with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), including Section 4.7, Buffering Incompatible Uses. The site's conformance with the requirements of the Landscape Manual will be reviewed at the time of DSP when detailed information will be available. Given the proposed use in the northern section will be townhouses, if the adjacent R-R-zoned property will be developed with single-family detached homes, usually a 10-foot-wide bufferyard would be required. In this case, a 20-foot-wide bufferyard is required, in accordance with this condition and will be enforced at the time of DSP. As a condition of rezoning, no alternative compliance would be allowed from this requirement.

7. The woodland conservation threshold shall be at 20 percent.

The woodland conservation threshold is 20 percent in the Type 1 tree conservation worksheet, as shown on TCP1-009-2021, which is a part of this application. This condition has been satisfied.

8. Prince George's County Zoning Ordinance: The subject CSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-547, Use Permitted, of the Zoning Ordinance, which governs uses in all mixed-use zones, as follows:
 - (1) The proposed one-family attached residential and live/work units, including office uses, are permitted in the M-X-T Zone. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore, development of this property would be limited to the numbers and types as proposed in this CSP, that cannot exceed 80 one-family attached dwelling units, of which 4 are live/work units, with up to 3,100 square feet of office space.
 - (2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:
 - (d) **At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:**
 - (1) **Retail businesses;**
 - (2) **Office, research, or industrial uses;**
 - (3) **Dwellings, hotel, or motel.**

This CSP proposes up to 80 residential townhouses, of which 4 are live/work units, including up to 3,100 square feet of office. Two of the three required uses are included in this application, satisfying the requirement of Section 27-547(d). The amount of office space is sufficient to serve the purposes of the zone given

the small area of the site, low number of dwelling units, nearby commercial uses, and planned incorporation of this site into the adjacent development.

- b. Section 27-548 of the Zoning Ordinance, M-X-T Zone regulations, establishes additional standards for the development in this zone. The CSP's conformance with the applicable provisions is discussed, as follows:

(a) **Maximum floor area ratio (FAR):**

(1) **Without the use of the optional method of development—0.40 FAR**

(2) **With the use of the optional method of development—8.0 FAR**

A floor area ratio (FAR) range of 0.7–0.75 is proposed in this CSP. The maximum allowed for this development is 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, of the Zoning Ordinance, which allows an additional FAR of 1.0 on top of the base 0.4 to be permitted, where 20 or more dwelling units are proposed. In this CSP, a total of 80 dwelling units are proposed.

- (b) **The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The applicant proposes to include the uses on the M-X-T-zoned property in multiple buildings on more than one lot, as permitted.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.**

The development is subject to the requirements of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone, and to protect the character of the M-X-T Zone from adjoining incompatible land uses, at the time of DSP.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed up to 236,800 square feet on the 7.24-acre property is 0.75. This will be refined further at the time of DSP, relative to the final proposed gross floor area of the buildings, in conformance with this requirement.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, or in the ground below public rights-of-way, as part of this project.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

Both sections will be accessed from Caribbean Way, which is a public street; however, the residential townhouses and live/work units will be served by private streets and alleys. At the time of PPS, appropriate frontage and vehicular access for all lots and parcels must be properly addressed.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this**

Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half ($\frac{1}{2}$) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The subject CSP proposes 80 townhouses. Conformance with these specific townhouse requirements will be reviewed at the time of PPS and DSP, when detailed lot and building information is available.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

No multifamily buildings are included in this CSP.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

The subject property was placed in the M-X-T Zone through A-9960-C. Therefore, this requirement does not apply.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a CSP in the M-X-T Zone, as follows:

- (1) **The proposed development is in conformance with the purposes and other provisions of this Division:**

The proposed development is in conformance with the purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major intersections to enhance the economic status of Prince George's County. The proposed development, consisting of up to 80 townhouses, including 4 live/work units, will be another phase of the larger Signature Club at Manning Village and provide additional housing types and increased economic activity proximate to the major intersection of MD 210 and MD 228. It also allows for the reduction of the

number and distance of automobile trips by constructing residential and nonresidential uses near each other. This CSP, in general, promotes the purposes of the M-X-T Zone and contributes to the orderly implementation of the *Plan Prince George's 2035 Approved General Plan*.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The subject site was rezoned to the M-X-T Zone through A-9960-C, not through a sectional map amendment.

- (3) **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed development will be outwardly oriented. The subject site is sandwiched between Pods 2 and 3 of the larger Signature Club at Manning Village development and will provide additional housing types to the existing market. The proposed development in this CSP will be physically and visually integrated with the adjacent existing development that is still under construction. The proposed four live/work units will be on the southern section that is physically separated by Caribbean Way from the rest of the townhouses. This arrangement will minimize the possible negative impacts of the live/work units on the rest of community and position them closest to MD 228 for easy access. How buildings relate to the street, especially viewed from both Manning Road East and Caribbean Way, and other urban design considerations will be addressed at the time of DSP, to ensure continued conformance with this requirement.

- (4) **The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed development is compatible with the existing and proposed development in the vicinity. As previously discussed, the proposed development is flanked on the east and west sides by Pods 2 and 3 of the larger Signature Club at Manning Village, which is a mixed-use project consisting of residential, commercial/retail, and office uses. The commercial/retail and office components of the larger project are located mainly on Pod 1, located on the south side of MD 228 and Pod 3, located to the east of the subject site across Manning Road East. The proposed CSP will provide market-rate housing options that will be complementary to the existing development. Given the property to the north is in the R-R Zone and most likely will be developed with single-family houses,

the proposed townhouses will provide a transition between the different development patterns.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Once the proposed development of this CSP is in place, the mix of uses, arrangement of buildings, and other improvements and amenities will produce a cohesive development capable of sustaining an independent environment of continuing quality and stability. The proposed development concept of residential townhouses with limited live/work units, which is envisioned as another phase of the larger project to be constructed by the same builder, will be a welcome addition to the existing mix of the development and will create new market synergy in the vicinity of the intersection of MD 210 and MD 228.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The larger Signature Club at Manning Village is currently under construction as a multiphase development, in accordance with the approved pods. This CSP will be developed in one single stage, but is envisioned as another phase of the Signature Club development and is designed as a self-sufficient entity, allowing for effective integration of subsequent phases.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

This requirement will be further evaluated in detail, at the time of PPS and DSP. The illustrative pedestrian and bicycle exhibit, submitted with the CSP, shows sidewalks adjacent to roadways, connecting to each section of the development and connecting to Pods 2 and 3.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The above finding is not applicable because the subject application is a CSP. Further attention should be paid to the design of pedestrian and public spaces, at the time of DSP.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

The subject property was placed in the M-X-T Zone through A-9960-C, not through a sectional map amendment. Therefore, this finding is not applicable. Transportation adequacy for the proposed development will be further tested, at the time of PPS.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject property measures 7.26 acres and does not meet the above acreage requirement. Furthermore, this CSP does not propose development of a mixed-use planned community. Therefore, this requirement is not applicable.

- d. The CSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The proposed development concept provides a mix of townhouses and live/work units designed to front on roadways. A connected system for vehicles and pedestrians is proposed, subject to several conditions. In addition, the CSP notes that architecture for residential, including live/work buildings, will provide a variety of architectural elements to convey the individuality of units, while providing for a cohesive design. Detailed designs of all buildings, site infrastructure, recreational facilities, and amenities will be further reviewed at the time of DSP.

Specifically, the CSP anticipates adequate levels of lighting for safe vehicular and pedestrian movement, while not causing glare or spillover onto adjoining properties by using full cut-off light fixtures throughout the development. The CSP is designed to preserve, create, and emphasize views from public roads and the adjoining property. All buildings will be designed to provide a modern, clean, and strong presence along road frontages.

The proposed site and streetscape amenities in this project will contribute to an attractive, coordinated development. The CSP envisions attractive site fixtures that will be made from durable, high-quality materials and will enhance the site for future residents and patrons.

The townhouses will be accessed by proposed private roads and alleys. Landscaping will be provided in common areas which, along with street trees along the private roads, will further screen the units from views of public rights-of-way. It is anticipated and expected that the future builder of the residential units will provide high-quality architecture that will include a variety of architectural elements and articulation, to promote individuality or aesthetically pleasing appearances.

In addition, a centrally located community center has been shown in the middle of the northern section. At this time, the applicant is expecting to integrate this development into the larger Signature Club at Manning Village, in terms of provisions of community recreational facilities and amenities. As a result, given the scale of the proposed development, a separate community building may not be an economically viable option on this site. However, a centrally located open space, with recreational facilities for younger children, would be appropriate. This issue will be further evaluated at the time of PPS.

- e. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b). At the time of DSP review, demonstration of adequacy of proposed parking, including visitor parking and loading configurations, will be required for development.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:**

The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. As required by the WCO, TCP1-009-2021 was submitted with the CSP.

- a. The site has an approved Natural Resources Inventory Plan (NRI-118-2020), which correctly shows the existing conditions of the property. There are no specimen or historic trees located on-site. The site does not contain streams or 100-year floodplain and their associated buffers. The site does contain wetlands which, comprise the primary management area (PMA). The TCP1 and CSP show all the required information correctly, in conformance with the NRI.
- b. The site has a woodland conservation threshold of 20 percent or 1.45 acres. The TCP1 proposes to clear 6.96 acres of woodland, resulting in a total woodland conservation requirement of 4.07 acres. The TCP1 proposes to meet the requirement with 0.27 acre of on-site preservation and 3.80 acres of off-site mitigation.

No revisions to the TCP1 are needed and no further action regarding woodland conservation is required with this CSP review. The proposed development is in general conformance with the WCO.

10. **Other site-related regulations:** Additional regulations are applicable to site plan review that usually require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:

- a. **2010 Prince George's County Landscape Manual**—This development in the M-X-T Zone will be subject to the requirements of the Landscape Manual at the time of DSP. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.
- b. **Prince George's County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 7.26 acres in size and the required TCC is 0.73 acre or 31,625 square feet. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.

11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Historic Preservation**—The Planning Board adopts a memorandum dated April 30, 2021 (Stabler and Smith to Zhang), incorporated herein by reference, which stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Most of the property has been previously disturbed. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
- b. **Community Planning**—The Planning Board adopts a memorandum dated June 4, 2021 (Irminger to Zhang), incorporated herein by reference, which stated that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this CSP application.

The community center facility shown on the CSP is to provide a location for the monthly meetings of the Accokeek Development Review District Commission that is still needed within the Accokeek community.

The subject CSP shows a potential community center facility location in the middle of the northern section of the development. As discussed previously, the applicant envisions the development in this CSP as another phase of the existing Signature Club at Manning Village, as the application name suggests, and will share all facilities and amenities that have been planned for the larger project. However, given the schematic nature of the CSP under this review, the approximate location of the community center facility, as shown on the illustrative CSP, is sufficient for approval. This issue will be further evaluated at the time of PPS and DSP when more information is available.

- c. **Transportation Planning**—The Planning Board adopts a memorandum dated June 3, 2021 (Hancock to Zhang), incorporated herein by reference, which stated that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a CSP, as described in the Zoning Ordinance. There are no transportation-related findings related to traffic or adequacy associated with this CSP, as transportation adequacy will be tested with a future PPS.
- d. **Pedestrian and Bicycle Facilities**—The Planning Board adopts a memorandum dated June 4, 2021 (Ryan to Zhang), incorporated herein by reference, which provided a comprehensive review of this application for conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, and the Zoning Ordinance to provide the appropriate pedestrian and bicycle transportation recommendations.

The Planning Board finds that the pedestrian and bicycle site access and circulation of this plan is acceptable, and approves this CSP with two conditions that have been included in this resolution.

Details regarding pedestrian, bicyclist, and transit improvements will also be reviewed and addressed at the time of PPS and DSP review, when more details are available.

- e. **Environmental Planning**—The Planning Board adopts a memorandum dated June 2, 2021 (Rea to Zhang), incorporated herein by reference, which provided a review of the application's conformance with conditions attached to A-9960-C that have been included in the findings of this resolution. The additional comments on the subject application have been summarized, as follows:

Primary Management Area: The PMA on-site, as shown on the plan, is without impacts. There will be an off-site PMA impact of approximately 870 square feet, which is in the road right-of-way. No additional information is required with regard to the PMA.

Stormwater Management: An unapproved Stormwater Management (SWM) Concept Plan (52665-2020) was submitted with the application. The SWM concept plan shows the use of environmentally sensitive design elements to address water quality requirements. An approved SWM concept plan and letter will have to be submitted with the DSP.

Conformance with the provisions of the Prince George's County Code and State regulations, with regard to the SWM will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), prior to issuance of permits.

- f. **Subdivision**—The Planning Board adopts a memorandum dated June 3, 2021 (Vatandoost to Zhang), incorporated herein by reference, which noted that the subject CSP proposes development of residential units on Outparcel A, and live/work units on Outparcel B. PPS 4-01065 approved one outparcel for the subject property with no allowed development. Any proposed development on Outparcel A or B will require a new PPS with analysis of adequate facilities and recordation of a new final plat of subdivision, prior to approval of building permits for the subject property.
- g. **Prince George's County Department of Parks and Recreation**—The Planning Board adopts a memorandum dated June 1, 2021 (Burke to Zhang), incorporated herein by reference, in which the Department of Parks and Recreation noted that at the time of PPS, the applicant should pay a fee-in-lieu to fulfill the dedication of parkland requirement. The fee can then be applied to improvements at Accokeek Park or Accokeek East Park. In addition, residents of the new townhouse community are planned to have access to the private recreational facilities in the adjacent Signature Club at Manning Village. This issue will be further evaluated at the time of PPS.
- h. **Prince George's County Fire/EMS Department**—At the time of the preparation of this resolution, the Fire/EMS Department did not offer comments on the subject application.

- i. **Prince George's County Department of Permitting, Inspections and Enforcement—**The Planning Board adopts a memorandum dated June 14, 2021 (Giles to Zhang), incorporated herein by reference, in which DPIE provided a comprehensive review of this CSP and stated no objection to the approval of this application. DPIE's comments will be enforced through their separate permitting process.
- j. **Prince George's County Police Department—**At the time of the preparation of this resolution, the Police Department did not offer comments on the subject application.
- k. **Prince George's County Health Department—**The Planning Board adopts a memorandum dated June 1, 2021 (Adepoju to Zhang), incorporated herein by reference, in which the Health Department provided four comments on the subject application, as follows:
 - There are over 10 existing carry-out/convenience store food facilities and one grocery store/market within a 0.5-mile radius of this site. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. The applicant should consider designating the retail space for a grocery store that provides healthy food options, such as an assortment of fresh fruits and vegetables for retail sale.
 - Indicate how the project will provide for pedestrian access to the site by residents of the surrounding community. Scientific research has demonstrated that a high-quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes. Indicate how development of the site will provide for safe pedestrian access to amenities in the adjacent communities.
 - During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the County Code.

These comments have been transmitted to the applicant. The last two comments will be included as site plan notes with some modification to require conformance to all applicable regulations and laws. The schematic pedestrian connections to and from the subject site to the surrounding neighborhoods have been required with this CSP and specific locations of the sidewalks and other connections will be further reviewed at the time of PPS and DSP.

1. **Maryland State Highway Administration**—At the time of the preparation of this resolution, the Maryland State Highway Administration did not have comments on the subject application.
12. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP, if approved with the proposed conditions below, 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.
13. Section 27-276(b)(4) for approval of a CSP, requires that the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Prince George's County Subdivision Regulations. The subject CSP proposes no impacts to regulated environmental features and, therefore, this finding can be made with the proposed development.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 1 Tree Conservation Plan TCP1-009-2021, and further APPROVED Conceptual Site Plan CSP-20001 for the above-described land, subject to the following conditions:

1. Prior to certification of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Remove the dimensional information, such as lot size, for the single-family attached units from the plans.
 - b. Provide a general note on the plan stating the Prince George's County District Council Order that approves the zoning map amendment for this site.
 - c. Provide the existing gross floor area on the plan.
 - d. Revise the CSP and other exhibits to conceptually indicate the location of the proposed live/work units.
 - e. Revise the General Notes 8 and 10 to list the live/work units and the proposed office square footage.
 - f. Clearly show and label the unmitigated 65 dBA Ldn line on the CSP.

- g. Revise the CSP and the pedestrian circulation exhibit to provide the following:
 - (1) Conceptual pedestrian access between the two portions of the site, specifically along Caribbean Way, at the location where vehicular access between the two portions of the site is provided, unless modified by DPIE with written correspondence to the Planning Department.
 - (2) Conceptual pedestrian circulation along the south side of Caribbean Way, subject to future feasibility study.
 - (3) Sidewalks shown on both sides of the "Typical Private Street" cross section.
 - (4) Conceptual pedestrian circulation routes along the west side of Manning Road, south of Caribbean Way, subject to future feasibility study.
 - (5) Conceptual bicycle access into the site.
 - (6) Shared-lane markings (sharrows) along the subject property's frontage of Manning Road East, unless modified by DPIE with written correspondence to the Planning Department.
- 2. Prior to acceptance of a preliminary plan of subdivision, the applicant shall:
 - a. Provide a pedestrian and bicycle transportation exhibit that illustrates:
 - (1) Sidewalks on both sides of all streets, public or private, excluding alleyways.
 - (2) Bicycle accommodation into and throughout the subject site.
 - b. Provide preliminary details of the proposed community center as part of a private recreational facility package, if required, or provide written evidence that the condition from Zoning Map Amendment A-9960-C requiring one has been removed or revised.
 - c. Provide shared roadway bicycle facilities on the street cross section for Manning Road East, unless modified by DPIE with written correspondence to the Planning Department.
- 3. At the time of detailed site plan, the applicant shall:
 - a. Submit a list of sustainable site and green building techniques that will be used in this development.
 - b. Locate the four live/work units in the southern section by fronting the units on Caribbean Way.

- c. Provide a centrally located recreational open space with facilities for young children in the northern section.
- d. Add the following site plan note:

"During the construction phase, the applicant shall adhere to all applicable Prince George's County or State of Maryland regulations and laws regarding particulate matter pollution and noise."


BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, July 1, 2021, in Upper Marlboro, Maryland.

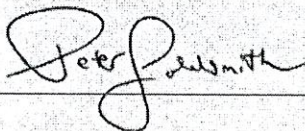
Adopted by the Prince George's County Planning Board this 22nd day of July 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department
Date: July 12, 2021

CLUBHOUSE USE AGREEMENT

THIS CLUBHOUSE USE AGREEMENT (the “**Agreement**”) is made as of this ____ day of _____, 202__, by and between Signature Club Homeowners Association, Inc., a Maryland non-stock, non-profit corporation (the “**Association**”), the Accokeek Development Review District Commission (the “**ADRDC**”), and Signature 2016 Residential, LLC (the “**Developer**”).

BACKGROUND STATEMENT

WHEREAS, the Association is a homeowners association formed in the State of Maryland for the purpose of overseeing the upkeep and use of the common areas and other Association property within the Signature Club community (the plat for which is recorded among the Land Records of Prince George’s County, Maryland, in Plat Book SJH 250 at Plat No. 96, *et seq.*, the “**Community**”);

WHEREAS, the ADRDC was engaged in the approval and entitlement process for the Community, and supported the approval of the Community (specifically, the approval of DSP-04063-04) with the understanding from the Developer and the Association that the ADRDC would be authorized to utilize as a meeting place the future clubhouse (“**Clubhouse**”) that will be constructed on “Parcel ‘FF’” as shown on that certain plat entitled, PLAT SEVEN, LOTS 31—34, 187—200, 238—243, 271—279, 310—313 & PARCELS BB, CC, DD, EE, FF, GG & HH, SIGNATURE CLUB AT MANNING VILLAGE (with an address of 16550 Anegada Drive, Accokeek, Maryland 20785, the “**Land**”);

WHEREAS, the Community is subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions Signature Club Homeowners Association, recorded among the Land Records of Prince George’s County, Maryland in Liber 41085 at folio 172, *et seq.*, (the “**Declaration**”), and Article 17 of the Declaration authorizes (beginning at the time of issuance of a final use and occupancy permit for the Clubhouse) ADRDC to utilize a room in the Clubhouse, at no cost to ADRDC, for twelve (12) Planned Meeting Dates (as defined below) and six (6) Special Meeting Dates (as defined below), all as further described in Article 17 of the Declaration;

WHEREAS, the parties desire to clarify and memorialize their agreement with respect to the ADRDC’s use of the Clubhouse as described in the paragraph above;

NOW, THEREFORE, in consideration of the Background Statement (which shall be deemed a substantive part of this Agreement), the mutual promises contained herein, Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties prior to the execution and delivery hereof, the parties do hereby agree as follows:

1. **Clubhouse Use & Scheduling.** Each year during the month of December, the Association (through its board of directors) shall establish a schedule with the ADRDC setting forth the dates and times that the Association shall make available a room in the Clubhouse for regular ADRDC meetings throughout the following year. Such schedule shall provide for twelve (12) pre-planned

WITNESS, the hands and seals of said Association and ADRDC the day and year first above written.

WITNESS: Signature Club Homeowners Association, Inc., a Maryland non-stock, non-profit corporation

_____ By: _____ (SEAL)
Name:
Title:

WITNESS: Accokeek Development Review District Commission

_____ By: _____ (SEAL)
Name:
Title:

WITNESS: Signature 2016 Residential, LLC, a Maryland limited liability company

_____ By: _____ (SEAL)
Name:
Title:

(NOTARY PAGE FOLLOWS NEXT)

State of Maryland
County of Anne Arundel

I HEREBY CERTIFY that on this ____ day of _____, 2021, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear _____, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the forgoing instrument and acknowledged that he is the _____ of Accokeek Development Review District Commission, and having the authority so to do, did acknowledge the foregoing instrument to be the act and deed of said Accokeek Development Review District Commission and did acknowledge the same was executed for the purposes therein contained.

AS WITNESS, I have hereunto set my hand and notarial seal this ____ day of _____, 2021.

_____(SEAL)
NOTARY PUBLIC

My Commission Expires: _____