

December 7, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: David Greene, Senior Planner

SUBJECT: Detailed Site Plan-04043
Marlboro Riding Cluster

The Urban Design Staff has completed its review of the subject application and recommends the revised conditions:

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-04043, Marlboro Riding, and TCPH/105/04 with the following conditions:

1. Prior to certification of DSP-04043, all of the requirements of Tree Conservation Plan II/105/04 shall be completed according to the Environmental Planning Section comments in their referral of 11/1/04, as follows:
 - a. The PMA impacts associated with the clearing of CA I, J and K in the floodplain shall be consolidated and/or further minimized. Also consolidate CA 6 and 7 to further minimize PMA impacts.
 - b. Show the location of tree protection devices (TPDs), including the fencing and signs.
 - c. Correct all the match lines so that the lines reflected on the adjoining sheets are consistent and not shown in different locations.
 - d. Correct the label for CA 10 on sheet 4 to correspond to the same number as reflected on the table found on sheet 27.
 - e. The label for RA 2 on sheet 7 and 9 reflects a different acreage than that shown on the corresponding table on sheet 27 and on the other plan view sheets. Correct the acreage shown on all sheets to be consistent.
 - f. Correct all labeling on the plans to reflect CA for clearing area and RA for reforestation area.

- g. Correct the label for woodland preservation area 4 shown on sheet 9 to reflect the correct number PA 14.
 - h. Revise sheet 13; Lot 29 has a label for WPA (NC) J that no longer applies and shall be removed.
 - i. Revise sheet 13; Lot 17 and 23 each have the same label for different clearing areas that need to be corrected.
 - j. Revise sheet 14; Lot 48 has a label for WPA (NC) M that no longer applies and shall be removed.
 - k. Revise sheet 18; a label for RA 18 reflects a different acreage than shown on the table on sheet 27. The acreages shall be corrected to reflect the same number.
 - l. Revise sheet 19; WPA 29 has a different acreage than shown on sheet 27. The acreages shall be corrected to reflect the same number.
 - m. Revise sheet 23; label for WPA (NC) G that no longer applies to this plan—remove the label.
 - n. Revise the tree conservation plan worksheet as necessary after the other revisions have been completed.
 - o. Revise the scenic road easement label shown on sheet 17 to accurately reflect the location of the easement.
 - p. Have the licensed landscape architect, licensed forester, or qualified professional who prepared the plans, sign and date the plans.
 - q. Identify all woodland on Parcel 'P' as woodland cleared and revise the worksheet as necessary.
2. Prior to certificate of approval of the detailed site plan, the PMA impacts associated with stormwater management outfalls behind Lots 37 and 49, Block 'A' shall be eliminated. The four proposed impacts for the stormwater management outfalls, trail and sewer outfall behind Lot 46, Block 'B,' shall be consolidated to the extent possible thus minimizing the extent and number of impacts proposed.
 3. Prior to certification of the detailed site plan, the landscape plan shall be revised to provide significant plantings within the 50-foot scenic easement and on the berm located at the rear of Lots 3 to 7, Block 'B,' and along Ritchie Marlboro Road at Lot 14, Lots 6-8 (SWM), Lots 137-138 (SWM), and Lots 126-129. The planting density and species shall be similar to adjacent portions of the buffer as currently reflected on the plans and shall utilize native tree species.
 4. Prior to certificate of approval of the detailed site plan, the following revisions shall be made:
 - a. Revise the lot width to 75 feet at the front building line measured in a straight line for these lots: Lot 63 (Griffendale Lane sheet 6), Lot 30 (Weldon Manor Lane sheet 11), Lot 22 Coventry Manor Way sheet 16), Lots 80-83 Coventry Manor Way sheet 21) and Lot 129 (Welford Manor Drive sheet 24).

- b. Show the block designation on each sheet.
 - c. Correct the BRL for Lot 149, Block D, and Lot 143, Block D. The front property line of a corner lot is the shortest street side and the rear property line is the line opposite that (shortest street side). Resite the house, if necessary.
 - d. Retaining walls shall have overall height included on the site plans.
 - e. Templates shall show dimensions of all proposed features (sunroom, covered porch, etc.).
 - f. Gateway sign regulations per Section 27-624 of the Zoning Ordinance, shall be addressed. Revise the gateway sign elevation to include the overall height, show the dimensions, and list the square footage of the sign oval. Locate the gateway sign(s) on the site plan and landscape plans.
 - g. [Navaho, Historic Resource 378-000-22, shall be shown on the detailed site plan (building footprint).] Strawberry Hill Historic Site (#78-000-23) will be appropriately shown on the detailed site plan (building footprint) and on all appropriate sheets of the DSP.
 - h. Notes shall be added to the plan indicating that a fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
 - i. Plant additional trees along Old Marlboro Pike (landscape sheet 8) to include 2 shade trees, 18 evergreen trees, and 34 shrubs.
 - j. Notes shall be added to the plan indicating that at least 60 percent of the housing units will be constructed of brick, and all chimneys will be brick or stone.
 - k. The stormwater management pond adjacent to the main community recreation area shall be revised, if allowed by DER, to create a more natural and curvilinear edge to enhance its scenic and recreational qualities.
 - l. The Historic Preservation Office will approve a section drawing showing topography and sight lines from Historic Site 78-00-23.
 - m. Material from Barn A may be reusable and should be offered to the Department of Parks and Recreation or the Newel Post (architectural salvage depot).
5. If an alternative surface is proposed for any trails or trail segments, it should be marked and labeled on submitted plans and be approved by the trails coordinator and the Urban Design Section.

In conformance with the adopted and approved Melwood-Westphalia master plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

- A. Depending on road cross section required, construct an eight-foot-wide hiker/biker trail, or,
- B. If an open cross section is required, designate Old Marlboro Pike as a Class III bikeway with appropriate signage. Because Old Marlboro Pike is a county right-of-way, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the building permit. Provide a wide asphalt shoulder along the subject site's frontage to safely accommodate bicycle traffic, unless modified by DPW&T.

Depending upon the road cross section required by DWP&T, one of the following alternatives should be constructed along the subject site's entire road frontage of Ritchie Marlboro Road:

- A. If a closed road cross section is required, construct a eight-foot-wide hiker/biker trail, or,
 - B. If an open cross section is required, designate Ritchie Marlboro Road as a Class III bikeway with appropriate signage. Because Ritchie Marlboro Road is a county right-of-way, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the building permit. Provide a wide asphalt shoulder along the subject site's frontage to safely accommodate bicycle traffic, unless modified by DPW&T.
6. Prior to grading in the vicinity of the Navajo dwelling site (18 PR 710), the applicant shall hire an archeologist to monitor all grading in that vicinity and to work closely with the Planning Department's consulting archeologist during the grading and file a report of the presence or absence of features when grading is completed.

[Language to be Deleted]
Language to be Added