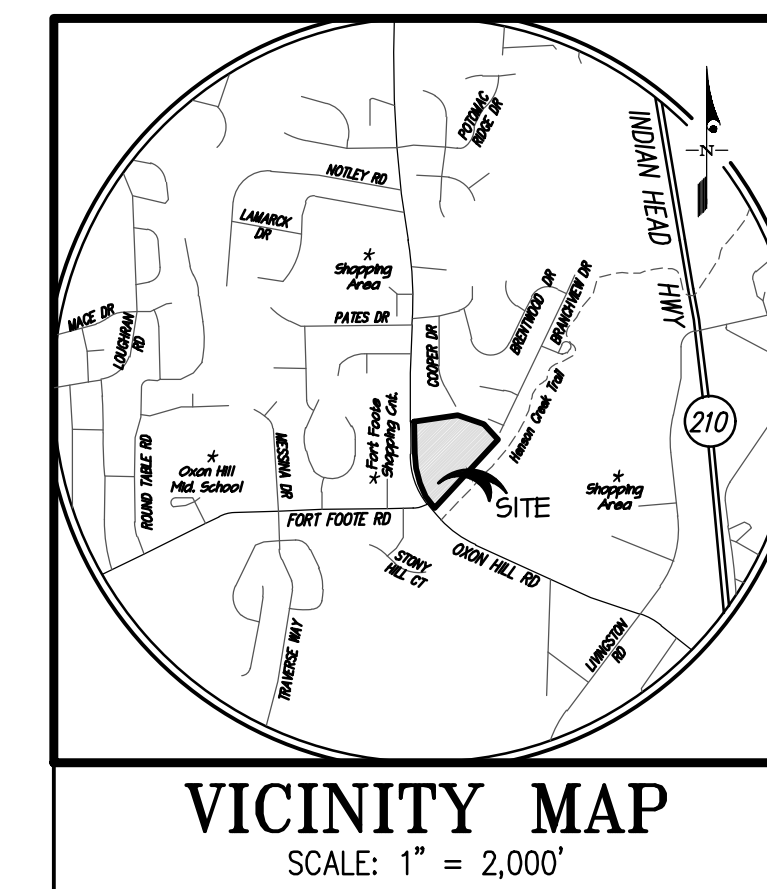
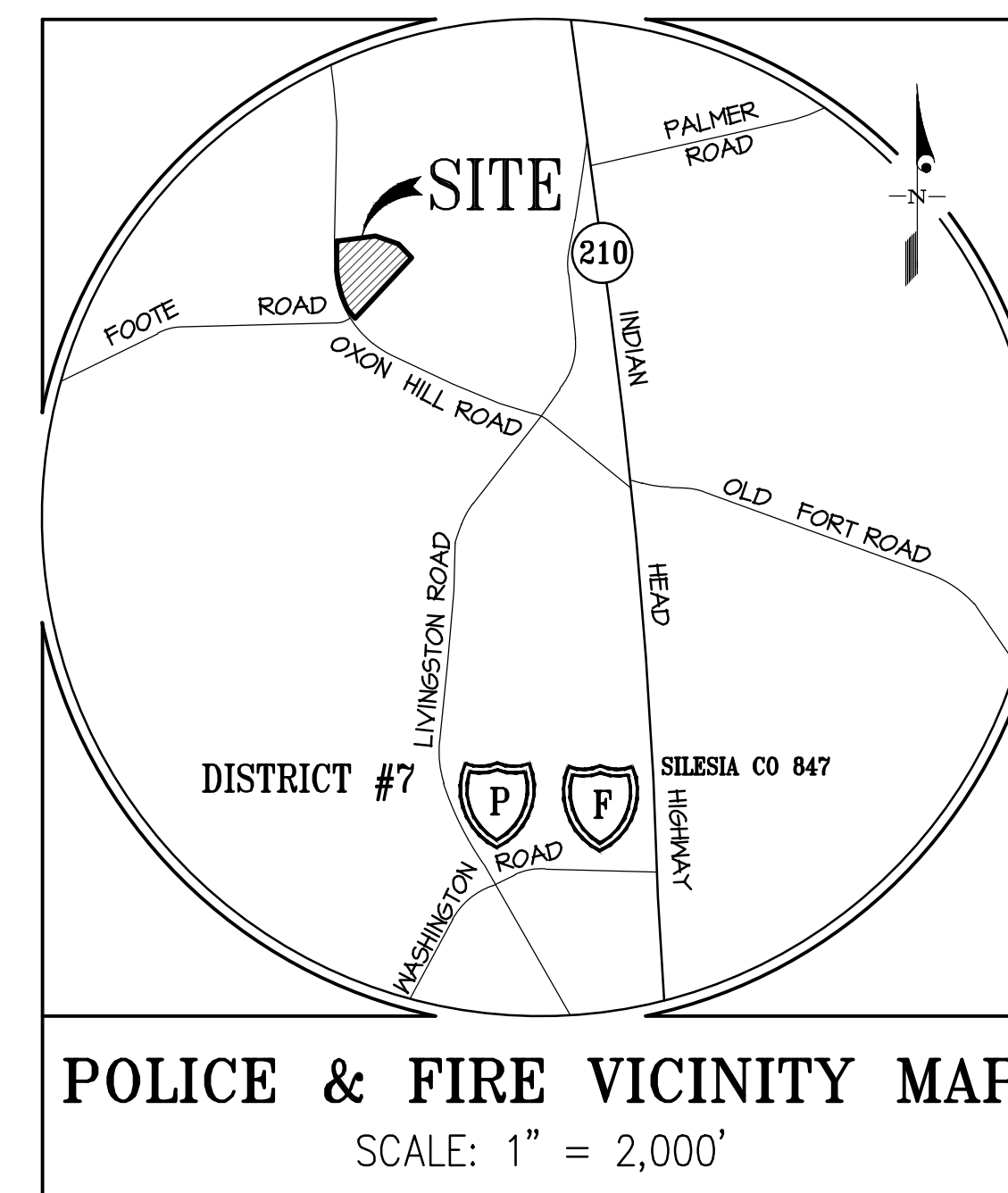


- LEGEND**
- PROPOSED PAVING
  - SOILS
  - LIMIT OF PRELIMINARY PLAN
  - LOT LINES
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - PROPOSED SEWER LINE
  - PROPOSED WATER LINE
  - CONCRETE SIDEWALK
  - EX. CONTOURS
  - PROP. CONTOURS
  - EX. CURB
  - EX. EDGE OF PAVING
  - PROP. STORM DRAIN



**SITE DATA**

**ZONING:** EX. SITE AREA: (LOTS 1-14, PARCELS 'A' & 'B' AND TRATTORIA DRIVE & LERNA LANE ROWS) 14.11 AC.  
14.11 AC.  
64  
22,751 S.F.  
5,521 S.F.  
2.18 AC.  
2.56 AC.  
1.17 AC.  
4,560 S.F.  
8,864 S.F.  
6,821 S.F.  
2,080 S.F.  
1,442 S.F.  
868 S.F.  
2,634 S.F.  
4,384 S.F.  
6,711 S.F.  
9,115 S.F.  
9,673 S.F.  
12,255 S.F.

**EXISTING USE:** VACANT  
**PROPOSED USE:** SINGLE FAMILY ATTACHED RESIDENTIAL  
64  
1.06 AC.  
2.61 AC.  
12.71 AC.  
1.44 AC.  
0.00 AC.  
0.00 AC.

**DENSITY PERMITTED:** (450 DUs/AC\* x 14.11 AC.)  
(R-80 ZONE DENSITY APPLIED PER CR-28-2018 & M-NCPPC)  
DENSITY SHOWN: 64

**PARK DEDICATION REQUIRED:** (7.5% OF TOTAL AREA):  
PARK DEDICATION PROVIDED (PARCEL 'E'):  
NET DEVELOPABLE AREA OUTSIDE OF PMA (1.34 AC.):  
ENVIRONMENTAL REGULATED FEATURES:  
PMA (1.34 AC.) + NON-TIDAL WETLANDS (0.10 AC.)  
100-YEAR FLOODPLAIN:  
ROAD DEDICATION PROVIDED:

**DEVELOPMENT STANDARDS**  
PER CR-28-2018, THE ORDINARY R-R ZONE DEVELOPMENT STANDARDS SHALL NOT APPLY TO THIS PROPERTY, BUT RATHER ALL DEVELOPMENT REQUIREMENTS FOR TOWNHOUSES SHALL BE DETERMINED AT TIME OF DETAILED SITE PLAN, WITH THE EXCEPTION OF THE FOLLOWING:  
MINIMUM LOT AREA:  
MINIMUM LOT WIDTH:

**PRIOR APPROVALS**  
PRELIMINARY PLAN: 4-05261  
DETAILED SITE PLAN: DSP-06035

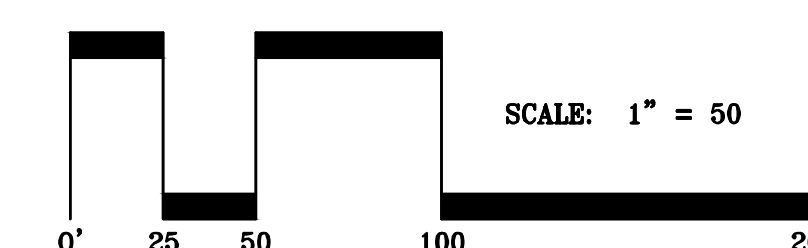
**GENERAL NOTES**

- OWNER/APPLICANT: BGH FORT WASHINGTON, LLC  
c/o SEVAG BALIAN  
HAYFORD HOMES  
6110 EXECUTIVE BOULEVARD  
SUITE 310  
ROCKVILLE, MD 20852  
301-864-6500
- TOPOGRAPHY FIELD SURVEYED BY LOEDERMAN SOLTESZ ASSOCIATES - JULY 28, 2005. ENVIRONMENTAL & ROADWAY ELEMENTS FIELD SURVEYED BY GUTSCHICK LITTLE & WEBER PA - 2020.
- EXISTING FORT WASHINGTON RIDGE SUBDIVISION - LOTS 1-14 & PARCELS 'A' & 'B'; PLAT BOOK FM 210 PAGES 55-56.
- TAX MAP / GRID: 113-F3
- 200 FOOT MAP REFERENCE: 212 SE 01
- THE PURPOSE OF THIS PRELIMINARY PLAN IS TO RE-SUBDIVIDE SUBJECT PROPERTY INTO 64 SINGLE FAMILY ATTACHED LOTS AND 14 PARCELS.
- THIS PROPERTY IS LOCATED WITHIN THE DEVELOPING TIER.
- THIS PROPERTY IS NOT LOCATED WITHIN A CENTER OR CORRIDOR, AND IS THEREFORE NOT SUBJECT TO BPS REQUIREMENTS.
- STORMWATER MANAGEMENT CONCEPT PLAN #31420-2021 BY GUTSCHICK, LITTLE & WEBER, P.A., SUBMITTED SEPTEMBER, 2021.
- EXISTING WATER AND SEWER SERVICE CATEGORIES 5-3 AND W-3.
- THERE ARE NO KNOWN CEMETERIES LOCATED ON OR CONTIGUOUS TO THIS PROPERTY.
- THERE ARE NO KNOWN HISTORIC SITES LOCATED ON OR CONTIGUOUS TO THIS PROPERTY.
- A TYPE ONE TREE CONSERVATION PLAN WILL BE INCLUDED WITH THIS PPS SUBMISSION.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- NO 100-YEAR FLOODPLAIN AREA IS LOCATED ON THIS PROPERTY.
- A NON-TIDAL WETLANDS AREA IS LOCATED ON THIS PROPERTY ALONG THE SOUTHEAST PROPERTY LINE.
- A STREAM IS LOCATED ON THIS PROPERTY ALONG THE NORTHEAST PROPERTY LINE.
- SOILS INFORMATION SHOWN WAS OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE 2021.
- NATURAL RESOURCES INVENTORY PLAN NRI-02-05 BY GUTSCHICK, LITTLE & WEBER, P.A. APPROVED FEBRUARY 20, 2020.
- THIS PROPERTY IS NOT LOCATED IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION OR ANY LAND TRUST OR ORGANIZATION.
- GRADING AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- NEAREST POLICE STATION: ACCOKEEK DISTRICT No. 7.
- NEAREST FIRE STATION: SILESIA COMPANY No. 847.
- A TRAFFIC STUDY HAS BEEN PREPARED BY LENHART TRAFFIC CONSULTING, INC. DATED JULY 27, 2021, AND IS INCLUDED WITH THIS PPS SUBMISSION.
- A PHASE ONE ARCHAEOLOGICAL SURVEY REPORT WAS PREPARED BY MEGACORP INDUSTRIES LLC DATED MAY 2006 FOR THE PREVIOUS FORT WASHINGTON RIDGE SUBDIVISION, AND IS INCLUDED WITH THIS PPS SUBMISSION.
- DEDICATION OF PARCEL 'E' IS PROPOSED TO MEET THE MANDATORY DEDICATION OF PARKLAND REQUIREMENT.
- THIS PROPERTY IS NOT LOCATED WITHIN THE SUSTAINABLE GROWTH TIER.
- THIS PROPERTY IS NOT LOCATED WITHIN A MILITARY INSTALLATION OVERLAY ZONE.
- THIS PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.

**MAPPED SOILS CHART**

SYMBOL	SOILS SERIES	K-FACTOR HYDROLOGIC GROUP
BaC	Beltville silt loam, 2-10% slopes	0.43 C
BuB	Beltville urban land complex, 0-5% slopes	0.31 C
Snd	Sassafras urban land complex, 5-15% slopes	0.15 B
SoE	Sassafras and Croom soils, 15-25% slopes	0.20 C
Sof	Sassafras and Croom soils, 25-40% slopes	0.15 C

Taken from: USDA Natural Resource Conservation Service 2021



**HILLSIDE AT FORT WASHINGTON M-NCPPC Case No. 4-21017**

**PRELIMINARY PLAN OF SUBDIVISION**

**HILLSIDE AT FORT WASHINGTON**  
Lots 1-64 and Parcels A-H, J-N & P  
(Existing: Fort Washington Ridge - Lots 1-19 & Parcels 'A' & 'B')

OXON HILL ELECTION DISTRICT No. 12  
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. File No.  
17012  
SHEET  
1 OF 1

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4021 | FAX: 301-421-4021 | DCMVA: 301-988-2501 | FAX: 301-421-4186

DESIGNED BY:	TSZ				
DRAWN BY:	WSJ				
CHECKED BY:					
TML	12/11/21	REVISED PER DRD INTAKE COMMENTS DATED 11/24/21	WSJ	TML	
DATE		REVISION	BY	APPR.	

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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. 29814.  
EXPIRATION DATE: JANUARY 20, 2022.



PREPARED FOR:  
BGH FORT WASHINGTON, LLC  
c/o SEVAG BALIAN  
HAYFORD HOMES  
6110 EXECUTIVE BOULEVARD, SUITE 310  
ROCKVILLE, MD 20852  
301-864-6500

SCALE	ZONING
1" = 50'	R-R
DATE	TAX MAP - GRID
SEPT, 2021	113 - F3





# STATEMENT OF JUSTIFICATION

## *Hillside at Fort Washington (Fort Washington Ridge)*

Preliminary Plan of Subdivision  
4-21017  
September, 2021

Prepared on behalf of:  
BGH Fort Washington, LLC  
c/o Sevag Balian  
Haverford Homes  
6110 Executive Boulevard, Suite 310  
Rockville, Maryland 20852  
301-864-6500

Prepared by:  
Gutschick, Little & Weber  
3909 National Drive, Suite 250  
Burtonsville, Maryland 20866

## **PROJECT DESCRIPTION**

The following is an analysis and justification for future development of Hillside as a single-family residential project on Oxon Hill Road in Ft. Washington, Maryland with 64 townhome units. Haverford Homes (“Haverford”) had initially proposed a 113-unit development on this site; however, given the surrounding densities, Haverford has realigned the site to a lower density residential development.

The 14.15 acres property is zoned R-R (Rural Residential) and is currently platted with nineteen (19) single-family detached lots. On September 4, 2018 the Prince George’s County Council passed Council Bill CB-028-2018 to allow townhouses to be developed on this property. CB-028-2018 did not propose a specific density. Haverford is proposing a density of 4.58 DU/Ac to match the R-80 density abutting the site.

The Henson Creek-South Potomac Master Plan is the specific master plan covering the area surrounding the subject property. In review, the Henson Creek-South Potomac Master Plan recommends “Low Density Residential” not only for the area of the subject property but also for the majority of the planning area not located along transportation corridors or at activity centers. The Master Plan provides a description of residential densities and zoning categories appropriate for low density residential as R-E, R-R, R-80, R-L and R-S. The recommended zoning categories shown in the Master Plan for Low Density Residential range from R-E (1.08 Du/Ac) to R-80 (4.58 DU/Ac).

Hillside is bordered to the north by Single Family lots in the R-80 Zone, to the east by parkland in the R-O-S Zone, to the south by Oxon Hill Road and to the west by a poorly maintained shopping center in the C-S-C Zone. The subject property has a stream and stream buffer running west to east along the northern property line and significant slopes and topography along the east and southeast property lines adjacent to the Henson Creek Stream Valley Park. Given the existing site constraints, the most logical or developable portion of the site lies in the northwest portion of the site, adjacent to the highest residential densities and commercial property, where we are matching the R-80 zoning density of 4.58 DU/Ac. This density designation will also help improve the existing shopping center across the street from the Property by creating 64 townhome units instead of the platted 19 units. During meetings between the neighborhood associations and Haverford, the citizens wanted additional density to help improve and support the small retail center across the street from Hillside.

The proposed development concept creates a compact, pedestrian friendly, street front townhouse community, within the context of the zoning text amendment and within densities allowed in the Master Plan. By protecting the significant natural features of the site and reducing the overall development footprint, the proposed development will provide significant buffers to both the adjacent parkland and single-family detached neighborhood. By maintaining a consistent zoning density as the adjacent R-80 property in a walkable location near the existing commercial development, and by protection the surrounding community, we are providing a logical, compatible and appropriate addition to the existing residential fabric of Ft. Washington.

## **PRELIMINARY PLAN OF SUBDIVISION REQUIREMENTS**

## **(1) Site Location and Description**

*The subject property is located east of the Oxon Hill and Fort Foote Roads intersection in southwestern Prince George's County. The physical address is 9304 Oxon Hill Road, Fort Washington, Maryland. The 14.11-acre property is identified as Lots 1-19 and Parcels 'A' & 'B' of the Fort Washington Ridge subdivision. The property is vacant, mostly forested and undeveloped.*

## **(2) Surrounding Uses**

*The following uses surround the property:*

*North – Adjacent to the subject property is developed single family detached residential on R-80 zoned property.*

*East & Southeast – Adjacent to the subject property is M-NCPPC parkland containing the Henson Creek Hiker/Biker Trail.*

*West & Southwest – Across Oxon Hill Road is existing single family detached residential on R-R zoned property & a shopping center on C-S-C property.*

## **(3) Nature of Request**

*This application proposes to re-subdivide the property into 64 fee simple townhouses lots and 14 stormwater management (SWM)/open space/parkland dedication parcels. The front and rear-loaded townhouses are designed in a compact, urban layout served by a private alley network. The development is proposed adjacent to Oxon Hill Road and on the top of hill, allowing the remaining wooded, steep-sloped property to remain preserved. The SWM pond is located at the bottom corner of the property and will be vehicular access by the adjacent residential subdivision. The proposed project density is comparable to the existing densities in the surrounding area.*

*This application is submitted under the applicable requirements of Division 2 of the Subdivision Ordinance regarding Preliminary Plans of Subdivision and by the required findings contained in Section 24-121 (Planning and Design Requirements) of the Subdivision Ordinance. This Preliminary Plan of Subdivision application will be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements), 24-123 (General Transportation and Circulation Requirements), and 24-124 (Adequate Roads Required) of the County Subdivision Ordinance.*

#### **(4) Development Data Summary**

##### **Site Area Summary**

<i>Existing Site Area:</i>	14.11 Ac.
<i>Existing Lots:</i>	19
<i>Existing Parcels:</i>	2
<i>Proposed Site Area:</i>	14.11 Ac.
<i>Proposed Lots:</i>	64
<i>Proposed Parcels:</i>	14
<i>Total permitted residential units per CB-28-2018 and the 2035 General Plan:</i>	64
<i>Proposed residential units with this PPS (4-21017):</i>	64

#### **(5) Previous Approvals**

*PPS 4-05067 & Final Plat 5-06370 – This Preliminary Plan of Subdivision, approved on March 9, 2006, proposed 19 single-family detached units, 2 open space HOA parcels, and two Prince George’s County rights-of-way (Trattoria Drive & Lerna Lane). The Final Plat was approved on November 30, 2006 and can be found at Plat Book PM 218 Pages 55-56.*

*DSP-06035 – This Detailed Site Plan was approved on October 5, 2006.*

#### **(6) Relationship to Requirements of the Subdivision Ordinance**

##### **Section 24-121 Planning and design requirements**

***As described below, the proposed project satisfies each of the requirements which govern the Planning Board's approval of Preliminary Plan applications listed in Sections 24-121:***

- (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 of the requirements of the Zoning Ordinance applicable to the subject property.***

*The subject property is wholly within the County and will be platted in*

*accordance with all applicable requirements.*

- (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.***

*This standard does not apply to the subject property. The proposed development is located within an existing water and sewer service area and is planned to tie into the nearby public water and sewer system.*

- (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.***

*The subject property is not located adjacent to an existing or planned roadway of arterial or higher classification.*

- (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.***

*The subject property is not located adjacent to existing or planned roadways of arterial, freeway or higher classification.*

- (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.***

*The preliminary plan and final plat for the subject property will conform to the area master plan, including maps & text.*

- (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.***

*This section is not applicable. No land associated with the subject property has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in a reservation, according to Division 7 of the Zoning Subtitle.*

- (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.***

*The Preliminary Plan of Subdivision 4-21017 does not propose the creation of any outlots.*

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

*The Preliminary Plan of Subdivision 4-21017 does not propose any public rights-of-way within the subject property. Any corner townhouse lots will be adjacent to private alleys.*

- (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.***

*The Preliminary Plan of Subdivision 4-21017 does not propose the creation of any blocks over seven hundred fifty (750) feet long.*

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

*The site is suitable for development and has access to existing utility and vehicular infrastructure. The development is located adjacent to Oxon Hill Road and on top of the hill to minimize utility extensions and grading. All proposed internal drive aisles are necessary to provide adequate internal circulation, emergency access, and property access on site.*

**(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.**

*The steeper slopes, streams, wetlands and more mature trees are proposed to be preserved and will be located within Tree Preservation Areas per the Type One Tree Conservation Plan.*

**(12) Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:**

- (A) The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots.**
- (B) The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.**
- (C) The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels.**

*This standard does not apply to the subject PPS application. No lot size averaging is proposed.*

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

*All townhouse lots within PPS 4-21017 will be accessed by private alleys or private roads.*

**(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 Permitting, Inspections and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign.**

*The proposed entry feature for this development will be located on HOA Parcel 'G' & will be maintained by the homeowner's association.* -

- (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 Permitting, Inspections and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.**

*Stormwater Management Concept Plan No. 37420-2021 was submitted to DPIE in September, 2021, and will be approved prior to Planning Board.*

- (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.**

*A Type 1 Tree Conservation Plan has been prepared and is included with this PPS submission.*

- (17) Historic resources should be preserved.**

**and**

- (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."**

*The subject property contains no historic or significant archeological resources. Historic & archeological reviews by M-NCPPC were performed during the previous PPS 4-05067 & DSP-06035 Fort Washington Ridge review & approval processes.*

- (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.**

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

**Sec. 24-122.01. - Adequacy of public facilities.**

***(a) The Planning Board may not approve a preliminary plan of subdivision 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.***

*The subject property covered by PPS 4-21017 is currently served by adequate public facilities.*

*This property is located in water and sewer categories W-3 & S-3, and will therefore be served by public systems. The proposed development is designed to be served by existing water and sanitary sewer lines that are located within the Oxon Hill Road right of way.*

*A Traffic Impact Analysis report was prepared by Lenhart Traffic Consulting, Inc. dated July 27, 2021, and is included with this PPS submission. Based on the results of this report, this proposed development will satisfy the APFO requirements of Prince George's County and should be approved.*

**DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.**

**(B) Section 24-123. General requirements.**

- (a) The Planning Board shall require that preliminary plan conform to the following:***
  - (1) The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when reserved or dedicated, shown on the final plat.***
  - (5) Arterial highways shall have a minimum right-of-way width of one hundred and twenty (120) feet;***



**collector streets, a minimum right-of-way width of eighty (80) feet; and parkways, such right-of-way width as may be designated by the Planning Board. The width of secondary subdivision streets shall be not less than fifty (50) feet and the width of primary subdivision streets not less than sixty (60) feet.**

*No public rights-of-way are proposed to be dedicated with this PPS.*

- (6) Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.**

*Externally, a 6' bike lane & 5' sidewalk are proposed along Oxon Hill Road as part of the required road improvements. Internally, the development proposes a system of interconnecting sidewalks that will promote pedestrian mobility throughout the townhouse community.*

**(C) Section 24-124. Adequate roads required.**

- (a) Before any preliminary plan may be approved, the Planning Board shall find that:**
  - (1) There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing and implementation program as defined in Section 27-107.01(186.1);**

*The subject property fronts on Oxon Hill Road, a County-owned right-of-way. While along this property's frontage the roadway is built to the ultimate vehicular cross section, a 6' bike lane & 5' sidewalk are proposed with this development as part of the required road improvements.*

**Section 24-130 Stream, wetland, and water quality protection and stormwater management**

- (a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.**

*With the development designed on and LOD limited to the top of the hill, the remainder of the sloped and forested property (including a stream and stream buffer) will be preserved within an HOA open space parcel & tree preservation easement area.*

- (b) The Planning Board shall require that proposed subdivisions conform to the following:**

- (1) The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.**
- (2) The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.**

*Stormwater controls will be provided on-site that are adequate to control the ten-year storm as described in the recently submitted Stormwater Management Concept Plan pursuant to Items 1 and 2 above.*

- (3) The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.**

*Acknowledged.*

- (4) Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.**
- (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.***

- (c) The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.***

*Per the Soil Conservation Commission District requirements, a sediment control concept study will be submitted for review to and will be approved by the local District office.*

## **CONCLUSION**

The Hillside at Fort Washington PPS 4-21017 proposes to re-subdivide the property currently contained in the Fort Washington Ridge 4-05067 PPS. The development has been compactly designed adjacent to existing Oxon Hill Road, allowing for the preservation of existing environmental features located on the slopes making up the remainder of the subject property. With this property having previously gone through the M-NCPPC's PPS & DSP review & approval processes, we are confident this project will be able to meet all Development Review Division requirements.

Thank you in advance for your consideration of this request. If you need any additional information, or if I can be of any further assistance, please do not hesitate to contact me.

Sincerely,



Thomas S. Zyla, RLA  
Project Manager  
301.421.4021  
TZyla@glwpa.com

