

June 24, 2002

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-02023
Type II Tree Conservation Plan TCP II/58/02
Town Center at Camp Springs, Phase I Lot 34

REVISED RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-02023, TCP II/58/02 and AC-01019 subject to the following conditions:

1. Prior to the issuance of any permits, a final plat of subdivision shall be approved in accordance with Section 24-108(a) of the Subdivision Regulations for the adjustment of common boundary lines.
2. Prior to the issuance of any permits, a vacation petition in accordance with Section 24-112 of the Subdivision Regulations shall be approved in order to allow use of the land currently occupied by the right-of-way of Winchester Commercial Parkway to support the development.
3. Prior to the approval of the final plat of subdivision, the applicant shall:
 - a. Submit evidence of authorization from the Department of Environmental Resources for the development proposed within the floodplain easement.
 - b. Show the remaining floodplain as being within an easement on the final plat.
4. Prior to the approval of a grading permit, the applicant shall obtain a 30-foot-wide planting easement from WMATA in order to place the plant material shown on the adjacent property. The easement shall be located directly adjacent to the northwest property line, beginning at the Auth Road right-of-way and extending along the property line for approximately 330 linear feet.
5. Three original, executed Recreational Facilities Agreements (RFA) or similar alternative shall be submitted to the Development Review Division (DRD) for their approval, three weeks prior to a

submission of a grading permit. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland. The RFA shall provide for the completion of all recreational facilities including the community building prior to the issuance of a use and occupancy permit for the main apartment building.

6. Submission to DRD of a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DRD, within at least two weeks prior to applying for building permits.
7. The applicant, his successors, and/or assigns shall provide private recreational facilities in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for property siting, prior to signature approval of the Detailed Site Plan, DSP-02023.
8. Prior to the issuance of any building permits for the main multifamily building, adequate provision (by easement or other appropriate legal instrument) shall be made to assure the perpetual use of the lot by the adjacent town house and multifamily homeowners included in DSP-02024.
9. Prior to the issuance of any use and occupancy permits for the main multifamily building, the applicant shall construct the eight-foot-wide asphalt trail as shown on the site plan.
10. All feeder trails shall be a minimum of six feet wide and asphalt.
11. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures should be provided.
12. Six-foot-wide sidewalks shall be constructed along both sides of the main entrance street, Telfair Boulevard, from Auth Way to Habersham Avenue, in the same design as the sidewalk along Auth Way.
13. All trails and sidewalks shall be free of street trees and above-ground utilities.
14. All trails and sidewalks should be ramped at street crossings and ADA compatible, where feasible and practical.
15. The plans shall be revised prior to signature approval to include the following:
 - a. The sidewalk within Auth Way shall be seven feet wide, with brick paver edge details, subject to the review and approval by the Department of Public Works and Transportation.
 - b. The site plan shall provide a note that the multifamily and the community buildings be fully sprinklered.
 - c. Each sheet of the site plan shall be revised to provide bearings and distances.

- d. The numbers of plant units proposed along the northeast property line shall be increased to be 20 percent above the requirements of the *Landscape Manual* where woodland does not exist.
 - e. The architectural elevations shall be revised to include additional brick facade elements in accordance with exhibit ■A. • Siding on the rear of the facade shall limit the amount of white and maximize the natural clay color.
16. The TCP shall be revised prior to signature approval to include the following:
- a. Clarify the boundaries of the submitted TCPII on the TCPII cover sheet (1"=100').
 - b. Include a heavy boundary line and labeling of the boundary line on the TCPII sheets at 1"=30'.
 - c. Include a table on the TCPII that lists the amount of proposed clearing and preservation and how this TCPII meets a portion of the requirements of the TCPI.
 - d. Show the 25-foot building setback from the 100-year flood plain on the TCPII.
17. All schedules demonstrating conformance to the *Landscape Manual* shall be added to the plans.
18. Prior to signature approval, the details and specification for the following items shall be reviewed and approved by the Planning Board's designee:
- a. The swimming pool and the surrounding concrete deck, including associated features such as the trellises, fencing, etc.
 - b. All fencing proposed on the site plan.
 - c. Entrance features, including the scale, materials compatible with the main building, lighting and associated landscaping.
 - d. All trails proposed on the plan.
 - e. All play equipment shown on the plans, including, resilient surfacing, fall zones, etc.
 - f. All proposed lighting fixtures, including special lighting along Auth Way and the main entrance drive.
 - g. All retaining walls shown on the plans.
 - h. The wind screen shown in conjunction with the tennis court.
 - i. The gate and associated facilities located on the main entrance drive.