

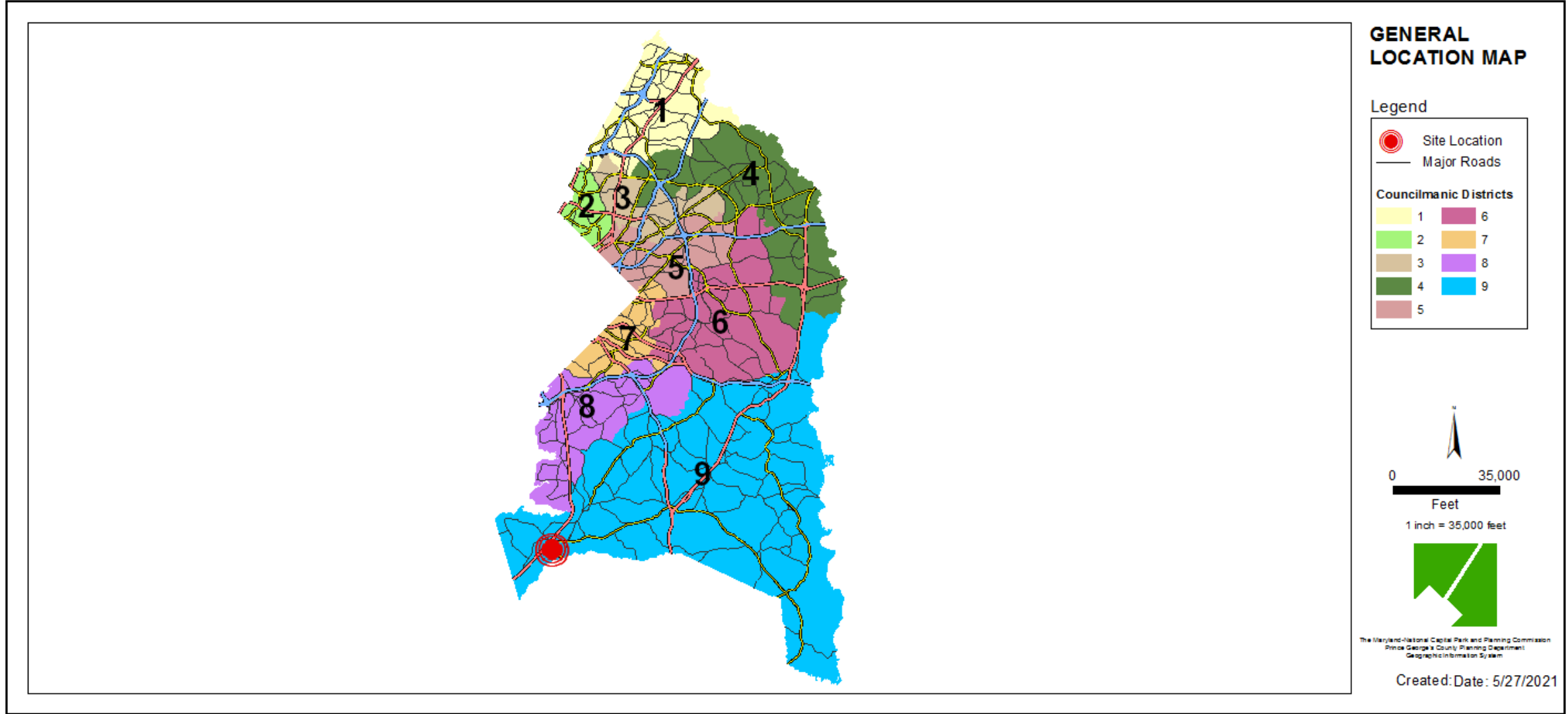
ITEM: 10

CASE: CSP-20001

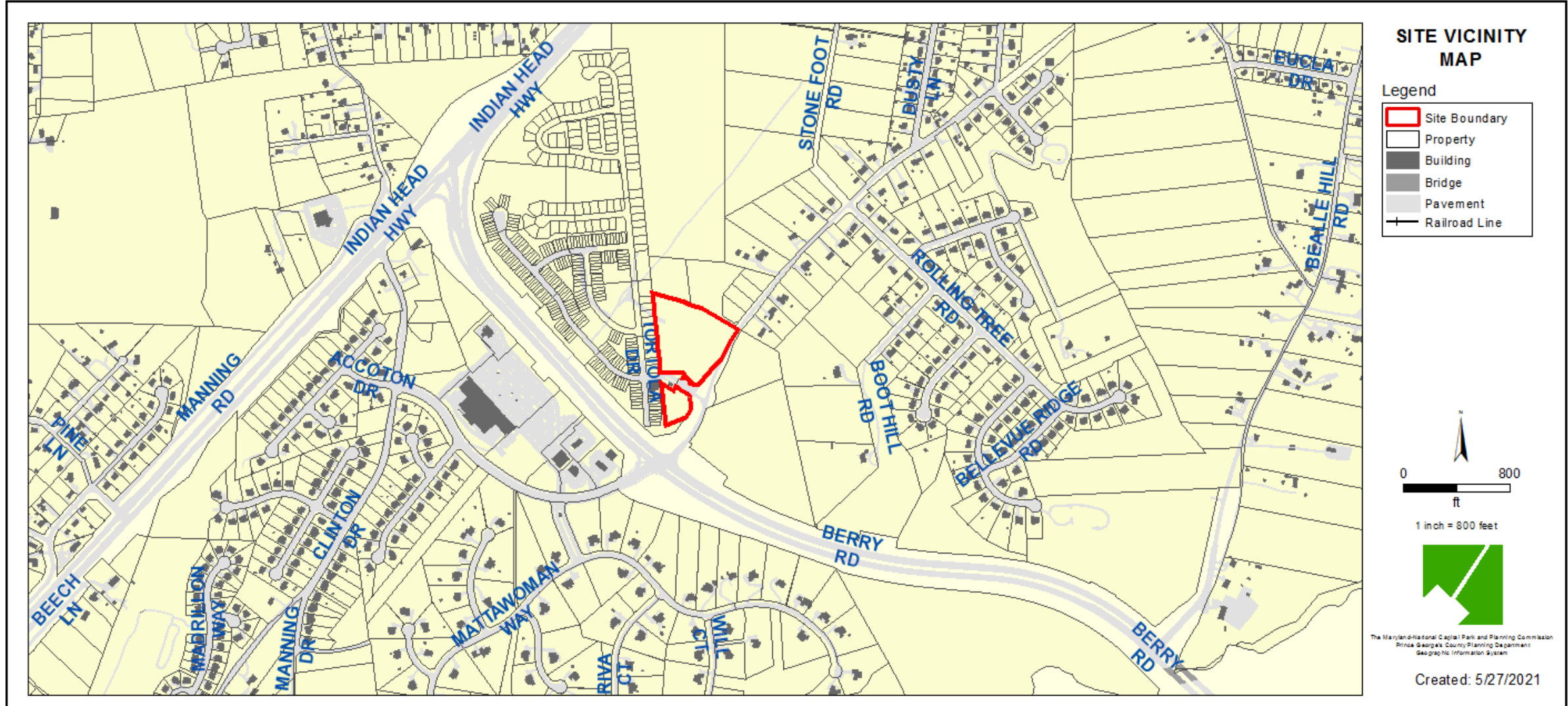
# **ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE**

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

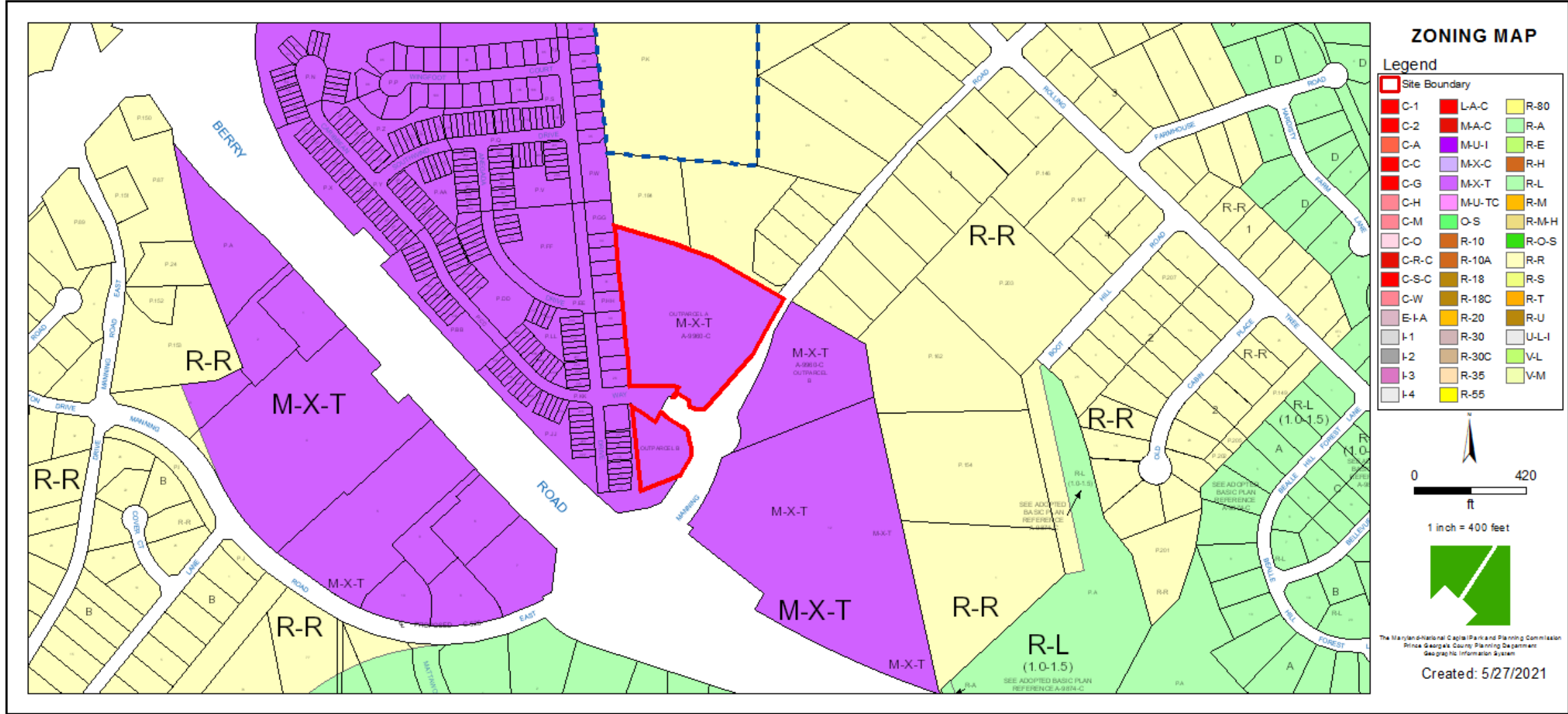
# GENERAL LOCATION MAP



# SITE VICINITY



# ZONING MAP



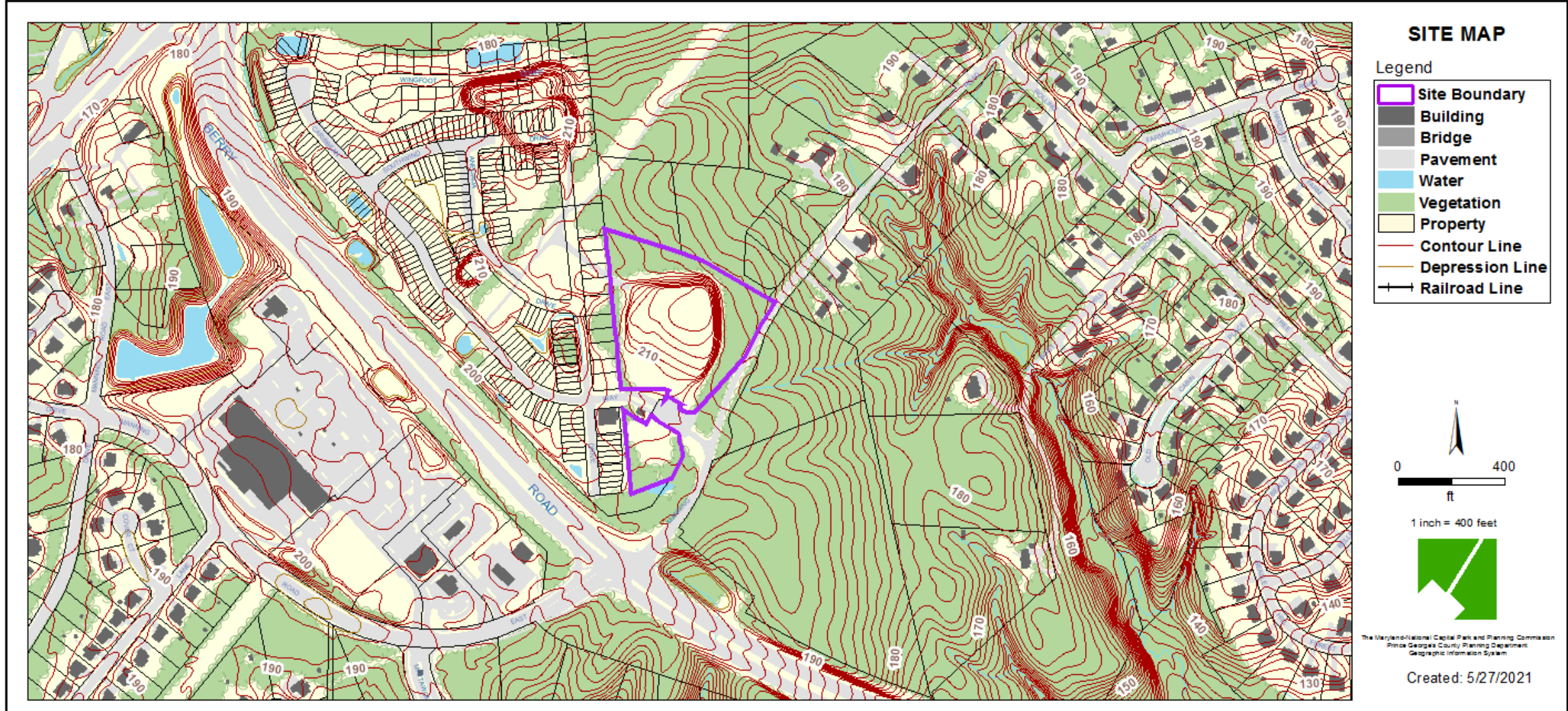


# AERIAL MAP

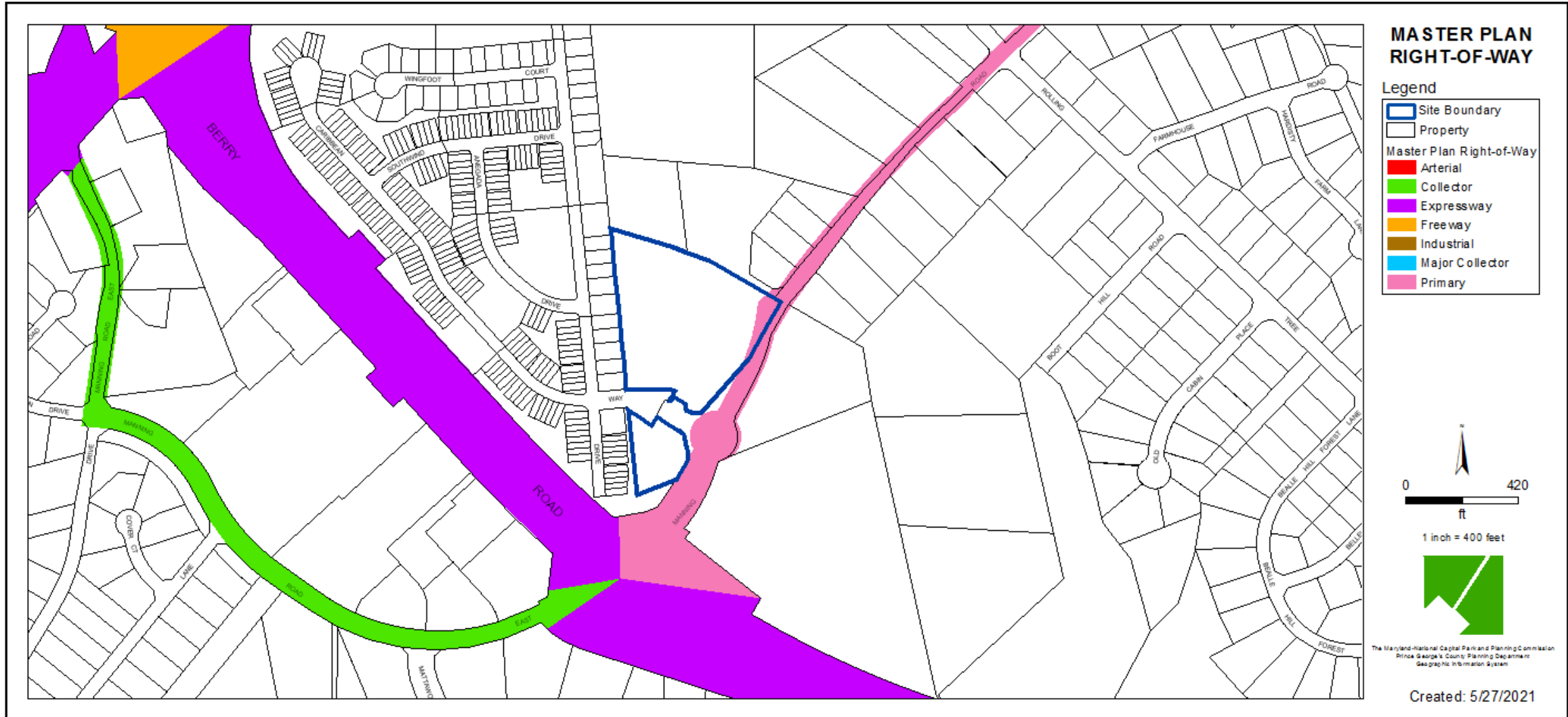




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



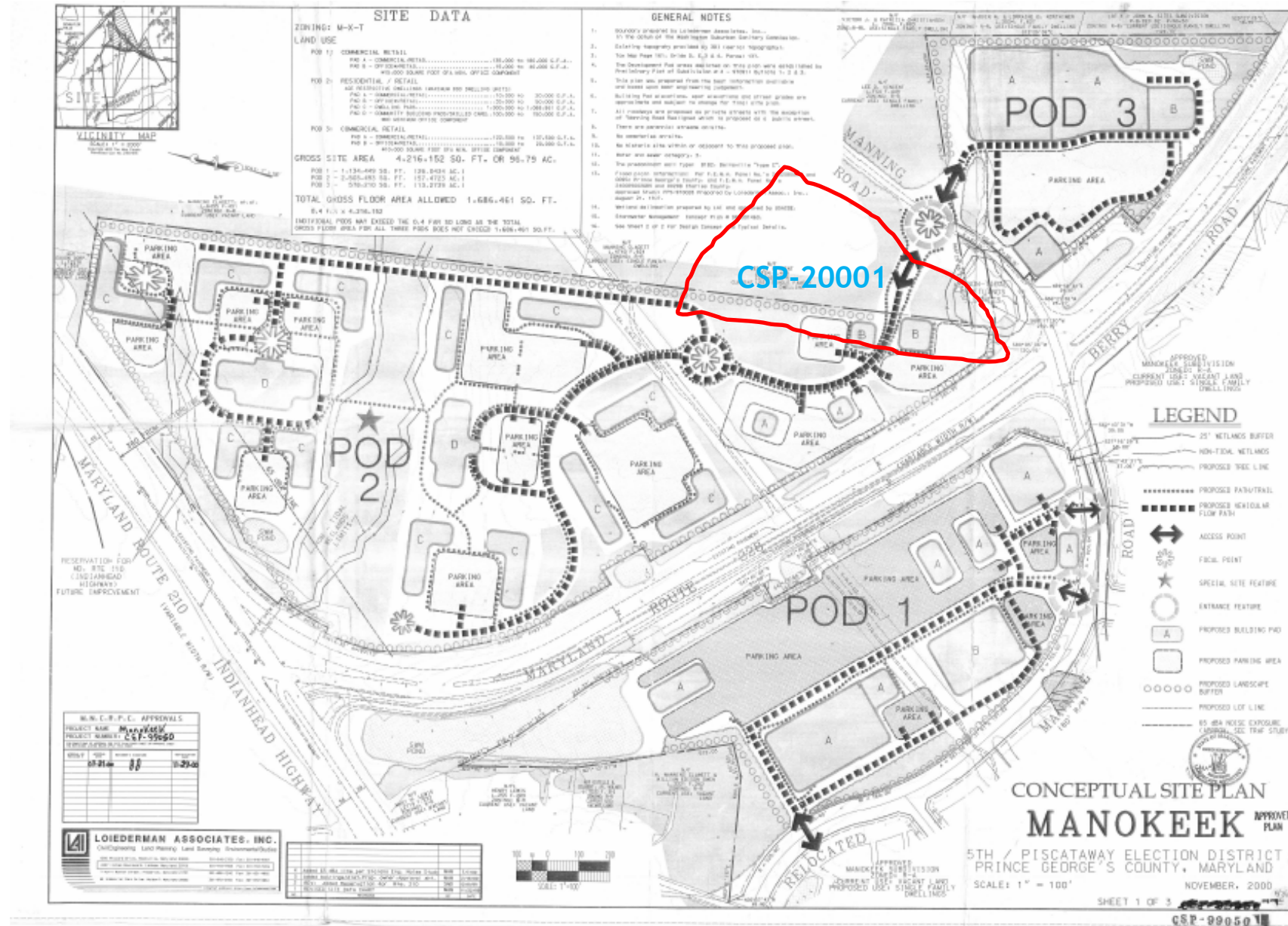


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

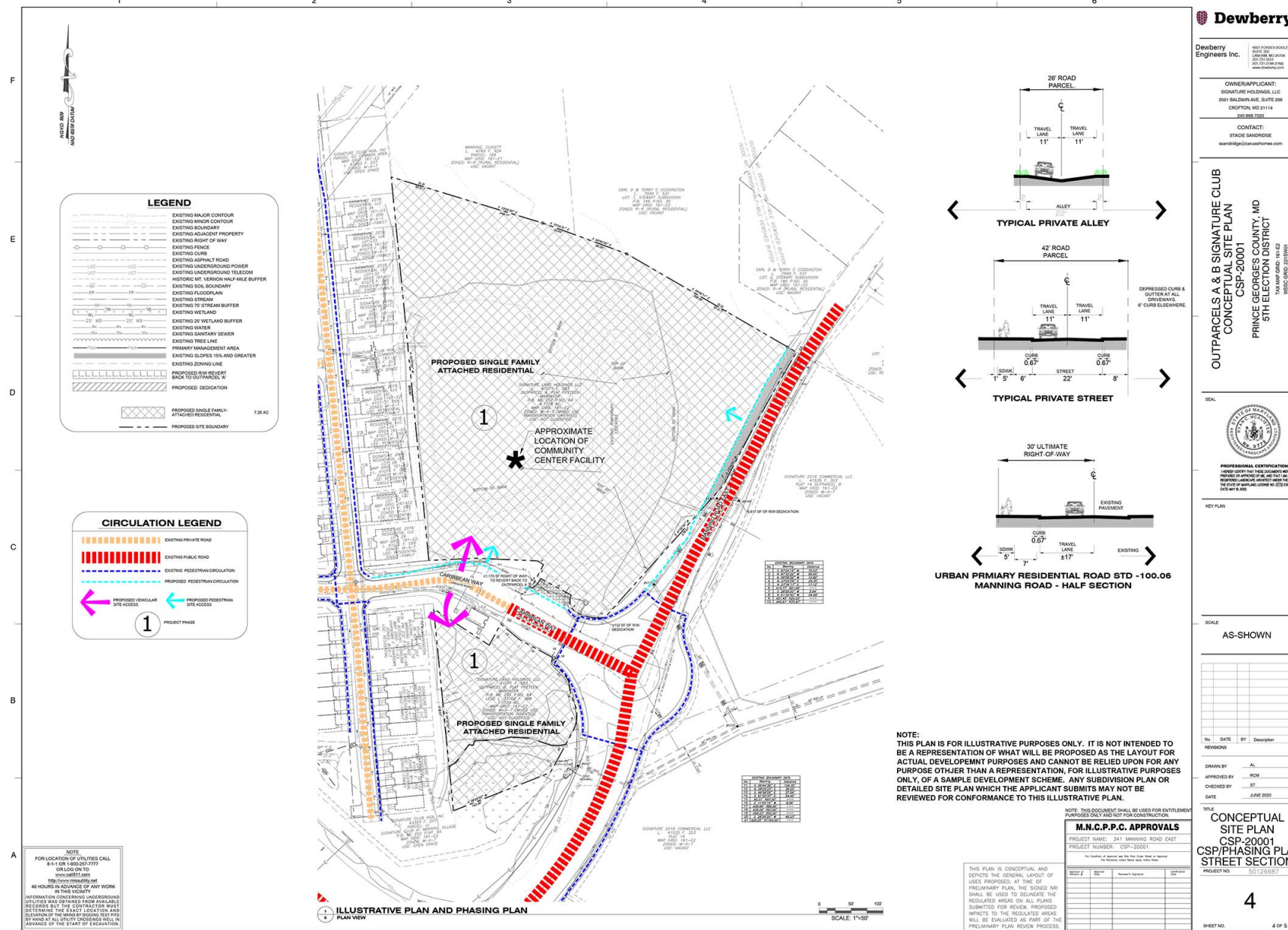




## SIGNATURE CLUB CONCEPTUAL SITE PLAN CSP-99050



# CONCEPTUAL SITE PLAN



**Dewberry**  
Engineers Inc.

OWNER/APPLICANT:  
SIGNATURE HOLDINGS, LLC  
2001 BALDWIN AVE. SUITE 200  
CROFTON, MD 21114  
301.888.7300

CONTACT:  
STACE SANDRIDGE  
ssandr@signaturehomes.com

**OUTPARCELS A & B SIGNATURE CLUB  
CONCEPTUAL SITE PLAN  
CSP-20001  
PRINCE GEORGES COUNTY, MD  
5TH ELECTION DISTRICT**

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR SUPERVISED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. DATE: 06/08/2020

**KEY PLAN**

**SCALE**  
AS-SHOWN

**REVISIONS**

**DATE**  
JUNE 2020

**TITLE**  
CONCEPTUAL SITE PLAN CSP-20001 CSP/PHASING PLAN/STREET SECTIONS

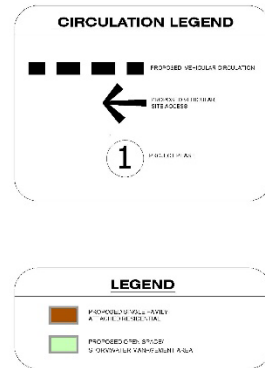
**PROJ. NO. 5012667**

**4**

**DRD THE DEVELOPMENT REVIEW DIVISION**



# ILLUSTRATIVE PLAN

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ILLUSTRATIVE EXHIBIT  
PLAN VIEW

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SCALE: 1"=50'



# CONCEPTUAL ELEVATIONS





# REVISED CONDITIONS

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-20001 and Type 1 Tree Conservation Plan TCP1-009-2021 for Addition to Signature Club at Manning Village, subject to the following conditions:

1. Prior to certification of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
  - a. Remove the dimensional information, such as lot size, for the single-family attached units from the plans.
  - b. Provide a general note on the plan stating the Prince George's County District Council Order that approves the zoning map amendment for this site.
  - c. Provide the existing gross floor area on the plan.
  - d. Revise the CSP and other exhibits to conceptually indicate the location of the proposed live/work units.
  - e. Revise the General Notes 8 and 10 to list the live/work units and the proposed office square footage.
  - f. Clearly show and label the unmitigated 65 dBA Ldn line on the CSP.
  - g. Revise the CSP and the pedestrian circulation exhibit to provide the following:
    - (1) Conceptual pedestrian access between the two portions of the site, specifically along Caribbean Way, at the location where vehicular access between the two portions of the site is provided, unless modified by DPIE with written correspondence.
    - (2) Conceptual pedestrian circulation along the south side of Caribbean Way subject to future feasibility study.
    - (3) Sidewalks shown on both sides of the "Typical Private Street" cross section.
    - (4) Conceptual pedestrian circulation routes along the west side of Manning Road, south of Caribbean Way, subject to future feasibility study.
    - (5) Conceptual bicycle access into the site.
    - (6) Shared-lane markings (sharrows) along the subject property's frontage of Manning Road East, unless modified by DPIE with written correspondence.
    - (7) ~~Shared roadway bicycle facilities on the street cross section for Manning Road East.~~
2. Prior to acceptance of a preliminary plan of subdivision, the applicant shall:
  - a. Provide a pedestrian and bicycle transportation exhibit that illustrates:
    - (1) Sidewalks on both sides of all streets, public or private, excluding alleyways.
    - (2) Bicycle accommodation into and throughout the subject site.
  - b. Provide preliminary details of the proposed community center as part of a private recreational facility package if required, or provide written evidence that the condition from Zoning Map Amendment A-9960-C requiring one has been removed or revised.
  - c. Provide shared roadway bicycle facilities on the street cross section for Manning Road East, unless modified by DPIE with written correspondence.
3. At the time of detailed site plan, the applicant shall:
  - a. Submit a list of sustainable site and green building techniques that will be used in this development.
  - b. Locate the four live/work units in the southern section by fronting the units on Caribbean Way.
  - c. Provide a centrally located recreational open space with facilities for young children in the northern section.
  - d. Add the following site plan notes:
 

"During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

"During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code."

During the construction phase, the applicant shall adhere to the State of Maryland regulations regarding particulate matter pollution and noise.