

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



Comment [COMMENT1]: WHEN INSERTING
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DETAILED SITE PLAN for INFRASTRUCTURE DSP-01031

Application	General Data
Project Name FAIRWOOD PHASE I - PART ONE 162 Single-Family Lots Location Intersection of Route 450 and proposed Fairwood Parkway Applicant/Address Rouse-Fairwood Limited Partnership 10275 Little Patuxent Parkway Columbia, MD 21044	Date Accepted 06/21/2001
	Planning Board Action Limit Waived
	ZHE Hearing Date N/A
	Plan Acreage 234
	Zone M-X-C
	Dwelling Units 162
	Square Footage N/A
	Planning Area 71A
	Council District 6
	Municipality N/A
	200-Scale Base Map 206NE11

Purpose of Application	Notice Dates
APPROVAL OF 162 SINGLE-FAMILY LOTS ONLY This application does not include any architecture.	Adjoining Property Owners 07-16-01 (CB-15-1998)
	Previous Parties of Record 07-02-01 (CB-13-1997)
	Sign(s) Posted on Site 09-07-01
	Variance(s): Adjoining N/A Property Owners

Staff Recommendation			Staff Reviewer: Liz Whitmore
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steven Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan for Infrastructure DSP-01031
162 Single-Family Lots
Fairwood Phase I, Part I

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Comprehensive Sketch Plan, CP-9504.
- b. Conformance to the Preliminary Plan, 4-97024.
- c. Conformance to the Final Development Plan, FDP-9701.
- d. Conformance to Detailed Site Plan, DSP-99052.
- e. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- f. Referrals.

FINDINGS

1. This Detailed Site Plan for Infrastructure is limited to the proposed 162 single-family detached lots in Phase I, Part I. The total acreage encompasses approximately 234 acres. No amenities, signage, landscaping for the common areas, or open space to be conveyed to the Homeowners Association and/or the Department of Parks and Recreation are included in this submission. Included with the application is the proposed Tree Conservation Plan, TCPH/12/00. The ultimate development of the site for Phase I, Part I, will include approximately 471 acres; the above-referenced single-family lots, other residential (townhouse or townhouse/single-family mixed) totaling 243 lots; 100,000 square feet of retail and 125,000 square feet of Institutional/Office/other permitted uses; and 80 acres of open space.

2. The subject property is located on the south side of MD 450, approximately 1,400 feet east of MD 193. The property consists of 234 acres of land in the M-X-C Zone.
3. The Preliminary Plat for the subject property, Fairwood 4-97024, was approved with conditions by the Planning Board on July 17, 1997 (adopted on July 31, 1997, PGCPB No. 97-194). The Detailed Site Plan is in general conformance with the Preliminary Plan. Conditions of the Preliminary Plan applicable to the subject Detailed Site Plan are as follows:

3. **Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, concept #978004830; and prior to Final Plat, a fee-in-lieu of \$9,435 shall be paid to the Department of Environmental Resources (DER) for on-site attenuation control measures.**

Comment: Detailed Site Plan DSP-99052 for Infrastructure was approved by the Planning Board on March 23, 2000 (adopted on April 13, 2000, PGCPB No. 00-37), which included the Stormwater Management Facilities.

4. **Prior to approval of the Final Plat, in accordance with Section 24-134 and 24-135 of the Subdivision Regulations of the Prince Georges County Code, the Planning Board, on the recommendation of the Department of Parks and Recreation, required of the applicant, his heirs, successors and/or assigns, that land to be dedicated to the M-NCPPC (82.13 +/- acres) shall be subject to the following:**

- c. **The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits which include such property.**

Comment: The Final Plats (5-01075 - 5-01085) for Phase I, Part I, were approved by the Planning Board on October 11, 2001. The Subdivision Section has confirmed that the deed for conveyance of land to M-NCPPC has been submitted.

- e. **Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. The DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.**

Comment: The Department of Parks and Recreation did not identify any problems with proposed stormdrain outfalls.

6. **At the time of Detailed Site Plan, the following conditions shall be applied:**
 - a. **The area between the southern boundary of the Westwood development and the northern edge of Livingstone's Endeavor and Jordan's Endeavor rights-of-way shall be addressed by either: a)**

change of grade of at least six feet; b) a berm at least six feet in height, or c) a six foot brick masonry wall.

- b. Prior to the issuance of the building permit for the 18th single-family home located within the Robertas Prospect area, construction of the private park within this area shall be completed.**
- c. At least 50 percent of the houses (on lots less than 10,000 square feet), shall contain single family dwellings with a minimum 2,250 square feet of living area.**

Comment: The submitted plan is for 162 single-family dwellings and does not include the Homeowners Association land between Westwood and Fairwood. Condition 7 in the Recommendation section of this report addresses condition 6(a) above. Regarding Condition 6(b), a note should be placed on the plans stating that the construction of the private park located within the Robertas Prospect area should be completed prior to issuance of the 18th single-family building permit. A tracking chart should be placed on the Detailed Site Plans to ensure compliance with 6(c) above, i.e., that at least 50 percent of the houses on lots less than 10,000 square feet will contain single-family dwellings with a minimum of 2,250 square feet of living space. At this time architectural plans have been submitted (DSP-01046) and are currently under review.

- 4. The Comprehensive Sketch Plan for the subject property, Fairwood CP-9504, was approved with conditions by the District Council on February 24, 1997. The Detailed Site Plan is in general conformance to the Comprehensive Plan (CP). The following conditions of CP-9504 require comment:

- 1c. A minimum lot size of 40,000 square feet or a 25-foot undisturbed tree or landscape buffer shall be provided adjacent to all R-E Zoned land, except for that portion of the Robertas property R-E Zoned land located immediately south of that section of road ■A■ which abuts the Robertas property.**

Comment: The subject property does not abut the Robertas property. However, numerous lots abut R-E-zoned land. Lots 15, 16, 17, 18, 39, 40 and 41 abut R-E-zoned land and are less than 40,000 square feet. The landscape plans do not indicate that either a 25-foot undisturbed tree or landscape buffer has been provided. Therefore, the plans should be revised to include the appropriate landscape buffer on the above-referenced lots.

- 1d. The Infrastructure Plan shall be revised to show a pedestrian/bike trail along relocated Church Road. The trail is in accordance with the Master Plan which identifies realigned Church Road as constructed with an open section roadway with seven to ten foot wide shoulders (not sidewalks) designed to accommodate cyclists and which promote the rural character of the area.**

Comment: Church Road is not part of this submission.

5. The Final Development Plan for the subject property, Fairwood FDP-9701, was approved with conditions by the District Council on May 11, 1998. Condition 2 of that approval is as follows:

2. **Prior to submission of the first Detailed Site Plan, the applicant shall obtain approval from the Planning Board for a Detailed Site Plan for a comprehensive program governing signage throughout the entire Fairwood development as set forth in Section 27-546.04(i) of the Zoning Ordinance.**

Comment: This condition was met per DSP-99034, approved by the Planning Board on December 16, 1999 (adopted January 6, 2000, PGCPB No. 99243). The Detailed Site Plan is in general conformance with the approved Final Development Plan (FDP-9701).

6. Section 7.2 of approved FDP-9701 contains the following statement and requirements in regard to residential architecture:

Architectural Guidelines will be prepared and administrated by the applicant to assure that each residence constructed in Fairwood is compatible with the overall visual harmony of the community. These guidelines will address massing, shape, detailing, materials and colors for the main residential structures, outbuildings, decks, porches and greenhouses.

All houses will have articulated facades. Horizontal and vertical changes in house planes and height will be realized through such features as bay window, porches, overhangs, balconies, and chimneys. Variation in roof pitch and direction will be achieved via gables, cross gables, hips and dormers. While these features will create variety, continuity will be maintained through compatible roof shingle colors and textures, brick type, color and coursing, and siding type and color. Additional accent features, such as shutters and trim detailing will provide contrast and interest.

Comment: Detailed Site Plan DSP-01046, for architecture only, is currently under review. Following is the list of builders who have submitted architecture: Allan Homes, Craftmark Homes, Nu-Homes, Mark Homes, Patriot, Williamsburg, Mid-Atlantic, Grayson Homes, Ryland Homes, and Goodier Homes. Lots where side and rear elevations of ■special treatment• lots are visible from roads should feature the same level of detail as the front elevation and should demonstrate a pattern of fenestration which is as orderly and harmonious as that on the front elevation. These ■special treatment• lots and corner lots identified in the Recommendation section below should be marked with a hexagon and a note added to the plan that these are ■special treatment• lots. These lots should have three architectural features on their most visible endwalls. Rear facades visible from a street should be treated with the same attention to detail as the front facades, including, but not limited to, 4-inch-wide trim, keystones, water tables, brick veneer, and masonry chimneys.

7. **In addition to the findings required for the Planning Board to approve a Detailed Site Plan (Part 3, Division 9) the Planning Board shall also find:**

1. **The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone which include but are not limited to: a comprehensively planned community with a balanced mix of residential, commercial, recreational and public uses; a system of flexible development standards; varying lot sizes that will encourage dwelling types so as to provide housing for a spectrum of incomes, ages, and family structures; preservation of significant open spaces,**

Comment: The subject application, for 162 single-family lots, provides the first step in creating a mixed-use community that will ultimately provide a mix of residential, commercial, recreational and public uses. Proposed lot sizes vary from 6,000 square feet to over 60,000 square feet, which will provide dwelling types for a wide range of incomes, ages and family structures. A Detailed Site Plan, DSP-01031/01, for a portion of the HOA land was reviewed concurrently with this application. A subsequent Detailed Site Plan should be submitted that will encompass the remaining land to be dedicated to the HOA, which will address the remaining open spaces. Approximately 80 acres in Phase I, Part I, are to be dedicated to the Department of Parks and Recreation for preservation of significant open spaces.

2. **The arrangement and design of buildings and other improvements and the mix of uses reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.**

Comment: The Final Development Plan sets the stage for a cohesive development. The subject Detailed Site Plan is for single-family detached lots only, which will form a significant part of an overall development of continuing quality and stability.

3. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.**

Comment: The pedestrian system has been designed to allow residents and citizens the capability of walking, biking, etc. in a safe manner throughout the site. It should also be noted that DSP-01031/01, which has been reviewed concurrently, includes a portion of the Homeowners Association (HOA) land in which an extensive sidewalk system has been incorporated into the design. The applicant has indicated to staff that the Master Plan Trail located on land to be dedicated to the Department of Parks and Recreation is being realigned. Therefore, the Infrastructure Plan DSP-99052 should be revised to represent the new alignment of the master plan trail with proposed landscaping to be approved by the Planning Board and/or the Department of Parks and Recreation.

4. **In areas of development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities, such as types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**

Comment: The above finding is not directly applicable to the subject Detailed Site Plan, DSP-01031, because it contains no areas devoted exclusively as gathering places for people.

5. **The Detailed Site Plan is in general conformance with approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

Comment: The Final Development Plan allows for 169 single-family residences in Phase I, Part I. This application is for 162 single-family homes. The subject Detailed Site Plan is in general conformance with Final Development Plan (FDP) FDP-9701 in terms of lot layout and road alignment, the development standards of the FDP and the conditions of approval.

8. The Permit Review Section, in a memorandum dated July 20, 2001 (Windsor to Whitmore), had the following comments:
- 1. At building permit time, a typical sheet identifying all house types and all options should be provided. Dimensions, including building height, must be provided on the site plan.

Comment: Detailed Site Plan DSP-01046, the umbrella submission for architecture, is currently under pre-acceptance review. This information has been provided with that submission.

- 2. Percentage of lot coverage, per lot, should be shown on the site plan.
- 3. Several houses within this review are extremely close or slightly over the building envelopes. Please provide building setbacks, front, sides, and rear, on each lot.
- 4. It is the Permit Review Section's understanding that the Department of Public Works and Transportation (DPW&T) does not normally approve a single-wide apron opening to a double-wide driveway.

Comment: Conditions 1.c and 5 in the Recommendation section of this report address the above concerns.

9. The Environmental Planning Section, in a memorandum dated July 5, 2001 (Markovich to Whitmore), had the following comments:
- A Forest Stand Delineation (FSD) was submitted and approved during the review of preliminary Plan of Subdivision 4-97024.
 - This property is subject to the requirements of the Prince George's County Woodland Conservation Ordinance because the gross tract area is over 40,000 square feet, there is more than 10,000 square feet of existing woodland, and there will be more than 5,000 square feet of woodland clearing. A Type I Tree Conservation Plan (TCPI/22/97) was approved in conjunction with Preliminary Plan of Subdivision 4-97024 and a Type II Tree conservation Plan (TCP/12/00) was approved in conjunction with Detailed Site Plan (DSP-99052). The Detailed Site Plan was for the initial rough grading and installation of the infrastructure. That

TCPII included a limit of disturbance for the rough grading and a limit of disturbance for the anticipated ultimately clearing limits.

■ DSP-01031 has been evaluated for conformance to the approved TCPII and found to require some revisions. The Detailed Site Plan shows grading on Parcel C, Block G, which extends into a tree save area approved on TCPII/12/00. Although grading reflected on this Detailed Site Plan has generally been reduced from that shown on the approved TCPII, the plans cannot be recommended for approval if not in conformance with regard to the areas to be cleared.

■ Numerous streams, wetlands, and 100-year floodplains are found to occur on this property. Disturbances proposed have been limited to those approved by the variation request associated with Preliminary Plan of Subdivision 4-97024 and those approved with Detailed Site Plan (DSP-99052).

■ In accordance with the Phase I Noise Study reviewed and approved with DSP-99052 there are no adverse noise impacts to the residential areas included in this application.

Comment: The Detailed Site Plan should be revised to remove the grading from Parcel C, Block G, which extends into the tree save area on TCPII/12/00.

10. Urban Design: Only the landscape plans for the single-family building lots are included in this application. The submitted landscape plans meet the requirements of Section 4.1, Residential Requirements, of the *Landscape Manual*. However, the applicant has indicated to staff that they intend to submit individual landscape plans for each lot. Therefore, at the time of building permit for each lot, the applicant should include in the permit review package the proposed landscaping for that specific lot(s). The Planning Board's designee should review the landscaping package for each lot prior to release of building permits for said lot(s).
11. The Transportation Planning Section, in a memorandum dated September 17, 2001 (Masog to Whitmore), provided the following comments:
 - On-site circulation is acceptable. The general plan layout and proposed paving widths of the public street conform to the preliminary plat.
 - The transportation staff's primary interest in this site involves the alignment of the site entrance of Fairwood Parkway opposite Bell Station Road at MD 450. That issue was addressed during review of DSP-99052, and the subject plans show no modification to that recommendation, other than to provide greater detail. Any variations to county or state standards which occur within the public right-of-way must be approved by the appropriate agencies.
 - The prior applications (CP-9504, Preliminary Plat of Subdivision 4-97024, and FDP-9701) contain a number of transportation-related conditions. The status of these conditions is summarized below:

■CP-9504

■Condition 4: This condition requires a determination of the feasibility of the proposed alignment for Church Road. The condition was met at the time of subdivision.

■Condition 5: This condition concerns conformity between the Fairwood plans and the adjacent Westwood plan concerning the alignments for Church Road and Hillmeade Road. The condition was met at the time of subdivision.

■Condition 6: This condition sets a total level of development for Phase I. The subject application conforms to that development cap.

■Condition 7: This condition prescribes improvements at the MD 450/Bell Station Road/site entrance. The phasing of these improvements was determined at the time of Final Development Plan, and their provision will be enforced in accordance with that determination.

■4-97024

■Condition 9.e: This three-part condition requires right-of-way, easements and access from the subject property to MD 450. The State Highway Administration must indicate satisfaction with the right-of-way at the time of Final Plat.

■Condition 10: This condition requires the applicant to reconstruct, as a sole source contractor, the portion of MD 450 from MD 193 to Bell Station Road. This contribution, valued at \$5.5 million in 1997 dollars, shall constitute Fairwood's entire responsibility to contribute toward road improvements to MD 450. The condition requires that the applicant execute a formal agreement with the State Highway Administration prior to Final Plat approval, and to the transportation staff's knowledge this is still under discussion between the parties, and has not been completed to date. While this condition is not enforceable at the time of Detailed Site Plan, it will be enforceable at the time of Final Plat, and it must be fully resolved at that time.

■FDP-9701

■Condition 4: This condition requires the applicant to reconstruct, as a sole source contractor, the portion of MD 450 and MD 193 Bell Station Road. This contribution, valued at \$5.5 million in 1997 dollars, shall constitute Fairwood's entire responsibility to contribute toward road improvements to MD 450. The condition requires that the applicant execute a formal agreement with the State Highway Administration prior to Final Plat approval, and to the transportation staff's knowledge this is still under discussion between the parties and has not been completed to date. While this condition is not enforceable at the time of Detailed Site Plan, it will be enforceable at the time of Final Plat, and it must be fully resolved at that time.

■The subject property is required to make roadway improvements in the area pursuant to a finding of adequate public facilities made in 1997 for Preliminary Plat of Subdivision 4-97024 and Final Development Plan FDP-9701. This finding was supported by a traffic study submitted in 1997. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff can make a finding that the subject property is in general conformance with the approved Final Development Plan and with other previously approved plans.

■In making this finding for both above-mentioned plans, the transportation staff notes that there are requirements imposed by conditions placed on previous applications which must be met prior to approval of any associated Final Plats. This statement is intended only to put the applicant on notice of these requirements, however, and these requirements may be addressed after approval of the subject application.●

12. The Transportation Planning Section, in a memorandum dated July 31, 2001 (Shaffer to Whitmore), provided the following comments pertaining to trails:

■In accordance with the Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan and prior approvals, 4-97024, FDP-9701, CP-9504, and DSP99052, the following is recommended:

■The master plan trail shall be asphalt and ten-feet wide, as shown on the site plan. A painted crosswalk with appropriate warning signs is recommended where the trail crosses Hillmeade Road.

■A six-foot wide feeder trail to the master plan trail is recommended from the end of Ford's Endeavor in Parcel C, in conformance with FDP-9701 condition 3b. This connection should be shown and labeled on the site plan.

■The provision of sidewalks along all internal roads and along both sides of Hillmeade Road, as shown on the site plan, is in conformance with prior approvals.

■Curb cuts for all trails and sidewalks shall be ramped and handicapped accessible.●

Comment: Detailed Site Plan DSP-01031/01, which is currently under review, addresses the master plan trail and the six-foot wide feeder trail.

13. The Subdivision Section raised numerous concerns several of which were addressed in Finding 3. Other concerns of this section include the following:

- a. Based upon the approved FDP, the minimum lot size in the Single-Family Medium density is 6,000 square feet. Lot 2, Block F, does not meet this minimum standard.

Comment: The Final Development Plan FDP-9701, Section 2.1 Residential, page 12, states the following:

■Within Single Family Low Density (SFLD) area, a range of lot sizes is proposed, from 7,000 to 60,000 square feet. The Single Family Medium Density (SFMD) areas consist of somewhat smaller single family detached lots similarly arranged along cul-de-sac streets. These lots range in size from 6,000 to 25,000 square feet.●

Therefore, the plans should be revised to incorporate the minimum requirement for SFMD lots, 6,000 square feet, for Lot 2, Block F.

- b. The 10-foot-wide easement shown across Parcel B on sheet S-2 is not provided for on the preliminary plan nor on the final plats of subdivision.

Comment: The 10-foot-wide easement should be removed on the preliminary plan and the submitted plats of subdivision should be revised to include this easement.

14. In a memorandum from the Department of Parks and Recreation, dated August 20, 2001 (Asan to Whitmore), the following comments were offered:

■Staff of Department of Parks and Recreation has reviewed the submitted plan and noticed that the 10-foot-wide Master Plan Trail along the rear of Lot 6 is located 15 feet from the corner of the dwelling unit. The Master Plan Trail System is designed to link communities and parks within the county, and it is anticipated that the trail will be heavily used. The Parks and Recreation Facilities Guidelines for trails require that they should be sited a minimum of 10 feet from private property lines or a minimum of 25 feet from buildings, whichever is greater:

- a. A minimum of 25 feet building setback and 10 feet wide landscaped buffer shall be provided along the rears of Lots 4, 5, and 6 of Block E.

- b. A five-foot-wide maintenance easement shall be shown along the rear property line of Lots 4, 5, and 6 of Block E. Any fencing or landscaping in the easement shall be setback two (2) feet minimum from the Master Plan Hiker/Biker Trail.
- c. Building permits shall not be approved for Lots 1 - 6, Block E, Lots 1 - 5 and 25 - 27, Block F, until the sections of the trail behind those lots are under construction.
- d. 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 the Department of Parks and Recreation (DPR).
- e. The master planned trail shall be designed and constructed in accordance with Park and Recreation Facilities Guidelines. Detailed construction drawings, including a grading plan, and sections shall be submitted to the Department of Parks and Recreation (DPR) for review and approval prior to signature approval of Detailed Site Plan DSP-01031.●

Comment: The 10-foot- wide easement has been removed from the rear of Lots 4, 5 and 6 of Block E. Therefore, referenced concerns a. and b. are no longer valid. The trail located behind Lots 1 - 6, Block E, Lots 1 - 5 and 25 - 27, Block F, shall be under construction prior to release of building permits for those lots.

The approved Detailed Site Plan, DSP-99052, for Infrastructure approved by the Planing Board on March 23, 2000 and adopted on April 13, 2000 (PBCPB No. 00-37) contains Condition 1.a(2) that states the following:

- The layout of the Master Plan trail shall be shown on the plans and the Master Plan trail, including trail widths, and cross sections, shall be shown on the plans designed in accordance with the Park and Recreation Facilities Guidelines.●

Finding 7. #3 addresses the above referenced concern.

15. The City of Bowie, in a memorandum dated September 20, 2001 (Robinson to Hewlett), offers the following comment:

- Although the applicant did review their response to the city staff-recommended conditions on September 18th, they could not agree with the city staff recommendations for: house siting, landscaping, hiker-biker trail enhancements, use of 80% native plant species and use of brick pavers or stamped asphalt to better delineate pedestrian crossings within the development. The City Council was very concerned because the developer could not agree to these conditions, which are of the kind typically required during Detailed Site Plan review. At the conclusion of the public hearing, the City Council voted unanimously to recommend DISAPPROVAL of both Detailed Site Plan applications.●

Comment: The Urban Design Staff has found the siting of the single-family homes acceptable as submitted. The remaining concerns relate to Detailed Site Plan DSP-01031/01 for Signage, Recreational Amenities and Landscaping and will be addressed in that staff report.

16. The Community Planning Division found that the proposed detailed site plan raised no Master Plan issues.
17. At the time of the writing of this staff report, the Enterprise Road Corridor Development Review District had not responded to the referral request.
18. This Detailed Site Plan for Infrastructure satisfies the site design guidelines as contained in Section 27-274, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare and economic well-being for grading, reforestation, woodland conservation, drainage, erosion and pollution discharge.

RECOMMENDATION

Based upon the foregoing evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE SP-01031 and TCPII/12/00, subject to the following conditions:

1. Prior to signature approval, the following revisions to the plans shall be made or information supplied:
 - a. A Tracking Chart shall be added to the Detailed Site Plan to ensure that 50 percent of the single-family homes on lots less than 10,000 square feet will contain at least 2,250 square feet of living space.
 - b. A note shall be placed on the Detailed Site Plans stating that the following lots are specialty lots:

Lots 1-14, 30, 35, 37, 43, 56, 61 and 63, Block A.
Lots 1 and 15, Block E.
Lots 1, 12, 13, 16, 17, 22, 31, 42, and 46, Block F.
Lots 4, 6, 7, 8, 9, 19, 22, and 28, Block G.

These lots shall be identified on the plans with a large bold hexagon.
 - c. The applicant shall provide documentation stating that the Department of Public Works and Transportation (DPW&T) approves the single-wide apron opening to a double-wide driveway, or the plans shall be revised.
 - d. The plans shall be revised to remove the grading from Parcel C, Block G, which extends into the tree save area on TCPII/12/00.
 - e. Lot 2, Block F, shall be revised to encompass 6,000 square feet and Lot 1, Block F, shall be revised to encompass 6,718 square feet.

- f. The 10-foot-wide easement shown on sheet S-2, Parcel B, shall be removed from the site plans.
 - g. A note shall be added stating that trails shall be constructed to assure dry passage. Should structures be required to ensure dry passage, detailed construction drawings shall be submitted to the Department of Parks and Recreation for review.
 - h. The applicant shall submit evidence that the deed conveying all lands to be dedicated to M-NCPPC has been recorded.
 - i. The plans shall be revised to include the 25-foot undisturbed tree or landscape buffer on Lots 15, 16, 17, 18, 39, 40 and 41 in The Prospect at Fairwood.
 - j. All sidewalks shall be shown as ADA accessible.
- 2. No two units located next to or across the street from each other may have identical front elevations.
 - 3. A minimum of two standard architectural features such as windows, doors, or fireplace chimneys shall be provided on all endwalls of all single-family units.
 - 4. The special treatment lots, identified in condition 1.b, shall demonstrate the following design elements at the time of building permit: 1) Foundation walls on front, sides and rears shall have brick or stone veneer to finish grade; 2) The side and rear elevations which are visible from roads shall feature the same level of detail as the front elevation and shall also demonstrate a pattern of fenestration which is as orderly and harmonious as that on the front elevation; 3) the side elevation(s) most visible from roads shall have at least three (3) architectural features; 4) Chimneys shall come to grade and shall be finished with brick and/or stone veneer.
 - 5. Prior to release of any building permits for single-family homes, the percentage of lot coverage, and building setbacks including front, sides and rears shall be provided for each lot.
 - 6. Prior to release of any building permits for single-family homes, the landscape plans shall be revised to include the landscaping for each single-family lot.
 - 7. Prior to release of any building permits for Granger's Endeavor at Fairwood, Detailed Site and Landscape Plans shall be approved by the Planning Board, which encompass all remaining HOA land including the area between the southern boundary of the Westwood development and northern edge of Livingstone's Endeavor and Jordan's Endeavor rights-of-way.
 - 8. The private recreation facility located within Robert's Prospect shall be completed prior to release of the 18th building permit for that area.
 - 9. Should the applicant realign the master plan trail it shall be resubmitted for approval by the Planning Board or the Department of Parks and Recreation as its designee. All associated

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landscaping shall be shown on the revised plan. The Detailed Site Plan for Infrastructure, DSP-99052, shall be revised to indicate the final alignment of the master plan trail.

10. The master plan trail behind Lots 1 - 6, Block E, Lots 1 - 5 and 25 - 27, Block F, shall be under construction prior to release of building permits for those lots.