

# SUFFRAGE POINT - REMANDED

Detailed Site Plan

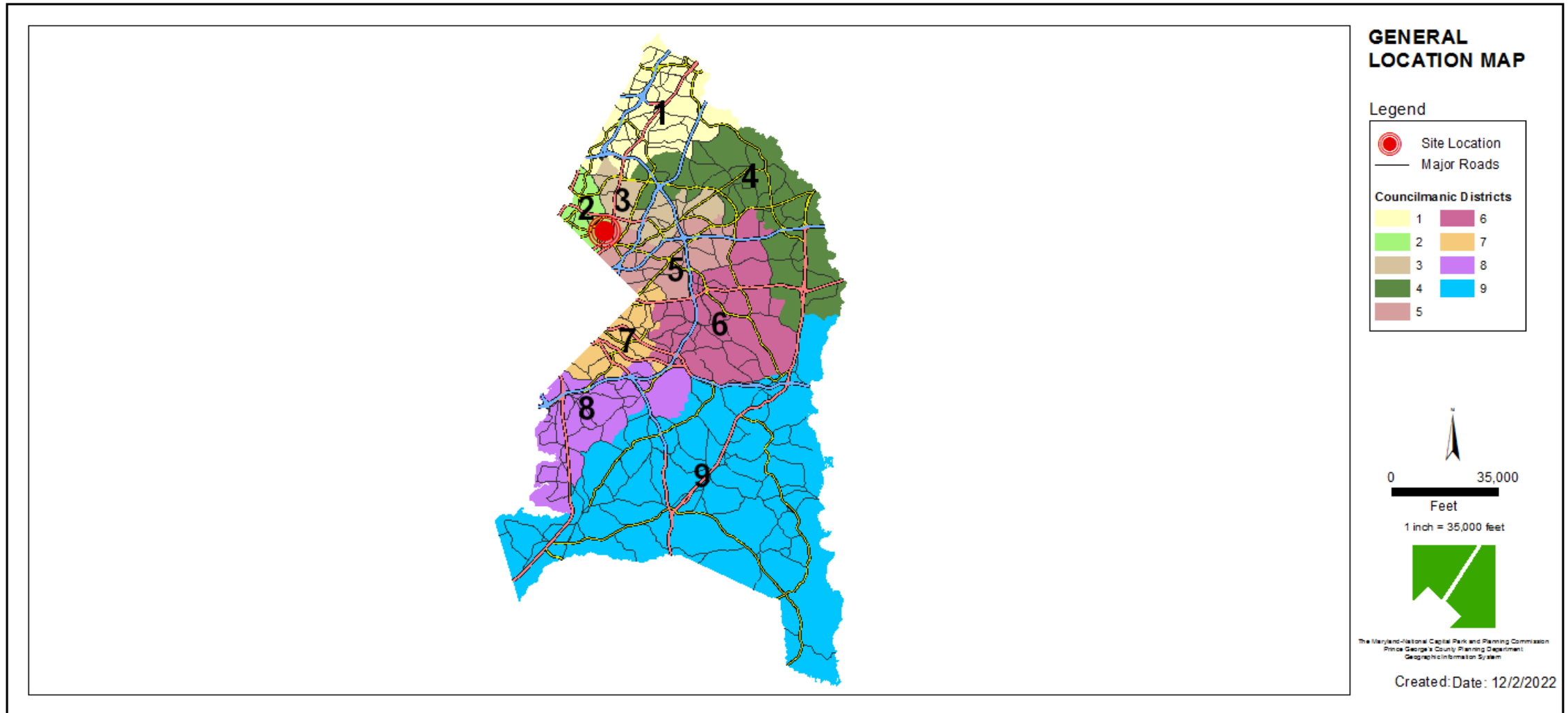
Staff Recommendation: APPROVAL with Conditions



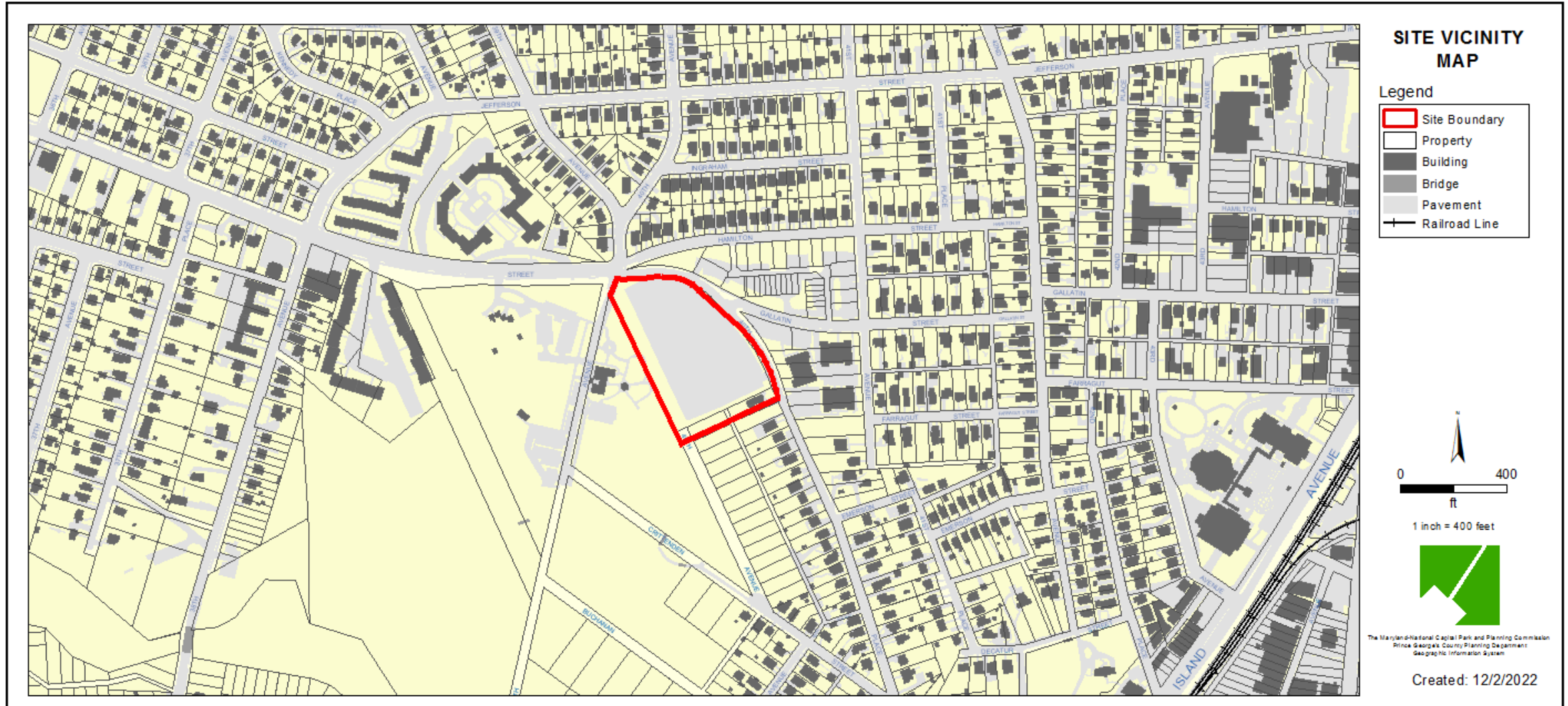
# GENERAL LOCATION MAP

Council District: 02

Planning Area: 68



# SITE VICINITY MAP



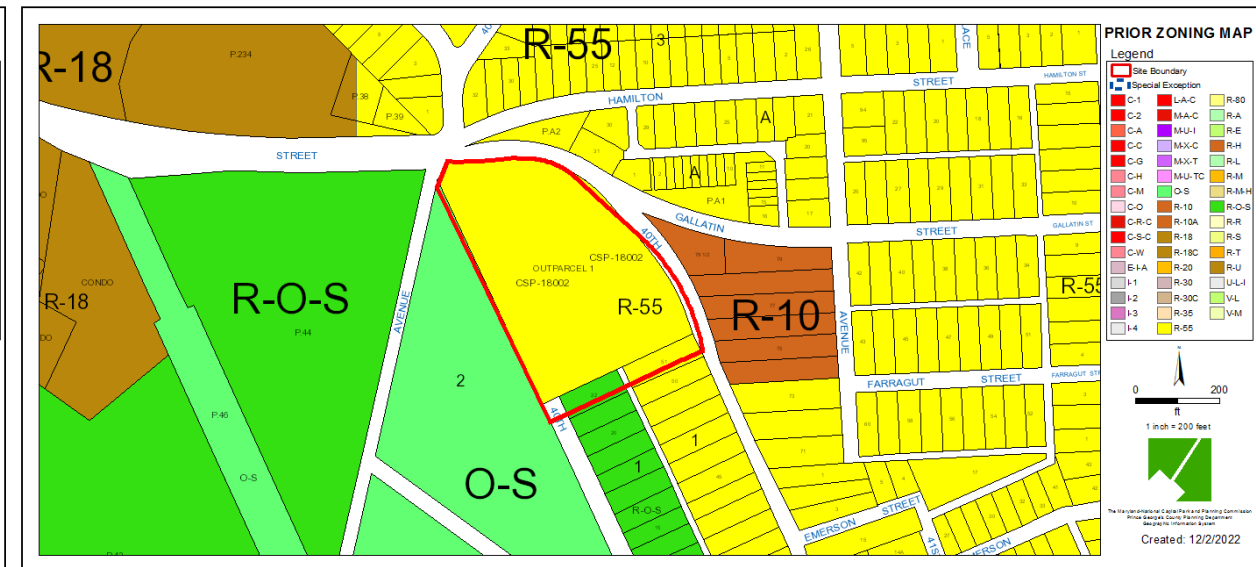
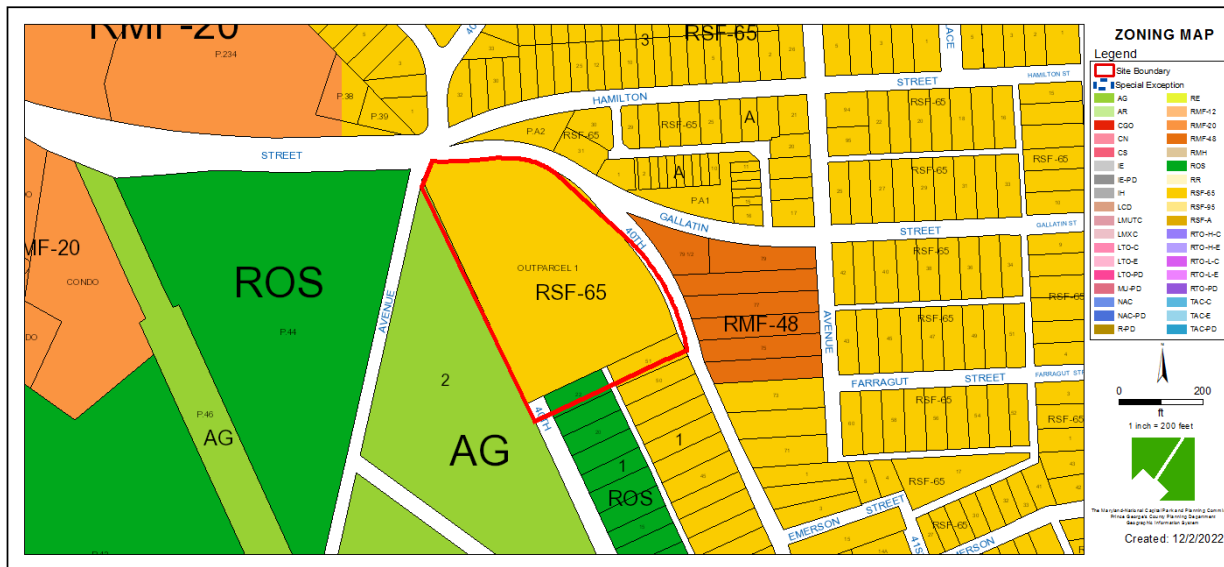
# ZONING MAP (CURRENT & PRIOR)

Property Zone: RSF-65

Prior Property Zone: R-55

CURRENT ZONING MAP

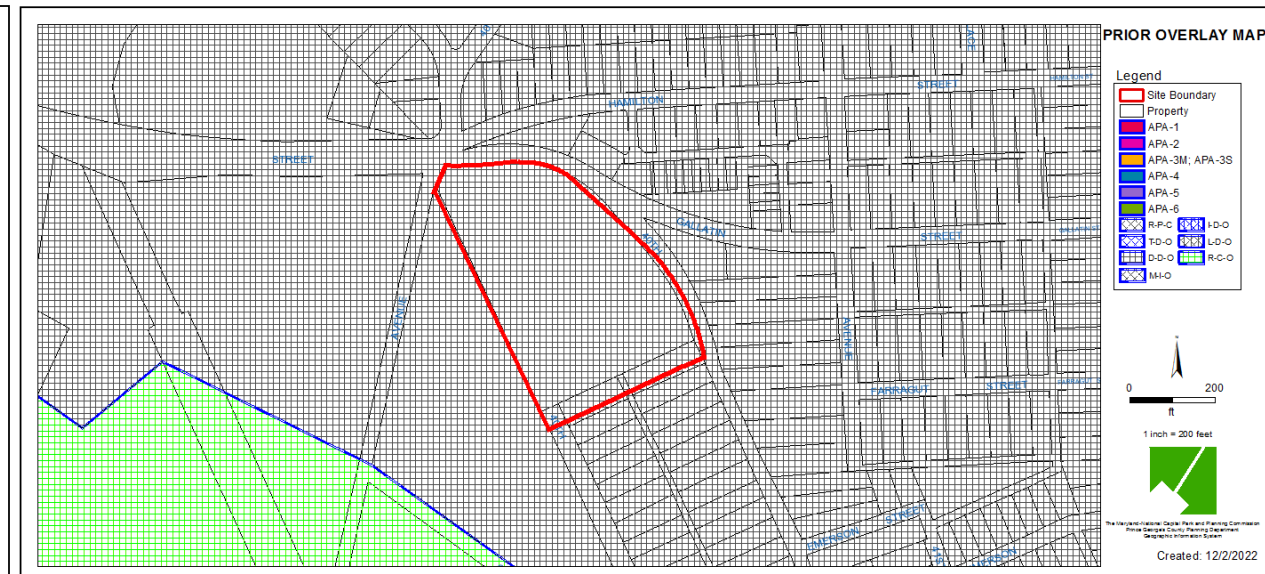
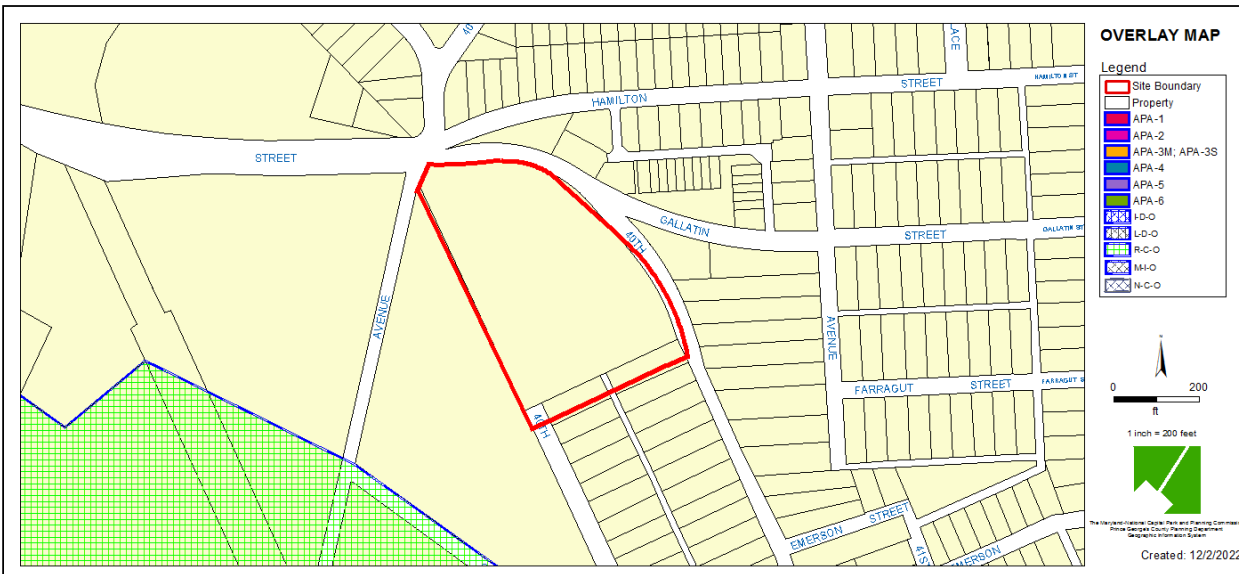
PRIOR ZONING MAP



# OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

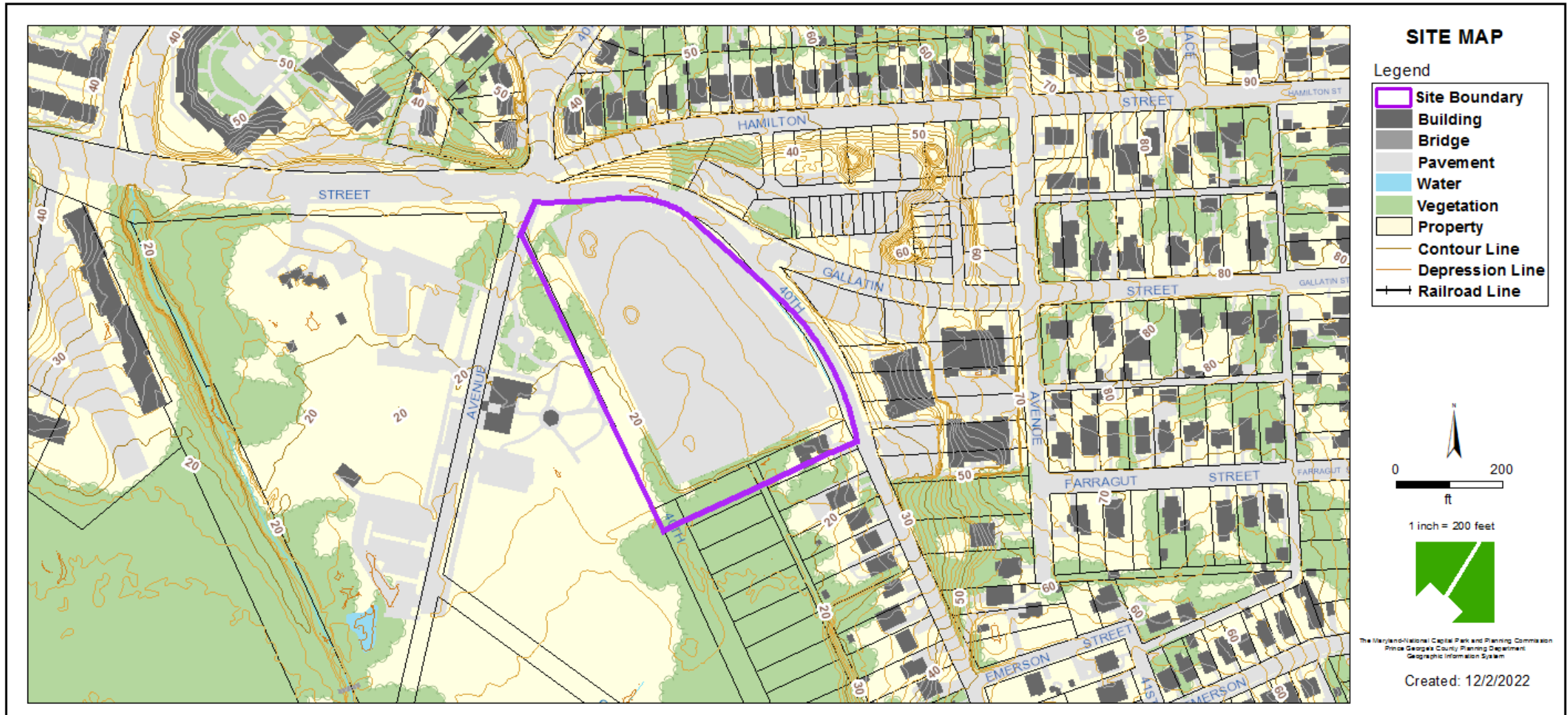
PRIOR OVERLAY MAP



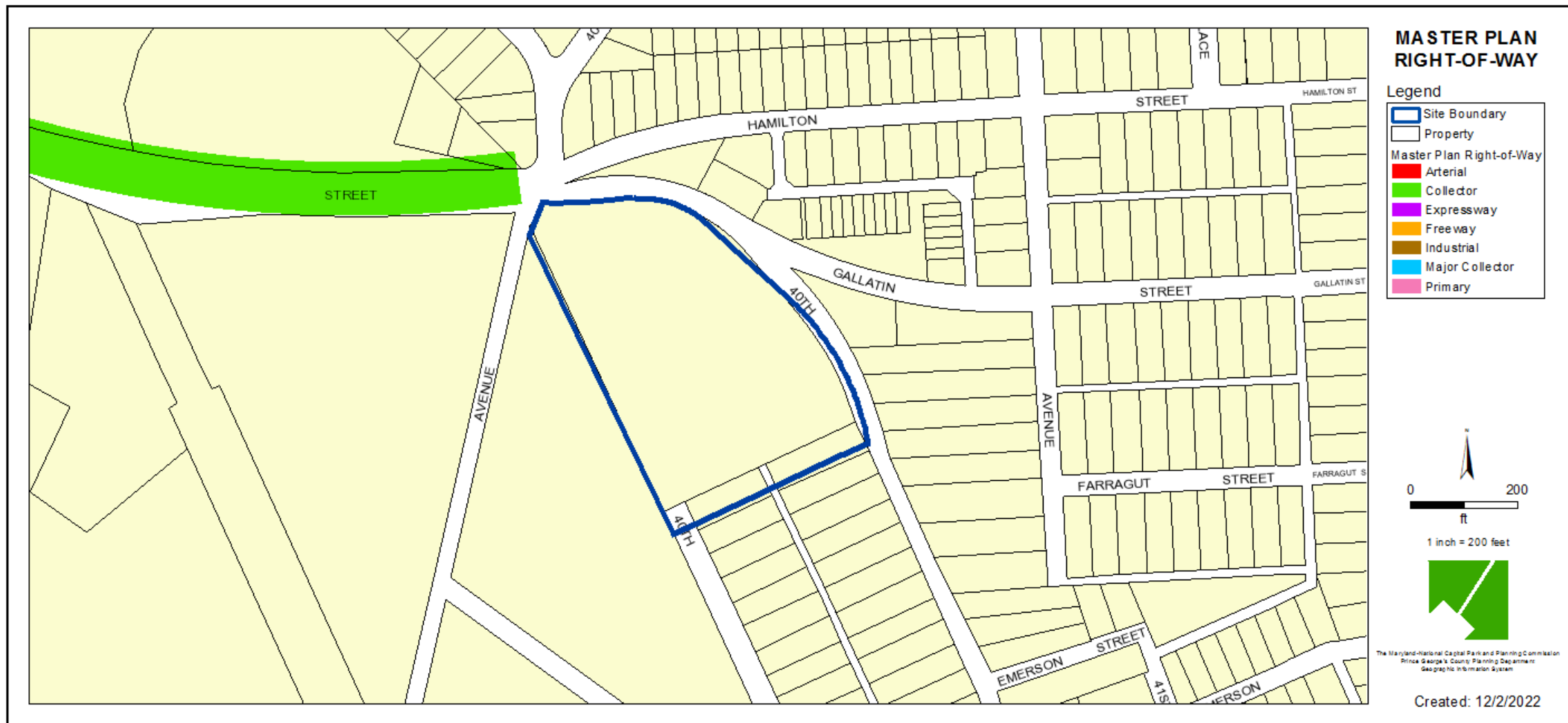
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



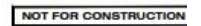
## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# SITE PLAN



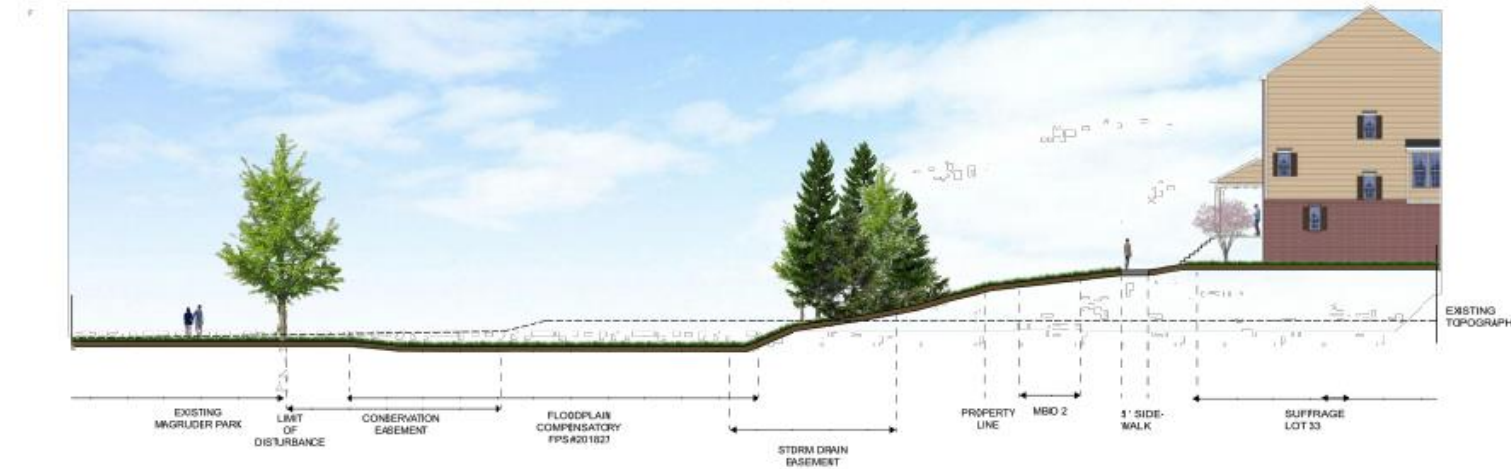
# LANDSCAPE PLAN



# VIEWSHED EXHIBIT

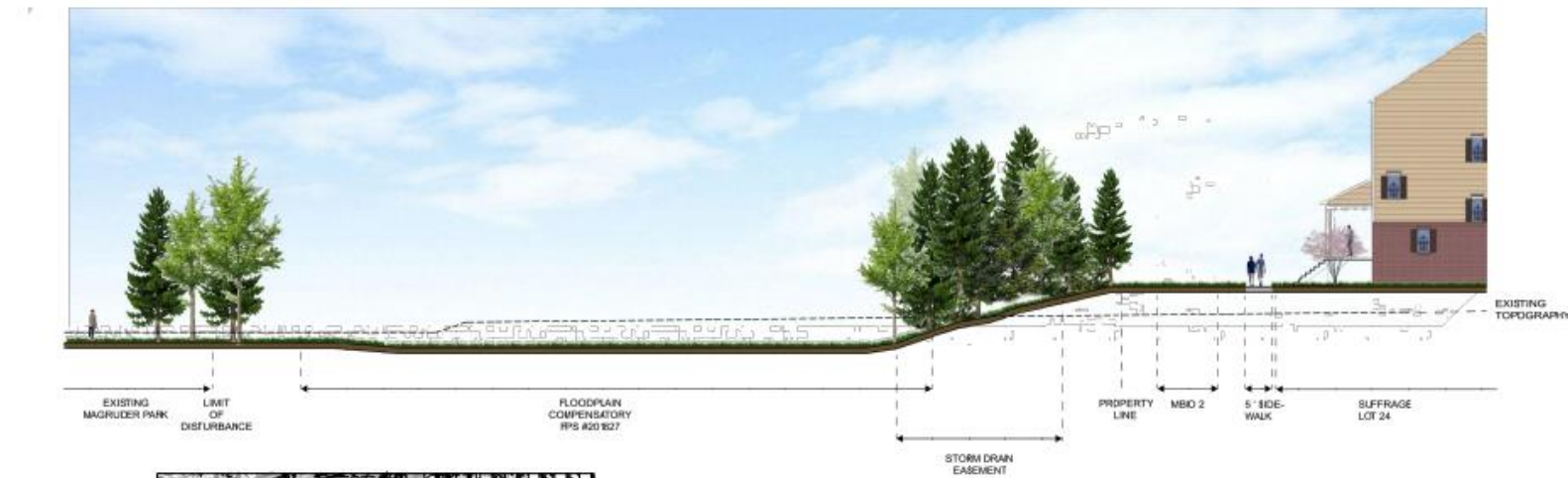
VIEWSHED A-A'

SCALE: 1"=10'



VIEWSHED B-B'

SCALE: 1"=10'



# ARCHITECTURAL RENDERING



# ELEVATIONS



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## UNIT INFORMATION

Number / Name  
6. Isabella

Type  
Townhouse

Footprint  
24' wide x 40' deep

Area  
2,280 s.f.

Bedrooms  
4

Bathrooms  
3.5



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## UNIT INFORMATION

Name  
7. Chelsea

Type  
Townhouse

Footprint  
20' (or 22') wide x 39'-4" (or 40') deep

Area  
2,044 s.f.

Bedrooms  
4

Bathrooms  
4

# ELEVATIONS



1 FRONT ELEVATION  
A1.2 3/16" = 1'-0"



2 FRONT ELEVATION  
A1.2 3/32" = 1'-0"



3 REAR ELEVATION  
A1.2 3/32" = 1'-0"



# ELEVATIONS



1 FRONT ELEVATION  
A1.3 3/16\"/>



2 FRONT ELEVATION  
A1.3 3/32\"/>



3 FRONT ELEVATION  
A1.3 3/32\"/>



4 FRONT ELEVATION  
A1.3 3/32\"/>



5 REAR ELEVATION - TYPICAL  
A1.3 3/32\"/>



6 SIDE ELEVATION - TYPICAL  
A1.3 3/32\"/>

# ELEVATIONS



1 PROPOSED TOWNHOUSE GROUPING  
AS 1/8" = 1'-0"



2 TOWNHOUSE END UNIT - (1) STORY PORCH  
AS 1/8" = 1'-0"

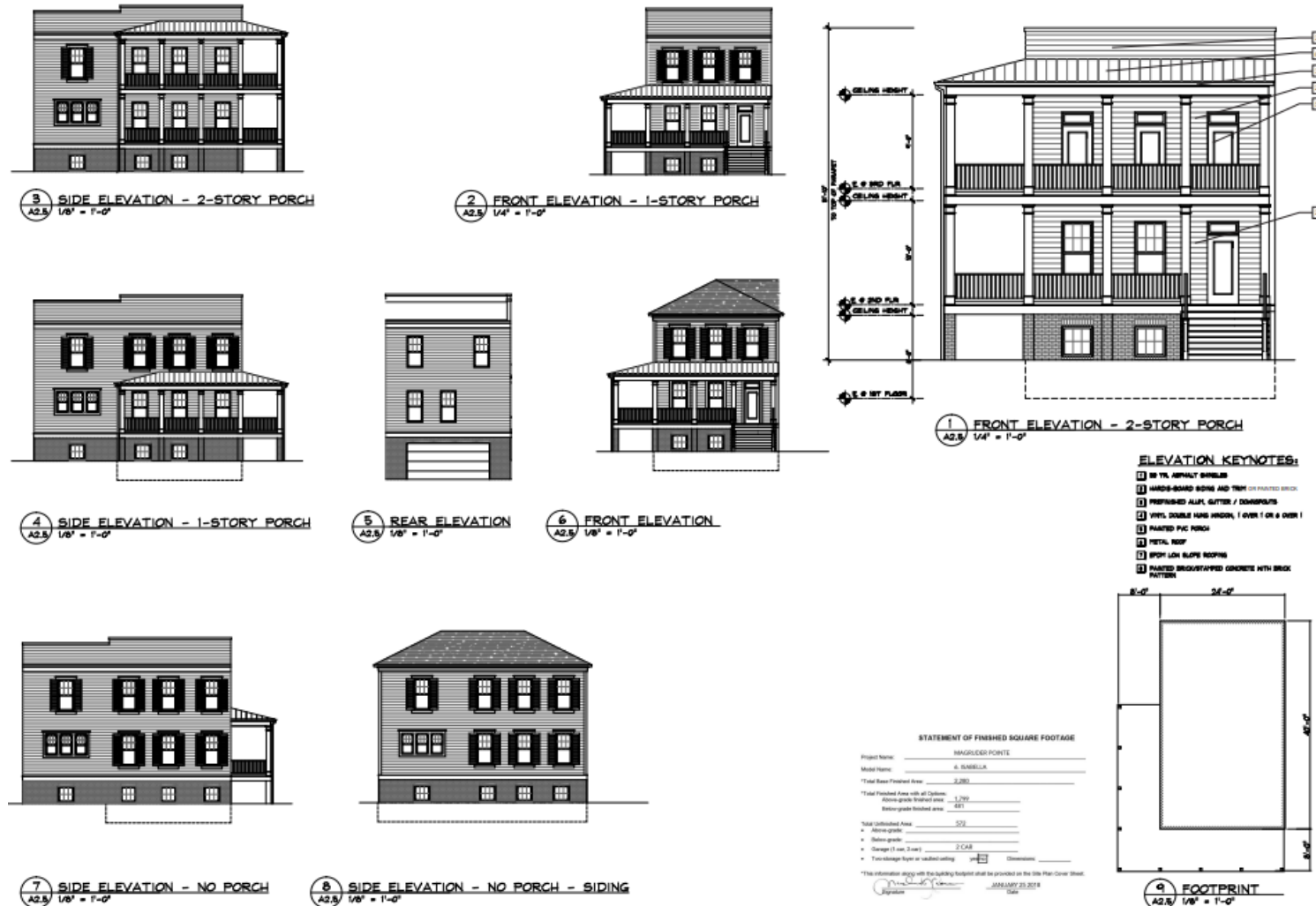


3 TOWNHOUSE END UNIT - (1) STORY PORCH WRAPAROUND  
AS 1/8" = 1'-0"



4 TOWNHOUSE END UNIT - (2) STORY PORCH WRAPAROUND  
AS 1/8" = 1'-0"

# ELEVATIONS



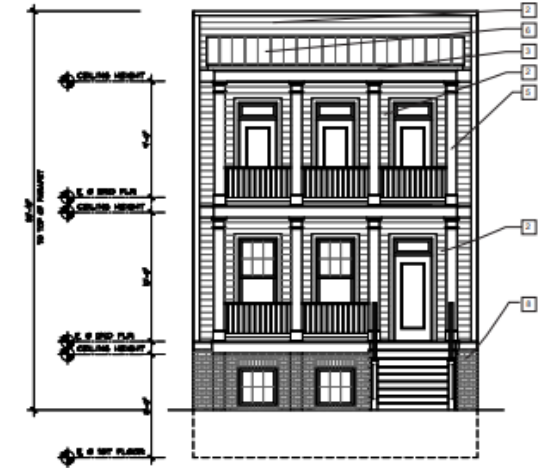
# ELEVATIONS



## ELEVATION KEYNOTES:

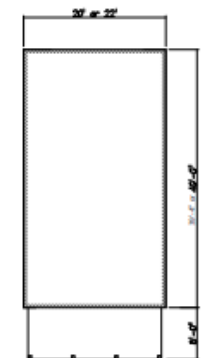
- 1 30 YR. ASPHALT SHINGLES
- 2 HARDSHED SIDING AND TRIM OR PAINTED BRICK
- 3 PREFINISHED ALUM. BUTTER / DOWNPOUTS
- 4 VINYL DOUBLE HUNG WINDOWS, 1 OVER 1 OR 6 OVER 1
- 5 PAINTED PVC PORCH
- 6 METAL ROOF
- 7 SPOT LIN SLOPE ROOFING
- 8 PAINTED BRICK/STAMPED CONCRETE WITH BRICK PATTERN

1 FRONT ELEVATION - 2-STORY PORCH  
A2.6 1/4" = 1'-0"



## STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name:	MAGLUCIA PONTIC
Model Name:	7. CHELSEA
Total Base Finished Area:	2,068
Total Finished Area with all Options:	1,118
Below-grade finished area:	653
Below-grade finished area:	572
• Below-grade:	
• Storage (1 over 2 car):	2 CAR
• Transportation type or installed seating:	
Dimensions:	
Date:	JANUARY 25, 2018



# INTERPRETIVE SIGNAGE

## The Suffrage Walk

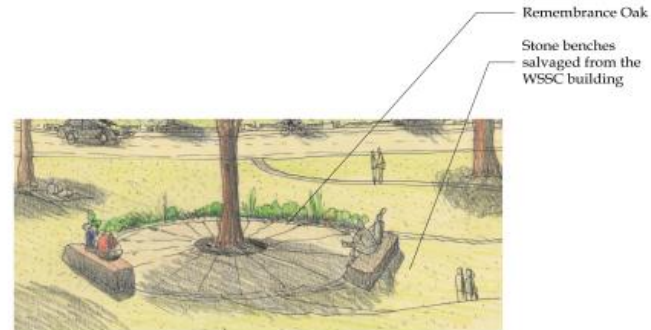
*Commemorating 100 Years of Womens' Suffrage*



Location Plan



Detail of benches and plinths



Gathering circle, view to the north

The "Suffrage Walk" commemorates the Centennial of the Passage of the 19th Amendment, granting American Women the right to vote. Adjacent to Gallatin Street, the Suffrage Walk forms a meandering path containing a series of conversational benches flanked by raised plinths. On each plinth is a tablet engraved with a significant document and petition from the decades-long struggle to grant equal voting rights to women.

The central feature will consist of a Remembrance Oak flanked by stone benches that were salvaged from the former WSSC Headquarters. The Suffrage Walk recognizes the rally point where Suffrage Marchers from across the U.S. gathered on July 31, 1913 and caravanned to the U.S. Capitol to present their petitions to the U.S. Senate. Werlein Properties is proud to donate this public arts feature as an education-based recognition of the historical significance of the site, intended to benefit the greater Hyattsville community.

# REMAND POINTS

1. Allow the Applicant to withdraw the site plan since DPIE is not allowed to grant a waiver for any filling or the construction or placement of any structures or obstructions ultimately located in the FEMA-designated floodways. PGCC § 32-206(e).
2. In the alternative, allow the Applicant to submit a revised site plan, which shall include a new application request to DPIE for a waiver to construct in the 100-year floodplain that complies with the requirements in PGCC § 32-206, as amended by CB-38-2016.
3. Any revised site plan submitted by the Applicant shall contain a new decision from DPIE on the Applicant's new application request for a waiver to construct in the 100-year floodplain. DPIE's new decision on the Applicant's waiver request shall make all required findings and considerations in PGCC § 32-206(d) and (j), as amended by CB-38-2016. DPIE's findings and considerations shall include, but are not limited to, whether a waiver can be granted for any filling or the construction or placement of any structures or obstructions ultimately located in the FEMA-designated floodways. PGCC § 32-206(e).
4. Any revised site plan submitted by the Applicant shall include evidence of all Federal and State permits required to commence with any development of the proposed project.
5. Any revised site plan submitted by the Applicant shall include a density calculation worksheet documenting and explaining the net lot acreage or net tract acreage of the lower parcel that is subject to be developed after excluding any land in the 100-year floodplain, and after excluding any alleys, streets, or other public roadways or land that has been dedicated, donated, conveyed or proposed to be dedicated, donated or conveyed out of the tract.

# STAFF RECOMMENDATION ON REMAND

**APPROVAL** with conditions (No change on Remand)

## **Applicant Required Mailings:**

- Informational Mailing 11/18/2021
- Acceptance Mailing 10/19/2022