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DETAILED SITE PLAN

DSP-03001

Application	General Data
Project Name: VIRGINIA LANDING (formerly MARJORIE R. PERKINS PROPERTY) Location: Northeast quadrant of St. Barnabas Road and Virginia Lane. Applicant/Address: Cherrywood Development, LLC 11865 Federal Square, Suite 204 Waldorf, MD 20602	Date Accepted: 1/29/2003
	Planning Board Action Limit: Waived
	Plan Acreage: 10.60
	Zone: R-T
	Dwelling Units: 63
	Square Footage: N/A
	Planning Area: 76A
	Council District: 8
	Municipality: NA
	200-Scale Base Map: 207 SE 03

Purpose of Application	Notice Dates
63 Three-Family Dwellings, Condominiums	Adjoining Property Owners: (CB-15-1998) 1/29/2003
	Previous Parties of Record: (CB-13-1997) 3/2/03
	Sign(s) Posted on Site: 5/16/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Susan Lareuse	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-03001
Tree Conservation Plan TCPII/25/03
Virginia Landing (formerly Marjorie Perkins Property)

The Urban Design staff has reviewed the detailed site plan for the proposed three-family dwellings and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION CRITERIA

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Conditions of Preliminary Plat 4-01098.
- b. Conformance to the requirements of the Zoning Ordinance governing development in the R-T Zone and the requirements of the *Landscape Manual*.
- c. Conformance to the requirements of the Woodland Conservation Ordinance.
- d. Referrals.
- e. Site design guidelines.

FINDINGS

Based on the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. The subject property is located at the northwest corner of the intersections of Saint Barnabas Road, Alice Avenue extended, and Virginia Lane. The property is improved with several

residential structures that are to be razed. To the northeast is an existing townhouse development zoned R-M. To the northwest is the existing Dennis Grove apartment building, zoned R-18.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-T	R-T
Use(s)	Vacant	Three-Family Dwellings
Acreage	10.60 acres	10.60 acres
Lots	0	0 (Condominium)
Parcels	0	2
Dwelling Units:		
Attached	0	63 units
Detached	0	0
Multifamily	0	0

Other Development Data

Gross Site Area	10.60 acres
Public Road Dedication	0.10 acres
Fire House Reservation	2.45 acres
Net Tract Area	8.05 acres
Dwelling Units permitted (9 du./ac.)	72 units
Dwelling Units proposed	63 units
Parking Required (63 x 2.04=153)	129 spaces
Parking Provided	149 spaces

3. The purpose of the subject application is for the approval of 63 three-family attached dwellings on the site. The site consists of 10.6 acres in the R-T Zone and shows 2.45 acres in reservation for a firehouse. The plan includes site, landscape, and tree conservation plans and architecture. The proposed subdivision will have a single vehicular access point from the existing Virginia Lane right-of-way.
4. Preliminary Plan 4-01098 for the subject property was approved by the Planning Board on May 16, 2002. The overall lotting pattern, circulation pattern, and access points shown on the site plan are in general conformance with the approved preliminary plan. However, the area of land placed in reservation for the fire station site is shown and the unit type changed from single-family attached on fee simple lots to three-family attached units on a single parcel as a condominium regime. The approved preliminary plan included the following conditions of approval that warrant discussion pertaining to conformance of the Detailed Site Plan to the approved preliminary plan:

1. **All land to be dedicated to a homeowners association shall be subject to the following conditions:**
 - a. **Conveyance shall take place prior to the issuance of building permits.**
 - b. **All manmade debris shall be removed from the land to be conveyed.**

- c. **The conveyed open space shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.**
 - d. **Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved Detailed Site Plan or shall require the written consent of the Development Review Division. This shall include, but not be limited to: The location of sediment control measures, tree removal, temporary or permanent stormwater management, utility placement, and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements required by the approval process.**
2. **Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.**

Comment: The conditions above are no longer applicable to this development proposal because the site plan indicates that the property owner intends to develop this property under a condominium regime. There will be a condominium association instead of a homeowners association.

3. **The applicant, his heirs, successors and/or assignees shall provide adequate private recreational facilities on site in accordance with the standards outlined in the *Parks and Recreational Facilities Guidelines*.**

Comment: The site plan indicates a tot-lot and a proposed picnic area. According to our standard calculation for determining adequacy, the proposed facilities fall short of providing the needed facilities. The staff recommends that the plan be revised prior to signature approval to substitute a preteen playground in place of the proposed picnic area. These facilities will provide recreational opportunities for tots and children up to the age of approximately 12 years. The loss of the picnic area is not detrimental to the proposed population because there are opportunities for picnicking around the immediate unit, either on the standard decks provided for the upper level or at grade for the lower level.

6. **Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #34050-2001-00.**

Comment: As of the writing of this report the applicant is currently working on obtaining the approval from the Department Of Environmental Resources. The subject property has an approved stormwater management concept plan; however, in the revision to the plan for the purpose of incorporating the firehouse site, which has more impervious area than the previous plan of development, it was found that the original approval was no longer valid for the development of the site in regard to the firehouse site. The Department of Environmental Resources found, as reported in a referral response received February 11, 2003, that the plan was not consistent with the approved stormwater management concept. As of the writing of this report, the applicant is in the process of obtaining approval from the Department of Environmental Resources. It is expected that the applicant will obtain the approval prior to the Planning Board hearing, or the applicant will ask for a continuance of the hearing.

12. **At the time of Detailed Site Plan, a Phase II noise study, certified by a professional engineer with competency in acoustical analysis, shall be submitted. The Phase II noise study shall show that noise corridor mitigation measures have been incorporated to attenuate interior noise levels to 45 dBA(Ldn) and exterior (active rear yard) noise levels to 65 dBA(Ldn) or less.**

Comment: A Phase II noise study was not submitted and the plan does not show adequate noise attenuation measures from Saint Barnabas Road. The Environmental Planning Section recommends the following conditions:

- Prior to signature approval of the detailed site plan, a Phase II noise study shall be submitted. The study shall address the high levels of noise from Saint Barnabas Road and provide recommendations for noise mitigation measures. The detailed site plan shall then be revised to ensure that noise corridor mitigation measures have been incorporated to attenuate interior noise levels to 45 dBA(Ldn) and exterior (active rear yard) noise levels to 65 dBA(Ldn) or less.
- The following certification shall be placed on all building permits and shall be signed and dated by an engineer with expertise in acoustical engineering: "The construction shown on this building permit will reduce interior noise levels from Saint Barnabas Road to 45 dBA Ldn or less."

15. **Prior to approval of the final plat, the approximate configuration and acreage to be placed in reservation for the construction of a fire station will be determined. The approximate size shall be no more than three usable acres located in the general vicinity along the site's easternmost frontage along Saint Barnabas Road.**

Comment: The Historic Preservation and Public Facilities Planning Section, along with the Fire Department staff, have reviewed the detailed site plan and concluded that the planned fire station site is the size (2.45 acres), location, and configuration as agreed upon in the subdivision process. However, it should be clearly noted that the adjacent uses agreed to share equally in providing the required landscape bufferyard, and the plans should be revised to indicate the shared bufferyard.

5. **Conformance to the Requirements of Sections 27-433 and 27-274(a)(11) for Development of Three family dwellings in the R-T Zone**—In general, the detailed site plan meets the requirements of Sections 27-433 and 27-274 for development in the R-T Zone.

Section 27-433(d) provides specific requirements for the exterior appearance of the structures within a development. The following are stated requirements and analysis with respect to the proposed development:

- (2) **There shall be not more than six (6) nor less than three (3) dwelling units in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed**

twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

Comment: The proposed development provides for three-family dwelling units, a type of housing product that arranges two units over one or one unit over two. In this case, the units are arranged two units over one and are attached to form rows of units looking similar to a townhouse development. This is a typical layout for three-family dwelling units and has been built in numerous areas of the county. The applicant revised the site plan as requested by the staff to minimize the number of units in a row resulting in a superior layout. There are a total of ten buildings, nine of which contain four horizontal, continuous attached groups and one that contains six horizontal, continuous attached groups.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least 20 feet. Attached groups containing units all the same width and design should be avoided, and within each attached group, attention should be given to the use of wider end units.**

Comment: In the three-family dwelling unit, generally the upper two units are the same width and are two stories in height. The lower unit is twice the width of the upper unit and is one story in height. All of the upper dwellings meet the minimum width of 20 feet. The standard above is intended to reduce the visual monotony of traditional townhouses and is not clearly applicable to the three-family dwelling unit type. While the variation of the width of units is typical in the townhouse product, it is not efficient from a construction standpoint to require the end units in three-family dwellings to be wider. Further, the design of the endwall of the three-family dwelling provides much more detail than is normally associated with the development of townhouse units. Although it appears that all of the proposed upper-level dwellings will be 20 feet in width, based upon the proposed endwall detailing with side entry and exterior fenestration and considering the staff's recommendation for additional brick on the units on the side elevation, the staff believes that the proposed units will offer a development that would be equal to, or better than, that provided with wider end units.

- (4) The minimum gross living space, which shall include all interior living space except garage and unfinished basement or attic area, shall be 1,250 square feet.**

Comment: The applicant has provided statements of finished square footage minimums for units, ranging from 1,288 to 1,373 square feet; thus, both units meet the said requirement.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

Comment: The architectural elevations for the proposed models provide for side elevations that include five windows and a side entry into the lower unit. The design of these units are such that the side elevation appears as a front of the building because the side entry and the symmetrical design of the window fenestration appear similar to the

front of a building. The proposed architecture does not meet the subject requirement with respect to the provision of natural features such as brick, stone, or stucco. Therefore, the staff recommends that all of the endwalls be brick at the lower level with a band of soldier course running along the top of the band. This concept is often used in the design of townhouses and provides for an upscale-looking unit. Further, those units that are highly visible end units, as viewed from the public right-of-way, should be full brick side elevations.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finish material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

Comment: The proposed elevations give no indication of how exposed foundation walls will be treated. It is recommended that a note be added to the architectural elevations that above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design or shall be textured or formed to simulate a clad-finished material such as brick, decorative block or stucco.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

Comment: The language above specifically applies to townhouses, but the staff believes that the same concept should be applied as much as possible to the development of three-family dwellings. The proposed elevations indicate a brick water table up to the midpoint of the front entry, which is also the finished floor of the upper two units. The staff and applicant have agreed that the use of brick around the entire first level of the three family dwelling, not including the rear elevation, and the use of full brick façade on the front elevations on a minimum of two of the front facades in any building group, provided in an alternating pattern, would provide more than the minimum requirement of 60 percent brick in the most appealing manner. Further, the applicant has agreed to provide a minimum of full brick side elevations on the buildings at the entrance into the development. The staff recommends that the site plan be revised prior to signature approval to indicate which of the units will have the brick front façade and that the side elevations at the entrance should be brick as well.

Section 27-433(f)(1)(C) requires the following:

- (C) **Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual Lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.**

Comment: The plan indicates sidewalks four to five feet wide. The staff recommends that the plans be revised prior to signature approval to provide for the six-foot-wide sidewalks in all areas, except the lead-walks.

6. Section 27-433(k) provides specific requirements for the additional requirements as stated below:

- (A) **An identification of two or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways and parking locations; and**

Comment: The plans provide for units that could be considered potentially barrier-free in design. The staff recommends that the plans be revised prior to signature approval to identify a minimum of two potentially barrier-free accessible units.

- (B) **The type and location of required streetlights.**

Comment: The plans do not identify the location, type of fixture, or pole height of the proposed lighting. Prior to signature approval of the plans, the lighting information should be provided.

7. Section 27-274(a)(11) includes specific requirements for site design with respect to three- family dwellings. The following are the stated requirements and analysis with respect to the proposed development:

- (A) **Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

Comment: Of the 8.05 acres of the property shown for development, approximately 1.5 acres will be retained with existing woodland. This woodland is concentrated in two areas on the site. Both areas are along the perimeter of the site and actually provide for a connection between the two woodland areas. The areas proposed for clearing are justified in the desire to provide a berm along Saint Barnabas Road for noise and visual mitigation with reforestation proposed. The subject plan does not provide for the preservation of individual trees outside of the woodland preservation areas shown. However, the development is designed in such a way that no two groups of units directly back up to each other.

- (B) **Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angle to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

Comment: The site layout is rectilinear in design and does not create long linear strips. The proposed plan satisfies the intent of the subject requirement.

- (C) **Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of**

existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

Comment: The subject plan provides for two private recreational facilities, a tot lot and a picnic area. The staff recommends that the picnic area be substituted with a preteen lot. The facilities are allocated adjacent to one another forming a centralized play area. Only one unit is affected by the play area, since it will be approximately 15 feet from the fenced-in play area associated with the preteen lot. The staff recommends that additional landscaping be provided along the rear of units adjacent to the stormwater management pond and around the play area.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors and materials.

Comment: The proposed architecture has employed four different elevations for the project. There are reverse gables that create a variation in the roofline and various window treatments and door treatments that provide a variety of designs. The use of brick on the units will provide for a quality appearance. Colors should be reviewed prior to signature approval in order to assure the coordination of brick siding and special treatments.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

Comment: Several rear yards and exterior facades will be visible from the right-of-way of Saint Barnabas Road. The lower level unit will be screened from the roadway by the proposed berm and the proposed landscaping in this area. The upper portion of the building will not be screened and the second and third story of the units will be highly visible. The staff recommends that additional architectural treatment is necessary on the rear of those units. The staff recommends that the applicant provide two reverse gables per building and shutters on the two windows on the upper level of the rear of those units. This revision to the architecture can be done prior to signature approval of the plans.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

Comment: Offsets occur at every unit and are two feet in width.

8. **Conformance to the Requirements of the Zoning Ordinance in the R-T Zone**—The proposed plan is in general conformance with the development regulations for the R-T Zone. Section 27-441(f), Table V, limits the building height to 40 feet. The plans should be revised prior to signature approval to show that the units do not exceed this requirement.

9. **Conformance to the Requirements of the Prince George's County *Landscape Manual***—This development proposal is subject to Sections 4.1, Residential Requirements, 4.3c Interior Planting Requirements, 4.4 Screening Requirements, 4.6 Buffering Residential Development from Streets, and 4.7 Buffering Incompatible Uses.

In regard to Section 4.1 of the *Landscape Manual*, the plans indicate the minimum number of trees for the development requires 96 shade trees and 63 ornamental or evergreen trees. The plant schedule indicates that this requirement was met; however, the actual 4.1 schedule depicts a lesser number of plants. This information should be corrected prior to signature approval.

Section 4.3 requires the landscaping of parking lots. In this case the requirement is that eight percent of the parking compound must be green area and a minimum of 35 shade trees are required. The plans indicate conformance to this requirement.

Section 4.4 requires the screening of trash facilities. The plans do not indicate the location of the trash facilities on the site. This requirement must be met as dumpster facilities are required for this type of development. The plans should be revised prior to signature approval to include the location of trash facilities and the associated screening.

Section 4.6 requires the buffering of the lowest story of the rear outside wall and the rear yard associated with the unit from views from any street classified as a collector or higher. Saint Barnabas Road is an arterial status roadway and requires a 50-foot-wide bufferyard along the street line. The plans incorporate a five-foot-high berm and meet the requirements of the *Landscape Manual* in this area. However, the planting must be shown in an easement and this easement must be recorded on the final plat of subdivision. The staff recommends a condition of approval requiring that the easement be shown on the final plat prior to approval of the plat.

Section 4.7 of the *Landscape Manual*, Buffering Incompatible Uses, is also required between the proposed development and the fire station site. The required buffer between the two properties requires a minimum of 30 feet; the applicant is responsible for one-half of the landscape strip per an agreement between the applicant and the Fire Department. The plans should be revised to include a 4.7 schedule to demonstrate conformance to this section and the plan should be revised as appropriate prior to signature approval.

10. **Conformance to the Requirements of the Woodland Conservation Ordinance**—This site is subject to the provisions of the Woodland Conservation Ordinance because the site is larger than 40,000 square feet in size and contains more than 10,000 square feet of woodlands. A Type II Tree Conservation Plan, TCPII/25/03, was submitted with the application and was found to require some revisions.

This property has a net tract area of 10.60 acres. The TCPII woodland conservation worksheet indicates that the minimum woodland conservation requirement for this site is 2.12 acres (20 percent of the net tract). An additional 1.30 acres is required due to removal of woodland, for a total requirement of 3.42 acres. The preservation requirements of the Woodland Conservation Ordinance are proposed to be met with a total of 1.99 acres of on-site preservation/reforestation and 1.43 acres of off-site mitigation; however, these numbers do not accurately reflect the requirements on the subject property because the clearing for the development of Parcel “B” has not been shown. Whether this parcel is developed as a fire station or as townhouses, as approved by the preliminary plan and TCPI, it will be cleared. This area of clearing must be shown and accounted for, just as the area of preservation on Parcel “B” has been shown and credited.

The woodland conservation worksheet must be revised to show the correct amount of woodland cleared on the site. This will increase the woodland conservation required.

Recommended Condition: Prior to signature approval of the detailed site plan, the tree conservation plan shall be revised as follows:

- a. Revise the worksheet to include all the woodland that will be cleared for development on the subject parcels.
- b. Eliminate areas of less than 35 feet in width from being credited toward meeting the requirement.
- c. Add to the legend all symbols used on the plan, including woodland preserved not part of any requirement.
- d. Show on the plan required notes on woodland management.
- e. Revise the plan to show the necessary clearing for the outfall for the stormwater management pond.
- f. Revise the plan to show tree protection signs no less than 50 feet apart along the proposed tree line.

The revised plan should be signed and dated by the qualified professional that prepared the plan.

11. **Urban Design**—The proposed architecture consists of three-family dwellings. As a condominium development, all the land area is owned cooperatively. The upper level units do not have access to the outdoors at ground level, whereas the lower level unit does provide for outdoor access at grade. The staff believes that the upper level units should provide a standard deck for the upper units, so that the residents can access the outdoors directly from the units. The applicant has agreed to provide a standard 10-foot by 10-foot deck on the rear of the upper units.

The staff recommends one additional minor change to the plans in regard to parking spaces and the relationship to the entrance to the units. Where a side entry unit is adjacent to a parking area, the orientation of the access of the unit should be considered and green area should substitute for the parking spaces. This occurs in two locations on the plans and should be revised prior to signature approval to provide a sidewalk from the nearest parking area to the unit. Further, landscaping should be designed to treat the side entry similar to the front entrance. In some cases, evergreen trees have been incorporated into these areas, which is inappropriate. A clear view of the front entry should be provided from the streets for security reasons. The plans should be revised prior to signature approval to address these concerns.

12. **Environmental Review**—The subject property was previously reviewed by the Environmental Planning Section in 2002 as a Preliminary Plan of Subdivision (4-01098) and TCPI/37/01, which were approved with conditions. The preliminary plan and TCPI show townhouses on all of the subject property; the DSP submitted only shows development of a portion of the site with townhouses.

This 10.60-acre, R-T-zoned site is located adjacent to Saint Barnabas Road and Virginia Lane and is primarily wooded. A site visit and review of the information available indicate that streams

and wetlands are found to occur on this property. Severe slopes are located on this site, adjacent to the stream. The site is located in the Oxon Run watershed, which is a tributary to the Potomac River. The soils found to occur on this property, according to the Prince George's County Soil Survey, include the Sassafras and Beltsville series. The Beltsville soils have a K factor of 0.43 and are considered highly erodible. The Sassafras soils pose no special problems for development. There are no rare, threatened, or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources—Natural Heritage Program. Saint Barnabas Road is a significant noise generator. No historic or scenic roads are affected by this proposal. The sewer and water service categories are S-3 and W-3.

Saint Barnabas Road is classified as a lane-divided arterial, with the 65 dBA Ldn noise contour occurring approximately 830 feet from the centerline of the roadway. This noise contour is based on the ultimate road design and service flow for this road and does not consider existing topography. The 65 dBA noise contour has been indicated on the detailed site plan and noise mitigation has been provided along portions of Saint Barnabas Road.

A condition of approval of the preliminary plan reads as follows:

“At the time of detailed site plan, a Phase II noise study, certified by a professional engineer with competency in acoustical analysis, shall be submitted. The Phase II noise study shall show that noise corridor mitigation measures have been incorporated to attenuate interior noise levels to 45 dBA(Ldn) and exterior (active rear yard) noise levels to 65 dBA(Ldn) or less.”

A Phase II noise study was not submitted and the plan does not show adequate noise attenuation measures from Saint Barnabas Road.

Recommended Condition: Prior to signature approval of the detailed site plan, a Phase II noise study shall be submitted. The study shall address the high levels of noise from Saint Barnabas Road and provide recommendations for noise mitigation measures. The detailed site plan shall then be revised to ensure that noise corridor mitigation measures have been incorporated to attenuate interior noise levels to 45 dBA(Ldn) and exterior (active rear yard) noise levels to 65 dBA(Ldn) or less.

Recommended Condition: The following certification shall be placed on all building permits and shall be signed and dated by an engineer with expertise in acoustical engineering: “The construction shown on this building permit will reduce interior noise levels from Saint Barnabas Road to 45 dBA Ldn or less.”

13. **Transportation**—The subject application was referred to and reviewed by the Transportation Planning Section. The transportation staff states that the proposal is acceptable, and poses no transportation or trail issues.
14. In order to insure that prospective purchasers in this subdivision are made aware of the existence of an approved detailed site plan, landscape plan, architectural elevations, and plans for recreational facilities, these plans must be displayed in the developer's office.
15. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03001 and Type II Tree Conservation Plan TCPII/25/03, for Virginia Landing subject to the following conditions:

1. Prior to signature approval of the tree conservation plan (and the detailed site plan as appropriate), the following shall be revised:
 - a. Revise the worksheet to include all the woodland that will be cleared for development on the subject parcels.
 - b. Eliminate areas of less than 35 feet in width from being credited toward meeting the requirement.
 - c. Add to the legend all symbols used on the plan, including woodland preserved as not part of any requirement.
 - d. Show on the plan required notes on woodland management.
 - e. Revise the plan to show the necessary clearing for the outfall for the stormwater management pond.
 - f. Revise the plan to show tree protection signs no less than 50 feet apart along the proposed tree line.
 - g. Have the revised plan signed and dated by the qualified professional that prepared the plan.
2. The following certification shall be placed on all building permits and shall be signed and dated by an engineer with expertise in acoustical engineering: "The construction shown on this building permit will reduce interior noise levels from Saint Barnabas Road to 45 dBA Ldn or less."
3. Prior to certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
 - a. Provide the typical house template and identify all architectural options, including dimensions.
 - b. Substitute a preteen playground in place of the proposed picnic area. Provide the location of all proposed recreational equipment with the required fall zones. Provide specifications, model numbers, manufacturer, and details for all proposed recreational equipment.
 - c. Indicate on the site plan which of the units shall have brick front façades and side elevations.
 - d. Identify on the site plan a minimum of two potentially barrier-free accessible units.

- e. Provide details and specifications and identify the location, type of fixture, and pole height of the proposed lighting.
 - f. Correct schedule 4.1 showing conformance to the *Landscape Manual*.
 - g. Provide details and specifications and identify the location of trash facilities and the associated screening.
 - h. Include a Section 4.7 schedule demonstrating conformance to the *Landscape Manual*.
 - i. Provide a standard 10-foot by 10-foot deck on the rear of the upper units.
 - j. Submit a Phase II noise study addressing the high levels of noise from Saint Barnabas Road and provide recommendations for noise mitigation measures. The detailed site plan shall then be revised to ensure that noise corridor mitigation measures have been incorporated to attenuate interior noise levels to 45 dBA(Ldn) and exterior (active rear yard) noise levels to 65 dBA(Ldn) or less.
 - k. Provide additional screening landscaping, shade and evergreen trees, at the rear of lots adjacent to the stormwater management pond and around the play area; final quantities, species, and location to be determined by the Urban Design Section as the Planning Board's designee.
 - l. Provide six-foot-wide sidewalks in all areas except lead-walks.
4. Prior to certificate of approval, the following modifications or revisions shall be made to the architectural elevations, or the following information shall be provided:
- a. Revise the plans to show brick around the entire front and side first level of the three-family dwelling. Full brick façades shall be provided on the front elevations on a minimum of two of the upper-level front facades in any building group, provided in an alternating pattern. All of the endwalls shall be brick at the lower level with a band of soldier course running along the top of the brick.
 - b. The two units at the entrance to the subdivision, which are highly visible end units as viewed from the public right-of-way, shall be full brick side elevations.
 - c. The plans shall indicate that the building height does not exceed 40 feet.
 - d. The units that back up to Saint Barnabas Road shall provide two reverse gables per building and shutters on the two windows on the upper units.
5. Prior to final plat approval, the planting along Saint Barnabas Road shall be shown in an easement.
6. Provide additional screening landscaping, shade and evergreen trees, in proximity to the recreational facilities. Final quantities, species, and location to be determined by the Urban Design Section as Planning Board designee.
7. Where a side entry unit is adjacent to a parking area, green area shall substitute for the parking spaces. This occurs in two locations on the plans and shall be revised prior to signature approval

to provide a sidewalk from the nearest parking area to the unit. Landscaping shall be designed to treat the side entry similar to the front entrance. A clear view from the parking area to the side entry shall be provided for all side entry units.

8. The developer, his heirs, successors and/or assigns shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, site plan, and landscape plan.