



Automatic Certificate of Adequacy

ADQ-2022-105

General Information

Project Name: South Lake

Resolution Number: 19-06

Associated Preliminary Plan of Subdivision or Final Plat: 4-17027

Use Type: Residential

Dwelling Unit Type and Number: 66 single-family units

Gross Floor Area (nonresidential): N/A

Project Location

Project Location: Southeast quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Crain Highway)

Lot/Parcel: Part of Outparcels A and B (REP 215 89-90) per 4-17027

Tax Account: N/A

Property Zone: LCD

Council District: 4

Planning Area: 74A

Municipality: Bowie

Election District: 7

Transportation Service Area: 2

Police District: 2

School Cluster Area: 4

The findings and following conditions of adequacy apply to the subject property in accordance with Prince George's County

Resolution No. 19-06 :

- 1. Old Central Avenue at Site Access:** Prior to approval of the detailed site plan for the subject property (other than infrastructure, signage or model homes), the applicant shall submit an acceptable traffic signal warrant study to the Maryland State Highway Administration for a possible signal at the intersection of Old Central Avenue at the site access. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond and install it at a time when directed by the responsible permitting agency.
- 2. US 301 at Old Central Avenue:** Prior to approval of the detailed site plan for the subject property (other than infrastructure), the applicant shall submit acceptable traffic signal warrant studies to the Maryland State Highway Administration (SHA) for the intersections of northbound and southbound US 301 (Robert Crain Highway) and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by SHA.
- 3. MD 214 at Old Central Avenue:** Prior to approval of the detailed site plan for the subject property (other than infrastructure, signage, or model homes), the applicant shall submit an acceptable traffic signal warrant study to the Maryland State Highway Administration (SHA) for a possible signal at the intersection of MD 214 (Central Avenue) and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond and install it at a time when directed by the responsible permitting agency. In addition, the applicant shall add, to the northbound approach of Old Central Avenue, an additional exclusive left-turn lane, unless modified by SHA.

4. **MD 214 at Church Road:** Prior to issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency:
 - a. The restriping of the westbound right-turn lane along MD 214 to operate as a shared through/right-turn lane.
 - b. The restriping of the northbound approach of Church Road to operate as one exclusive left turn lane, one exclusive through lane, and one exclusive right-turn lane, along with any signal modifications to reflect the change in lane use.
5. Total development within the subject property shall be limited to uses, which generate no more than a total of 48 AM and 56 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
6. Prior to issuance of any building permit for units within Preliminary Plan of Subdivision 4 17027, the following improvements shall be in place, under construction, or bonded and permitted:
 - a. At US 301/Trade Zone Avenue, if the US 301 CIP/CTP project is fully funded at time of building permit issuance, the applicant and the applicant's heirs, successors, and/or assignees shall pay to Prince George's County, a fee calculated as \$950.78 per residential building permit x (FHWA Construction Cost Index at time of payment)/(FHWA Construction Cost Index for 2nd Quarter, 1989) as its share of costs for improvements to US 301.
 - b. At US 301/Trade Zone Avenue, if the US 301 CIP/CTP project is not fully funded at time of building permit issuance, the applicant and the applicant's heirs, successors, and/or assignees shall bond and permit the following transportation facilities mitigation plan improvement prior to issuance of building permits:
 - (1) Construct a third eastbound left-turn lane along Trade Zone Avenue onto northbound US 301; and
 - (2) Construct a third receiving lane along northbound US 301 with the appropriate length to be determined by the operating agency.