



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan

Heppe Property

DSP-20023

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of July 22, 2021 to July 29, 2021.</p> <p>Construction of 37 single-family attached dwelling units.</p>	APPROVAL with conditions

Location: On the south side of Westphalia Road, approximately 1,040 feet west of D'Arcy Road.

Gross Acreage: 3.82

Zone: R-R/M-I-O

Dwelling Units: 37

Gross Floor Area: N/A

Planning Area: 78

Council District: 06

Election District: 15

Municipality: N/A

200-Scale Base Map: 205SE08

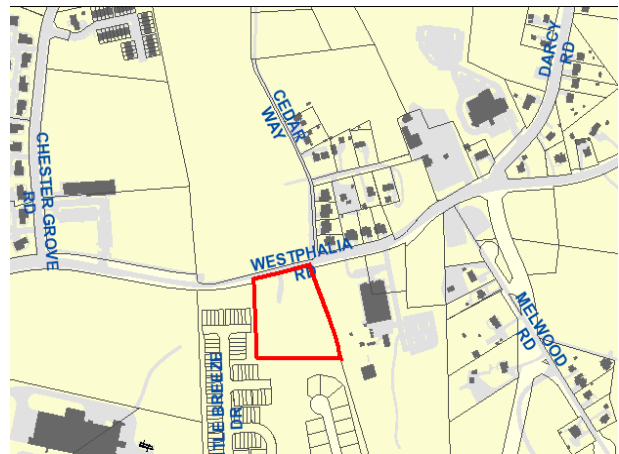
Applicant/Address:

Strittmatter Land, LLC
9102 Owens Drive
Manassas Park VA, 20111

Staff Reviewer: Andrew Bishop

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Planning Board Date: 07/29/2021

Planning Board Action Limit: 07/22/2021

Staff Report Date: 07/06/2021

Date Accepted: 03/23/2021

Informational Mailing: 04/14/2020

Acceptance Mailing: 03/09/2021

Sign Posting Deadline: 06/22/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20023
Type 2 Tree Conservation Plan TCP2-010-2021
Heppe Property

The Urban Design staff has completed the 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

The detailed site plan application was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Residential Rural (R-R) and the Military Installation Overlay (M-I-O) Zones and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-20008;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan, the Urban Design Section recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) is for approval to construct 37 single-family attached (townhouse) dwelling units, for the Heppe property.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-R/M-I-O	R-R/M-I-O
Use	Vacant	Single-family attached dwellings
Total Gross Acreage	3.82	3.82
Right-of-way Dedication	--	0.16
Total Net Acreage	--	3.66
Lots	0	37
Parcels	1	5
Dwelling Units	1	37

Parking Information

Parking Required	
2.04 spaces/unit @ 37 units	76
Parking Provided	82
37 units	74
@ 1 garage and 1 driveway space per unit	
On-Street Spaces	8 (Includes 1 Handicapped-accessible Parking Space)

Architectural Models

Model Name	Base Finished Square Footage	1-Car Garage	2-Car Garage	
The Columbus	1,786	--	Yes	
The Lafayette	1,969	Yes	--	
The Nash	2,184	Yes	--	

3. **Location:** The property is located on the south side of Westphalia Road, approximately 1,040 feet west of D'Arcy Road, in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** The property is bounded to the south and west by existing single-family residential dwellings in the Residential Medium Development (R-M) Zone; to the east by a developed Rural Residential (R-R) zoned property under three special exception approvals; and to the north by the public right-of-way of historic Westphalia Road. The existing parcel and all the surrounding properties are in the Military Installation Overlay (M-I-O) Zone.
5. **Previous Approvals:** The property subject to this DSP application is known as Parcel 105, located on Tax Map 90 in Grid D-1 and is recorded in the Prince George's County Land Records in Liber 5969 folio 920. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) changed the zoning of the subject property from Residential-Agricultural to R-R.

The Prince George's County District Council approved Prince George's County Council Bill CB -93-2017 allowing single-family attached (townhouse) units in the R-R Zone with conditions, as discussed in Finding 7 below. Preliminary Plan of Subdivision (PPS) 4-20008 was submitted concurrently with this application. 4-20008 is tentatively scheduled to be heard by the Prince George's County Planning Board on July 15, 2021 for the subdivision of the existing parcel into 37 lots and 5 parcels for development of 37 single-family attached dwellings.

The site also has a Stormwater Management (SWM) Concept Approval (12733-2020-00), which is valid through August 10, 2023.

6. **Design Features:** The subject site is approximately 3.82 acres and is located in the southern portion of Prince George's County. The applicant proposes to develop the site with 37 single-family attached (townhouse) dwelling units. Access to the site is provided by one full access driveway along Westphalia Road. The site will be developed with a series of private roadways that form a modified looped spine road, which will provide access to the dwelling units. The 37 front-loaded units are organized around a central open space and trail network with recreational amenities for the community. The development includes 74 parking spaces which will all be contained in the garages and driveways of the units, and eight on-street parking spaces, which are adequate to serve the community.

The proposed recreational facilities will include a central greenspace, two gazebos, on-site trails, and a sitting area for the residents of the Heppe Property. The details of the recreational facilities are included with this DSP, and staff finds them acceptable. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the Recommendation section of this report.



Figure 1: Illustrative Plan

Architecture

Two, front-loaded one-car garage, and one, rear-loaded two-car garage townhouse models are proposed for the 37 units, the Nash, the Columbus, and the Lafayette. Each unit proposed has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, columns, dormers, and cross gables. The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses.

The base size of these units is 20 feet wide, and measure approximately 36 feet in depth, but this has not been labeled on the architectural plan set and should be shown. The height of the three-story townhouse model is approximately 42 feet, and the base finished area of these units range from 1,786 to 2,184 square feet. A condition has been included herein requiring the townhouse architecture plans and template be revised to include a dimension showing the depth of the townhouse models, and the garages proposed for each unit.

All units propose architectural shingles on the roof and offer a variety of window treatments and architectural finishes, including a mix of high-quality building materials on the façades, such as vinyl, brick, stone, and masonry. Options are available for dormers, bay windows, patios, Juliet balconies, and decks. Decks are offered as options on all the townhouse models; however, it is recommended that this feature be offered as a standard option for consistency and the enjoyment of residents of the rear-loaded units, which have a limited yard. A condition has been added to the Recommendation section of this report requiring a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.

Highly visible side elevations are shown on the building elevations submitted, but have not been identified on the DSP. The highly visible units should include a minimum of three standard features, in addition to a full first floor finished in brick, stone, or masonry. The plan should be revised to label the additional specified lots as highly visible. It is also recommended that no two units located next to or across the street from each other have identical front elevations. Conditions have been included in the Recommendation section of this report, in accordance with these issues.



Figure 2: Nash Elevations



Figure 3: Lafayette Elevations



Figure 4: Columbus Elevations

Recreational Facilities

PPS 4-20008 is currently being reviewed and proposes on-site recreational facilities to serve the needs for the future residents of the 37 townhomes, in accordance with Section 24-134 of the Prince George's County Subdivision Regulations and the standards in the *Prince George's County Parks and Recreation Facilities Guidelines*.

In accordance with the current formula for calculating the value of the recreational facilities, for a development of 37 single-family attached dwelling units in Planning Area 78, a recreational facility package worth approximately \$38,228 is needed to serve this

development. The proposed recreational facilities and the applicant's estimated value is as follows:

- Two Gazebos \$27,200
- Two Benches \$2,400
- Walkways and Community Connection \$8,775

The estimated value of \$38,375 for the recreational amenities proposed meets what is required and is adequate. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the Recommendation section of this report.

Lighting and Signage

The applicant has provided a photometric plan and demonstrates that there is adequate lighting for pedestrians and vehicles on the site within the private rights-of-way, with minimum spillover at property lines. With the exception of the pole-mounted light for the private streets, details of the proposed lighting have been provided and are sufficient. A condition has been included herein to require detail of the pole for the lighting to illuminate the private streets.

The DSP proposes one freestanding monument sign at the entrance to the development, which is mounted on a decorative knee wall that runs along Westphalia Road. The sign is approximately 6 feet high and 13 feet wide. The subdivision's name and logo is proposed on a concrete plaque that is mounted on a stone base.

It is unclear if the signs are illuminated and as such, staff recommends this information be shown, and that any proposed lighting not cast glare onto the roadways or residential lots. In addition, attractive year-round landscaping should be provided at the base of the sign for visual interest. Staff recommends that the method of illumination and additional landscaping be provided, and conditions have been included herein.

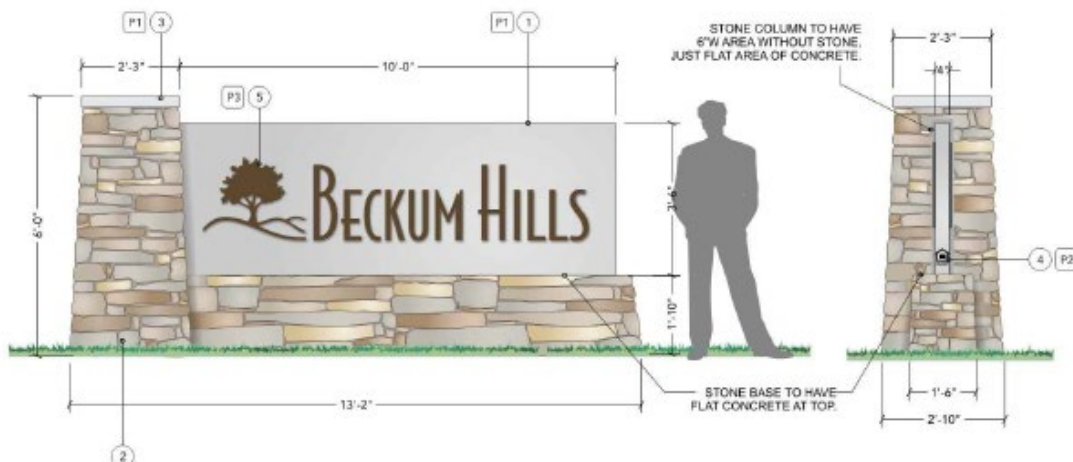


Figure 4: Sign Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R and M-I-O Zones and the site plan design guidelines of the Prince George's County Zoning Ordinance, as follows:

- a. The application is subject to the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. Townhouses are permitted in the R-R Zone, pursuant to Council Bill CB-93-2017, subject to certain conditions, as outlined by Footnote 123, which requires that:

Footnote 123 Notwithstanding any other provision of this Section, townhouses are a permitted use, provided:

- (A) The use is located on a lot(s) or parcel(s) that is less than four (4) acres in size and is adjacent to land zoned R-T;**
- (B) The property is adjoined on two (2) sides by land which was zoned R-M as of November 1, 2017 and which is improved with or is the subject of an approved development application which includes townhouses; 2**
- (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property. (CB-93-2017).**

The Heppe Property conforms with each of the criteria set forth in Footnote 123. Specifically, The Heppe property is 3.82 acres and is less than four acres. The property is adjoined on two sides by land in the R-M Zone on the western and southern side of the property, and this DSP has been filed in accordance with this requirement and is being reviewed concurrently with PPS 4-20008 for the subdivision of the property. In addition, it is noted that this DSP has been submitted in fulfillment of this requirement to establish the regulatory requirements of the development.

- b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. However, as previously noted, the subject DSP is subject to Footnote 123 and development regulations as outlined in Section 27-442 do not apply. More specifically, the footnote states that the requirements of the Zoning Ordinance regarding lot size, coverage, frontage, setbacks, density, landscaping, and other requirements shall not apply. DSP applications shall establish and set their own development regulations and be approved by the Planning Board.

- c. This DSP is in conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. The proposed plan generally meets all of the site design guidelines by providing amenities that are functional and constructed of durable, low-maintenance materials; vehicular and pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the multifamily building is high-quality and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials. The approval of the proposed single-family attached buildings will contribute to an attractive, coordinated development that is designed to be safe, efficient, and convenient for both pedestrians and drivers. Adequate parking, circulation, lighting, and amenities are provided on-site, as conditioned.
- d. **Military Installation Overlay Zone:** Part 10(c) of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The subject property is located within the Joint Base Andrews M-I-O Zone area. The property is subject to specific height and noise requirements. All the proposed buildings are no more than 42 feet in height and meet the requirements of the M-I-O Zone. The site is also located within the MIOZ-High Noise Intensity Zone, which requires the proposed design and structures to meet Section 27-548.55(c) - Requirements for Noise of the Zoning Ordinance. All new residential construction within the Noise Intensity Contours, including additions, must be certified to 45 dBA Ldn or less by an acoustical engineer or qualified professional of competent expertise. Conditions requiring this architectural treatment have been included herein.
8. **Preliminary Plan of Subdivision 4-20008:** PPS 4-20008 is being reviewed concurrently with DSP-20023, and is tentatively scheduled to be heard by the Planning Board on July 15, 2021. PPS 4-20008 is for the subdivision of the existing parcel into five parcels containing 37 lots for development of 37 single-family attached dwellings, as proposed by this application. If approved all related conditions of approval will be applicable to this application and have been incorporated herein, as appropriate. Any modifications to 4-20008, required by its approval and which affect the DSP, shall be reflected on the DSP, prior to certification.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application was subject to a new PPS. Type 2 Tree Conservation Plan TCP2-010-2021 has been submitted with the subject application and requires minor revisions to be found in conformance with the WCO.
- The woodland conservation threshold for this 3.82-acre property is 20 percent of the net tract area (0.76 acre), and the total woodland conservation requirement based on the amount of clearing proposed is 1.10 acres. This requirement is proposed to be partially satisfied with 0.88 acre of on-site preservation; the remainder of the requirement (0.22 acre) is proposed to be satisfied with a fee-in-lieu.
- Technical revisions to the TCP2 are required and have been included as conditions herein.
10. **2010 Prince George's County Landscape Manual:** Footnote 123 specifically states that landscaping and other requirements of the R-R Zone shall not apply. Therefore, the specific

requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) do not apply. The requirements of the Landscape Manual instead provide guidance for how the site development should be designed and organized.

The application generally meets the spacing and landscape requirements of the Landscape Manual, with the exception of the landscape buffer on the eastern property line. Space constraints have resulted in no space between the lots and adjacent developed sites along both the eastern and western property lines.

The development to the west of the subject property includes single-family attached dwellings and provides the full width of a Section 4.7 bufferyard, which screens the existing dwellings from this property; therefore, an additional buffer on the subject site is not needed. However, the property to the east of the subject site has been developed with an educational facility. Even though the existing building is more than 200 feet from the subject site, the Landscape Manual would normally require a 30-foot-wide landscape bufferyard along the eastern property line. In order to protect the future residents in this development, a minimum 5 feet of bufferyard should be provided as a homeowners association parcel to be planted with 80 plant units (per 100 linear feet of property line) of predominantly evergreen trees and shrubs to screen the townhouses from the adjacent property. A condition requiring a minimum buffer width and planting requirement is included in the Recommendation section this report.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. Properties in the R-R Zone are required to provide a minimum of 15 percent of the gross tract area, which equals approximately .57 acre or 24,960 square feet for this site, to be covered by tree canopy. The subject application provides the required tree canopy coverage schedule, demonstrating conformance with this requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated April 5, 2021 (Stabler and Smith to Bishop), incorporated herein by reference, it was noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low, and this proposal will not impact any historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated June 21, 2021 (Gravitz to Bishop), incorporated herein by reference, the Community Planning Division finds that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—In a memorandum dated June 28, 2021 (Burton to Bishop), incorporated herein by reference, the Transportation Planning Section noted that this application is being reviewed simultaneously with PPS 4-20008, and provided a discussion of the conditions that could be approved at the July 15, 2021

hearing. In addition, a multimodal analysis and discussion of the application's conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the Westphalia Sector Plan and SMA were considered. Staff concluded that the multimodal transportation layout and circulation are acceptable and meet the findings required by Section 27-285(b) of the Zoning Ordinance for a DSP, subject to conditions, which have been included herein.

- d. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 25, 2021 (Ryan to Bishop), incorporated herein by reference, the pedestrian and bicycle facilities planner provided an evaluation of this application and reviewed it for conformance with the appropriate sections of Subtitle 27, Part 3, Division 9 of the Zoning Ordinance; the MPOT; and the Westphalia Sector Plan and SMA, to provide the appropriate multimodal transportation recommendations, pursuant to Sections 27-283 and 27-274. The relevant design guidelines for transportation and findings of adequacy are being reviewed with PPS 4-20008, which were submitted concurrently with this application. Staff concluded that the multimodal transportation, access, and circulation are acceptable, consistent with the recommended conditions and the site design guidelines, which have been included herein.
- e. **Subdivision Review**—In a memorandum dated June 21, 2021 (DiCristina to Bishop), incorporated herein by reference, it was noted that PPS 4-20008 was submitted and is being reviewed concurrently with DSP-20023. 4-20008 is tentatively scheduled to be heard by the Planning Board on July 15, 2021 for the subdivision of the existing parcel into five parcels containing 37 lots for development of 37 single-family attached dwellings. If approved, all related conditions of approval will be applicable to this application and have been incorporated herein, as appropriate. Any modifications to 4-20008, required by its approval and which affect the DSP, shall be reflected on DSP-20023, prior to certification.
- f. **Environmental Planning**—In a memorandum dated June 21, 2021 (Nickle to Bishop), incorporated herein by reference, the Environmental Planning Section provided an analysis of the applicable WCO requirements that have been included in the findings of this report. Additional comments are summarized, as follows:

Natural Resources Inventory/Existing Conditions

A signed Natural Resources Inventory (NRI-030-2020) was submitted with the application. The site contains wetlands, streams, and their associated buffers, and steep slopes that comprise the primary management area. The NRI indicates the presence of one forest stand labeled as Stand 1, and one specimen tree identified on the site. The TCP2 and the DSP show all required information correctly, in conformance with the NRI.

Preservation of Regulated Environmental Features/Primary Management Area

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include streams, stream buffers, wetlands, wetland buffers, and steep slopes.

Section 24-130(b)(5) states: “Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of REF in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All REF shall be placed in a conservation easement and depicted on the final plat.”

Scenic and Historic Roads

Westphalia Road is designated as a historic road in the MPOT, and has the functional classification of a collector. The MPOT includes a section on special roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the 1994 *Prince George’s County Design Guidelines and Standards for Scenic and Historic Roads*.

Stormwater Management

An approved SWM Concept Plan, 12733-2020-00, for the area in this DSP has been submitted, which shows the use of one bioretention and one micro-bioretention facility, a submerged gravel wetland, porous pavement, and the use of four rooftop disconnects for roof runoffs to manage the stormwater for the development.

- g. **Permit Review**—In a memorandum dated April 22, 2021 (Glascoe to Bishop), incorporated herein by reference, comments were provided by the Permit Review Section, which have been addressed by revisions to the DSP, or are included as conditions in the Recommendation section of this report, as appropriate.
- h. **Maryland State Highway Administration**—At the time this technical staff report was written, the Maryland State Highway Administration had not provided comments on the subject application.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement**—In a memorandum dated May 13, 2021 (Giles to Bishop), incorporated herein by reference, the Prince George’s County Department of Permitting, Inspections and Enforcement provided standard comments which will be addressed through their separate permitting process.
- j. **Prince George’s County Health Department**—At the time this technical staff report was written, the Prince George’s County Health Department had not provided comments on the subject application, but standard conditions related to the construction, dust control, and noise have been included.
- k. **Prince George’s County Department of Parks and Recreation**—In a memorandum dated June 21, 2020 (Burke to Bishop), incorporated herein by reference, the Prince George’s County Department of Parks and Recreation indicated that they have reviewed and evaluated this DSP for conformance with the

requirements as they pertain to public parks and recreational facilities and recommend approval of this DSP.

- l. **Prince George's County Police Department**—At the time this technical staff report was written, the Prince George's County Police Department had not provided comments on the subject application.
 - m. **Washington Suburban Sanitary Commission**—At the time this technical staff report was written, the Washington Suburban Sanitary Commission had not provided comments on the subject application.
 - n. **Prince George's County Fire/EMS Department**—At the time this technical staff report was written, the Prince George's County Fire/EMS Department had not provided comments on the subject application.
13. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if approved with the proposed conditions below, represents a most 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.
14. Section 27-285(b)(4) provides the following required finding for approval of a DSP:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Based on the level of design information available at the present time, the limits of disturbance shown on the DSP, consistency with the approval of the impacts shown on 4-20008, and the conditions included herein the regulated environmental features on the subject property will have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20023, and Type 2 Tree Conservation Plan TCP2-010-2021, for the Heppe Property, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the numbering for Lots 25 to 32 on all sheets to be sequential moving from east to west.
 - b. Label Parcels A–E on all plan sheets, and indicate that Parcels D and E are to be conveyed to the homeowners association.
 - c. Provide the square footage of Parcels A through E, and provide all property line bearings and distances for Parcel D on Sheet 3.

- d. Revise General Note 11 on the cover sheet to remove the square footage of parkland dedication and indicate that the mandatory dedication requirement is being met by on-site private recreational facilities.
- e. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Correct the worksheet to reflect that the project is not subject to the 1991 Ordinance (line 9). Adjust the fee-in-lieu amount on the worksheet and update the amount in the note under the worksheet.
 - (2) Show the location of the one specimen tree on the plan view of the TCP2, and graphically indicate that it will be removed.
 - (3) Revise the language in the disposition column on the specimen tree inventory table to read “to be removed.”
 - (4) Add the standard Subtitle 25 variance note under the specimen tree table or woodland conservation worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:

“NOTE: This plan is in accordance with the following variance(s) approved with 4-20008 from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD APPROVAL DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): Specimen tree 1.”
 - (5) Add the Environmental Planning Section Approval Block to Sheets 2 and 3.
 - (6) Correct the qualified professional certificate to state the following:

“This TCP2 complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.”
 - (7) In accordance with Subtitle 25-122(b)(O)(i) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, the woodland conservation areas cannot be within 10 feet of the rear lot lines of the townhouses. Provide dimensions from all sticks of the proposed lot lines to the woodland conservation areas. Adjust the woodland conservation areas, as necessary.
 - (8) Have the plans signed and dated by the qualified professional who prepared them.
- f. Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Prince George’s County Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement.”

- g. Add the site plan notes, and revise the architecture as appropriate, as follows:
- “During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”
 - “No two units located next to, or across the street from each other may have identical front elevations.”
 - “Every highly visible side elevation shall display full brick, stone, stucco, or other masonry treatment on the first floor combined with at least three windows, doors, or other substantial architectural features.”
 - “A minimum of three dwelling units in any horizontal, continuous, attached group shall have a roof feature containing either a cross gable or dormer window(s).”
 - “All garage doors shall have a carriage-style appearance.”
 - “Above-grade foundation walls shall either be clad with finish materials compatible with the primary façade design or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco.”
- h. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.
- i. Designate Lots 1, 13, 19, 20, 24, 25, 29, and 33 as highly visible.
- j. Provide standard sidewalks along both sides of all internal streets, public or private, excluding alleys.
- k. Provide a 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 *American Association of State Highway and Transportation Official Guidelines* for the development of bicycle facilities, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.
- l. Provide a 10-foot-wide minimum shared-use path connecting the western boundary of the subject site and Warendorf Way, consistent with 2012 *American Association of State Highway and Transportation Official Guidelines* Guidelines for the development of bicycle facilities.

- m. Provide a 10-foot-wide shared-use path connecting Warendorf Way and Westphalia Road, consistent with 2012 *American Association of State Highway and Transportation Official Guidelines* for development of bicycle facilities.
 - n. Clearly indicate how the sign is illuminated and provide details, as appropriate.
 - o. Provide standard sidewalks along both sides of all internal streets, public or private, excluding alleys.
 - p. Provide a minimum of a 5-foot-wide landscape buffer along the eastern property line that is planted with 80 plant units (per 100 linear feet of property line) to screen the townhouses from the adjacent property.
 - q. Provide attractive year-round landscaping at the base of the freestanding sign.
 - r. Revise the architectural elevations and template to include a dimension showing the depth of the townhouse models, and the garages proposed for each unit.
 - s. Provide a detail of the pole for the lighting to illuminate the private streets.
 - t. Any modifications to Preliminary Plan of Subdivision PPS 4-20008, required by its approval and which affect the DSP, shall be reflected on DSP-20023, prior to certification.
2. At the time of building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on building permits stating that, "the affected building shells of these structures have been designed to reduce interior noise levels to 45 dBA Ldn or less."
3. The proposed private recreational facilities shall be constructed and inspected by the Maryland-National Capital Park and Planning Commission, in accordance with the following schedule:
- a. Construct all of the on-site recreational amenities, prior to approval of the 10th building permit.
- It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board, or its designee, under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released, prior to construction of any given facility, shall not exceed 10 percent over the number originally approved by the Planning Board.