

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

COMPREHENSIVE DESIGN PLAN CDP-0302;TCPI/30/03

Application	General Data
Project Name: THE BUCK PROPERTY Location: Located on west side of US 301, approximately one mile north of the intersection with MD 725 Applicant/Address: M/I Schottenstein Homes, Inc. c/o 2139 Blue Knob Terrace Silver Spring, MD 20906	Date Accepted: 04/03/2003
	Planning Board Action Limit: N/A
	Plan Acreage: 210.73
	Zone: R-S
	Dwelling Units: 357
	Square Footage: N/A
	Planning Area: 79
	Council District: 6
	Municipality: N/A
	200-Scale Base Map: 205SE13

Purpose of Application	Notice Dates
357 Single-Family Residential Lots	Adjoining Property Owners: 04/03/2003 (CB-15-1998)
	Previous Parties of Record: 07/03/03 (CB-13-1997)
	Sign(s) Posted on Site: 10/17/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Gary Wagner	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 7, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steven Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Buck Property
Comprehensive Design Plan CDP-0302
Tree Conservation Plan TCP I/30/03

PUBLIC HEARING

In accordance with the Comprehensive Design Plan provisions of Section 27-520 of the Prince George's County Code, a public hearing is scheduled before the Prince George's County Planning Board at 10:00 a.m., November 20, 2003. The purpose of this hearing is to consider the Comprehensive Design Plan for Buck Property, CDP-0302. Notice of this public hearing has been published in the *Enquirer-Gazette*, the *Journal Newspaper* and the *Prince George's Post*, on or before October 20, 2003.

INTRODUCTION

The Development Review Division of the Prince George's County Planning Department has coordinated a review of the subject application with all offices having any planning activities that might be affected by the proposed development. This staff report documents that process and presents findings and a recommendation to be acted upon by the Prince George's County Planning Board.

RECOMMENDATION SUMMARY

The staff recommends APPROVAL of the Comprehensive Design Plan, with the conditions listed in the recommendation section of this report.

COMPREHENSIVE DESIGN ZONES

The Comprehensive Design Plan (CDP) phase of the three-phase Comprehensive Design Zone (CDZ) process requires the submittal of a plan that establishes the general location, distribution and sizes of buildings and roads. The plan includes several drawings and a text, which includes the schedule for development of all or portions of the proposal and standards for height, open space, public improvements and other design features. The regulations for any of the CDZs are at the same time more flexible and more rigid than are those of other zones in Prince George's County. The zones are more flexible in terms of permitted

uses, residential densities and building intensities. They are more rigid because some of the commitments made by a developer carry the force and effect of law upon approval by the Planning Board.

The principal difference between CDZs and conventional zones is that the CDZ includes a list of public benefit features and density or intensity increment factors. If a development proposes to include a public benefit feature in a development, the Planning Board, at this stage of the process, may grant an increment factor that increases the dwelling unit density or building intensity. The value of the public benefit feature or density-intensity increment proposal determines the size of the increase. A public benefit feature is an item that will improve the environment or lessen the public cost of a development. The intent is to create a development, through the granting of incremental density increases, that will result in a better quality residential, commercial and industrial environment.

EVALUATION CRITERIA

This CDP was reviewed and evaluated for compliance with the following criteria:

- a. Conformance with Basic Plan A-9952-C.
- b. The requirements of Section 27-521 of the Zoning Ordinance, and the requirements of the Zoning Ordinance in the R-S Zone.
- c. The requirements of the Woodland Conservation Ordinance.
- d. Referrals.

FINDINGS

Based on analysis of the subject application, the Urban Design Review Section recommends the following findings.

1. The subject property consists of 210.80 acres in the R-S Zone and is located on the west side of US 301, approximately one mile north of its intersection with MD 725. The site abuts the Beech Tree development and other R-S and R-A-Zone property along the northern boundary. The Collington Branch runs through the property along the western boundary. To the south is an existing motel in the R-80 Zone, a single-family dwelling, and other vacant land in the R-80 Zone. The site is separated to the north and south by steep, wooded ravines that will be retained as environmental preserve areas and act as natural buffers for the development. Fingers of wooded ravines extend into the site, further dividing it into separate residential enclaves. A public road connection will be provided to Beech Tree.
2. The CDP proposes approximately 357 single-family detached units on approximately 210.80 acres of land in the R-S Zone. Of the 210.80 acres of land, 25.50 acres are within the 100-year floodplain. Approximately 27± acres of land are to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Collington Branch stream valley park.
3. On June 10, 2002, the District Council approved the Zoning Map Amendment and accompanying Basic Plan A-9952-C for the subject property. This Zoning Map Amendment rezoned the property from the E-I-A and R-A Zones to the R-S Zone. The Basic Plan was approved subject to 37 conditions and three considerations with the following land use types and quantities:

Land Use Types (R-S Zone):

380 single-family detached dwellings
Recreation center
Other recreational facilities

4. CDP Development Data—Buck Property

Zone	R-S (1.6-2.6)
Gross Tract Area	210.80 acres
Area within the 100-year floodplain	25.51 acres
Net tract area	185.29 acres

Density calculation:

Gross tract area minus one-half of the 100-year floodplain $210.80 - (25.51/2) =$	197.65 acres
Base Density (1.6 x 197.65)	316 dus
Max Density (2.6 x 197.65)	514 dus
Proposed Density	357 dus*

*41 dwelling units over the base density of 316 units require the provision of public benefit features to allow for the increase in density. See Finding 5 below for discussion of public benefit features and density increment factors.

5. Public Benefit Features and Density Increment Factors

The applicant is providing certain public benefit features in order to increase the density over the base density allowed for the development. The following is a breakdown of the public benefit features provided by the applicant:

For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of one acre) an increment factor may be granted, not to exceed 25% in dwelling units.

In order for the applicant to justify 357 proposed dwelling units, they must provide a minimum of 12.5 acres in open space. Up to 79 additional dwelling units are permitted over the base density of 316 dwelling units ($316 \times 25 \text{ percent} = 79$). The site has an abundance of open space; however, most of the open space consists of environmentally sensitive land such as steep wooded ravines, wetlands, Waters of the U.S., primary management area (PMA), and areas that are being used for tree conservation purposes. The applicant provides approximately 12.70 acres of open space that are outside the environmentally sensitive areas. Of the 12.70 acres, 3.5 acres are proposed for a community building with exercise equipment and meeting rooms. However, the actual area for the community building is an odd-shaped parcel of land that is reduced to approximately 1.5 acres because it is constricted by two proposed stormwater management facilities with an access drive to service them and a residential cul-de-sac that protrudes into the area. Because the cul-de-sac is pushed out over sharp grades that fall toward the community building site, the lots must be artificially filled, creating steep rear yards that further constrict the usable area of community building site. The applicant should provide a usable 3.5-acre site for the community building or the density increment should not be granted. The cul-de-sac in Neighborhood “A” should be reduced in

size or eliminated to ensure that a usable area is provided for the community building and recreational facilities.

The other area that is being used for the density increment is a 9.2-acre open space on either side of the main entrance off of US 301. The applicant proposes to utilize this area only for berming and landscaping to buffer and screen the residential lots from US 301. It seems that the area could be used for recreational uses as well. In order to justify a density bonus for this open space area, the area on the north side of the US 301 entrance road should contain an open play area, designed and constructed in accordance with *Parks and Recreational Facilities Guidelines*.

For creating activity centers with space provided for quasi-public services (such as churches, day care centers for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed 10 percent in dwelling units.

The applicant is providing a community building with meeting rooms and space for exercise equipment. The community building should include an area for parking based on the number of spaces required by Part 11 of the Zoning Ordinance. The community building should also provide for recreational facilities as described in Finding 7 below.

Findings Required by Section 27-521 of the Zoning Ordinance (Findings 6-16 below)

6. *The Comprehensive Design Plan is in conformance with the approved Basic Plan.*

The Comprehensive Design Plan is in general conformance with the conditions of the Basic Plan. The following Basic Plan conditions warrant discussion:

For transportation related conditions, see Finding 12 below.
For environmental related conditions, see Finding 15 below.
For Parks related conditions, see Finding 16 below.

7. *The applicant shall provide adequate, private recreational facilities in lieu of mandatory dedication of parkland to meet the future subdivision requirements for the proposed development. The private recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.*

The applicant is providing a community building with meeting rooms and exercise equipment. However, these facilities are also being provided as “public benefit features” in order to gain 41 dwelling units over the base density. It does not seem appropriate that the above facilities satisfy the entire requirement for private recreational facilities. The CDP text states that the “exact nature of the recreational facilities shall be defined during the review of the Specific Design Plans.” However, the amount and timing of construction of private recreational facilities are typically determined at the CDP stage. Based on the formula for determining the value of recreational facilities to be provided in small subdivisions (populations up to 1,000), the amount of recreation facilities to be provided for a subdivision of 357 dwelling units is \$186, 905. This formula has not been updated since 1992, so it could be determined that the amount of facilities and the cost of such facilities has increased substantially. However, since these numbers have not been updated by the Planning Department, this is the amount that will be used for this development. Based on the stated amount of facilities above, the following recreational facilities and the timing of their construction are recommended for this development:

Facility	Location	Completion of Construction
2 Picnic Areas	Community Building	Prior to release of 150 th BP
1 Open Plan Area	US 301 Buffer	Prior to release of 25 th BP
4 Sitting Areas	1 @ Community Building	Prior to release of 150 th BP
	1 @ US 301 Buffer	Prior to release of 25 th BP
	1 @ Neighborhood "F"	Prior to release of 300 th BP
	1 @ Neighborhood "D"	Prior to release of 300 th BP
1 Tot Lot	Neighborhood "D"	Prior to release of 300 th BP
1 Multiage Play Area	Community Building	Prior to release of 150 th BP
Private Trails		In phase with development
Community Building (with meeting rooms and fitness equipment)		Prior to release of 150 th BP

All recreational facilities should be incorporated in recreational facilities agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to final plat of subdivision. Bonding of recreational facilities should occur prior to issuance of permits for the development pod where the facility is located.

37. The rear lot lines of parcels adjoining the proposed golf course north of the site shall be set back from the centerline of the golf hole a minimum of 175 feet.

In general, the CDP is in compliance with this requirement. This should be evaluated further at the time of preliminary plan. Additionally, all lots adjacent to the golf course should be a minimum of 10,000 square feet.

7. *The Comprehensive Design Plan would result in a development with a better environment than could be achieved under standard regulations.*

There are several reasons why this plan results in a better environment than could be achieved under standard regulations. A large buffer, in excess of 350 feet wide, has been provided between the proposed widening of US 301 and the proposed residential lots. The buffer will serve as a major visual and acoustical barrier along US 301 and will also maintain a rural appearance for the viewshed from historic Bleak Hill across US 301. This open space area should not be a manicured green grassy area, but should contain native grasses, wildflowers and shrubs for an attractive rural appearance.

The site has several major environmental corridors that divide the site into small residential enclaves and provide interesting settings for homes as well as links to Collington Branch stream valley. Approximately 25 acres of the stream valley will be dedicated to the Department of Parks and Recreation for a stream valley park. An extension of the trail system from the Beech Tree development will be traverse the development. Other private trails will connect to the stream valley park trails.

A community building with meeting rooms and exercise equipment is proposed by the applicant. The development will be a better development with the additional recreational facilities recommended above in Finding 6.

8. *Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities and amenities.*

The applicant's CDP text proposes the following design elements that should be added to the face of the CDP plan:

- a.. Variations to the lot development standards may be granted by the Planning Board or its designee at the time of Specific Design Plan in order to protect natural features or to accommodate infrastructure.
- b. All yards abutting a street shall be considered to be front yards. Only one yard shall be considered to be a rear yard, and it shall be opposite a front yard. All other yards are side yards.
- c. Covered open porches, steps, and stoops may extend up to eight feet beyond the front setback line. Paved walks may extend beyond the front setback line without any distance restrictions.
- d. Enclosed porches must be located fully behind all setback lines. Screening, latticework, jalousie windows and other nonweather-tight visual screens shall be considered as enclosure for this restriction.
- e. Eaves, bay windows, chimneys, and decorative features such as attached lamps, string courses, cornices, and brackets, may extend beyond all setback lines by up to two feet.
- f. Construction that shall be used in determining the lot coverage shall include principal buildings (including covered porches and decks), accessory buildings and driveways. Uncovered and unenclosed porches, decks, patios, paved walks and swimming pools shall not be counted toward maximum lot coverage. Uncovered and unenclosed porches, decks, and patios whose surface is within three feet of finished grade shall be set back at least two feet from side and rear lot lines. Uncovered and unenclosed porches, decks, and patios whose surface is greater than three feet above finished grade shall be located behind the setback lines.
- g. Building height shall be measured from the average grade along the elevation facing the street to the midpoint between the eave and the peak of sloped roofs.
- h. The maximum number of stories shall not include basements where the grade at the front elevation is less than five feet below the first floor elevation.
- i. Accessory buildings shall not be located in any yard adjacent to a street. Accessory buildings shall be located at least two feet from side or rear lot lines.
- j. Fences shall not be constructed in any front yards, or nearer to a street than a point six feet to the rear of the front-most house corners (not including open covered porches).

The applicant also proposes to provide a community building with meeting rooms and exercise facilities. Approval is warranted with the additional recreation facilities recommended in Finding 6 above.

- 9. *The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings.*

Directly north of the subject site is the Beech Tree development with similar single-family lot sizes and a golf course. This development proposes to provide a road connection between the two communities. Although the two sites are adjoining, there is a large wooded ravine that separates the two sites. Also, the Collington Branch stream valley park will be extended through the site with trails connecting to the Beech Tree development providing pedestrian access between the two communities.

As mentioned in Finding 7 above, a large buffer, in excess of 350 feet wide, has been provided between the proposed widening of US 301 and the proposed residential lots. The buffer will serve as a major visual and acoustical barrier along US 301 and will also maintain a rural appearance for the viewshed from historic Bleak Hill across US 301.

To the south of the subject property is land in the R-80 Zone that is separated from the site by a wide, steeply sloped, wooded ravine.

10. *Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:*
 - a. *Amounts of building coverage and open space.*
 - b. *Building setbacks from streets and abutting land uses.*

With regard to the above, the applicant has provided the following lot development standards:

Neighborhood	A, B, C, D	All	All
Lot Standard	Small	Medium	Large
Minimum Lot Size (square feet)	4,500	6,000	7,500
Minimum Lot Width at Street (feet)	25	25	25
Minimum Lot Width at Front Building Line (feet)	50	60	80
Front Yard Setback (feet)	20	20	20
Side Yard Setback (feet)	5	5	5
Rear Yard Setback (feet)	15	15	15
Maximum Building Height (feet)	35	35	35
Maximum Building Height (stories)	3	3	3
Maximum Lot Coverage (percent)	65	60	55

With the exception of the minimum lot size of 4,500 square feet, the development standards are acceptable. The minimum lot size for the smallest lot should be increased to 5,000 square feet to be compatible with the development standards for Beech Tree. The Community Planning Division, in a memorandum dated May 22, 2003 (Tyson to Wagner), stated that “With the approval of the R-S zoning, the subject property will become part of the residential component of the Mount Pleasant community. The proposed street connection to the Beech Tree development reinforces the need for a unified residential development pattern. The single-family detached dwellings proposed for the Buck property development should be similar to or compatible with those of the Beech Tree development in style, house size and lot size.”

c. *Circulation access points.*

The proposed plan will have adequate circulation access points to the surrounding road network and to the Beech Tree development.

11. *Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.* The development can stand on its own with a single access point to US 301; however, a road connection is proposed to the Beech Tree development providing a secondary ingress/egress for the development. The applicant has not proposed a staging plan since the development is all single-family detached lots. Development will start in the front of the site and proceed to the rear of the site as demand dictates. Staging of recreational facilities is recommended, however, as described in Finding 6 above.
12. *The staging of the development will not be an unreasonable burden on available public facilities.* With regard to transportation, the following information was provided by the Transportation Planning Section in a memorandum dated September 5, 2003 (Burton to Wagner):

The Transportation Planning Section has reviewed the CDP application for the above-referenced property. On June 10, 2002, the Prince George's County District Council approved a rezoning application (A-9952) for said property. The subject property consists of 210.73 acres, of which 104.72 acres are in the E-I-A Zone while the remaining 106.01 acres are in the R-A Zone. The property is located on the west side of US 301, one mile north of the US 301/MD 725 intersection, immediately south and adjacent to the Beech Tree subdivision. The District Council approved the rezoning application with several conditions including the following:

- **The applicant shall provide an acceptable traffic study evaluating the traffic impact of the staged development of the subject property at the time of Comprehensive Design Plan (CDP) submission.**
- **At the time of preliminary plan of subdivision, the applicant shall dedicate all rights-of-way for A-61 and F-10.**

Pursuant to the Council's conditions of approval for A-9952, the applicant presented staff with a traffic study, which was prepared in December 2002, in support of the subject CDP. The study identified the following intersections as the ones on which the proposed development would have the most impact:

EXISTING CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
US 301/MD 725	E/1464	E/1464
US 301/Village Drive	C/1187	C/1239
US 301/ Leeland Road	C/1198	C/1268

The study cited 13 approved background developments (including the Beech Tree subdivision), which collectively will impact the above intersections during the morning and evening peak hours. Using the *Guidelines For The Analysis Of The Traffic Impact Of Development Proposals*, the study has indicated that the proposed development of 357 single-family units will be adding 268 (54 in;

214 out) AM peak-hour trips and 321 (209 in; 112 out) PM peak-hour trips at the time of full build-out. The study also applied a growth rate of three percent per year for through traffic along US 301. With the combining of site-generated traffic, background developments, and all the CIP-funded improvements in place, the following results were determined:

TOTAL CONDITIONS**		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
US 301/MD 725	C/1252	C/1279
US 301/Village Drive	D/1350	D/1345
US 301/ Leeland Road	D/1374	C/1159
US 301/Site Entrance *	E/38.0 secs.	E/45.9 secs.
Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the level-of-service and the intersection delay measured in seconds/vehicle. A level-of-service “E” which is deemed acceptable, corresponds to a maximum delay of 50 seconds/car. For signalized intersections, a CLV of 1450 or less is deemed acceptable as per the guidelines.		
** The analyses under “Total” condition assumed improvements from the CIP and the approved Beech Tree subdivision		

To provide adequate levels-of-service at the facilities mentioned above, the traffic study cited improvements along US 301 between MD 214 and MD 725 that are described in the current Prince George’s County Capital Improvement Program (CIP) FY 2002–2007 (Project FD669161). In addition to the CIP improvements, the approved Beech Tree subdivision was also conditioned to provide improvements at some of the intersections including Leeland Road at US 301. Those improvements included the following:

US 301/Leeland Road

1. Construct a third northbound and southbound through lane along US 301.
2. Construct an eastbound triple left turn lane along Leeland Road for approximately 375 feet and a free-flowing right-turn lane.
3. Construct a fourth southbound through lane along US 301 beginning at a point approximately 500 feet north of Leeland Road and extending to a point approximately 2,600 feet south of Leeland Road (to Swanson Road).

US 301/Village Drive

1. Construct a third northbound and southbound through lane along US 301.
2. Widen Village Drive (westbound) to provide four lanes; two exclusive left-turn lanes, an exclusive through lane, and a free-flowing right-turn lane.

US 301/MD 725

1. Construct a third northbound and southbound through lane along US 301.

2. Construct a fourth southbound through lane along US 301.
3. Restripe westbound approach to provide a second through lane.

In closing, the traffic study concluded that the key signalized intersections will operate at an acceptable level-of-service (D) or better upon full build-out of the proposed development with the implementation of the improvements that are planned and funded through the Prince George's County CIP.

Staff review and comments:

Upon review of the applicant's traffic study, staff concurs with its findings and conclusion. However, the traffic study indicates that 68 percent of the site-generated traffic (145 AM and 143 PM peak-hour trips) will be oriented to and from points north of Leeland Road. Since the intersection of Trade Zone Avenue and US 301 is approximately 1.5 miles to the north of Leeland Road, it is staff's opinion that this intersection must be included in the traffic analysis for the preliminary plan of subdivision application. In a 1999 traffic study that was done in conjunction with the adjacent Beech Tree subdivision, it was determined that the intersection operated adequately under then existing conditions, but failed with the inclusion of background developments. However, with the inclusion of the afore-mentioned CIP improvements, the intersection would operate with acceptable levels-of-service.

TRANSPORTATION STAFF CONCLUSIONS

The Transportation and Public Facilities Planning Division concludes that the staging of development will not be an unreasonable burden on available public facilities as required by Section 27-521 (7) of the Prince George's County Code if the application is approved with Conditions 1 and 2 in the recommendation section.

13. *The staging of the development will not be an unreasonable burden on available public facilities.* With regard to public facilities, the following information was provided by the Public Facilities Planning Section in a memorandum dated May 19, 2003 (Harrell to Wagner):

The Growth Policy and Public Facilities Planning Section has reviewed this plan and concluded that the proposed development will not pose an unreasonable burden on public facilities for the following reasons:

The existing fire engine service at Marlboro, Company 20, located at 14815 Pratt Street has a service response time of 5.25 minutes. Neighborhoods A, B, C, E and F appear to be within and Neighborhood D appears to be beyond the 5.25-minute response time guideline. (Note: the response times indicated are preliminary in nature given that the road network and lot locations have not been provided at this stage. A final determination of emergency vehicle response time and associated impacts will be made prior to approval of the preliminary plan of subdivision)

The existing ambulance service at Marlboro, Company 20, located at 14815 Pratt Street has a service response time of 5.34 minutes, which is within the 6.25-minute response time guideline.

The existing paramedic service at Marlboro, Company 20, located at 14815 Pratt Street has a service response time of 5.34 minutes, which is within the 7.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan* (1990) and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

Police Services

The proposed development is within the service area for Police District II-Bowie. The staff of the Historic Preservation and Public Facilities Planning Section conclude that the existing police facilities will be adequate to serve the proposed Buck property development. The current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of 6/30/02, the county had 874 sworn staff (patrol officers) and a total of 101,303 square feet of station space. Based upon available space, there is capacity of an additional 69 sworn personnel.

The average response time (from dispatch to on scene) for Police District II officers is 9.5 minutes. The countywide average is 8.1 minutes. The countywide average is based upon 117,927 calls through the first three months of this year. The District II average is based upon 19,838 calls through the same time period.

Public Schools

County Council bill CB-31-2003 establishes a school facilities surcharge in the amount of: \$7,000 per dwelling if a building is located between Interstate Highway 495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts on an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003 and CR-23-2003.

14. *The Plan incorporates the applicable design guidelines set forth in Section 27-274 of the Zoning Ordinance* with the conditions of approval in the recommendation section below.
15. *The Plan is in conformance with an approved Type I Tree Conservation Plan.* The following information was provided by the Environmental Planning Section in a memorandum dated October 6, 2003 (Markovich to Wagner):

The Environmental Planning Section has reviewed the above referenced Comprehensive Design Plan package date stamped as accepted on March 24, 2003; the revised forest stand delineation date stamped as accepted on June 5, 2003; the revised Type I Tree Conservation Plan date stamped as accepted on August 18, 2003; and the geologic cross-section date stamped as accepted on September 24, 2003. The plans as submitted have been found to address the environmental constraints of the site, the Basic Plan conditions of approval and the requirements of the Prince George's County Woodland Conservation Ordinance subject to the conditions found in this memorandum. The Environmental Planning Section recommends approval of the Comprehensive Design Plan, CDP-

0302 and the Type I Tree Conservation Plan, TCPI/30/03 subject to the conditions found in the recommendation section below.

BACKGROUND

The area included in this application was previously reviewed by the Environmental Planning Section in conjunction with the approval of Basic Plan A-9952.

SITE DESCRIPTION

This 210.73-acre site in the R-S Zone is located on the west side of US 301 approximately one mile north of Marlboro Pike and immediately south of the Beech Tree Subdivision. A review of the available information indicates that streams, wetlands, 100-year floodplain, areas of steep slopes with highly erodible soils, and severe slopes are found to occur within the limits of this application. US 301 has been identified as a transportation-related noise generator that will affect the layout of this application. The soils found to occur according to the Prince George's County Soil Survey include Collington fine sandy loam; Westphalia fine sandy loam; Sandy land, steep; and Bibb silt loam. Some components of each of these soil groups have limitations that could affect the layout of this proposed development. According to available information, Marlboro clay is found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled, "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads located in the vicinity of this property. This property is located in the Collington Branch watershed of the Patuxent River basin and is in the Developing Tier as reflected in the adopted General Plan.

ENVIRONMENTAL CONDITIONS OF APPROVAL TO BE ADDRESSED AT COMPREHENSIVE DESIGN PLAN

The approval of the Basic Plan included numerous conditions, many of which dealt with environmental issues that were to be addressed during subsequent reviews. The environmental conditions to be addressed during the review of this Comprehensive Design Plan are addressed below. The respective conditions are in **bold** type; the associated comments are in standard type; and recommended conditions are in *italics*.

BASIC PLAN, A-9952 (Conditions)

- 14. A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for public streets, is required at the time of subdivision.**

Preliminary information addressing the subsurface exploration was submitted with this application. A detailed geotechnical report addressing the location, extent, limitations associated with the Marlboro clay on this property is required to be submitted with the Preliminary Plan of Subdivision. The report shall be prepared in accordance with the "Criteria for Soil Investigations and Reports on the Presence and Affect of Marlboro Clay upon Proposed Developments."

- 17. The Natural Reserve Areas designated in the Master Plan shall be used as a guide for Woodland Conservation during the review of the CDP. The Woodland Conservation Threshold shall be between 25 and 35 percent with an emphasis on the preservation of high priority woodlands and connectivity of woodland areas.**

The TCPI as submitted proposes a woodland conservation threshold of 30 percent and generally preserves the high priority woodlands and provides connectivity of those woodlands to the Collington Branch stream valley park. See Environmental Review comments that address the Tree Conservation Plan in greater detail.

- 18. All required woodland conservation for A-9952 shall be on site.**

The TCPI as submitted proposes to satisfy all the woodland conservation requirements on the property that is the subject of this application.

- 19. No woodland conservation, reforestation, or afforestation areas on lots of 20,000 square feet or less in area shall be used to meet required woodland conservation.**

The Type I Tree Conservation Plan, TCPI/30/03, as submitted with this application does not propose any woodland conservation on residential lots of any size. This condition will continue to be evaluated with the submittal of all subsequent applications.

- 20. Stream buffers as defined in Section 24-130 of the Subdivision Regulations shall be included in woodland conservation areas to the fullest extent possible.**

The plans as submitted have shown the locations of the streams buffers in accordance with Section 24-130 of the Subdivision Regulations. The stream buffers, also referred to as the Patuxent River Primary Management Area or PMA on this site because it is in the Patuxent River watershed, have generally been included as woodland conservation areas and protected to the greatest extent possible.

The plans as submitted, propose two distinct areas of impacts for the sole purpose of creating 11 additional lots. Impacts of this type are generally not supported. During the review of the Preliminary Plan of Subdivision, a letter of justification will be required to identify all proposed PMA impacts and to provide justification for those impacts. It must be noted that the approval of this application is not sufficient justification for the PMA impacts. If acceptable justification for the additional impacts cannot be provided during the review of the Preliminary Plan of Subdivision, there could be a reduction in the number of lots from the number currently proposed.

- 21. Individual specimen trees or groups of specimen trees shall be retained and shown on the Type I Tree Conservation Plan with the exception of the few Tulip Poplars marked as "in poor health" in the Forest Stand Delineation. (Exhibit 5)**

The specimen trees shown on the plans will generally be retained. The specimen trees proposed for removal will be further evaluated during the review of the Preliminary Plan of Subdivision and the Specific Design Plan. Each subsequent plan will provide greater detail and allow for a better evaluation of potential specimen trees to be saved.

Recommended Condition: Prior to the submittal of the Specific Design Plan, all specimen trees located within 50 feet of the limit of disturbance shall be surveyed and reevaluated for retention potential. The specimen tree shall be shown on the SDP at their surveyed locations along with their respective critical root zone.

- 22. The Type I Tree Conservation Plan shall have the following note:
"Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on site at a ratio of 1:1 and shown on the Type II Tree Conservation Plan."**

The required note is not shown on the Type I Tree Conservation Plan.

Recommended Condition: Prior to certification of the Comprehensive Design Plan the following note shall be added to each sheet of the TCPI and a table shall be added to the plan that provides a detailed listing of all PMA impacts, an identifying number or letter, the area of the proposed impact and the area of forest disturbed by the proposed impact: "Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on site at a ratio of 1:1 and shown on the Type II Tree Conservation Plan."

- 23. To meet the requirements of Section 27-518(b)(11) of the Zoning Ordinance, the Forest Stand Delineation shall be revised to include the data sheets from the sample points shown on the plan and show the location, species, and a measure of vigor for all specimen trees within 50 feet of both sides of the proposed limit of disturbance.**

The required information was submitted with the revised forest stand delineation date stamped as received by the Environmental Planning Section on June 5, 2003.

- 26. A wetland delineation shall be submitted with the Comprehensive Design Plan.**

A jurisdictional determination (JD) approved by the U.S. Army Corps of Engineers was submitted with this application and received by the Environmental Planning Section on June 19, 2003. The wetland limits as shown on the Tree Conservation Plan are in accordance with the approved limits as shown on the JD. It must be noted that although the 25-foot wetland buffer has not been shown on the plans it is located entirely within the limits of the PMA as shown.

Recommended Condition: Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

- 27. A delineation of the Patuxent River Primary Management Area Preservation Area shall be shown on the Comprehensive Design Plan.**

The PMA has been shown on the Comprehensive Design Plan as delineated by the applicant and verified by the Environmental Planning Section staff.

- 28. Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on-site at a ratio of 1:1 and shown on the Type II Tree**

Conservation Plan.

Although TCPI/30/03 addresses the 1:1 replacement of all proposed woodland clearing within the limits of the PMA, there appear to be some discrepancies with respect to the exact area of woodland clearing in the PMA.

Recommended Condition: Prior to certification of the Comprehensive Design Plan, the Type I Tree Conservation Plan, TCPI/30/03, shall be revised to clarify the exact acreage of woodland clearing within the PMA. This clearing and the associated impacts will be evaluated further during the review of the Preliminary Plan of Subdivision. The TCPI shall be revised as needed to preserve the PMA to the fullest extent possible.

- 29. A geologic map shall be submitted with the Comprehensive Design Plan. The map shall include at least one east/west cross-section through the site.**

The geologic map date stamped as received by the Environmental Planning Section on September 24, 2003, has been reviewed and was found to address this condition. No additional information is required with respect to the geologic map.

- 30. A geotechnical report shall be submitted with the Preliminary Plan of Subdivision. The geotechnical report, prepared following the guidelines established by the Environmental Planning Section and the Prince George's County Department of Environmental Resources, shall address existing slope stability, show on a plan the existing 1.5 safety factor line, recommend mitigation measures, and show on a plan the resulting 1.5 safety factor line.**

The geotechnical report submitted was found to be generally acceptable for this stage of the development process, but will be inadequate for the review of the Preliminary Plan of Subdivision.

Recommended Condition: At the time of the Preliminary Plan of Subdivision the geotechnical report will need to address the 1.5 safety factor line and all other aspects of Marlboro clay .

- 31. A soil map shall be submitted with the Comprehensive Design Plan. The map should clearly indicate areas of highly erodible soils on slopes of 15 percent or greater.**

The TCPI plan submitted with this application clearly shows areas of 15 percent slopes or greater with soils having a K-factor of 0.35 or greater in accordance with this condition.

- 32. The Comprehensive Design Plan shall show the 65dBA(Ldn) highway noise contour for US 301 at ultimate design.**

The Phase I noise study submitted has been evaluated and found to be acceptable. However, the location of the 65dBA(Ldn) noise contour has not been shown on the plans as submitted or revised.

Recommended Condition: Prior to certification of the Comprehensive Design Plan (CDP), the CDP and the TCPI shall be revised to show the location of the 65dBA(Ldn) noise contour as identified by the Phase I Noise Study.

ENVIRONMENTAL REVIEW OF ISSUES NOT ALREADY ADDRESSED

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. A detailed forest stand delineation (FSD) was submitted and was found to generally address the requirements for an FSD.

Discussion: No additional information is required with respect to the Forest Stand Delineation.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there is more than 10,000 square feet of existing woodland on-site. The revised Type I Tree Conservation Plan does not meet the requirements of the Prince George's County Woodland Conservation Ordinance as submitted. The Environmental Planning Section recommends approval of TCPI/30/03 subject to the following conditions:

Recommended Conditions: Prior to certification of the CDP the Type I Tree Conservation Plan, TCPI/30/03, shall be revised as follows:

- a. *Revise the worksheet to show the acreage of existing woodland on the net tract correctly.*
- b. *Revise the plans to show the proposed stormwater management outfalls to convey the treated water to the existing stream channels.*
- c. *Prior to certification of the Comprehensive Design Plan, the Type I Tree Conservation Plan TCPI/30/03 shall be revised to clarify the exact acreage of woodland clearing within the PMA. This clearing and the associated impacts will be evaluated further during the review of the Preliminary Plan of Subdivision. The TCPI shall be revised as needed to preserve the PMA to the fullest extent possible.*
- d. *Add the following note to the TCPI: "The TCPI submitted for review with the Preliminary Plan of Subdivision shall clearly show the proposed trail locations."*
- e. *Add a legend to each sheet of the TCP that shows each of the symbols used on the plan.*
- f. *Make other revisions as necessary to address revisions noted above.*
- g. *Have the revised plans signed and dated by the licensed landscape architect, licensed forester, or MD-DNR qualified professional who prepared the plans.*
3. In July 2003 a site visit was conducted to evaluate the wetlands on this property. At that time a plant species *Carex lacustris* (River bank sedge), a State of Maryland threatened species, was identified in the emergent wetlands at the western end of the property near Collington Branch. Because the plans as currently submitted propose two of the three sewer

outfalls to pass through these emergent wetlands, it is likely that the habitat for these species will be adversely impacted. Prior to the issuance of any permits for this site, it will be necessary to obtain State of Maryland wetland permits, at which time the exact extent of this species and the proposed impacts to its habitat will need to be addressed. The entire habitat of this species is within the protected areas of the site. The state has jurisdiction over this plant species and its habitat.

Recommended Condition: Prior to the approval of the Specific Design Plan, all species identified by the Maryland Department of Natural Resources (DNR) Natural Heritage Program as rare, threatened or endangered that are found to occur on the site shall be surveyed and accurately located according to DNR protocol. The SDP shall be designed to eliminate any impacts to specific habitats and/or populations. Prior to approval of the SDP, the forest stand delineation for the site shall be revised to show the location of the specific habitats and/or populations.

4. A copy of the Stormwater Management Concept plan was submitted and is generally consistent with the CDP and revised TCPI submitted with this application.

Referral Responses

16. In a memorandum dated August 5, 2003 (Asan to Wagner), The Park Planning and Development Division offered the following comments:

The staff of the Department of Parks and Recreation (DPR) has reviewed the above referenced comprehensive design plan application for conformance with the requirements of the approved Basic Plan A-9952, and the *Adopted and Approved Subregion VI Master Plan*, the Land Preservation and Recreation Program for Prince George's County, and current zoning and subdivision regulations as they pertain to public parks and recreation.

BACKGROUND

The Basic Plan 9952 Conditions 4, 5, 6 and 7 states:

- “4. Land to be dedicated to the M-NCPPC for the Master Plan proposed Collington Branch Stream Valley Park, in accordance with Department of Parks and Recreation Exhibit A (Exhibit 16 (a)). The land to be conveyed to the M-NCPPC shall be subject to the conditions of the attached Exhibit ‘B.’**
- “5. The applicant shall construct 10-foot wide hiker/biker trail and equestrian trails along the Collington Branch, including a connection to the hiker/biker trails with in the Stream Valley Park approved in the Beech Tree development. Provision shall be made for access to the trails by park police and park maintenance staff. Plans for such access shall be shown on the Comprehensive Design Plan (CDP) submission.**
- “6. The trail system shall include feeder connections to all development pods, school and recreation facilities. Said trails shall be reviewed by the Department of Parks and Recreation staff, at the time of CDP review.**
- “7. The applicant shall provide adequate, private recreational facilities in lieu of mandatory dedication of parkland to meet the future subdivision requirements for the**

proposed development. The private recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*.”

FINDINGS

Staff finds that submitted Comprehensive Design Plan in general conformance with Master Plan recommendations, the Basic Plans A-9952 and current zoning and subdivision regulations as they pertain to public parks and recreation in the planned community.

RECOMMENDATIONS

Staff of the Department of Parks and Recreation recommends that the above-referenced plans be approved, subject to Conditions 13-18 in the recommendation section.

17. The Community Planning Division has provided a memorandum (Tyson to Wagner) dated May 22, 2003, in which it provided the following determinations based on the General Plan and the applicable master plan:

DETERMINATION

- This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.
- The application is in conformance with the 1993 Subregion VI Study Area Master Plan’s principles and guidelines for land use, density, and location of land uses.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial Centers, and employment areas that are increasingly transit serviceable.

18. In a memorandum dated April 25, 2003 (Pearl to Wagner), the Historic Preservation section of the Countywide Planning Division offered the following comments:

The applicant notes (on page 8 of the Comprehensive Design Plan) the planned buffer between the developing residential neighborhood and US 301 and correctly indicates the location on the east side of US 301 of Bleak Hill (Historic Site 79-63-6) and the Woodland Historic Study Area (determined eligible for listing in the National Register of Historic Places). The planned buffer will appropriately serve to maintain a rural appearance to the viewshed from Bleak Hill and from US 301.

Approximately 400 feet north of the north boundary, on the property that is being developed as Beech Tree, is the site of Pentland Hills, Historic Site #79-38. The Prince George’s County Historic Preservation Commission has within the last several years worked with the developers of the planned golf course at Beech Tree and has worked out plans for the site of the Pentland Hills Historic Site.

Pentland Hills was a multisection frame house, the residence during the nineteenth century of the

Hodges family. By the latter years of the twentieth century, the house was in ruinous condition. Phase I and Phase II archaeological investigations were undertaken in November and December 1989 on the site of Pentland Hills and its immediate outbuildings. A report on these investigations was completed in April 1998; it was reviewed by Historic Preservation staff and found to meet the requirements of the development referrals.

In 1998, the Beech Tree developers applied for a Historic Area Work Permit (HAWP #13-98) to demolish the standing ruins and outbuildings of Pentland Hills. The HAWP for demolition was approved by the Historic Preservation Commission (15 December 1998) with several conditions:

- (a) donation to the *Newel Post* (county salvage depot) of any recyclable features;
- (b) installation of interpretive plaques and preparation of a brochure on the history of Pentland Hills; and
- (c) structural replication *in situ* of the footprint of the Pentland Hills house as part of the golf course development.

Conclusion

Whereas a 40-foot bufferyard would normally be required along the boundaries of any developing property where it adjoins a Historic Site, it should not be necessary in this case because (a) the historic buildings have been removed and a structural footprint will be installed to mark the site of the house, and (b) that part of "Beech Tree" (i.e., the setting of the Historic Site) that adjoins the developing Buck property is currently being developed as a golf course.

Recommendation

Since the structures of the Pentland Hills Historic Site have been removed, and its historical significance will be recorded both by physical replication and in writing, there will be no adverse effect upon the Historic Site from the development of the adjoining Buck property.

19. In a memorandum dated June 13, 2003 (Shaffer to Wagner), the Trails Coordinator of the Transportation Planning Section offered the following comments:

One master plan trail impacts the subject site. The master plan recommends a multiuse trail along the entire length of Collington Branch through the subject site. This trail has also been approved for construction through the adjacent Beech Tree development. This trail is addressed on the CDP and shown for the entire length of the stream valley within the subject site.

Additional feeder trail connections are also recommended by the basic plan. The exact location and number of these feeder trails will be addressed at the time of SDP. Some of the trail connections shown on the submitted CDP may have to be relocated due to environmental constraints.

20. Additional Urban Design Comments

- a. Architectural guidelines have not been provided in the CDP text. The most visible side elevations of dwelling units on corner lots or other lots whose side or rear elevation is highly visible to public rights-of-way should employ a minimum of three standard architectural

features on those elevations, such as windows, doors and fireplace chimneys, and these features should form a reasonably balanced composition.

- b. The community center should be provided with distinctive details, be equally attractive from all four sides, and incorporate a high-pitched roof, masonry exterior and facade articulation, unless alternative design treatments can be demonstrated to achieve the same high quality of design and appearance.
- c. The applicant has not submitted any information with regard to streetscape design or entry monument signage. At the time of the first Specific Design Plan for residential areas, the applicant should submit and obtain Planning Board approval of a special purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, entry monuments, signage, and special paving at important intersections. This SDP should also address utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads.

RECOMMENDATIONS

Based upon the preceding evaluation, the Urban Design Review Section recommends that the Planning Board adopt the findings of this report and APPROVE Comprehensive Design Plans CDP-0302, and Type I Tree Conservation Plans, TCPI/30/03 for the Buck Property, with the following conditions:

- 1. At the time of preliminary plan, the applicant shall dedicate all rights-of-way for A-61, F-10 as identified by the Planning Department. The applicant shall also provide a new traffic study that includes an analysis of the Trade Zone Ave/US 301 intersection.
- 2. Prior to the issuance of any building permit, the following improvements shall be in place, under construction or bonded and permitted.

US 301/Leeland Road

- a. Construct a third northbound and southbound through lane along US 301.
- b. Construct an eastbound triple left turn lane along Leeland Road for approximately 375 feet and a free-flowing right-turn lane.
- c. Construct a fourth southbound through lane along US 301 beginning at a point approximately 500 feet north of Leeland Road and extending to a point approximately 2,600 feet south of Leeland Road (to Swanson Road).

US 301/Village Drive

- a. Construct a third northbound and southbound through lane along US 301.
- b. Widen Village Drive (westbound) to provide four (4) lanes; two (2) exclusive left-turn lanes, an exclusive through lane, and a free-flowing right-turn lane.

US 301/MD 725

- a. Construct a third northbound and southbound through lane along US 301.

- b. Construct a fourth southbound through lane along US 301.
 - c. Restripe westbound approach to provide a second through lane.
3. In order to alleviate the negative impact on fire and rescue services due to the inadequate engine service, a fire suppression system shall be installed in all residential structures in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.
 4. At the time of the preliminary plan, the cul-de-sac in Neighborhood "A" shall be reduced in size or eliminated to ensure that a useable area is provided for the community building and recreational facilities.
 5. Prior to the submittal of the Specific Design Plan, all specimen trees located within 50 feet of the limit of disturbance shall be surveyed and reevaluated for retention potential. The specimen tree shall be shown on the SDP at their surveyed locations along with their respective critical root zone.
 6. Prior to certification of the Comprehensive Design Plan, the following note shall be added to each sheet of the TCPI and a table shall be added to the plan that provides a detailed listing of all PMA impacts, an identifying number or letter, the area of the proposed impact and the area of forest disturbed by the proposed impact: "Woodland cleared within the Patuxent River Primary Management Area Preservation Area shall be mitigated on site at a ratio of 1:1 and shown on the Type II Tree Conservation Plan."
 7. Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 8. Prior to certification of the Comprehensive Design Plan, Type I Tree Conservation Plan TCPI/30/03 shall be revised to clarify the exact acreage of woodland clearing within the PMA. This clearing and the associated impacts will be evaluated further during the review of the Preliminary Plan of Subdivision. The TCPI shall be revised as needed to preserve the PMA to the fullest extent possible.
 9. At the time of the Preliminary Plan of Subdivision, the geotechnical report will need to address the 1.5 safety factor line and all other aspects of Marlboro clay.
 10. Prior to certification of the Comprehensive Design Plan (CDP), the CDP and the TCPI shall be revised to show the location of the 65dBA(Ldn) noise contour as identified by the Phase I noise study.
 11. Prior to certification of the CDP, Type I Tree Conservation Plan TCPI/30/03 shall be revised as follows:
 - a. Revise the worksheet to show the acreage of existing woodland on the net tract correctly.
 - b. Revise the plans to show the proposed stormwater management outfalls to convey the treated water to the existing stream channels.
 - c. Clarify the exact acreage of woodland clearing within the PMA. This clearing and the

associated impacts will be evaluated further during the review of the Preliminary Plan of Subdivision. The TCPI shall be revised as needed to preserve the PMA to the fullest extent possible.

- d. Add the following note to the TCPI: "The TCPI submitted for review with the Preliminary Plan of Subdivision shall clearly show the proposed trail locations."
 - e. Add a legend to each sheet of the TCP that shows each of the symbols used on the plan.
 - f. Make other revisions as necessary to address revisions noted above.
 - g. Have the revised plans signed and dated by the licensed landscape architect, licensed forester, or MD-DNR qualified professional who prepared the plans.
- 12. Prior to the approval of the Specific Design Plan, all species identified by the Maryland Department of Natural Resources (DNR) Natural Heritage Program as rare, threatened or endangered that are found to occur on the site shall be surveyed and accurately located according to DNR protocol. The SDP shall be designed to eliminate any impacts to specific habitats and/or populations. Prior to approval of the SDP, the forest stand delineation for the site shall be revised to show the location of the specific habitats and/or populations.
 - 13. Land to be dedicated to M-NCPPC for the master-planned Collington Branch stream valley park shall include 100-year floodplain and floodplain buffers as shown on attached Exhibit "A."
 - 14. Recreational facilities on park property shall be designed and constructed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*.
 - 15. Prior to submission of the Specific Design Plan, the applicant shall submit detailed construction drawings for park facilities to DPR for review and approval.
 - 16. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.
 - 17. The handicapped accessibility of all trails shall be determined during SDP review.
 - 18. At least one suitable vehicular access to the land being dedicated shall be provided from a primary residential street, to be determined at the time of preliminary plan of subdivision.
 - 19. All additional accesses to the parkland from development pods, school and recreation facilities shall be at least 40 feet wide, or otherwise required.
 - 20. All primary and secondary roads shall be standard sidewalks on a least one side.
 - 21. All primary and secondary roads shall be developed in accordance with the 1999 American Association of State Highway and Transportation Officials Guidelines for the Development of Bicycle Facilities, where feasible.
 - 22. All HOA trails shall be six feet wide and made of asphalt.

23. The most visible side elevations of dwelling units on corner lots or other lots whose side or rear elevation is highly visible to public rights-of-way shall employ a minimum of three standard architectural features on those elevations, such as windows, doors and fireplace chimneys, and these features shall form a reasonably balanced composition.
24. The community center shall be provided with distinctive details, be equally attractive from all four sides, and incorporate a high-pitched roof, masonry exterior and facade articulation, unless alternative design treatments can be demonstrated to achieve the same high quality of design and appearance.
25. At the time of the first Specific Design Plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special purpose Specific Design Plan devoted to elements of streetscape including but not limited to street trees, entry monuments, signage, and special paving at important intersections. This SDP shall also address utilizing distinctive landscape treatments to emphasize important focal points, intersections, and trail heads.
26. The following recreational facilities shall be provided:

Facility	Location	Completion of Construction
2 Picnic Areas	Community Building	Prior to release of 150 th BP
1 Open Play Area	US 301 Buffer	Prior to release of 25 th BP
4 Sitting Areas	1 @ Community Building	Prior to release of 150 th BP
	1 @ US 301 Buffer	Prior to release of 25 th BP
	1 @ Neighborhood "F"	Prior to release of 300 th BP
	1 @ Neighborhood "D"	Prior to release of 300 th BP
1 Tot Lot	Neighborhood "D"	Prior to release of 300 th BP
1 Multiage Play Area	Community Building	Prior to release of 150 th BP
Private Trails		In phase with development
Community Building (with meeting rooms and fitness equipment)		Prior to release of 150 th BP

27. All recreational facilities shall be incorporated in recreational facilities agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to final plat of subdivision. Bonding of recreational facilities shall occur prior to issuance of permits for the development pod where the facility is located.
28. The applicant shall provide a usable 3.5-acre site for the community building. The cul-de-sac in Neighborhood "A" shall be reduced in size or eliminated to ensure that a usable area is provided for the community building.
29. The area on the north side of the US 301 entrance road shall contain an open play area, designed and constructed in accordance with *Parks and Recreational Facilities Guidelines*.
30. The community building shall include an area for parking based on the number of spaces required by Part 11 of the Zoning Ordinance.
31. This open space area on either side of the main access road off of US 301 shall not be a manicured green grassy area, but shall contain native grasses, wildflowers and shrubs for an attractive rural appearance.

32. The following design standards shall be added to the face of the CDP plan:

- a. Variations to the lot development standards may be granted by the Planning Board or its designee at the time of Specific Design Plan in order to protect natural features or to accommodate infrastructure.
- b. All yards abutting a street shall be considered to be front yards. Only one yard shall be considered to be a rear yard, and it shall be opposite a front yard. All other yards are side yards.
- c. Covered open porches, steps, and stoops may extend up to eight feet beyond the front setback line. Paved walks may extend beyond the front setback line without any distance restrictions.
- d. Enclosed porches must be located fully behind all setback lines. Screening, latticework, jalousie windows and other nonweather-tight visual screens shall be considered as enclosure for this restriction.
- e. Eaves, bay windows, chimneys, and decorative features such as attached lamps string courses, cornices, and brackets, may extend beyond all setback lines by up to two feet.
- f. Construction that shall be used in determining the lot coverage shall include principal buildings (including covered porches and decks), accessory buildings and driveways. Uncovered and unenclosed porches, decks, patios, paved walks and swimming pools shall not be counted toward maximum lot coverage. Uncovered and unenclosed porches, decks, and patios whose surface is within three feet of finished grade shall be set back at least two feet from side and rear lot lines. Uncovered and unenclosed porches, decks, and patios whose surface is greater than three feet above finished grade shall be located behind the setback lines.
- g. Building height shall be measured from the average grade along the elevation facing the street to the midpoint between the eave and the peak of sloped roofs.
- h. The maximum number of stories shall not include basements where the grade at the front elevation is less than five feet below the first floor elevation.
- i. Accessory buildings shall not be located in any yard adjacent to a street. Accessory buildings shall be located at least two feet from side or rear lot lines.
- j. Fences shall not be constructed in any front yards, or nearer to a street than a point six feet to the rear of the front-most house corners (not including open covered porches).

k.

Neighborhood	A, B, C, D	All	All
Lot Standard	Small	Medium	Large
Minimum Lot Size (square feet)	5,000	6,000	7,500
Minimum Lot Width at Street (feet)	25	25	25
Minimum Lot Width at Front Building Line (feet)	50	60	80
Front Yard Setback (feet)	20	20	20
Side Yard Setback (feet)	5	5	5
Rear Yard Setback (feet)	15	15	15
Maximum Building Height (feet)	35	35	35
Maximum Building Height (stories)	3	3	3
Maximum Lot Coverage (percent)	65	60	55

33. At the time of Specific Design Plan, the road from Neighborhood A to Neighborhood D shall be sensitively laid out to respect the contours of the existing topography to the greatest extent in order to maximize the extent of the Environmental Preserve Areas and to avoid long stretches of straight or arching roadway that produces monotonous lot layouts.

34. All lots adjacent to the Beech Tree golf course shall be a minimum of 10,000 square feet.