

**Statement of Justification
for Impacts to Regulated Environmental Features
Townes at Peerless
Conceptual Site Plan CSP-17004 &
Preliminary Plan of Subdivision
4-18004**

Applicant:
Conifer
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Columbia, Md 21044

Attorney:
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14401 Sweitzer Lane
Suite 570
Laurel, Md 20707
240.280.1513

Engineer/ Planner:
Soltesz, LLC
4300 Forbes Boulevard
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Lanham, Maryland 20706
301-794-7555
Contact: David Bickel

The Townes at Peerless, CSP-17004, 4-18004, and TCP1

Description and Location of the Subject Property:

The subject property is composed of existing lots 5, 6, 7, 8, 9, & 10 along the existing Peerless Avenue. These existing lots combined will constitute the overall parcel acreage. These lots are located roughly 1000 feet north of the intersection of US 301 and MD 408 Marlboro Pike. The approximate site address is 4505 Crain Highway, Upper Marlboro, Md. 20772. The 7.64-acre site is currently zoned Mixed Use Transportation (M-X-T).

Description of Proposed Use:

The nature of the proposed application is a mixed use development of residential and retail components. Specifically, the site is intended for development of 62 two-family and three-family rental units and retail uses. In order to provide the necessary public road improvements, removal of existing structures, and an adequate stormwater management outfalls, two (2) impacts to the PMA are needed. The impacts are permanent and total 27,860 square feet of PMA impacts which mainly relate to the stream buffer.

Description of Proposed Use:

The site contains a total of approximately 2.86 acres of PMA. The PMA comprises 574 linear feet of regulated streams and associated 75-foot-wide buffers. Limited amounts of wetlands are located near the southwest property and 0.03 acres of floodplain is present on site. The PMA is generally located on the northern and southern sides of the property. The PMA contains woodland forest stands 1 & 2, which community type is mainly Tulip poplar. The existing PMA is approximately 37% of the total site area.

Description of Applicable Code:

Sec. 24-130(b)(5): Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the Preliminary Plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.

Sec. 27-462 Regulations does not contain regulations regarding minimum net lot area.

Description of Proposed Impacts and Justification of Avoidance and minimization:

In order to provide the necessary public road improvements, removal of existing structures, and an adequate stormwater management outfall, two (2) impacts are needed, Impacts 1 and 2.

Impact 1 is 16,325 square feet of PMA and Stream Buffer disturbance for the construction of a 60 or 70 foot-wide right of way for a public road. The width and location of the right of way is determined by DPW&T standards. The alignment is fixed on the existing centerline of Peerless

Avenue. In addition, this is one of the low points of the road where the existing stream channel begins. Because of the steepness of the channel, additional grading will be required to make up the difference in fill for the proposed road. The impacts are necessary and already exist to a certain degree.

Impact 2 is 11,535 square feet of PMA and Stream Buffer disturbance is also for the construction of the same 60 or 70 foot-wide right of way for a public road. The width and location of the right of way is determined by DPW&T standards. The alignment is fixed on the existing entrance onto US 301 of Peerless Avenue. The impacts are necessary and already exist to a certain degree. In addition, the PMA will be impacted by the removal of the existing structures partially located in the PMA. This area has no existing forest and grading will be required during the razing of the structure. In addition, the proposed outfall and micro-bio device contribute to the impacts. Since by its very nature, an outfall must discharge into a naturally occurring watercourse, avoiding a stream and its associated buffer and subsequent PMA is impossible. The outfall has been designed and LOD set so as to minimize the area to be disturbed. The pipe runs directly through the PMA rather than diagonally across, thus reducing the length and square footage of the disturbance.

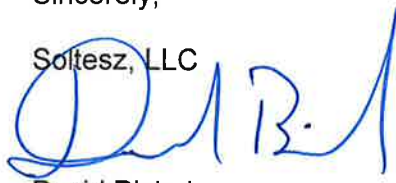
Impact ID	Impact Type and Duration	Square Footage of PMA impact
1	Public Road (permanent)	16,325
2	Public Road & Razing Structures Stormwater Management Outfall (permanent)	11,535
Total PMA impact		27,860

Conclusion:

In order to provide the necessary public road improvements, removal of existing structures, and an adequate stormwater management outfalls, two (2) impacts to the PMA are needed. The impacts to the environmental regulated features are unavoidable and have been minimized to the fullest extent possible. Therefore we ask for approval of the impacts outlined above.

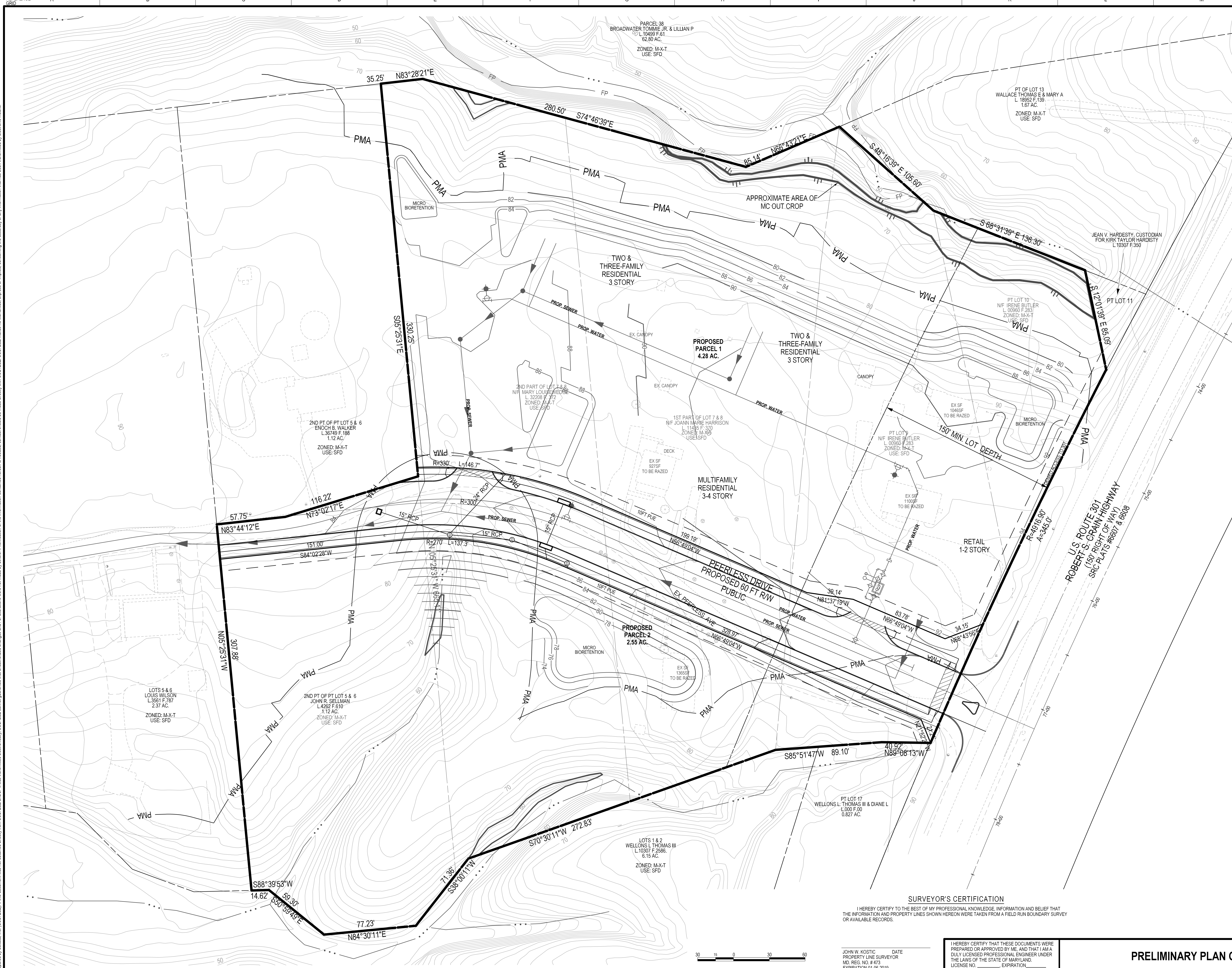
Sincerely,

Soltesz, LLC



David Bickel

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- GENERAL NOTES:**
- PLAT BOOK J.V.B. 41 PLAT 555, LOTS 5, 6, 7, 8, 9 & 10
 - TAX MAP: 53 & 84
 - GRID: 83 & 84
 - WSSC: 200 FT REF: 206 SE13 & 14
 - PURPOSE OF SUBDIVISION: DIVISION OF LAND FOR RESIDENTIAL & COMMERCIAL USE
 - GFA EXISTING: 4,430 SF
 - GFA TO BE RAZED: 4,430 SF
 - GFA PROPOSED: 72,819 SF
 - PRIOR APPROVALS: NONE
 - GROSS ACREAGE: 7.84 AC - (M-X-T)
 - NET ACREAGE: 7.81 AC - (M-X-T)
 - NET DEVELOPABLE OUTSIDE OF PMA: 4.78 AC +/-
 - ENVIRONMENTAL REGULATED FEATURES: 2.86 AC +/-
 - 100 YEAR FLOODPLAIN: 0.03 AC +/-
 - ROAD DEDICATION: 0.81 ACRES
 - EXISTING ZONING: MIXED USE TRANSPORTATION (M-X-T)
 - SECTOR PLAN: NONE
 - PROPOSED USE: 62 RESIDENTIAL UNITS & 3,000 SF RETAIL
 - PROPOSED NUMBER OF LOTS: 0 LOTS
 - PROPOSED NUMBER OF PARCELS: 2 PARCELS
 - PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
 - PROPOSED DWELLING UNIT BY TYPE: 62 DWELLING UNITS
 - 6-TWO FAMILY = 12 UNITS
 - 4-THREE FAMILY = 12 UNITS
 - 38 MULTIFAMILY = 38 UNITS
 - DENSITY CALCULATION: 62 DU / 7.81 AC = 8.1 DU/AC
 - MINIMUM LOT SIZE REQUIRED: N/A
 - MINIMUM LOT WIDTH: N/A
 - FRONT BLDG LINE: N/A
 - FRONT STREET LINE: N/A
 - SUSTAINABLE GROWTH TIER: YES, TIER 2
 - MILITARY INSTALLATION OVERLAY ZONE: NONE
 - ANDREWS' INTERIM LAND USE CONTROL: NO LUC
 - CENTER OR CORRIDOR LOCATION: NO
 - EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
 - PROPOSED GROSS FLOOR AREA: 3,000 SF (RETAIL)
 - F.A.R. 78,000 SF / 322,789 SF = 0.24
 - STORMWATER MANAGEMENT CONCEPT # 31545-2018 AND APPROVAL DATE:
 - EXISTING WATER/SEWER DESIGNATION: W-4 & S-4
 - PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
 - AVIATION POLICY AREA: N/A
 - MANDATORY PARK DEDICATION: ON-SITE FACILITIES PROPOSED
 - NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY
 - NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY
 - TYPE ONE CONSERVATION PLAN: YES, TOP
 - SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO WETLANDS PRESENT ON SITE
 - APPROXIMATELY 574' OF STREAM IS PRESENT ON SITE
 - NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST OR ORGANIZATION

- LEGEND**
- BOUNDARY LINE
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN **4-18004**

TCP

PLANNING BOARD ACTION: _____

PER PGCPB RESOLUTION: _____

ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE _____

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: TOWNS AT PEERLESS

PROJECT NUMBER: 4-18004

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION AND PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A FIELD RUN BOUNDARY SURVEY OR AVAILABLE RECORDS.

JOHN W. KOSTIC DATE _____
PROPERTY LINE SURVEYOR
MD. REG. NO. # 473
EXPIRATION 01-06-2019

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRATION _____

SOLTESZ, LLC

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www.soltesz.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE
1	NOVEMBER 2017		
DESIGNED:	DJB	CAD STANDARDS VERSION:	V8 - RCS
TECHNICIAN:	DJB	CHECKED:	DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSINGS BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

CONIFER
5560 STERRETT PLACE, SUITE 200
COLUMBIA, MD 21044

PHONE: (443) 367-0147
FAX: (443) 320-0493
CONTACT: KYLE SPEECE
VICE PRESIDENT OF DEVELOPMENT

MAP	GRID	84
TAX MAP	93-84	ZONING CATEGORY: M-X-T
WSSC 200' SHEET	206SE13	XXXX
SITE DATUM	HORIZONTAL: NAD 27 VERTICAL: NAVD 29	XXXX

PRELIMINARY PLAN OF SUBDIVISION

4-18004

TOWNES AT PEERLESS

MARLBORO (3rd) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

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PROJECT NO. 3355-01-00