

April 7, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan for Infrastructure Only, DSP-03033
East Marlton, Sections 18, 21 and 22

The Urban Design Staff has minor revisions to the conditions as stated below:

- *1. Prior to signature approval of the plans, the following changes or information shall be submitted:
- a. The plans shall be revised to show the 50-foot building restriction line as measured from East Marlton Avenue.
 - b. The plans shall be revised to demonstrate conformance to Section 4.7 of the *Landscape Manual*.
 - c. Rear yards oriented toward East Marlton Avenue shall be buffered in accordance with Section 4.6 of the *Landscape Manual* and an easement shall be provided.
2. Prior to the issuance of grading permits for this detailed site plan, the applicant shall determine the extent of the land that should be the subject of a Phase I archeological investigation. The applicant's findings shall be submitted to the staff of M-NCPPC for review and approval. Upon approval of this determination, plans may be approved and permits may be issued for any portion of the subject property excluded from the scope of the Phase I investigation. No plans may be approved and no permits shall be issued for the area subject to the Phase I investigation before satisfactory completion of the following:
- a. The applicant shall complete a Phase I investigation (including research into the property history and archeological literature) and a determination shall be made by staff of M-NCPPC as to whether further investigation is needed; or
 - b. If it is determined that archeological resources exist in the project area, the applicant shall provide (1) a plan for avoiding and preserving the resource in place, or (2) a plan for mitigating the adverse effect upon these resources by conducting Phase II and Phase III investigations as needed. Evidence of M-NCPPC staff concurrence with the investigations and/or report shall be provided.

*Indicates changes

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3. All archeological investigations shall be conducted by a qualified archeologist, shall follow *The Standards and Guidelines for Archeological Investigations in Maryland* (Schaffer and Cole: 1994), and shall be presented in a report following the same guidelines. Two copies of this report shall be delivered to M-NCPPC for review—one to Historic Preservation staff of the Planning Department and one to the Archeology Program of the Department of Parks and Recreation.
4. Prior to the issuance of any building permits for Section 21 and 22, evidence of fulfillment of the following shall be submitted:
 - a. The applicant shall rough grade a minimum of two acres and deed to an entity designated by the Citizens Association of Marlton a youth center site of approximately 3.3 acres.
 - b. The applicant shall develop in West Marlton the two park/school sites according to plans submitted to the Citizens Association of Marlton and dependent on approval by the appropriate county agencies. Sites are located off Grandhaven and Trumps Hill Road.
5. Prior to signature approval of the TCPII, the applicant shall revise the tree conservation plan to show the conceptual boundary of the 100-acre park. The plans shall include a conceptual layout of the 18-acre lake, trail access roads, and parking lots on dedicated parkland prior to approval of the TCP- II/143/03. The plans shall be amended to remove the tree conservation on dedicated parkland except the 18 acres as previously agreed upon.
6. Detailed construction drawings for Grandhaven Avenue Park (Brandywine Country Neighborhood Park) shall be submitted to DPR for review and approval prior to signature approval.
7. The existing “Agreement to Amend Public Recreational Facilities Agreement” signed on October 8, 1996, by the Commission and developer (Lake Marlton Limited Partnership) shall be recorded in Prince George’s County Land Records prior to signature approval of the above detailed site plan.
- *8. Prior to signature approval, the applicant shall submit evidence that the Department of Public Works and Transportation has reviewed and approved the ~~the following proposals as shown on the detailed site plan:~~
 - ~~a. The extension of Heathermore Boulevard over the Popes Creek Railroad tracks.~~
 - ~~b. The configuration with the use of a public street in Section 22 to directly serve townhouses. If the DPW&T does not agree with the proposal to line the public street with townhouses as shown on the plan, the units shall be eliminated.~~
- *9. The impacts resulting from the grading and construction of ~~[Ponds]~~ stormwater management areas 1, [4] 5 and 6 to the Primary Management Area shall be in conformance with impacts approved at the time of preliminary plan approval.
10. Prior to certificate approval of the DSP, clear written documentation of the amount of woodland conservation, which is acceptable to the Department of Parks and Recreation on the future park dedication, shall be submitted.
- *11. Prior to certificate approval of the detailed site plan, revise the DSP and TCPII as follows:

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- a. Clearly delineate and label the proposed stormwater management areas [~~ponds (Ponds)~~ 1[, 4)] 5 and 6.
 - b. Clearly label any parcel or site proposed to be dedicated to the Department of Parks and Recreation.
 - c. Delineate the Patuxent River Primary Management Area on sheets 12, 13 and 14 (TCP) to include all perennial streams and a minimum of 50 feet of preserved or established vegetation on the side of each bank; the 100-year floodplain; all wetlands adjacent to the perennial stream or the 100-year floodplain; all areas having slopes of 25 percent or greater abutting or adjoining the perennial stream, the 100-year floodplain or stream-site wetlands; all areas having highly erodible soils on slopes of 15 percent or greater abutting the perennial stream, the 100-year floodplain or streamside wetlands; and specific areas of rare or sensitive wildlife habitat as determined by the Planning Board.
 - d. The 100-year floodplain shall be delineated on the plans and clearly labeled.
 - e. Minimize impacts, to the extent possible, to the Patuxent River Primary Management Area resulting from the extension of Logging Trail Way from Section 18 to Section 19.
 - f. Use the term "PMA" on sheets 12, 13 and 14 (TCP) and eliminate the use of other terms.
12. Prior to certificate approval of the detailed site plan, the Department of Parks and Recreation shall review the design and location of all stormdrain outfalls, stormwater management facilities, and/or utility easements to ensure that they have been designed to minimize impacts to the delineated Patuxent River Primary Management Area and sensitive environmental areas on lands to be conveyed to, or now owned by, M-NCPPC.
 13. Prior to certificate approval of any revision to the TCPII that proposes woodland conservation on lands owned by or to be conveyed to M-NCPPC, written approval from the Department of Parks and Recreation shall be submitted.
 14. Prior to certificate approval of the TCPII or final plat, whichever precedes, an approved floodplain study for the existing 100-year floodplain shall be submitted.
 15. At the time of final plat, conservation easements shall be described by bearings and distances. The conservation easements shall contain the delineated Patuxent River Primary Management Area except for the areas of approved impacts. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
 16. Prior to certificate approval of the DSP, the TCPII shall be revised as follows:
 - a. Use a single, multizone umbrella woodland conservation worksheet that covers the entire area of the TCPII, now or as revised in the future.
 - b. Provide corrected quantities where necessary to determine the woodland conservation requirements.

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- *17. Prior to certificate approval of the detailed site plan, revise the TCPII as follows:
- a. Remove the soil boundaries and soil labels from the plan.
 - b. Add the TCPII number to all approval certificates on the plans.
 - c. On sheet 34 of 65, show the location of the specimen tree, delineate its critical root zone, and identify any specialized management requirements if the root zone is impacted.
 - d. Add the appropriate Environmental Planning Section edge management notes related to the preservation of trees to the plan.
 - *e. Remove all woodland preservation areas from the limits of the ~~[proposed]~~ existing 100-year floodplain.
 - f. Correct the delineation of the “stream valley buffer” (SVB) on the plans to “stream buffer” (SB).
 - g. Have the revised plans signed and dated by the qualified professional who prepared it.
18. Prior to certificate approval of the DSP and TCPII, the limits of disturbance shown on the two plans shall be the same.
19. Prior to certificate approval of the detailed site plans, TCPII sheets that are not part of Section 18 through 22 shall be revised to add the following note:
- “The delineation of the 100-year floodplain, nontidal wetlands, and Patuxent River Primary Management Area (PMA) shown on this plan sheet is not approved as part of the TCPII. The approval of the PMA for this plan sheet will be based on a Detailed Forest Stand Delineation for the remainder of TCPII/143/03, which is required to be submitted with the first new preliminary plan application occurring within the limits of TCPII/143/03(East Marlton).”
20. Prior to the issuance of grading permits for the construction of East Marlton Boulevard, a protection area defined by tree protection devices shall be shown on the TCPII around the cemetery location on the Board of Education property if grading is proposed within 100 feet of the surveyed limits of the cemetery.
21. Prior to the issuance of grading permits for Heathermore Boulevard Extended, off-site woodland impacts shall be addressed through the revision of TCPIIs or the issuance of letters of exemption for all affected properties. All off-site properties affected shall be clearly labeled as to ownership, parcel identification, detailed site plan case number, preliminary plan case number, and/or TCPI/TCPII number if applicable.
- *22. ~~[At time of grading permit application]~~ Prior to the issuance of a grading permit, copies of the approved sediment and erosion control plans and the proposed technical stormwater management plans shall be submitted.

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23. Revise the detailed site plan and TCPII to show a treatment appropriate to their intended purpose for the 35-foot-wide landscape buffer and the 50-foot-wide noise buffer along the frontage of Section 18, adjacent to East Marlton Avenue.
24. At the time of final plat, the 35-foot-wide landscape buffer and 50-foot-wide noise buffer along the frontage of Section 18, adjacent to East Marlton Avenue, shall be shown on the plat. The following notes shall placed on the record plat:
- “The landscape buffer shown on this plat is an area of landscaping adjacent to a collector road in accordance with the requirements of the Prince George’s County *Landscape Manual* as shown on Detailed Site Plan DSP-03033 or as revised in the future.”
- “The noise buffer shown on this plat is an area designated to provide a separation between the collector road and residential uses where no residential structures can be placed.”
25. Prior to certificate approval of the DSP, revise the detailed site plan and TCPII to delineate a 35-foot-wide buffer along the frontage of Section 22, adjacent to East Marlton Avenue, and show an appropriate landscape treatment adjacent to a collector road based on the Prince George’s County *Landscape Manual*.
26. Prior to certificate approval of the DSP, revise the detailed site plan and TCPII to delineate a 40-foot-wide buffer between Section 22 and the adjacent Board of Education site and show an appropriate bufferyard treatment between adjacent uses based on the Prince George’s County *Landscape Manual*.
27. At time of final plat for Section 22, the 35-foot-wide buffer adjacent to East Marlton Avenue and the 40-foot-wide buffer adjacent to the Board of Education property shall be delineated. The following notes shall placed on the record plat:
- “The buffers shown on this plat are areas of landscaping adjacent to a collector road and/or adjacent uses in accordance with the requirements of the Prince George’s County *Landscape Manual* and as shown on Detailed Site Plan DSP-03033, or as revised in the future.”
28. Per the concurrence of DPW&T, the applicant shall include a standard sidewalk along the subject application's entire frontage of the west side of East Marlton Avenue to better accommodate pedestrian movement to the north and south of Section 22.
- *29. Prior to construction and release of any building permits for the referenced site, approval of all construction elements related to said railroad crossing must be bonded and permitted through DPW&T. A construction and maintenance agreement will be required by DPW&T.

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