

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shhpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III *
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson

*Also admitted in the District of Columbia

December 20, 2017

VIA HAND DELIVERY

Ms. Sherri Conner, Acting Supervisor
Subdivision & Zoning Section
Prince George's County Planning Department
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: PARKSIDE
Preliminary Plan of Subdivision (4-16001)**

Dear Ms. Conner:

On behalf of our client, SHF Project Owner, LLC (the "Applicant"), Robert J. Antonetti, Jr., and Shipley and Horne, P.A. submits this statement of justification in support of Preliminary Plan of Subdivision 4-16001 (the "PPS"). The subject property contains 121.69 acres and is zoned R-M. The larger Parkside (formerly known as Smith Home Farm) subdivision is a tract of land located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres, in Planning Area 78, Council District 6. The land area of this PPS application contains portions of Sections 5 and all of Section 6, totaling approximately 121.69 acres, and is in the far southeastern portion of the larger Parkside development.

Neighboring properties, use and zoning:

The property in this PPS application is bounded to the north and west by other sections of the Parkside development, specifically the Westphalia Central Park (as dedicated previously by the Applicant) to the north and Section 1A to the west. To the south are mostly vacant Mixed-Use Transportation-Oriented (M-X-T) zoned properties that all have existing approvals for future development, specifically the mixed-use Westphalia Town Center and the Moore Property development. To the east is vacant land in the Rural Residential (R-R) Zone that is part of the Marlboro Ridge residential development.

Previous Approvals

The subject application is a re-subdivision of a portion of Section 5 and all of Section 6 within Parkside. The overall Parkside project consists of 757 gross acres, including 727 acres in the Residential Medium Development (R-M) Zone and 30 acres in the Local Activity Center (L A-C) Zone. The Parkside project was rezoned from the Residential-Agricultural (R-A) Zone to the R M Zone (3.6–5.7) through Zoning Map Amendments A-9965 and A 9966 for a mixed retirement development, and to the L A-C Zone with a residential component for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space. CDP-0501 was approved on June 12, 2006 and was followed by a preliminary plan of subdivision for the overall Parkside project (4-05080). This PPS application is needed because the previous preliminary plan (4-05080 approved on October 14, 2005) did not create enough fee simple lots to accommodate the density approved in CDP-0501. A specific breakdown of the total number of units approved in previous approvals (including lot and parcel totals) is reflected in the attached Exhibit A. Approval of this PPS application will not create density that exceeds the totals approved in CDP-0501 for the overall Parkside project.

The specific approvals involving the land area for the instant PPS application include the following:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
A-9965-C A-9966-C	NA	District Council	Approved	5/22/2006.	NA (Final Decision)
CDP-0501	TCPI-038-05	District Council Affirmation of Planning Board Approval	Approved	6/12/2006	PGCPB No. 06-56.
CDP-0501 Reconsideration	TCPI-038-05	District Council Affirmation of Planning Board Approval	Approved	3/28/2016	PGCPB No. 06-56 (C)(A)
CDP-0501-01	TCPI-038-05	Planning Board	Approved	12/01/2011	PGCPB No. 11-112
CDP-0501-01	TCPI-038-05	District Council Affirmation of Planning Board Approval	Approved	5/21/2012	PGCPB No. 11-112

		amending Conditions 3, 7 and 9			
4-05080	TCPII-038-05-01	Planning Board	Approved	10/14/2005	PGCPB No. 06-64(A)
SDP-1002 Stream Restoration	NA	Planning Board	Approved	1/26/2012	PGCPB No. 12-07
SDP-1302	TCPII-019-13 TCPII-020-13	Staff Level	Approved	11/8/2013	Staff level
SDP-1101 Central Park	TCPII-021-2015	District Council Affirmation of Planning Board Approval	Approved	5/16/2016	PGCPB No. 14-70
SDP-1301-01 (Infrastructure Only)	TCPII-019-13-01 TCPII-019-13-01	Planning Board	Approved	12/1/2016	PGCPB No. 16-140
SDP-1302-02	TCPII-019-13-02, TCPII-020-13-02	Planning Board	Pending	Pending	

Analysis

1. Development Data Summary:

The following represents the development data summary for the portions of land included within the instant PPS application:

	EXISTING	PROPOSED
Zone	R-M	R-M
Uses	Vacant	Residential
Total Gross Acreage of	121.69	121.69
Section 5 (Residual)	48.98	48.98
Section 6 (Excluding Blythewood Parcel 1)	72.71	72.71
Net Acreage of PPS	107.82	107.82
Density/Units	0	575 units

2. General & Master Plan Compliance:

Plan 2035, Approved General Plan – According to the approved 2035 General Plan (Map 10. Generalized Future Land Use Map), the site is labeled as designated as a “Residential

Medium.” The General Plan further states that the “Residential Medium” designation represents “[r]esidential areas up to 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached).” The uses proposed in this PPS are consistent with the vision, policies and strategies of the 2035 General Plan. Specifically, the PPS is proposing 575 single family attached dwellings in this portion of the Parkside that would roughly equal 5.01 dwelling units per gross acre.

2010 Water Resources Functional Master Plan - The Preliminary Plan has been reviewed against the recommendations in this plan and have been found to be consistent with the policies therein because sensitive environmental features are preserved and the Applicant intends to use environmental site design (ESD) concepts in developing the property as recommended by the Sector Plan. The PPS will also allow for the completion of the stream restoration (Section 5) approved in SDP-1002 and SDP-1301-01.

2007 Westphalia Sector Plan and Sectional Map Amendment (SMA) –

The 2007 Westphalia Sector Plan and Sectional Map Amendment (Sector Plan) recommends a low-density residential land use in the area of this PPS. Moreover, the Sector Plan recommends that the residential areas outside of the core areas of the plan consist of “townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower family single-family neighborhoods”. (See Sector Plan, Policy 5 – Residential Areas). The instant PPS does exactly what the recommendations in the Sector Plan calls for. Specifically, the proposal contains single-family attached product to serve as a transitional buffer between the denser Westphalia Town Center core to the south, and the less dense portions of the Parkside project to the north and west. The design proposed in the PPS reflects an efficient and interconnected street system with the overall Parkside project, with a lotting pattern that is complimentary to already developed sections within the overall Parkside project.

Requirements of Preliminary Plans of Subdivision

A. Section 24-121 - Planning and Design Requirements:

Section 24-121. Planning and design requirements.

- (a) *The Planning Board shall require that proposed subdivisions conform to the following:*
 - (1) *All lots shall be designed to be located wholly within the County and platted in conformance with all requirements of the Zoning Ordinance applicable to the subject property.*

RESPONSE: The proposed parcels and lots are wholly within the County and

will be platted in accordance with all applicable requirements. The PPS meets the requirements of the Zoning Ordinance (Subtitle 27).

- (2) *In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten Year Water and Sewerage Plan.*

RESPONSE: This standard is not applicable to the instant PPS.

- (3) *When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.*

RESPONSE: The PPS application complies with this standard, no individual lots within the project plan will front or access directly onto nearby arterial roadways.

- (4) *Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.*

RESPONSE: The PPS application complies with this standard, no individual lots within the project plan will be adjacent to a roadway of arterial (or higher) classification or a planned transit right-of-way.

- (5) *The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council*

has not imposed the recommended zoning. Notwithstanding any other requirement of this Section, a proposed preliminary plan or final plat of subdivision may be designed to conform with the land use policy recommendations for centers, as approved within the current County general plan, unless the District Council has not imposed the recommended zoning.

RESPONSE: As discussed in Section 2, the residential development proposed for Parkside in this PPS has been designed to conform to the land use policy recommendations contained within the 2035 General Plan for "Residential Medium" development. Further, the proposed development supports the design guidelines for residential areas set forth in the 2007 Westphalia Sector Plan.

- (6) *When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.*

RESPONSE: Neither the applicable master/sector plan or General Plan calls for the reservation of any land. Additionally, no public agency has requested the reservation of any land within the boundaries of this PPS.

- (7) *Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.*

RESPONSE: The conditions of approval, as appropriate, will ensure the eventual ownership of residue lots and/or outlots by an HOA or appropriate community ownership association.

- (8) *Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.*

RESPONSE: Corner lots proposed in the instant PPS meets this requirement.

- (9) *Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board.*

RESPONSE: This PPS is designed in compliance with the above standards.

- (10) *Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.*

RESPONSE: This PPS is designed in compliance with the above standards. The project takes advantage of significant infrastructure (including roads, utilities and stormwater management facilities) already in existence within the greater Parkside project.

- (11) *Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.***

RESPONSE: Significant natural features within this portion of Parkside have been preserved to the maximum degree practicable. The proposed development respects all applicable environmental buffers and setbacks as required by applicable County and State requirements.

- (13) *Generally, lots, except at corners, should have access to only one (1) street.***

RESPONSE: The PPS is designed in compliance with the above standards.

- (14) *If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Environmental Resources, shall be responsible for the maintenance of the entrance feature or gateway sign.***

RESPONSE: The overall Parkside project currently has approved gateway signage as part of a prior Specific Design Plan (SDP-1003/09) application.

- (15) *The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Environmental Resources or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.***

RESPONSE: The site has an approved Stormwater Management Concept Plans 36059-2005-03 and 14846-2006-02.

- (16) *Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for***

*woodland conservation and tree preservation contained in
Subtitle 25.*

RESPONSE: A revised TCP I has been submitted with this application in conformance with requirements in Subtitle 25. The PPS has been designed in accordance with the County's woodland conservation requirements.

(17) Historic resources should be preserved.

RESPONSE: All historic resources within the PPS have been preserved.

(18) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate.

RESPONSE: No sites of archeological significance have been identified on the property subject to this PPS application. All Blythewood related historical elements are located within the Blythewood Parcel (Parcel 1) which is located in Section 6, but outside the limits of this PPS application.

(19) Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.

RESPONSE: The proposed townhouse lots are intended to be fee simple ownership.

B. Section 24-122 - Public Facilities Requirements:

(a) When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents: Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.

(b) Land for public facilities shown on the General Plan, functional master plans and/or area master plans, and watershed plans shall be reserved, dedicated, or otherwise provided for.

(c) Stormwater management facilities, existing or proposed as part of the development, shall have sufficient capacity to convey surface water runoff.

RESPONSE: The PPS shows and provides for all utility easements. Master Plan road right-of-ways are provided to the extent allowed/authorized by the US Army Corps of

Engineers and the Maryland Department of the Environment. The Applicant will file a variation request to Section 24-123(a)(1) for the deletion of a portion of MC-635 and P-619. A Stormwater Management Concept Plan exists for the property contained within this PPS (36059-2005-03 and 14846-2006-02).

C. Section 24-122.01 - Adequacy of Public Facilities:

- (a) *The Planning Board may not approve a subdivision plat if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.***

RESPONSE: This preliminary plan has been reviewed for conformance with this section and Section 24-123 of the Subdivision Regulations, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the appropriate area master plan in order to ensure the adequacy of transportation facilities, including the provision of planned roads, trails, bikeways, and pedestrian improvements. There are two master planned roadways impacting the land area of this PPS application. MC-635 (formerly identified as P-615 in 4-05080) is the master planned roadway running between the Westphalia Central Park and Section 5. It was dedicated at the time of plat, but only a portion will be constructed with Section 5 because the U.S. Army Corps of Engineers has indicated that the additional stream and wetlands disturbance needed for the construction of said roadway is not acceptable. Similarly, P-619 is located in Section 6 U.S. Army Corps of Engineers has indicated that the additional stream and wetlands disturbance needed for the construction of said roadway is not acceptable. The Department of Parks and Recreation (DPR) will have limited right-of-way construction requirements along their frontage. MC-632 is a master planned running north and south through the Central Park and dividing Sections 5 & 6. Frontage improvements related to M-632 will be required with the development of these Sections. Permitting for the portion of M-632 bifurcating the Central Park is still under review. The Applicant has also submitted a Traffic Impact Study from the Traffic Group showing that the proposed subdivision meets the requirements for transportation adequacy, and is within the trip cap established for the overall Parkside project as set forth in 4-05080. Because this is a residential subdivision, the mandatory impact fees for schools will be provided pursuant to County Code requirements.

- (b) *Water and sewerage.***

(1) *The location of the property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.*

RESPONSE: The subject property is within Water and Sewer Systems Area 3.

(c) *Police facilities.*

(1) *Before any preliminary plat may be approved, the Planning Board shall find that:*

(A) *The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision will not exceed the service capacity of existing police stations as determined by the Planning Board in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" as may be amended from time to time; or*

(B) *An adequate police facility available to serve the population and/or employees generated by the proposed subdivision has been programmed with one hundred percent (100%) of the expenditures for the construction of such a facility within the adopted County Capital Improvement Program as determined under the "Guidelines"; or*

(C) *That improvements participated in or funded by the subdivider, including participation in a specific Public Facilities Financing and Implementation Program as defined in Section 27-107.01(186.1), will alleviate any inadequacy as determined under the "Guidelines."*

RESPONSE: To the Applicant's knowledge there are adequate police facilities available to accommodate the proposed development.

(d) *Fire and rescue facilities.*

(1) *Before any preliminary plat may be approved, the Planning Board shall find that:*

(A) *The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision will be within the adequate coverage area of the nearest fire and rescue station(s) as determined by the Planning Board in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" as may be amended from time to time; or*

(B) *An adequate fire and rescue station(s) available to serve the population and/or employees generated by the proposed subdivision has been programmed with one hundred percent (100%) of the expenditures for the construction of such a facility within the adopted County Capital Improvement Program as determined under the "Guidelines", provided, however, that if construction of such improvements has not commenced within nine (9) years after the first year the project is fully funded in an adopted County Capital Improvement Program, the preliminary plat may not be considered and approved by the Planning Board based upon future construction until such facilities are actually constructed; or*

(C) *That improvements participated in or funded by the subdivider, including participation in a specific public facilities financing and implementation program as defined in Section 27-107.01(186.1), will alleviate any inadequacy as determined under the "Guidelines."*

(2) *Before any preliminary plat may be approved, if the location of the property proposed for subdivision is outside the appropriate service area of the Ten Year Water and Sewerage Plan or is in the Rural Tier, the Planning Board shall require the subdivider to provide water storage tanks, the availability of water tanker trucks, or other appropriate source of water for fire extinguishing purposes.*

RESPONSE: To the Applicant's knowledge there are adequate fire and rescue facilities available to accommodate the proposed development. The project will be served by public water and will have adequate on-site fire hydrant coverage in addition to buildings which are designed in accordance with the latest building codes with respect to fire suppression requirements.

D. Comprehensive Design Plan CDP-0501: was approved by the District Council on March 28, 2016. The following conditions are applicable to this PPS:

2. *Total development within the subject property shall be limited to uses generating no more than the number of peak hour trips (1,847 AM peak-hour vehicle trips and 1,726 PM peak-hour vehicle trips). Any development generating an impact greater than that identified herein above shall require a new comprehensive design plan with a new determination of the adequacy of transportation facilities.*

RESPONSE: The Applicant has provided a traffic impact study with this application which demonstrates that the trip generation for the development in this PPS does not exceed the aggregate trip cap for the overall Parkside project.

3. *The applicant shall be required to build the MD 4/Westphalia Road interchange with the development of the subject property. This shall be accomplished by means of a public/private partnership with the State Highway Administration. This partnership shall be further specified at the time of preliminary plan of subdivision, and the timing of the provision of this improvement shall also be determined at the time of preliminary plan of subdivision.*

RESPONSE: On October 26, 2010, the District Council approved a resolution concerning Public Facilities Financing and Implementation Program (PFFIP) District Westphalia Center to provide financing strategies including, but not limited to, pro-rata contributions, sale leasebacks, funding clubs, the Surplus Capacity Reimbursement Procedure provided in Section 24-124 of the Subdivision Regulations, and other methods in order to ensure the timely provision of adequate public facilities for larger projects such as Westphalia. The established PFFIP is the funding vehicle through which the Applicant will make a pro-rata contribution to the construction of the MD 4/Westphalia Road interchange.

4. *At time of preliminary plan of subdivision, the applicant shall:*

- a. *Submit a detailed geotechnical study as part of the preliminary plan application package and all appropriate plans shall show the elevations of the Marlboro clay layer based on that study.*

RESPONSE: This condition was satisfied as part of the previous preliminary plan application (4-05080).

- b. *Minimize impacts by making all road crossings perpendicular to the streams, by using existing road crossings to the extent possible, and by minimizing the stormwater management ponds within the regulated areas. The preliminary plan shall show the locations of all existing road crossings.*

RESPONSE: The Applicant is not proposing any road crossing at streams within the boundaries of this PPS application.

- c. *Design the preliminary plan so that no lots are proposed within the areas containing the Marlboro clay layer. If the geotechnical report describes an area of 1.5 safety factor lines, then no lot with an area of less than 40,000 square feet may have any portion impacted by a 1.5 safety factor line, and a 25-foot building restriction line shall be established along the 1.5 safety factor line.*

RESPONSE: The Applicant has designed the PPS so that no lots are proposed within areas containing Marlboro Clays.

- d. *Submit a completed survey of the locations of all rare, threatened and endangered species within the subject property for review and approval.*

RESPONSE: The Applicant has a completed survey for all rare, threatened and endangered species. No such groups exist within the land area of this PPS.

- e. *Submit a Phase II archeological study, if any buildings within the Blythewood Environmental Setting will be disturbed. The Phase II archeological investigations shall be conducted according to Maryland Historical Trust (MHT) guidelines, Standards and Guidelines for Archeological Investigations in Maryland (Shaffer and Cole, 1994) and the Prince George's County Planning Board's Guidelines for Archeological Review (May 2005), and report preparation should follow MHT guidelines and the American Antiquity or the Society of Historical Archaeology style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report. The significant archeological resources shall be preserved in place.*

RESPONSE: No buildings within the Blythewood Environmental Setting will be disturbed by the development in this PPS.

- f. Request the approval of locations of impacts that are needed for the stream restoration work and provide the required documentation for review. A minimum of six project sites shall be identified and the restoration work shall be shown in detail on the applicable SDP. This restoration may be used to meet any state and federal requirements for mitigation of impacts proposed, and all mitigation proposed impacts should be met onsite to the fullest extent possible.*

RESPONSE: The Applicant has received approval of SDP-1002 identifying all six locations within the overall Parkside project for stream restoration.

- g. Provide a comprehensive trail map. The map shall show the location of the trails within either M-NCPPC or Home Owners' Association (HOA) lands and shall show all trails and trail connections in relation to proposed lots. No trails shall be proposed on private lots.*

RESPONSE: The Applicant has provided this information as part of 4-05080.

- 5. At the time of preliminary plan of subdivision, the applicant shall propose right-of-way recommendations consistent with the final Westphalia Comprehensive Concept Plan and/or the 1994 Melwood-Westphalia Master Plan in consideration of the needs shown on those plans and in consideration of county road standards. The plan shall include approval of the ultimate master plan roadway locations.*

RESPONSE: The Applicant has proposed right-of-way standards consistent with 2007 Sector Plan.

- 6. Prior to approval of a preliminary plan of subdivision, the Blythewood environmental setting shall be reevaluated and Melwood Road shall be preserved to the greatest extent possible by dedicating it to a pedestrian/ trail corridor and limiting pass-through vehicular traffic.*

RESPONSE: The Applicant has provided this information as part of 4-05080. Melwood Road will be preserved to the maximum extent practicable, and a large portion of the roadway through the Westphalia Central Park will be utilized as part of the Melwood Road legacy trail.

- 10. Consistent with Condition 22, the applicant (SHF Project Owner, LLC) and the applicant's heirs, successors, and/or assignees shall perform design and construction work calculated to cost up to \$13,900,000 (which shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI),*

beginning in 2016), of which approximately \$6,500,000 shall be reimbursed from the applicant's generated park club permit fees, and the balance of \$7,400,000 shall be reimbursed from other developer generated park club fees or other sources. The applicant's obligation to provide design and construction work for the Central Park is applicable only through the 1600th building permit. Beyond the 1600th building permit, the applicant shall only be required to make a contribution to the Westphalia Park Club per Condition 22. Design and construction work performed by the applicant shall be subject to the following:

- a. \$100,000 shall be used by the applicant for the retention of an urban park planner for the programming and development of the overall master plan for the Central Park. DPR shall review and approve the master plan for the Central Park. Said consultant is to assist staff/applicant in programming the park. These actions shall occur prior to approval of the first residential SDP.*

RESPONSE: The Applicant has completed this work.

- b. \$400,000 shall be used by the applicant for the schematic design and SDP for the Central Park. DPR shall review and approve the design plan. These actions shall occur prior to issuance of the 500th building permit.*

RESPONSE: The Applicant has completed this work.

- c. \$500,000 shall be used by the applicant for the development of construction documents sufficient to permit and build Phase I (as shown in attached Exhibit A) of the Central Park. DPR shall review and approve the construction documents. Final approval of the construction documents by DPR for Phase I of the Central Park, pursuant to the agreed upon scope of work as reflected in attached Exhibit A, shall occur prior to issuance of the 700th building permit. DPR shall respond to the applicant in writing with any comments pertaining to the construction documents within 15 business days of the applicant's submission of said documents to DPR. DPR's approval of the construction documents submitted by the applicant shall not be unreasonably withheld.*

RESPONSE: The Applicant has completed this work.

- d. \$12,900,000 (which will include funds to be contributed by other developers within the Westphalia Sector or other sources) shall be used by the applicant for the grading and construction of Phase I (as shown in attached Exhibits B and C) of the Central Park prior to issuance of the 1600th building permit. The amount of \$12,900,000 referenced in this Condition 10(d) shall be adjusted for inflation on an annual basis using the CPI, beginning in 2016.*

RESPONSE: The Applicant agrees and accepts this condition.

- e. The applicant shall complete the pond construction and rough grading of Phase I of the Central Park prior to issuance of the 1000th building permit.*

RESPONSE: The Applicant agrees and accepts this condition.

- f. In the event that sufficient funding is not available to fully construct Phase I at time of the 1400th permit, DPR and the applicant shall work together to determine how the available funding shall be used to construct portions of Phase I, as called for in Exhibits A and B. Prior to issuance of the 1400th building permit, the applicant and DPR shall enter into a recreational facilities agreement (RFA) establishing both scope and a schedule for construction of Phase I of the Central Park.*

RESPONSE: The Applicant agrees and accepts this condition.

DPR shall review the actual expenditures associated with each phase described above. The applicant's obligation to provide services for the design, grading, and construction of the Central Park set forth in Condition 10 herein shall be limited to: (i) the amount of funds to be generated from 1600 of the applicant's building permits pursuant to Condition 22; OR (ii) the amount of funds available in the Westphalia Park Club Fund (which shall include amounts to be contributed by other developers in the Westphalia Sector) or other sources at the time of issuance of the applicant's 1599th building permit, whichever is greater, provided that the total amount of applicant's services does not exceed \$13,900,000 (adjusted for inflation on an annual basis using the CPI, beginning in 2016). Based on the foregoing, the applicant shall have no further obligations for in-kind services and/or construction of the Central Park beyond the limits of this Condition 10. The applicant shall be entitled to receive reimbursement(s) from the Westphalia Park Club Fund for costs incurred and paid for by the applicant for design, grading, and construction of the Central Park pursuant to this Condition 10. The applicant shall also be entitled to receive progress billing payments from the Westphalia Park Club Fund for costs incurred for services rendered toward the design and/or construction of the Central Park (provided said funds are available in the Westphalia Central Park Fund). All reimbursement and/or progress billing payments from the Westphalia Park Club Fund shall be paid to the applicant according to a progress completion schedule established by DPR in the RFA. Such payments shall be made by DPR to the applicant on a priority basis, as further defined in the Escrow and park Fund Agreements executed by the applicant and DPR. Thirty days prior to the start of construction of the Central Park, a performance bond equal to the amount of construction work agreed upon between DPR and the applicant for Phase I work shall be posted with DPR for the applicant's

construction of the Central Park. The cost for such bond(s) will be included as part of the cost of construction of the Central Park. If Phase I (as shown in attached Exhibit A and B) construction costs exceeds \$12,900,000 (adjusted for inflation on an annual basis using the CPI, beginning in 2016) and the Westphalia Park Club Fund has sufficient funds to support construction beyond that amount, the applicant shall assign its current contracts to the Maryland-National Capital Park and Planning Commission (M-NCPPC) to complete the Phase I construction at M-NCPPC's request. In the event of such an assignment to M-NCPPC, and upon confirmatory inspection by DPR that the recreational facilities provided by applicant were constructed pursuant to the approved construction documents set forth in Condition 10(d), the required performance bond shall be released to the applicant. DPR and the applicant shall revise the Westphalia Park Club Contribution Agreement (dated May 15, 2013) and the Central Park Escrow Agreement (dated May 15, 2013) to reflect the terms of this Condition 10.

RESPONSE: The Applicant agrees and accepts this condition.

- 11. Per the applicant's offer, the recreational facilities shall be bonded and constructed in accordance with the following schedule:**

PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
<i>Private Recreation Center</i>	<i>Prior to the issuance of the</i>	<i>Complete by 400th building</i>
<i>Outdoor Recreation Facilities on</i>	<i>200th building permit</i>	<i>permit overall</i>
<i>Pocket Parks (including</i>	<i>Prior to the issuance of</i>	<i>Complete before 50% of the</i>
<i>Playgrounds) within each phase</i>	<i>any building permits for</i>	<i>building permits are issued in</i>
<i>Trail system within each phase on</i>	<i>Prior to the issuance of</i>	<i>Complete before 50% of the</i>
<i>HOA property</i>	<i>any building permits for</i>	<i>building permits are issued in</i>
<i>It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall</i>		

RESPONSE: The Applicant agrees and accepts this condition.

- 13. A raze permit is required prior to the removal of the existing houses found on the subject property. Any hazardous materials located in the houses on site shall be removed and properly stored or discarded prior to the structure being razed. A note shall be affixed to the plan that requires that the structure is to be razed and the well and septic system properly abandoned before the release of the grading permit.**

RESPONSE: The Applicant has obtained the necessary raze permits and has demolished the existing houses found on the property. There are no houses located within the land area of this PPS application.

- 14. Any abandoned well found within the confines of the above-referenced property shall be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department as part of the grading permit. The location of the well shall be located on the plan.**

RESPONSE: The Applicant agrees and accepts this condition.

- 15. Any abandoned septic tank shall be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit. The location of the septic system shall be located on the plan.**

RESPONSE: The Applicant agrees and accepts this condition.

- 16. The following standards shall apply to the development. (Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of SDP if circumstances warrant.):**

R-M ZONE

	<u>Condominiums</u>	<u>Single-family Attached</u>	<u>Single-family Detached</u>
<u>Minimum Lot size:</u>	<u>N/A</u>	<u>1,300 sf¹</u>	<u>6,000 sf</u>
<u>Minimum frontage at street R.O.W:</u>	<u>N/A</u>	<u>N/A</u>	<u>45*</u>
<u>Minimum frontage at Front B.R.L.</u>	<u>N/A</u>	<u>N/A</u>	<u>60'*</u>
<u>Maximum Lot Coverage</u>	<u>N/A</u>	<u>N/A</u>	<u>75%</u>
	-	-	-
<u>Minimum front setback from R.O.W.</u>	<u>10'****</u>	<u>10'****</u>	<u>10'****</u>
<u>Minimum side setback:</u>	<u>N/A</u>	<u>N/A</u>	<u>0'-12'****</u>
<u>Minimum rear setback:</u>	<u>N/A</u>	<u>10'</u>	<u>15'</u>
<u>Minimum corner setback to side street R-O-W.</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>

<u>Maximum residential building height:</u>	<u>50'</u>	<u>40'</u>	<u>35'</u>
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Notes:

***For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and minimum frontage at front BRL shall be 60 feet.**

****See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.**

*****Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.**

† No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any single-family attached lot shall not be less than 16 feet with varied lot width ranging from 16 -28 feet. The 50 percent limit can be modified by the Planning Board at time of SDP approval, based on the design merits of specific site layout and architectural products.

RESPONSE: The lots proposed by the Applicant in this PPS meets the above standards.

R-M MRD detached	Condominiums	Single-family attached	Single-family
Minimum Lot size:	N/	1300	N/
Minimum frontage at street	A	sf	A
R.O.W: Minimum frontage	N/	N/A	N/
at Front R R I. Maximum	A	N/A	A
Minimum front setback from	10'*	10'*	N/A
Minimum side setback:	N/A	N/A	N/A
Minimum rear setback:	N/A	N/A	N/A
Minimum corner setback to side street R.O.W.	10'	10'	N/A
Maximum residential building	50'***	40'	N/A

Notes:

***Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.**

**** Additional height up to 75 feet may be permitted at time of SDP with sufficient design justification.**

RESPONSE: There are no MRD units proposed in this PPS application.

17. *The following note shall be placed on the final plat:*

“Properties within this subdivision have been identified as possibly having noise levels that exceed 70 dBA Ldn due to military aircraft overflights. This level of noise is above the Maryland-designated acceptable noise level for residential uses.”

RESPONSE: The Applicant agrees and accepts this condition.

18. *Prior to the issuance of any grading permit, which impact the waters of the U.S., non-tidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.*

RESPONSE: The Applicant agrees and accepts this condition.

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

RESPONSE: The Applicant agrees and accepts this condition.

20. *Approximately 148± acres of parkland shall be dedicated to M-NCPPC as shown on DPR Exhibit “A.”*

RESPONSE: The Applicant agrees and accepts this condition.

21. *The land to be conveyed to M-NCPPC shall be subject to the conditions as follows:”*

a. An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The M-NCPPC, along with the final plat.

- b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.*
- c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.*
- d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.*
- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.*
- f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. DPR shall inspect the site and verify that land is in acceptable condition for conveyance prior to dedication.*
- g. All existing structures shall be removed from the property to be conveyed unless the applicant obtains the written consent of the DPR.*
- h. The applicant shall terminate any leasehold interests on property to be conveyed to M-NCPPC.*
- i. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond and maintenance and easement agreements shall be required prior to the issuance of grading permits.*

RESPONSE: The Applicant has satisfied this condition.

22. *The applicant shall make a monetary contribution into a "park club." The total value of the payment shall be in the range of \$2,500 to \$3,500 per dwelling unit in 2006 dollars. The exact amount of the financial contribution shall be decided after the approval of the Sector Plan and Sectional Map Amendment for the Westphalia Area by the District Council, but prior to the second SDP. Beginning from the date of issuance of the 50th building permit, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI). The funds shall be used for the construction and maintenance of the recreational facilities in the Westphalia study area and the other parks that will serve the Westphalia study area. The "park club" shall be established and managed by DPR. The applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff.*

RESPONSE: The Applicant agrees and accepts this condition and recognizes that it shall apply to all units proposed in this PPS.

23. *The applicant shall develop a SDP for the Central Park. The SDP for the Central Park shall be reviewed and approved by the Planning Board as the second SDP in the CDP-0501 area or after the approval of the Sector Plan and Sectional Map Amendment for the Westphalia Area by the District Council, whichever comes first. The SDP shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of SDP plans. The SDP shall include a phasing plan.*

RESPONSE: The Applicant has received approval of SDP-1101 for the Westphalia Central Park.

24. *Prior to application for the building permit for the construction of any recreational facilities in the Central Park, DPR staff shall review credentials and approve the contractor for the park construction based on qualifications and experience.*

RESPONSE: The Applicant agrees and accepts this condition.

25. *Prior to issuance of the 2,000th building permit in the R-M- or L-A-C-zoned land, a minimum 70,000 square feet of the proposed commercial gross floor area in the L-A-C Zone shall be constructed.*

RESPONSE: The Applicant agrees and accepts this condition. The Applicant reserves the right to seek amendment to this condition through a future application revising the approved CDP.

26. *The public recreational facilities shall include a ten-foot-wide asphalt master planned trail along the Cabin Branch and six-foot-wide trail connectors to the neighborhoods.*

RESPONSE: The Applicant agrees and accepts this condition.

29. *Prior to approval of the Preliminary Plan, the technical staff, in conjunction with the Department of Public Works and Transportation, shall determine the disposition of existing Melwood Road for the property immediately adjoining the subject property.*

RESPONSE: The Applicant has received approval from DPW&T for closure of portions of Melwood Road. As part of the road closure process, the disposition of the road (including future ownership) was identified and the process for abandonment/quit-claim of ownership will be pursued by the Applicant in the future.

Conclusion:

This Preliminary Plan application meets all requirements for approval as discussed herein. As such, the Applicant respectfully requests that the instant Preliminary Plan be approved.

Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Antonetti, Jr.", with a long horizontal flourish extending to the right.

Robert J. Antonetti, Jr.

Enc.

Cc: SHF Project Owner, LLC
Mr. Basim Kattan
Arthur J. Horne, Jr., Esq.
Rachel Leitzinger, P.E.

NOTE:
1. SECTION NUMBERS DO NOT CORRESPOND TO CONSTRUCTION PHASING

PARKSIDE SECTIONS 5 & 6 PRELIMINARY PLAN OF SUBDIVISION: 4-16001

SECTION 5 PPS 4-16001
TCPI-XXX-XX
A=48.97 AC (UNDER THIS APPLICATION)
A=66.37 AC (SECTION 5 TOTAL)

SECTION 6
PPS 4-16001
TCPI-XXX-XX
A=72.71 AC (UNDER THIS APPLICATION)
A=81.42 AC (SECTION 6 TOTAL)

GENERAL NOTES

- SUBDIVISION NAME: PARKSIDE
- TOTAL ACREAGE: 107.82 ACRES
GROSS ACREAGE: 121.68 ACRES
FLOOD PLAIN ACREAGE: 13.86 ACRES
NET ACREAGE: 107.82 ACRES
- EXISTING ZONING: R-M
- PROPOSED USE: RESIDENTIAL
- NUMBER OF LOTS & PARCELS:
a. LOTS: 489
b. PARCELS: 86
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE:
a. SINGLE FAMILY DETACHED: 0
b. TOWN HOMES: 489
c. TWO FAMILY ATTACHED DWELLING: 86
TOTAL: 575
- 200 FOOT MAP REFERENCE NUMBER (VSSC): 206SE08-09
- TAX MAP NUMBER AND GRID: 90 E-6 F-3 & 91 A-3-B3
- TITLE INFORMATION: ADJUSTED PARCEL 1, PARCELS III, IV, V, VI, VII, VIII & IX (L-32755 / F-200-220)
- AVIATION POLICY AREA 8 AND AIRPORT NAME: NO AVIATION POLICY AREAS KNOWN TO EXIST ON SITE.
- WATER AND SEWER DESIGNATION: S-3, W-3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 36059-2005-03 / 14846-2006-02
- NRI NO: NR/00605
- COMPREHENSIVE DESIGN PLAN NO: CDP-0501/01
- TCPI NO: TOP-08805
- BASIC PLAN NO: A-9955 / A-9966-C
- PLANNING AREA: 78-SUBREGION 6
- SECTIONAL MAP AMENDMENT: RCR-2-2007
- PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY
• 10-FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG ALL PUBLIC RIGHT OF WAY
• 10-FOOT TYPICAL (5-FOOT MINIMUM) PUBLIC UTILITY EASEMENT (PUE) ALONG PRIVATE RIGHT OF WAY
- CENTERLINE OR ON OR CONTIGUOUS TO THE PROPERTY: YES (NOTE: BLYTHEWOOD HISTORIC SITE)
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: YES (NOTE: BLYTHEWOOD HISTORIC SITE / NO. 78-013)
- STREAMS AND WETLANDS: YES (NOTE: THE WETLAND DELINEATED ON THIS PLAN ARE THE RESULT OF FIELD INVESTIGATIONS CONDUCTED BY MCCARTHY AND ASSOCIATES, NOV 2004, UPDATED NOV 2010)
- 100 YEAR FLOODPLAIN: YES, FFS# 200457 BY PRINCE GEORGE'S COUNTY
- CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- SOURCE OF TOPOGRAPHY: VIRGINIA RESOURCE MAPPING, AUGUST 2011 / DETAIL TOPOGRAPHY BY DEWBERRY
- BOUNDARY: BY DEWBERRY, JUNE 2011
- APPLICANT:
SHF PROJECT OWNER LLC
1899 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTORNEY/CONTACT: ROBERT ANTONETTI, JR.
ADDITIONAL CONTACT: BASIM KATTAN
- METHOD OF SEWAGE DISPOSAL: PUBLIC
- MASTER PLAN AREA: WESTPHALIA & VICINITY
- ELECTION DISTRICT: 6TH, 15TH
- WATERSHED: WESTERN BRANCH (PATUXENT BASIN)
- FEMA PANEL: 245208 0060C
- SOURCE OF NOISE CONTOURS: JOINT BASE ANDREWS NAVAL AIR FACILITY WASHINGTON JOINT LAND USE STUDY DATED DECEMBER 2009 (AIR INSTALLATION COMPATIBLE USE ZONE STUDY DATED DECEMBER 2007).
- WESTPHALIA ROAD IS A DESIGNATED HISTORIC ROAD.
- MARLBORO CLAY: MARLBORO CLAY IS KNOWN TO EXIST ON SITE.
- A RAZE PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF THE EXISTING HOUSES FOUND ON THE SITE. ANY HAZARDOUS MATERIALS LOCATED IN THE HOUSES SHALL BE REMOVED AND PROPERLY STORED OR DISCARDED PRIOR TO THE STRUCTURE BEING RAZED. EXISTING STRUCTURES SHALL BE REMOVED AND THE WELL AND SEPTIC SYSTEMS PROPERLY ABANDONED PRIOR TO THE RELEASE OF GRADING PERMIT.
- ANY ABANDONED WELL FOUND WITHIN THE CONFINES OF THE SITE SHALL BE BACKFILLED AND SEALED IN ACCORDANCE WITH COMAR 26.04.04 BY A LICENSED WELL DRILLER OR WITNESSED BY A REPRESENTATIVE OF THE HEALTH DEPARTMENT AS PART OF THE GRADING PERMIT.
- ANY ABANDONED SEPTIC TANK SHALL BE PUMPED OUT BY A LICENSED SCAVENGER AND EITHER REMOVED OR BACKFILLED IN PLACE AS PART OF THE GRADING PERMIT.
- THE APPLICANT SHALL CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- THE APPLICANT SHALL CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS OF SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE.
- THE SUBJECT PROJECT IS LOCATED WITHIN THE JOINT BASE ANDREWS (JBA) INTERIM LAND USE CONTROL (ILUC) IMPACT AREA AND WITHIN IMAGINARY SURFACE D (INNER HORIZONTAL SURFACE), ESTABLISHING A HEIGHT LIMIT OF 150 FEET ABOVE THE RUNWAY SURFACE, AND WITHIN IMAGINARY SURFACE E (CONICAL SURFACE), WITHIN THE 70-75 dBA Ldn NOISE CONTOUR, BUT NOT WITHIN AN ACCIDENT POTENTIAL ZONE.
- MANDATORY PARK DEDICATION
• DEDICATION OF LAND FOR WESTPHALIA SECTOR CENTRAL PARK (AS SHOWN ON SDP-1101).
- THIS PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

DEVELOPMENT STANDARDS

R-M ZONE			
	CONDOMINIUM	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE:	N/A	1,300 SFT	6,000 SF
MINIMUM FRONTAGE AT STREET R.O.W.	N/A	N/A	45'
MINIMUM FRONTAGE AT FRONT B.R.L.	N/A	N/A	80'
MAXIMUM LOT COVERAGE	N/A	N/A	75%
MINIMUM FRONT SETBACK FROM R.O.W.	10'	10'	10'
MINIMUM SIDE SETBACK	N/A	N/A	0'-12"
MINIMUM REAR SETBACK	N/A	10'	15'
MINIMUM CORNER	N/A	N/A	N/A
SETBACK TO SIDE STREET R.O.W.	10'	10'	10'
MAXIMUM RESIDENTIAL BUILDING HEIGHT	50'	40'	35'
NOTES:			
FOR PERIMETER LOTS ADJACENT TO THE EXISTING SINGLE-FAMILY HOUSES, THE MINIMUM FRONTAGE AT STREET SHALL BE 50 FEET AND MINIMUM FRONTAGE AT FRONT B.R.L. SHALL BE 80 FEET.			
SEE DISCUSSION OF SIDE SETBACKS IN SECTION E OF THE CDP TEXT CHAPTER III. ZERO LOT LINE DEVELOPMENT WILL BE EMPLOYED			
STOOPS AND/OR STEPS CAN ENCRoACH INTO THE FRONT SETBACK BUT SHALL NOT BE MORE THAN ONE-THIRD OF THE YARD DEPTH. FOR THE MULTI-STORY, MULTI-FAMILY CONDOMINIUM BUILDING, THE MINIMUM SETBACK FROM THE STREET SHOULD BE 25 FEET.			
STOOPS, STEPS, DECKS AND/OR PATIOS MAY ENCRoACH INTO THE REAR SETBACK BUT SHALL NOT BE MORE THAN ONE-THIRD OF THE YARD DEPTH.			
NO MORE THAN 50 PERCENT OF THE SINGLE-FAMILY ATTACHED LOTS SHALL HAVE A LOT SIZE SMALLER THAN 1,600 SQUARE FEET. THE MINIMUM LOT WIDTH OF ANY SINGLE-FAMILY ATTACHED LOT SHALL NOT BE LESS THAN 16 FEET WITH VARIED LOT WIDTH RANGING FROM 16-28 FEET. THE 50 PERCENT LIMIT CAN BE MODIFIED BY THE PLANNING BOARD AT TIME OF SDP APPROVAL, BASED ON THE DESIGN MERITS OF SPECIFIC SITE LAYOUT AND ARCHITECTURAL PROPOSALS.			
TOTAL SINGLE-FAMILY ATTACHED LOTS 489			
TOTAL SINGLE-FAMILY ATTACHED LOTS SMALLER THAN 1,600 SQUARE FEET 15			
PERCENTAGE 3.07%			
R-M ZONE - MRD OVERLAY			
	CONDOMINIUM	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE:	N/A	1,300 SF	N/A
MINIMUM FRONTAGE AT STREET R.O.W.	N/A	N/A	N/A
MINIMUM FRONTAGE AT FRONT B.R.L.	N/A	N/A	N/A
MAXIMUM LOT COVERAGE	N/A	N/A	N/A
MINIMUM FRONT SETBACK FROM R.O.W.	10'	10'	N/A
MINIMUM SIDE SETBACK	N/A	N/A	N/A
MINIMUM REAR SETBACK	N/A	N/A	N/A
MINIMUM CORNER	N/A	N/A	N/A
SETBACK TO SIDE STREET R.O.W.	10'	10'	N/A
MAXIMUM RESIDENTIAL BUILDING HEIGHT	50'	40'	N/A
NOTES:			
STOOPS AND/OR STEPS CAN ENCRoACH INTO THE FRONT SETBACK BUT SHALL NOT BE MORE THAN ONE-THIRD OF THE YARD DEPTH. FOR THE MULTI-STORY, MULTI-FAMILY CONDOMINIUM BUILDING, THE MINIMUM SETBACK FROM THE STREET SHOULD BE 25 FEET.			
ADDITIONAL HEIGHT UP TO 75 FEET MAY BE PERMITTED AT TIME OF SDP WITH SUFFICIENT DESIGN JUSTIFICATION.			

NOT FOR CONSTRUCTION

THIS BLOCK IS FOR
OFFICIAL USE ONLY
Q&A label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: PARKSIDE SECTIONS 5 & 6
PROJECT NUMBER: 4-16001

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

Dewberry®

Dewberry
Consultants LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20776
301.731.5551
301.731.0166 (FAX)
www.dewberry.com

OWNER/APPLICANT
SHF PROJECT OWNER, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067

ATTORNEY/CONTACT:
ROBERT ANTONETTI, JR.
PH: 301-925-1800

ADDITIONAL CONTACT:
BASIM KATTAN
PH: 202-342-1933

PARKSIDE
PRINCE GEORGE'S COUNTY
MARYLAND

6TH & 15TH ELECTION DISTRICTS

TAX MAP: 90, 91 - GRID: M, L, T, P, E
ADJUSTED PARCEL 1, PARCELS III, IV, V, VI, VII, VIII & IX
200 MAP REFERENCE: 206SE08-09, 206SE09-09, 207SE08

SEAL

KEY PLAN

SCALE

AS-SHOWN

No. DATE BY Description

REVISIONS

DRAWN BY JCT

APPROVED BY ERB

CHECKED BY RAL

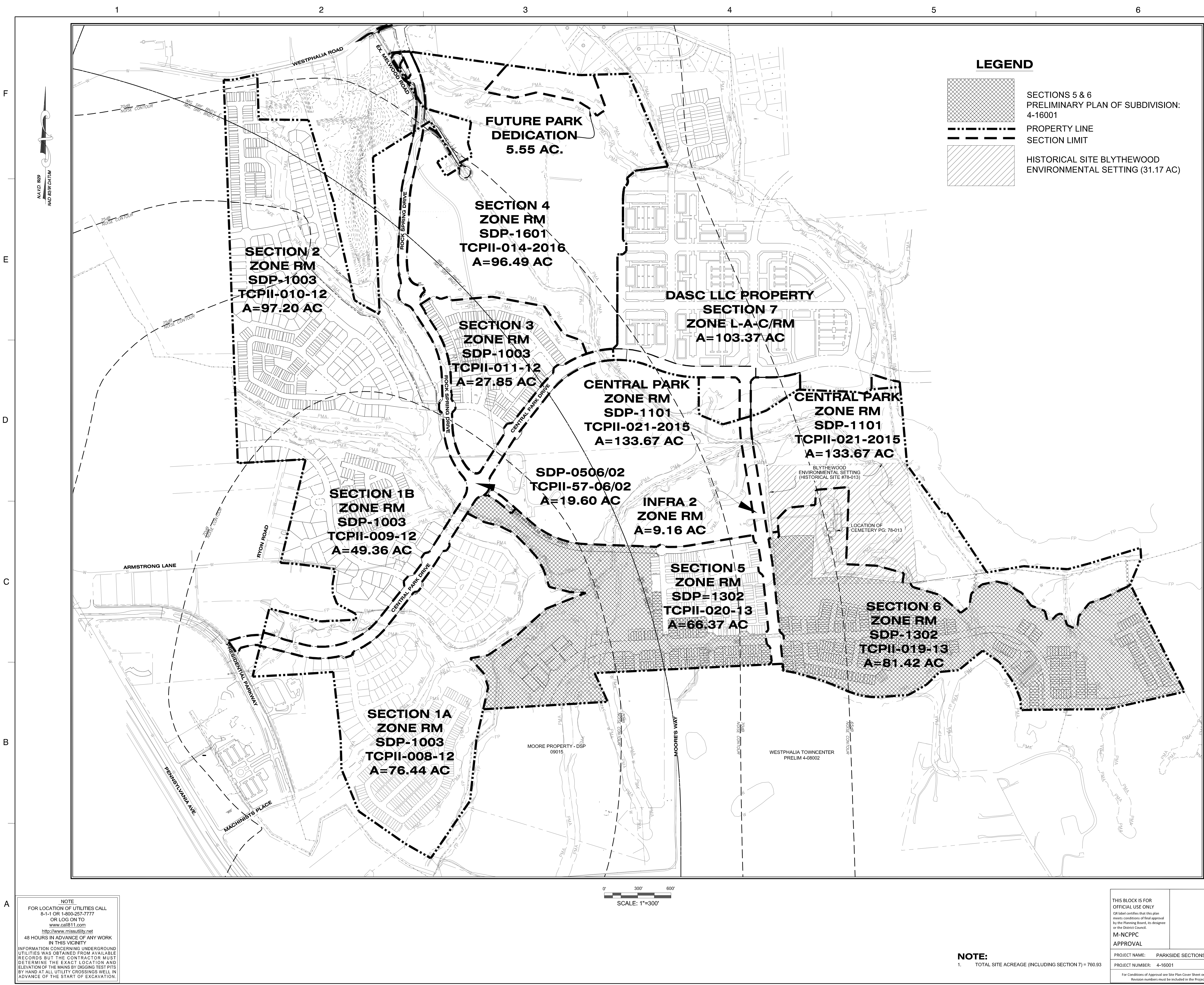
DATE MAY, 2017

TITLE
PRELIMINARY
PLAN OF
SUBDIVISION
4-16001
COVER SHEET

DEWBERRY JOB NO. 50038403

SHEET NO.

1 OF 21



LEGEND

SECTION 5 & 6
PRELIMINARY PLAN OF SUBDIVISION:
4-16001

PROPERTY LINE

SECTION LIMIT

HISTORICAL SITE BLYTHEWOOD
ENVIRONMENTAL SETTING (31.17 AC)

NOTE:
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.mississauga.ca
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.

0' 300' 600'
SCALE: 1"=300'

NOTE:
1. TOTAL SITE ACREAGE (INCLUDING SECTION 7) = 760.93

THIS BLOCK IS FOR OFFICIAL USE ONLY Q&A label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
PROJECT NAME:	PARKSIDE SECTIONS 5 & 6
PROJECT NUMBER:	4-16001
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

Dewberry
Consultants LLC

10033 DEREKWOOD LANE
SUITE 204
LARKSPARK, MD 20776
301.731.5551
301.731.0168 (FAX)
www.dewberry.com

OWNER/APPLICANT
SHF PROJECT OWNER, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067

ATTORNEY/CONTACT:
ROBERT ANTONETTI, JR.
PH: 301-925-1800

ADDITIONAL CONTACT:
BASIM KATTAN
PH: 202-342-1933

PARKSIDE
PRINCE GEORGES COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

TAX MAP: 98-91 - GRID: MULTIPLE
ADJUSTED PARCELS: PARCELS III, IV, V, VII, VIII, & IX
2007 MAP REFERENCE: 205SEC08-09, 205SEC09-09, 207SEC08

SEAL

KEY PLAN

SCALE

AS-SHOWN

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: JCT

APPROVED BY: ERB

CHECKED BY: RAL

DATE: MAY, 2017

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION
4-16001
COMPOSITE PLAN**

DEWBERRY JOB NO. 50038403

2

SHEET NO. 2 OF 21

OWNER/APPLICANT
SHF PROJECT OWNER, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067

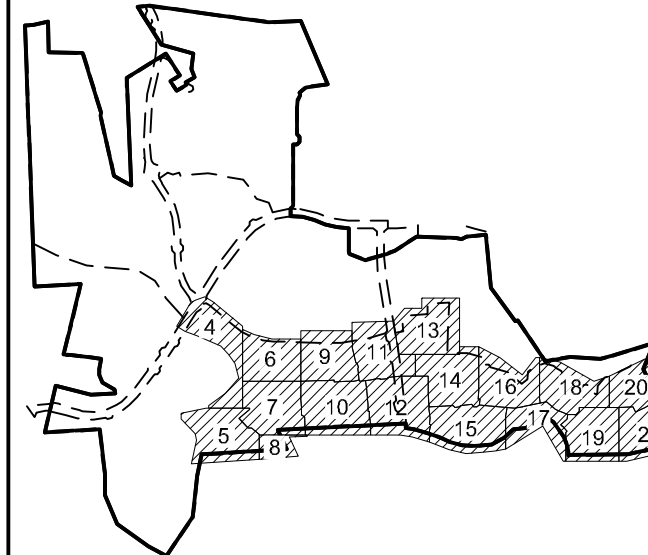
ATTORNEY/CONTACT:
ROBERT ANTONETTI, JR.
PH: 301-925-1800

ADDITIONAL CONTACT:
BASIM KATTAN
PH: 202-342-1933

**PARKSIDE
PRINCE GEORGE'S COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS**
TAX MAP 99, 91 - GRID: MULTIPLE
ADJUSTED PARCELL PARCELS III, IV, V, VI, VII, VIII, & IX
2007 MAP REFERENCE: 208SE06-09, 208SE06-09, 207SE08

SEAL

KEY PLAN



SCALE

AS-SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY JCT

APPROVED BY ERB

DATE MAY, 2017

TITLE **PRELIMINARY**

PRELIMINARY PLAN OF

SUBDIVISION

4-16001

APPROVAL SHEET

DEWBERRY JOB NO. 50038403

3

SHEET NO. 3 OF 21

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

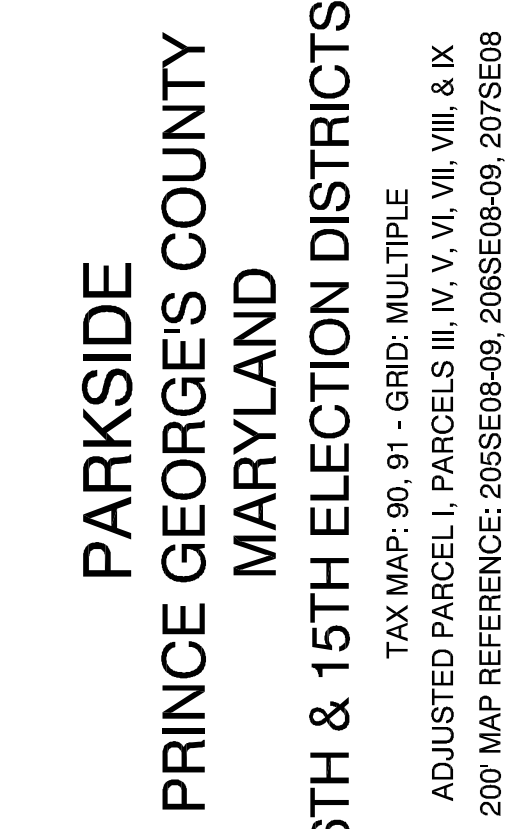
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME:	PARKSIDE SECTIONS 5 & 6
PROJECT NUMBER:	4-16001

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

3



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PROJECT NAME:	PARKSIDE SECTIONS 5 & 6
PROJECT NUMBER:	4-16001
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LEGEND

---	210	EXISTING MAJOR CONTOUR
---	212	EXISTING MINOR CONTOUR
---		EXISTING BOUNDARY
---		EXISTING ADJACENT PROPERTY
---		EXISTING GAS LINE
---		PATIENT MANAGEMENT AREA
---		EXISTING WETLAND
---		EXISTING WETLAND BUFFER
---		EXISTING STREAM BUFFER
---		EXISTING WATER
---		EXISTING SANITARY SEWER
---		EXISTING SANITARY SEWER EASEMENT
---		EXISTING WATER EASEMENT
---		EXISTING TREE LINE
---		EXISTING MUDGROW
---		PROPOSED ROAD RIGHT-OF-WAY
---		PROPOSED PROPERTY LINE
---		SHEET MATCHLINE
---		PROPOSED PARCEL AND AREA

PARCEL AB
2,318 SF

PROPOSED BLOCK

Dewberry

Dewberry Consultants LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
www.dewberry.com

OWNER/APPLICANT
SHF PROJECT OWNER, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067

ATTORNEY/CONTACT:
ROBERT ANTONETTI, JR.
PH: 301-925-1800

ADDITIONAL CONTACT:
BASIM KATTAN
PH: 202-342-1933

PARKSIDE
PRINCE GEORGES COUNTY
MARYLAND
6TH & 15TH ELECTION DISTRICTS

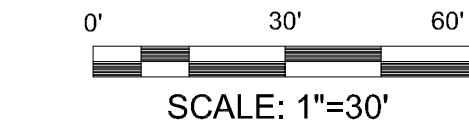
TAX MAP: 90, 91 - GRID: MULTIPLE
ADJUSTED PARCELS: PARCELS III, IV, V, VI, VII, VIII, & IX
200 MAP REFERENCE: 205SEC08-09, 206SEC08-09, 207SEC08

SEAL

KEY PLAN



SCALE



SCALE: 1"=30'

No. DATE BY Description

REVISIONS

DRAWN BY JCT

APPROVED BY ERB

CHECKED BY RAL

DATE MAY, 2017

TITLE

**PRELIMINARY
PLAN OF
SUBDIVISION
4-16001
PLAN SHEETS**

DEWBERRY JOB NO. 50038403

9

SHEET NO.

9 OF 21

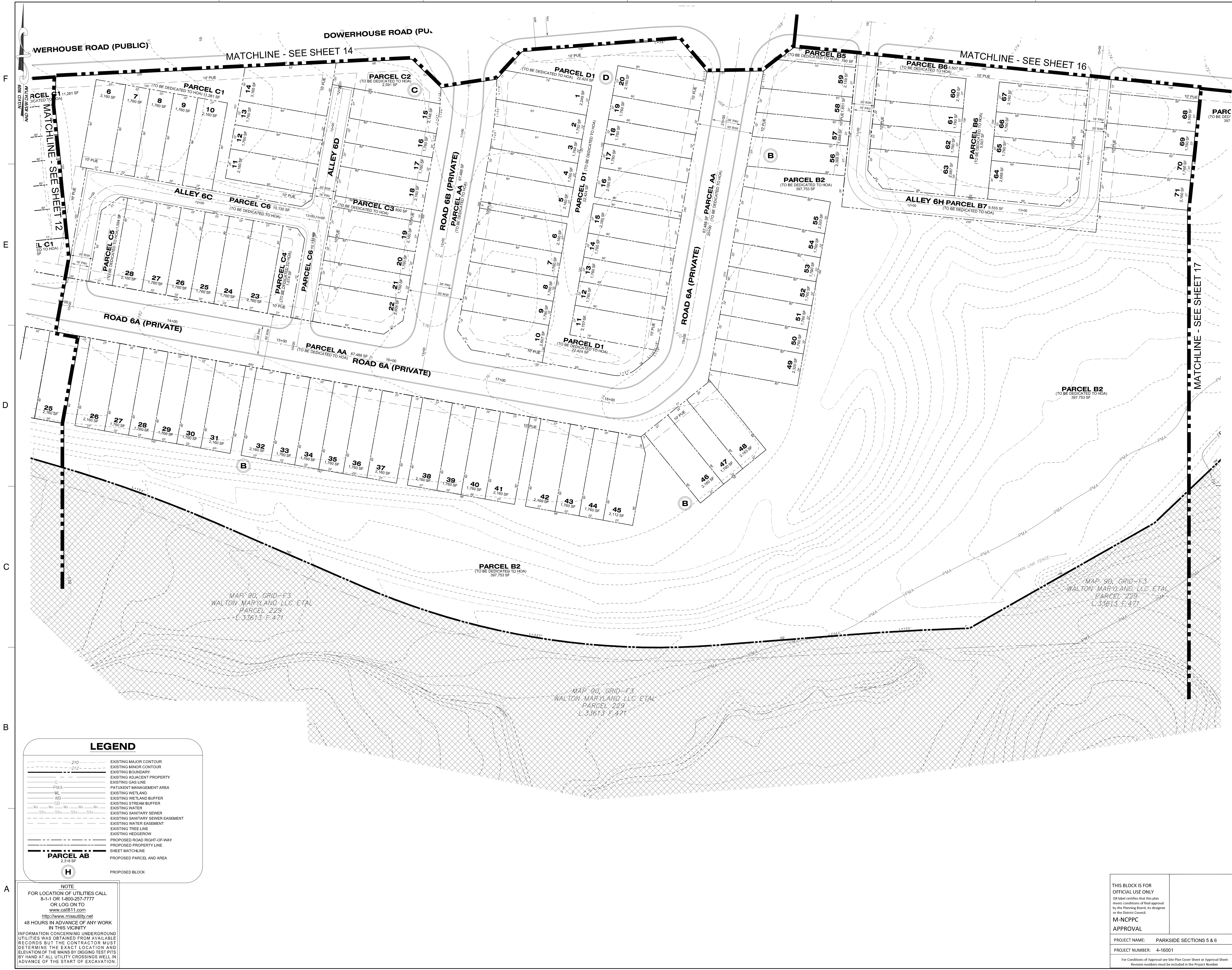
NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND
UTILITIES WAS OBTAINED FROM AVAILABLE
RECORDS BUT THE CONTRACTOR MUST
DETERMINE THE EXACT LOCATION AND
ELEVATION OF THE MAINS BY DIGGING TEST PITS
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APPROVAL

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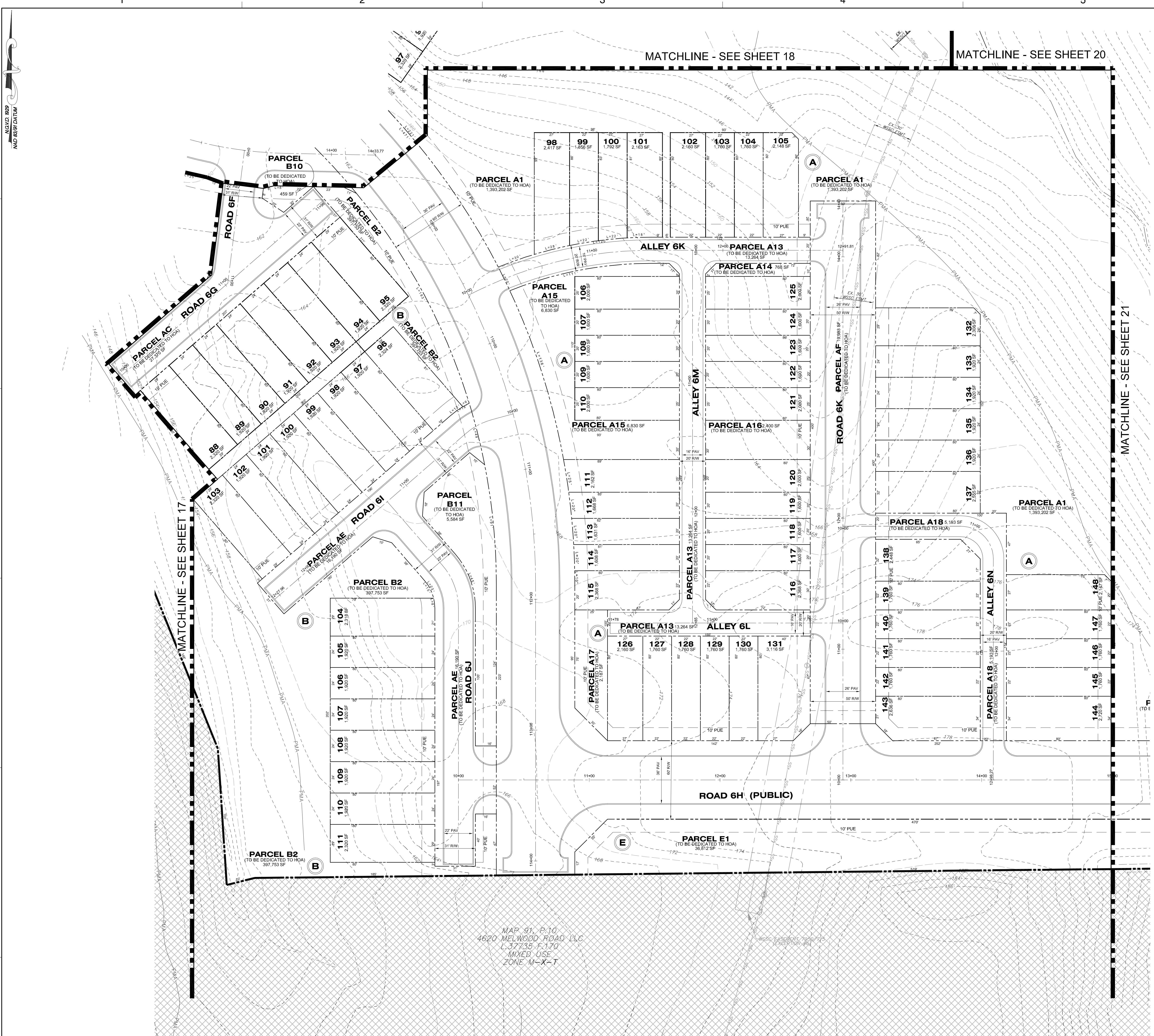
LEGEND

- 210 EXISTING MAJOR CONTOUR
- 212 EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING GAS LINE
- PMA PATIENT MANAGEMENT AREA
- WL EXISTING WETLAND
- WB EXISTING WETLAND BUFFER
- WB EXISTING STREAM BUFFER
- Wx EXISTING WATER
- SSx EXISTING SANITARY SEWER
- SSx EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- EXISTING TREE LINE
- EXISTING HEDGEROW
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- SHEET MATCHLINE
- PROPOSED PARCEL AND AREA
- PROPOSED BLOCK

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LEGEND

- 210 --- EXISTING MAJOR CONTOUR
- 212 --- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING GAS LINE
- EXISTING PATIENT MANAGEMENT AREA
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING WATER
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- EXISTING SANITARY SEWER EASEMENT
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- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- SHEET MATCHLINE
- PROPOSED PARCEL AND AREA

PARCEL AB
2,318 SF
(H)

PROPOSED BLOCK

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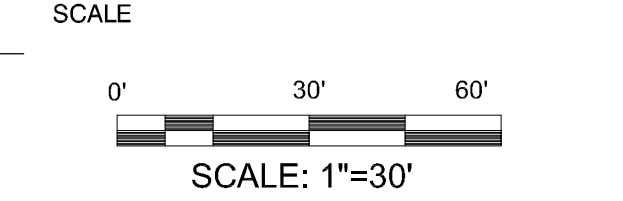
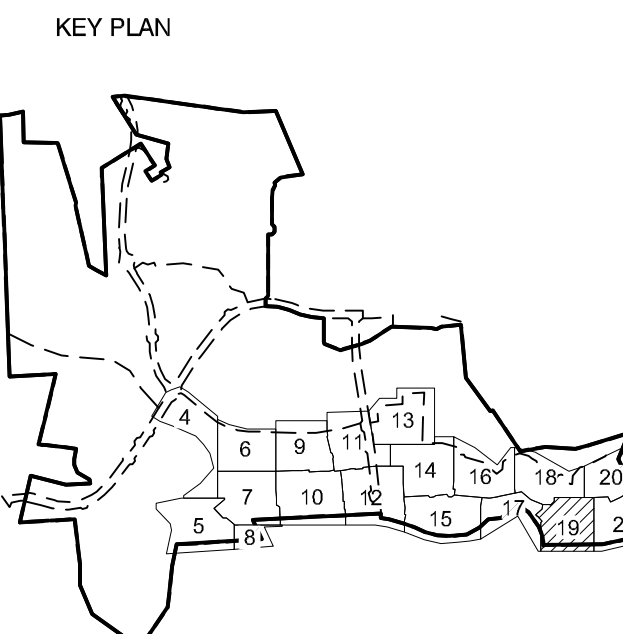
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SEAL



No.	DATE	BY	Description

REVISIONS

DRAWN BY	JCT
APPROVED BY	ERB
CHECKED BY	RAL
DATE	MAY, 2017

TITLE
**PRELIMINARY
PLAN OF
SUBDIVISION
4-16001
PLAN SHEETS**

DEWBERRY JOB NO. 50038403

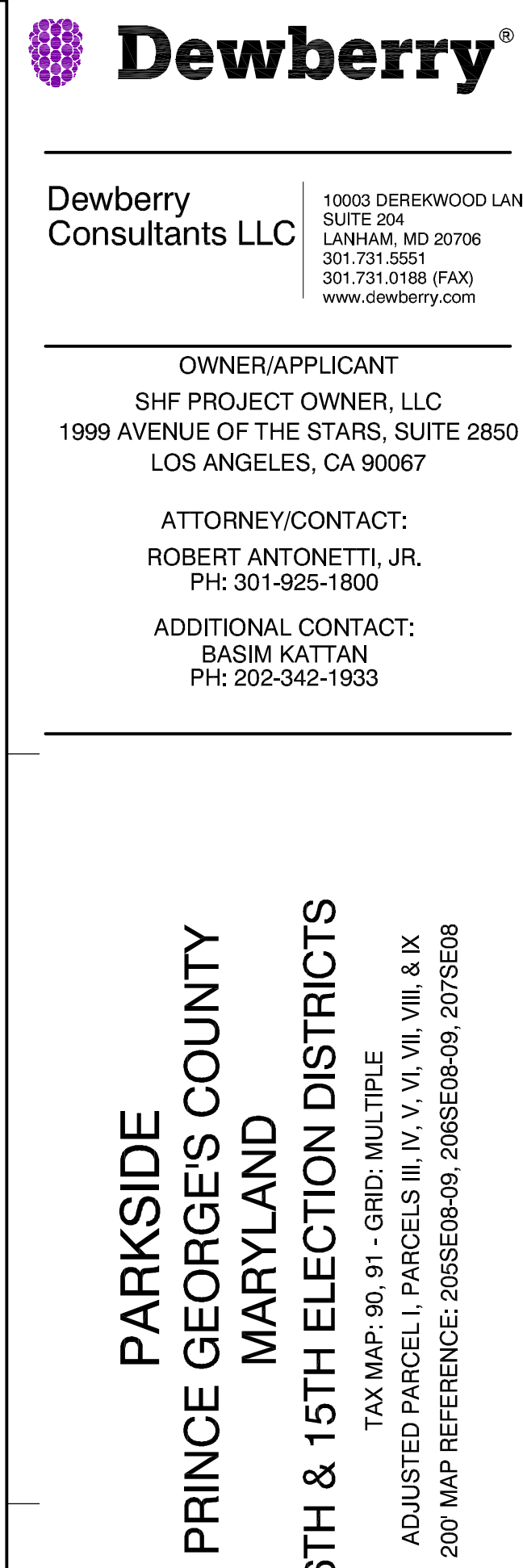
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M-NCPPC
APPROVAL

PROJECT NAME: PARKSIDE SECTIONS 5 & 6
PROJECT NUMBER: 4-16001

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SHEET NO. 21 OF 21

The site plan map displays various boundary lines and features. At the top, two dashed horizontal lines are labeled '210' and '212'. Below these, several points are marked with letters: G, F-MA, W, WB, SB, WY, WS, SSx, and SSy. To the right of the map, a vertical list of labels describes corresponding features: EXISTING MAJOR CONTOUR, EXISTING MINOR CONTOUR, EXISTING BOUNDARY, EXISTING ADJACENT PROPERTY, EXISTING GAS LINE, PATUXENT MANAGEMENT AREA, EXISTING WETLAND, EXISTING WETLAND BUFFER, EXISTING STREAM BUFFER, EXISTING TARTES, EXISTING SANITARY SEWER, EXISTING SANITARY SEWER EASEMENT, EXISTING WATER EASEMENT, EXISTING TREE LINE, EXISTING HEDGEROW, PROPOSED ROAD RIGHT-OF-WAY, PROPOSED PROPERTY LINE, SHEET MACHINE LINE, PROPOSED PARCEL AREA, and PROPOSED BLOCK.

PARCEL AB
2.316 SF

(H)

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

21