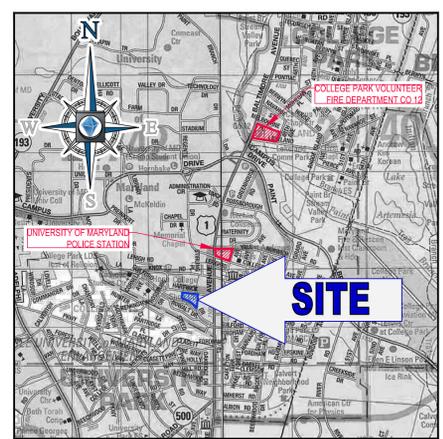


STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET		
LIMIT OF WORK ———— LOW ———— LOW		
LIMIT OF DISTURBANCE ———— LOD ———— LOD		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
CURB AND GUTTER		
---	CONCRETE CURB & GUTTER	---
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	GRATE INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SIW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
∅	DIAMETER
#	NUMBER

# PRELIMINARY PLAN (4-19047) FOR THE STANDARD AT COLLEGE PARK, LLC

LOCATION OF SITE  
4321 HARTWICK RD  
PRINCE GEORGE'S COUNTY  
COLLEGE PARK, MARYLAND 20740  
TM:33 G:C4 P:00



LOCATION MAP  
COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=200'

OWNER  
JEMALS HARTWICK LLC PARTNERSHIP  
702 H ST. NW  
WASHINGTON, DC 20001  
CONTACT: NORMAN JEMAL  
PHONE: (202) 638 - 6300

APPLICANT  
THE STANDARD AT COLLEGE PARK, LLC  
315 O'CONNOR STREET  
ATHENS, GEORGIA 30601  
CONTACT: W. CHRISTOPHER HART  
PHONE: (706) 543-1910



16701 MELFORD BLVD, SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com  
CONTACT: JOSEPH DIMARCO, P.E.

- ### GENERAL NOTES:
- PROPERTY INFORMATION: PROPERTY BEING THE LANDS OF JEMALS HARTWICK LTD PARTNERSHIP AS RECORDED IN LIBER 09800 FOLIO 548. AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND SHOWN ON TAX MAP 33-C4 AS PARCEL 00 PER THE DEPARTMENT OF ASSESSMENTS
  - TAX MAP: 33 GRID: C4
  - WSSC 200' MAP REFERENCE NUMBER 209N604.
  - EXISTING USE: OFFICE PROPOSED USE: MIXED USE
  - PRIOR APPROVALS: BOHLER ENGINEERING "NATURAL RESOURCE INVENTORY PLAN" DATED: 05/16/19 APPROVED: 10/09/19
  - SITE AREA: GROSS ACREAGE: 1.845 AC OR 80,348 SF (M-U-I) EX. NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.175 AC OR 51,163 SF ENVIRONMENTAL REGULATED FEATURES ACREAGE: 0.00 AC OR 0 SF EX. FLOOD PLAIN ACREAGE: 0.67 AC OR 29,185 SF PROP. FLOODPLAIN ACREAGE: 0.27 AC OR 11,730 SF PROP. AREA DEDICATED TO PUBLIC USE: 0.05 AC OR 2,081 SF PROP. NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.525 AC OR 66,537 SF
  - ZONING (EX./PROP.): M-U (MIXED USE INFILL)
  - PROPOSED USE:
    - RETAIL: 6,671 SF (1.2%)
    - RESIDENTIAL: 373,591 SF (64.9%) (282 APARTMENT UNITS, 951 BEDS)
    - TOTAL: 577,878 GSF (INCLUDES RESIDENTIAL, RETAIL, AMENITY, AND PARKING)
    - FLOOR AREA RATIO: 577,878 SF / 78,267 SF = 7.38
  - DENSITY CALCULATION: 282 APARTMENT UNITS / 1,525 ACRES = 185 APARTMENT UNITS/ACRE
  - MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): N/A
  - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SUSTAINABLE GROWTH TIER.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.
  - THE SUBJECT PROPERTY IS LOCATED WITHIN THE US ROUTE 1 SECTOR CORRIDOR PLAN.
  - GROSS FLOOR AREA (NON-RESIDENTIAL): EXISTING (OFFICE): 12,119 SF PROPOSED (RETAIL): 6,671 SF
  - STORMWATER MANAGEMENT CONCEPT SDCP#32294-2019-0 SUBMITTED ON 07/19/19, PENDING APPROVAL.
  - THIS AREA IS SERVED BY PUBLIC WATER AND SEWER. EXISTING WATER AND SEWER CATEGORIES: W-3/S-3. PROPOSED WATER AND SEWER CATEGORIES: W-3/S-3.
  - THIS SITE IS LOCATED WITHIN AVIATION POLICY AREA (APA) 6; COLLEGE PARK AIRPORT (KCGS).
  - THIS SITE DOES REQUIRE A MANDATORY PARK DEDICATION. A FEE-IN-LIEU IS PROPOSED.
  - THE SITE IS NOT CONTIGUOUS TO A KNOWN CEMETERY.
  - THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
  - THE SITE IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
  - THIS SITE DOES NOT REQUIRE A TREE CONSERVATION PLAN, WOODLAND CONSERVATION LETTER OF EXEMPTION #S-172-2019; APPROVED ON 11/19/19.
  - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
  - THERE ARE NO WETLANDS OR STREAMS LOCATED ONSITE AS FIELD VERIFIED BY WSSI ON MAY 16, 2019.
  - SOIL TYPE INFORMATION FOR THIS SITE CAN BE FOUND ON THIS SHEET IN THE TABLE TITLED "WEB SOIL SURVEY TABLE - PRINCE GEORGE'S COUNTY, MD."
  - THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
  - THIS SITE DOES NOT CONTAIN A TIER I WATERBODY AS DEFINED IN COMAR 26.08.02.04
  - THERE ARE NO KNOWN BEDROCK OR MARLBORO CLAY OUTCROPS.
  - THE SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
  - THE PROJECT IS LOCATED WITHIN THE ANACOSTIA RIVER WATERSHED WITH TMDL FOR SEDIMENT, NITROGEN, OR PHOSPHORUS.
  - THIS SITE IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA) 1.
  - A VARIATION FROM THE REQUIREMENTS OF SECTION 24-122(A) AND 24-113 OF THE SUBDIVISION REGULATIONS HAS BEEN REQUESTED FOR PUBLIC UTILITY EASEMENTS ALONG THE STREETS.
  - THE COLLEGE PARK FIRE VOLUNTEER FIRE DEPARTMENT COMPANY 12 IS THE NEAREST FIRE STATION, LOCATED AT 6115 BALTIMORE AVENUE, COLLEGE PARK, MD 20740.
  - THE UNIVERSITY OF MARYLAND POLICE DEPARTMENT IS THE NEAREST POLICE STATION, LOCATED AT POCOMOKE BUILDING, 7569 BALTIMORE AVENUE, COLLEGE PARK, MD 20742.

### REFERENCES

TOPOGRAPHY / ALTA/NSPS LAND TITLE SURVEY:  
BOHLER ENGINEERING  
ALTA/NSPS LAND TITLE SURVEY  
"JEMALS HARTWICK  
4321 HARTWICK ROAD  
21ST ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND"  
DATED: 04/26/19

ARCHITECTURAL PLANS:  
DWELL DESIGN STUDIO  
"THE STANDARD AT COLLEGE PARK  
4321 HARTWICK RD  
COLLEGE PARK, MD 20740  
A DEVELOPMENT FOR  
LANDMARK PROPERTIES"  
DATED: 09/18/19

SOILS REPORT:  
UNITED STATES DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
WEB SOIL SURVEY  
"CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S COUNTY MARYLAND"  
DATED: 05/16/2019

NATURAL RESOURCE INVENTORY PLAN:  
BOHLER ENGINEERING  
"THE STANDARD AT COLLEGE PARK  
4321 HARTWICK ROAD  
21ST ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND"  
DATED: 05/16/2019  
APPROVED: 10/09/2019

PROPOSED FLOODPLAIN:  
WETLAND STUDIES AND SOLUTIONS, INC  
"WSSI EXCAVATION GRADES DWG"  
DATE RECEIVED: 07/16/19

UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 17176834, 17176845, 17176831, 17176821 & 17176857

UTILITY COMPANY	PHONE NUMBER
COMCAST-UTILIQUEST	(410) 536-0070
PEPCO DCI UTILITY LOCATING	(800) 634-4385
SMECO/OCCLS DAYTIME LOCATOR	(410) 712-0202
VERIZON	(410) 536-0070
WASHINGTON GAS-UTILIQUEST	(301) 210-0355
WSSC - PINPOINT LUG	(301) 866-6903

### SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL EXISTING PLAN	2
PRELIMINARY PLAN	3

### WEB SOIL SURVEY SOILS TABLE PRINCE GEORGE'S COUNTY, MARYLAND

MAP UNIT	MAP UNIT NAME	HYDROLOGIC GROUP	DRAINAGE CLASS
UrcD	URBAN LAND-CHRISTIANA-DOWNER COMPLEX, 5 - 15 % SLOPES	D	MODERATELY WELL DRAINED
UrrB	URBAN LAND-RUSSETT-CHRISTIAN A COMPLEX, 0 - 5 % SLOPES	D	MODERATELY WELL DRAINED
Zn	ZEKIAH-URBAN LAND COMPLEX, FREQUENTLY FLOODED	D	MODERATELY WELL DRAINED
Un	URBAN LAND	D	-

THIS BLOCK IS FOR OFFICIAL USE ONLY  
OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESKNOE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: THE STANDARD AT COLLEGE PARK  
PROJECT NUMBER: 4-19047

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-19047

TOP: N/A; WOODLAND CONSERVATION ORDINANCE - EXEMPTION LETTER #S-172-2019

PLANNING BOARD ACTION \_\_\_\_\_

PER PGCPB RESOLUTION # \_\_\_\_\_

ADOPTION DATE \_\_\_\_\_

SIGNATURE APPROVAL DATE \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_



### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/20/19	MNCPCC COMMENTS	LAM	JD
2	2/10/2020	MNCPCC COMMENTS	ECH	JD

811  
Know what's Below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB192036
DRAWN BY:	LAM
CHECKED BY:	JD
DATE:	11/09/19
CAD I.D.:	SD2

PROJECT  
PRELIMINARY PLAN  
(4-19047)  
FOR  
THE STANDARD AT COLLEGE PARK, LLC

PROPOSED DEVELOPMENT  
4321 HARTWICK RD.  
PRINCE GEORGE'S COUNTY  
COLLEGE PARK, MARYLAND 20740  
TM:33 G:C4 P:00

BOHLER ENGINEERING  
16701 MELFORD BLVD, SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4501  
Fax: (301) 809-4501  
MD@BohlerEng.com

J. DIMARCO  
PROFESSIONAL ENGINEER  
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A BILLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34396, EXPIRATION DATE: 12/23/2020

SHEET TITLE:  
COVER SHEET  
SHEET NUMBER:  
1 OF 3





**Standard at College Park  
Preliminary Plan – 4-19047  
February 12, 2020**

**STATEMENT OF JUSTIFICATION FOR IMPACTS TO REGULATED ENVIRONMENTAL  
FEATURES**

**I. DESCRIPTION AND LOCATION OF SUBJECT PROPERTY**

The Standard at College Park, LLC (the “Applicant”) submits this Statement of Justification (the “Statement”) in conjunction with the Preliminary Plan of Subdivision (the “Preliminary Plan” or “Application”) for approximately 1.845 acres (in gross tract area) of property at 4321 Hartwick Road, College Park, Maryland 20740 (the “Property”). The Property is currently in the M-U-I (Mixed Use-Infill) / D-D-O (Development District Overlay) Zone and is subject to the recommendations of the Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (the “Sector Plan”). The Property is located in the Developed Tier, and is more specifically located within the "Walkable Node—University" (the "WNU") character area of the Sector Plan.<sup>1</sup>

**II. GENERAL DESCRIPTION OF PROPOSED USE AND REQUEST**

As described in detail herein and reflected on the Preliminary Plan, the Applicant proposes to redevelop the Property with a nine (9)-story mixed-use building consisting of up to 282 multifamily dwellings (including up to 951 beds) and approximately 6,671± square feet for ground-floor commercial/retail use(s).

In conjunction with the Application, the Applicant requests approval of impacts to Regulated Environmental Features totaling 0.67 acres on-site and 0.02 acres of which are off-site (temporary). The Primary Management Area (“PMA”) impacts include a retaining wall construction / maintenance access area (permanent impact); storm water outfall (temporary impact); and a sanitary sewer line connection (temporary impact) that runs both on-site and off-site to connect to an existing system. The anticipated 0.67 acres of on-site impacts to the PMA represent 100% of the on-site PMA area (0.67 acres total). The Applicant respectfully requests that the Planning Board approve the proposed impacts to the Regulation Environmental Features on the Property.

**III. DESCRIPTION OF EXISTING REGULATED ENVIRONMENTAL FEATURES ON-SITE**

The Property contains a total of 0.67 acres of PMA. The PMA comprises existing onsite floodplain. The PMA is generally located on the southern end of the Property, and comprises approximately 36% of the total Property area. The PMA runs through the Property and is centered on an existing stream that runs from east to west within the median of Guilford Avenue. The boundaries of the PMA are outlined in the PMA Impact Exhibit, attached.

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<sup>1</sup> See Sector Plan, pg. 235.

#### **IV. DESCRIPTION OF APPLICABLE CODE**

Section 24-130(b)(5) of the Prince George's County Code (the "County Code") requires that the proposed Application conform to the following:

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.

As described in detail below, the Application preserves regulated environmental features in a natural state to the fullest extent possible and thus in full satisfaction of Section 24-130(b)(5) of the County Code.

#### **V. SPECIFIC DESCRIPTION OF PROPOSED IMPACTS AND JUSTIFICATION**

As noted in Section IV, the Preliminary Plan Application is required to preserve regulated environmental features in a natural state to the fullest extent possible. Part C, Section 2.0 of the Environmental Technical Manual contains guidance for determining whether "fullest extent possible" has been satisfied, as follows:

The determination of "fullest extent possible" is a three-step process that starts with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed. This Section also notes that for properties located in the Developed Tier or a designated center or corridor (the Property is located in the Developed Tier), impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites, and that such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer.

The list below summarizes the proposed impacts to regulated environmental features on the Property, and these impacts are also reflected on the PMA Impact Exhibit, attached:

- On-site Building (Permanent Impact): 18,435 SF or 0.42 AC
- On-site Retaining Wall (Permanent impact): 256 SF or 0.006 AC
- On-site Sanitary Connection (Temporary Impact): 1,330 SF or 0.03 SF
- On-site Stormwater Outfall (Temporary Impact): 1,110 SF or 0.03 AC
- On-site Grading Impact: 8,054 SF or 0.184 AC
- Off-site Sanitary Connection (Temporary Impact): 370 SF or 0.008 AC

- Off-site Stormwater Outfall (Temporary Impact): 325 SF or 0.007 AC

## **VI. AVOIDANCE – MINIMIZATION – MITIGATION**

The Environmental Technical Manual first requires that impacts to the PMA be avoided. If the impacts cannot be avoided, then the Environmental Technical Manual requires the impacts to the PMA be minimized. In this instance, the proposed PMA impacts on the Property cannot be avoided or minimized due to the proposed building footprint that is required in order to comply with the Central US 1 Corridor Sector Plan streetscape which calls for buildings to be located at the property line.

The Environmental Technical Manual requires mitigation in the event of significant impacts to the PMA (regulated streams, wetlands, and 100-year floodplains). Significant impacts are defined as the cumulative impacts that result in the disturbance of 200 linear feet of stream bed and 36 linear feet of stream construction disturbance along the sanitary sewer connection, 0.09 acres of floodplain impact and 0.05 acres of wetland and wetland buffer area. In the case of this Application for the Property, the PMA impacts are significant as defined by the Environmental Technical Manual, and therefore mitigation is required. Mitigation is provided by elevating the southern side of the proposed building above the 100-year floodplain elevation with retaining walls to allow for compensatory storage of flooding on-site without increasing the floodplain elevation. These mitigation efforts have been reviewed and approved by the Department of Permits, Inspections and Enforcement as part of the Approved Floodplain Waiver number 201954.

## **VII. CONCLUSION**

As described above, the proposed 0.67 acres of on-site impacts to the PMA represent 100% of the on-site PMA area (0.67 acres total). Further, the entirety of the off-site impact is a temporary impact. The Applicant has fully endeavored to avoid and minimize these impacts. However, considering the site is zoned M-U-I/D-D-O and is located in the Developing Tier in a Walkable Node University area, as designated by the Sector Plan, these impacts are unavoidable and cannot be mitigated on this compact site. The proposed PMA impacts cannot be avoided or minimized, and the Applicant proposes to mitigate the impact as described above. Thus, the impacts to Regulated Environmental Features have been preserved and/or restored to the fullest extent possible as defined by the Environmental Technical Manual.

The Applicant respectfully requests that the Planning Board approve the proposed impacts to the Regulated Environmental Features on the Property.