

March 30, 2000

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Design Planner

SUBJECT: Limited Detailed Site Plan SP-90024/01  
Woodmore Estates

The Urban Design Section has reviewed the Detailed Site Plan for Woodmore Estates. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions, as stated in the Recommendation Section of this report.

**EVALUATION CRITERIA**

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conditions of Preliminary Plat 4-88266.
- b. Part 3, Division 9, Subdivision 3, of the Zoning Ordinance and Section 27-427 which regulates development in the R-E Zone and the *Landscape Manual*.
- c. Section 24-138.01 of the Subdivision Regulations which regulates the development of flag lots.
- d. Section 27-423 of the Zoning Ordinance which regulates lot-size averaging.
- e. Referrals.

**FINDINGS**

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

1. The Preliminary Plat of Subdivision, 4-88266, approved on April 6, 1989 (PGCPB No. 89-158) required, per Condition 19, that prior to final plat, a Limited Detailed Site Plan shall be approved. Subsequently a Limited Detailed Site Plan for the Franklin Property was approved on November 15, 1990. The validity period of that approved Limited Detailed Site Plan ended on November 15, 1993. The subject plan (SP-90024/01) was submitted on March 7, 2000, for re-approval as Woodmore Estates.

2. The subject application proposes the development of 132 single-family detached homes using the lot size averaging design concept.

3. Following is the site development data:

|   |                      |
|---|----------------------|
| Zone  | R-E                  |
| Gross Tract Area  | 235.34 acres         |
| Minimum lot size allowed                                | 40,000 sq. ft.       |
| Minimum lot size allowed using lot size averaging       | 30,000 sq. ft. (50%) |
| Minimum Lot Size Permitted                              | 30,000 sq. ft.       |
| Minimum Lot Size Proposed                               | 30,000 sq. ft.       |
| Maximum Lot Size Proposed                               | 56,156 sq. ft.       |
| Number of Lots Proposed (Total)                         | 132 lots             |
| Flag Lots   | 20 lots              |
| Minimum lot width at BRL                                |                      |
| 30,000 sq. ft. lot                                      | 100 ft.              |
| 40,000 sq. ft. lots                                     | 120 ft.              |
| Minimum lot width at R/W                                | 50 ft.               |
| Minimum lot width at R/W for flag lots                  | 11 ft.               |
| Minimum yard requirements                               |                      |
| Front   | 25 ft.               |
| Side  | 18 ft. / 17 ft.      |
| Rear  | 25 ft.               |
| Land to be Dedicated to M-NCPPC                         | 48.57 acres          |
| Land to be Dedicated to the City of Bowie               | 15.22 acres          |
| Open space to be conveyed to the Homeowners Association | 11.63 acres          |

4. The Environmental Planning Section has reviewed the subject application and in a memorandum dated May 1, 2000 (Markovich to Whitmore), made the following comments:

■Wetlands, streams and 100-year floodplains have been found to occur on this property. These features will be impacted for the construction of a road crossing and some minor incursions for stormdrain outfalls and a hiker biker trail. The impacts proposed will result in disturbances of 1.25 acres which will require the appropriate Federal and/or State permits prior to the issuance of any grading permits. The applicant has provided information on the Tree Conservation Plan

(TCP/125/99) indicating that the following permits have been obtained for these disturbances:

- Corps of Engineers - 90-WQ-0006R
- CENAB-OP-RP-89-03065-9
- CENAB-OP-RP-97-645989

■ The majority of the soils found to occur on this property are classified as Collington fine sandy loam while the soils on the balance of the site are classified as Adelphia fine sandy loam and Shrewsbury fine sandy loam. Limitations associated with the Shrewsbury soils include impeded drainage and seasonally high water tables. Since these soils are located in the 100-year floodplain there are no significant limitations with the overall site. However, it should be noted that houses with basements in the vicinity of these soils may experience some problems with wet basements.

■ This site is not exempt from the requirements of the Prince George's County Woodland Conservation Ordinance since the gross tract area of the property is more than 40,000 square feet and more than 5,000 square feet of woodlands will be disturbed. A Type II Tree Conservation Plan was approved for this property on December 6, 1999. TCP/125/99 was approved in conjunction with an application for a grading permit to allow the disturbance of 3.32 acres of forested wetlands associated with the proposed road crossing. The revised TCP for review with this application has been found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance. This 142.17-acre property in the R-E Zone has a net tract area of 131.02 acres and a 25 percent or 32.76-acre Woodland Conservation Threshold (WCT). In addition, there are 4:1 and 1:1 replacement requirements totaling 20.39 acres due to the proposed woodland clearing. The total requirement of 53.15 acres is being satisfied by a combination of 50.98 acres of on-site preservation in priority retention areas and 2.17 acres of reforestation.

Comment: In general the TCP is acceptable as submitted. The applicant should make the following revisions to the submitted TCP:

- a. The reforestation areas on Lots 1 and 5, Block ■H, should be reconfigured to move the reforestation areas away from the rear of the houses.
- b. The houses on Lots 2, 3 and 7, Block ■H, should be moved forward to the extent possible in order to provide a more usable rear yard area.
- c. Notes should be added to the plans which clearly indicate that all reforestation on a lot should be completed prior to the issuance of the use and occupancy permit for that lot.

Upon the above-referenced revisions, the TCP should be acceptable.

■The Sewer and Water Service Categories for this property are 3 and 3 respectively. No Marlboro clays have been found to occur on this property.

■This property is located along Church Road which has been identified as a Scenic and Historic road. Staff has reviewed the plans with respect to the ■Design Guidelines and Standards for Scenic and Historic Roads, Prince George's County, Department of Public Works and Transportation, June 1994 and has found the revised plans to be acceptable.

■The Mullikens Delight Historic Site (P.G. # 74A-10) is located immediately adjacent to this property along the rear of Lots 2,3,6,7,10 and 11 Block ■H. A 50 foot non-disturbance buffer is provided along the rear of these lots to help buffer the historic site with the existing vegetation. Staff visited the property during January 2000 to evaluate the effectiveness of the existing buffer with respect to screening and determined that the greatest buffering was needed for Lots 6,7,10 and 11. Accordingly the applicant has increased the width of the buffer on those lots by utilizing as much as 40 feet of Tree Save Area in addition the 50 foot of the forested non-disturbance buffer. The greatest need for buffering will be during the winter when the trees loose leaves. Since there is very little evergreen vegetation in the understory it was suggested that some planting with American Holly, Mountain Laurel or Rhododendron be considered along the rear of the lots to provide some additional benefits. Accordingly the applicant has provided some additional understory evergreen plantings, which have been reflected on the Landscape Plan.

■A total of nine (9) lots in this subdivision are located within 300 feet of the Philadelphia, Baltimore & Washington Railroad Right-of-Way. Seven (7) of them, Lots 1 thru 7, Block ■B, are located immediately adjacent to the tracks and Lots 8 and 9 which are separated from the tracks by another ownership that is approximately 170 feet wide. Condition 19(g) of Preliminary Plan of Subdivision 4-88266 requires that the applicant address noise attenuation measures for the lots backing up to the railroad tracks. To address this condition the applicant has provided the Environmental Planning Section with a Noise Study prepared by Polysonics Corporation on February 16, 2000. The Environmental Planning Section has reviewed the Noise Study and finds the study to be adequate and acceptable.

■The above referenced study includes a Vibration Analysis which found that the 175 foot setback from the centerline of the tracks to be nearly 3 times that necessary due to the soil characteristics of this area. Therefore, railway vibrations are not considered a liability for this site. The Noise Analysis portion of this report determined that noise levels impacting the rear faces of the houses on Lots 1 thru 7 will experience noise levels as high as 73 dBA Ldn which is 8 dBA above the 65 dBA level considered acceptable for residential structures in Prince George's County.

■The study also included an Outdoor/Indoor Noise Analysis of two models to be constructed at this site, the Kingland and the Maplewood, both of which are similar in size and acoustical characteristics to other models proposed for this site. This analysis includes an evaluation of the STC (Sound Transmission Class) rating of the building materials and how the various elements would attenuate the exterior noise levels. The calculations from this analysis conclude that the following building characteristics must be maintained.

| <u>■Building Element</u> | <u>Required STC Rating</u>   |
|--------------------------|--|
| ■Exterior Walls          | 45 STC   |
| ■Windows                 | 34 STC for rear and side facing windows<br><br>28 STC for front window completely opposite the railway |
| ■Doors                   | 28 STC.  |

Comment: Condition 3b in the Recommendation Section of this report addresses the above concern.

5. The Transportation Planning Section, Countywide Planning Division, in a memorandum dated April 17, 2000 (Masog to Whitmore), found this submission consistent with the recommendations of the preliminary plan and the Master Plan.
6. The Park Planning and Development Division, in a memorandum dated April 3, 2000 (Asan to Whitmore), had the following comments:

■The subject site is located within the area of approved Preliminary Plat 4-88266. The final plat of subdivision for this property was recorded at VJ 158@58-64. The Resolution PGCPB 89-158 for an original preliminary plan contains the following conditions applicable to the Detailed Site Plan SP-90026/01:

- 1. The applicant shall dedicate Parcel ■A• (11 acres) at the time of final plat. The subject Parcel ■A• has been platted, but not conveyed to the M-NCPPC.
- 2. The applicant has agreed to donate to the M-NCPPC (at the applicant's sole expense) Parcels C, D, F, and I. Said donation shall be subject to written condition, indicating at such time that it is determined that the lands within the alignment are needed for the provision of A-44 said lands shall be unconditionally conveyed to the appropriate State or local agency by the M-NCPPC. Parcel C, D, F and I have been renamed Parcels A and B on the final plat and these parcels have not been conveyed to the M-NCPPC.

- 3. The applicant has agreed to donate Parcel K to the M-NCPPC for conservation purposes. Parcel K is not shown on the submitted plans and there is no record indicating conveyance of this parcel to the M-NCPPC.
- 4. The applicant has agreed to donate Parcel N to the M-NCPPC subsequent to any required wetlands mitigation. Parcel N has been renamed Parcel A on the final plat and has not been conveyed to the M-NCPPC.
- 5. A 60-foot right-of-way shall be provided at the end of Street E. The right-of-way shall guarantee M-NCPPC an entrance to the future park parcels, suitable for vehicular use. The right-of-way is located between Lot 9 and 10, Block B. The site plan does not indicate a curb cut or any other means of vehicular access.●

Comment: Conditions 1a and 3a in the Recommendation Section of this report address the above-referenced concerns.

- 7. The Community Planning Division, in a memorandum dated April 3, 2000 (D●Ambrosi to Whitmore), indicated that this application raises no Master Plan issues.
- 8. Section 24-138.01(6)(7) of the Subdivision Regulations, which regulates the development criteria for flag lots, states:
  - Where a rear yard is oriented towards a driveway that accesses other lots, or towards a front or side of another lot, the rear yard shall be screened by an ■A● Bufferyard as defined by the *Landscape Manual*, unless Alternative Compliance is approved at the time of preliminary plat. The location of the bufferyard shall be shown on the preliminary and final plat.
  - Where a front yard is oriented towards a rear yard, a ■C● Bufferyard as defined by the *Landscape Manual* shall be provided, unless alternative Compliance is approved at the time of preliminary plat. The location of the bufferyard shall be shown on the preliminary and final plat.●

In general, the Urban Design Section finds that the applicant has not met this requirement, especially pertaining to the privacy of adjoining property owners (see attachment ■A●).

The applicant is proposing to plant tree preservation areas on the residential lots for two purposes: to fulfil the reforestation requirement and to meet the above-referenced subdivision requirements pertaining to buffering. Staff believes that the reforestation proposed, if installed in compliance with the plant size requirements of the *Landscape Manual*, will fulfill the intent of the flag lot buffer requirements mentioned above. The Urban Design Section should have final approval authority as designee of the Planning Board, in the quantity, location and variety of plant materials chosen to meet these design criteria.

9. The Subdivision Section had numerous concerns which have all been addressed, except one:

■Condition 17 of the resolution requires a payment of \$77,000.00 fee-in-lieu, for road improvements, prior to the approval of building permits.●

Comment: Condition 2 in the Recommendation Section of this report addresses this concern.

10. The Permit Section had several referral comments which have been addressed.

11. The Planning and Preservation Section, Community Planning Division, in a memorandum dated April 18, 2000 (Berger to Whitmore), addressed two concerns:

■The Historic site should be properly identified on all future submittals as Mullikin's Delight & Cemetery (Historic Site #74-10).

Comment: The plans have been revised to fulfil this request.

■In order to ensure that the existing woodland within the required ■D● bufferyard is maintained by future homeowners, a limit of disturbance line or conservation easement reflecting the Landscape Manual's required 40' landscape bufferyard and 50' building restriction line, should be established along the property lines adjacent to the Historic Site. The limit of disturbance line or conservation easement shall be indicated on all future depictions of Lots 2, 3, 6, 7, 10, and 11, Block H.●

Comment: The applicant has revised the plans to met this request.

12. The Department of Environmental Resources, in a memorandum dated March 14, 2000 (De Guzman to Whitmore), had the following comments:

■The proposed Woodmore Estates is within the City of Bowie. Stormwater Management should be coordinated with the City of Bowie.●

13. This finding is for informational purposes only. No finding pertaining to school APF (adequate public facilities) is required as part of a limited detailed site plan. This information is the result of the adequate public facilities test that would be done at the time of building permit, if the applicant applied for permits now because the final plats are more than six years old. The Final Plats were recorded on June 6, 1991, VJ 158@58. The building permits test for APF for schools will be done when the applicant applies for each building permit.

Following are the enrollment numbers for the affected schools as of September 1999: Pointer Ridge ●119.97%; Kettering Middle School ●139.51%; and Bowie High School ● 119.53%.

14. The City of Bowie, in a letter dated March 23, 2000 (Robinson to Hewlett), recommended approval of the subject application, with conditions:

- 1. At the time of building permit issuance, the applicant must meet all school adequate public facilities requirements relevant to Pointer Ridge Elementary School (currently 120% capacity), Kettering Middle School (currently 140%), Tacker Middle School (currently 87% capacity) and Bowie High School (currently 120% capacity).•

Comment: The applicant will be subject to the building permit school APF test at the time of building permit for each residence as is required by law.

- 2. A combination of four October Glory Red Maple trees (*Acer rubrum*, •October Glory•), four rhododendrons and four Mt. Laurel shrubs shall be planted on the western side of Lot 1, Block C.•

Comment: The landscape plan has been revised to increase the reforestation area on the western side of this lot. The plant materials used for reforestation on residential lots should be in accordance with the *Landscape Manual*. Condition 1.g. in the Recommendation Section of this report addresses this concern.

- 3. If the Church Road corridor in the vicinity of the subject site is improved by the County prior to the last building permit being issued by the Department of Environmental Resources and any vegetation is lost as a result of road construction, then the applicant shall install street trees along the entire frontage of Church Road. The species of these trees shall be native to those found on the site and shall be planted in clusters to better blend in with the character of the area.•

Comment: Staff believes that further plantings of the woodland edge (with native plant materials) along Church Road will maintain the scenic and historic character of this road. Therefore, staff does not support the plantings of street trees on this portion of frontage along Church Road. The applicant has revised the proposed landscape plans with ■native plant• material and the Urban Design Section and the Environmental Planning Section have reviewed the submitted plans and have found them acceptable in accordance with the Scenic and Historic Roads guidelines adopted in June 1994.

- 4. Ingress/egress easements shall be labeled on the plan for the following lots: Lots 3 and 4, Block C; Lots 16 and 17, Block B; Lots 2 and 3 and Lots 24 and 25, Block G.•

Comment: The plans have been revised to include the above-referenced ingress/egress easements for said lots.

- 5. The three London Plane trees proposed in the median shall be replaced with four smaller scale trees with a tight canopy, such as European Hornbeam trees. These trees shall be a minimum of 2.5" to 3" in caliper at the time of planting and shall be spaced not more than 20 feet on center.•

Comment: The Urban Design Section has determined that the London Plane trees should be replaced with *Quercus phellos*, ■Willow Oak,• in keeping with the request that only ■Native



Plant• materials should be utilized on this site. The landscape plans have been revised accordingly. To ensure that vehicular circulation is not encumbered when entering or exiting the subject property, the said trees should be limbed up six feet from grade.

- 6. Four street lights shall be installed at each site entrance: two along each acceleration lane and two along each deceleration lane.●

Comment: The style of street lights should be in keeping with the style of street lights utilized within the community. The Urban Design Section and DPW&T should have final approval authority with regard to architectural style and location of the four said street lights.

- 7. The street lights along Church Road and all those within the development shall be shielded or downlit with full cut-off fixtures so as to not allow glare into the Belt Woods property.

Comment: This concern is addressed with condition 1b in the Recommendation Section of this report.

- 8. The developer shall provide the following information:
  - a. The developer shall inform potential home buyers of the tree save conservation requirements for those lots adjacent to the Hall property.
  - b. The developer shall inform potential home buyers of the close proximity of the Pope•s Creek railroad to the subject property.
  - c. The developer shall inform new owners of the requirement to preserve trees on their lots and to plant only native species.
  - d. The developer shall provide each prospective buyer a copy of the road plans and the Master Plan for the area (a two mile radius surrounding this development.●

Comment: The developer should develop a brochure addressing the above-referenced concerns. The Urban Design Section should have final approval authority of this brochure as designee of the Planning Board.

- 9. The applicant shall work with the Western Shore Conservancy to provide native plantings on the site.●

Comment: The plans have been revised and ■Native Plant• materials have been incorporated into the landscape plan.

- 10. No house shall be located closer than 150 feet from the common property line between the subject site and the railroad tracks.●

Comment: On Lot 3, Block B, the generic footprint for house siting, indicates that this house would be approximately 148 feet from the common property line between the subject site and the railroad tracks. The plans should be revised to indicate that no house is within 150 linear feet of the common property line between the subject site and the railroad tracks. Condition 1.d. in the Recommendation Section of this report addresses this concern.

- 11. The units on lots 1-7, Block B shall be constructed entirely of brick to achieve an STC rating of at least 45 STC. The cavity between the interior and exterior wall of these units shall be filled with 3- inch fiber-glass batt insulation. The single legged resilient channel shall be mounted perpendicular to the studs and drywall mounted to the channel. No drywall securing screws shall connect with the studs.●

Comment: Finding 4 from the Environmental Planning Section and Condition 3b in the Recommendation Section of this report address this concern.

- 12. The applicant shall use construction materials for windows on rear and side elevations of units 1-7, Block B, which achieve an STC rating of at least 34 STC. To achieve a 34 STC rating, the residential window systems shall be composed of . inch insulated glass with an integrated storm window, spaced a minimum of 2 inches from the insulating window. Prior to issuance of a building permit for units on Lots 1-7, the window supplier shall provide to the Department of Environmental Resources certified test data showing that window submissions meet a 34 STC rating.●

Comment: Finding 4 in the Environmental Planning Section of this report and Condition 3.b. in the Recommendation Section of this report address this concern.

- 13. The applicant shall use construction materials for windows on the front elevation of units on Lots 1-7, Block B which achieve an STC rating of at least 28 STC. To achieve a 28 STC rating, the residential window systems shall be composed of . inch insulated glass. Prior to the issuance of a building permit for units on Lots 1-7, the window supplier shall provide to the Department of Environmental Resources certified test data showing that window submissions meet a 28 STC rating.●

Comment: Finding 4 in the Environmental Planning Section of this report and Condition 3.b. in the Recommendation Section of this report address this concern.

- 14. The applicant shall use construction materials for doors on all elevations of units on Lots 1-7, Block B to achieve an STC rating of at least 28 STC. To achieve a 28 STC rating, the doors provided shall be insulated steel doors with magnetic gaskets. Prior to issuance of a building permit for units on Lots 1-7, the door supplier shall provide to the Department of Environmental Resources certified test data showing that door submissions meet a 28 STC rating.●

Comment: Finding 4 in the Environmental Planning Section of this report and Condition 3.b. in the Recommendation Section of this report address this concern.

- 15. The developer shall provide landscape architectural services for use by the prospective buyers.●

Comment: The developer should provide a standard landscape package utilizing ■Native Plant● materials. This landscape package should be approved by the Urban Design Section.

- 16. A six foot high chain link fence shall be installed along the entire length of the common property with the site and the Pope●s Creek railroad.●

Comment: To ensure the health, safety and welfare of the residents whose lots back to the Pope●s Creek Railroad, a six-foot-high chain-link fence should be installed along the rears of Lots 1-7, Block B. The remaining adjoining properties are to be conveyed either to the City of Bowie or dedicated to the Department of Parks and Recreation. No development is proposed in these parcels; therefore, staff believes that a six-foot-high chain-link fence is not necessary along these parcels at this time.

- 15. The Maryland Department of Natural Resources, in a letter dated March 31, 2000 (Spencer to Whitmore), had the following comments:

■...Belt Woods is a State designated Wildland. A Wildland is defined as a ●limited area of land or water which has retained its wilderness character, although not necessarily completely natural and undisturbed, or has rare or vanishing species of plant or animal life or similar features of interest worthy of preservation for use of present and future residents of the State . . . this may include unique ecological, geological, scenic, and contemplative recreational areas on State lands (Annotated Code of Maryland, 5-1201.▲ Ongoing development is increasing the traffic volume on Church Road and Woodmore Estates will contribute to that problem. Because of Belt Woods▲Wildlands designation, it can not be altered in the future to accommodate local growth. We recommend that M-NCPPC work with the Department and area residents as soon as possible to explore transportation design solutions along the Church Road to address this issue.●

Comment: The Urban Design Section and Environmental Planning Section met with the Western Shore Conservancy concerning the Historic and Scenic Road issues of Church Road. Furthermore, Finding 5 in the Transportation Planning Section memorandum addresses this concern.

■As a result of the area●s transportation issue, M-NCPPC should be advised that Belt Woods has recently renewed its Section 8 Status as a National Landmark (NNL). Registered as a NNL in 1974, Belt Woods▲Section 8 status means, ■that there is a potential threat to the future of Belt Woods so as to help justify or promote corrective actions that may be undertaken to preserve this nationally

significant resource• (US Department of Interior, March 9, 2000 correspondence to DNR).

■Last, and although it may not directly impact Belt Woods, it is recommended that any vegetative clearing or disturbance should not occur on Woodmore Estates until the proposed development meets the adequate public facilities test for the area•s school system, and building permits are issued. This reduces the potential for erosion and other unnecessary environmental impacts on the property due to the problem of maintaining and stabilizing the area between long delays in construction phasing. We also recommend that as noted in the plat for Woodmore Estates, that only indigenous plant materials should be used for landscaping.•

Comment: Finding 12 in this report addresses the concern of the timing of release of building permits. The plans have been revised to utilize ■Native Plant• materials on this site.

16. The Western Shore Conservancy for the Protection of Natural Areas, Inc., in a letter dated March 31, 2000 (Cooper to Whitmore), had the following comments:

■The northern forest tract (•North Woods•) of Belt Woods is approximately 54 acres in size and is closest to the Woodmore Estates Property. It is separated from the other forested areas of Belt Woods by farm fields (abandoned) and would be an almost entirely isolated forest tract save the adjacent forests of Woodmore Estates (243 acres of forest). While the fields of the Belt property have been abandoned and will eventually be forest (either through natural regeneration, reforestation or a combination of methods), it would take decades to offer the buffer and habitat protection that the Woodmore Estates forest provides. Clearing of the Woodmore Estates forest will severely impact the bird populations of the Belt Woods. As we continue to cut off forested corridors to Belt Woods, cut down adjacent forests, impact the forests by noise, lights, roads, and pollution, we continue to isolate the forests of the Belt Woods further and threaten its survivability as a viable ecosystem (see attached Trelease study comparison by Chandler S. Robbins, world renowned ornithologist). Much research has been done on island biogeography and the decrease in biological of isolated parcels. Dedication of right of way on the east side of Church Road appears to be insufficient to accommodate the full expansion of Church Road to avoid any impact to the Belt Woods Wildland. This lack of sufficient right of way or dedication by the Woodmore Estates development on the east side, and the protection of the Wildland from any intrusion on the west side will box the County into a situation where there is insufficient room to widen Church Road in the future.•

Comment: This concern is addressed in Finding 4 in the Environmental Planning Section.

■The landscaping plan lists a great deal of non-native species to be planted. The applicant agreed at the hearing before the Bowie City Council to plant native species throughout the property and this should be reflected in the plan. This and other specific considerations adopted by the Bowie City Council concerning landscape

plans and professional assistance to homeowners to preserve habitat values should be affirmed by the Planning Board.●

Comment: The plans have been revised to incorporate only ■Native Plant● materials on this site. Furthermore, Conditions 1.c. and 1.e. address the concerns of the homeowners preserving habitat values and landscape plans.

■All lights, both along Church Road and in the development should be directed down and shielded so as not to shine into the Belt Woods or into the tree save areas of Woodmore Estates.●

Comment: Condition 1.b. in the Recommendation Section of this report addresses this concern.

■Parcel A should be subject to a Conservation Easement (parcel adjacent to Mulliken●s Delight Historic Site) or dedicated to the City of Bowie as natural open space.●

Comment: Parcel ■A● is currently to be conveyed to the HOA. Staff believes that this conveyance is appropriate in that this parcel is part of the recommendation of approval of the TCP II and should therefore be protected under this TCP.

■Because of the importance of adjacent forests to the bird population of the Belt Woods, and in particular the populations in the North Woods, no clearing or disturbance would take place on this site until requirements are met for adequate public facilities tests for the area●s public school system. At least one of the schools impacted by this development is over 130% capacity and building permits cannot be issued for three years (CB-15-1998). It will be harmful to the Belt Woods, and harmful to the environment and wildlife itself if clearing takes place any sooner than is absolutely necessary for the actual building stage.●

Comment: Finding 12 addresses this concern.

17. In general, the Detailed Site Plan represents a reasonable alternative for satisfying the Site Design Guidelines of Section 27-274 of the Zoning Ordinance, 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 and analysis of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-90024/01 and TCPII/125/99, subject to the following conditions:

1. Prior to signature approval, the following revisions and/or notes shall be made to the Detailed Site Plan and Tree Conservation Plan, or identified issues shall be addressed:

- a. The applicant shall provide documentation indicating that the access to the park property between Lots 9 and 10, Block B, is acceptable to the Department of Parks and Recreation.
- b. The applicant shall provide details of all proposed street lights along Church Road and within the development to ensure that they are downlit. Streetlights shall be approved by DPW&T, the Urban Design Section and the Environmental Planning Section with regard to style and location. The Environmental Planning Section shall review the location and style of lighting along this scenic and historic road.
- c. The developer shall create a brochure for distribution to all prospective purchasers of homes addressing the close proximity of the Pope's Creek railroad, the conservation easements, and the benefit of utilizing ■Native Plant• materials as a landscaping option. The applicant shall provide a copy of said brochure to the Urban Design Section for final approval.
- d. The plans shall be revised and dimension lines added to the plans to indicate that no house is within 150 linear feet of the common property line between the subject property and the railroad tracks.
- e. The plans shall be revised to provide details of a standard landscape package to be provided by the developer.
- f. The developer shall provide each prospective buyer a copy of the road plans and the Master Plan for the area (a two mile radius surrounding this development).
- g. All plant materials utilized for reforestation on residential lots shall be in accordance with the *Landscape Manual*. The plans shall be revised and the Urban Design Section shall have final approval authority on quantity, variety and location of said plant materials.
- h. A six-foot-high chain-link fence shall be installed along rears of Lots 1-7, Block B.
- i. The landscape plan shall be revised to indicate that all reforestation plant materials utilized to fulfil the requirement of Section 24-138.01 of the Subdivision Regulations shall meet the requirements of the *Landscape Manual*. The Urban Design Section shall have final approval authority of the quantity, variety and location of said plant materials.
- j. The reforestation areas on Lots 1 and 5, Block ■H,• shall be reconfigured to move the reforestation areas away from the rear of the houses.
- k. The houses on Lots 2, 3 and 7, Block ■H,• shall be moved forward to the extent possible in order to provide a more usable rear yard area.

- l. Notes shall be added to the plans which clearly indicate that all reforestation on a lot shall be completed prior to the issuance of the use and occupancy permit for that lot.
  - m. A note shall be added to the plan stating that the three Quercus phellos, ■Willow Oaks,● shall be limbed up six feet from grade.
2. Prior to the issuance of any building permit, the applicant shall pay \$77,000.00 fee-in-lieu to the Department of Public Works and Transportation.
3. Prior to the issuance of any building or grading permits, the following revisions or notes shall be added to the plan, or the following shall be accomplished:
  - a. Parcels A, B, K and N shall be conveyed to the M-NCPPC.
  - b. For the units on Lots 1-7, Block ■B,● the Environmental Planning Section shall review the Architectural Drawings for each house. Those plans must clearly reflect the Manufacturer and model or style of all windows and doors along with documentation from the Manufacturer indicating the STC rating for each of the building elements. All rear and side facing windows shall have a STC rating of no less than 34 while all front facing windows and doors shall have a STC rating of no less than 28. The plans shall also reflect the exterior wall components complete with details which provide a STC rating of no less than 45. The 45 STC rating for exterior walls may be accomplished by use of the . inch plywood or OSB mounted on 2x4 studs with an interior layer of . inch drywall mounted on resilient furring channel, RC-1. The channel is to be mounted perpendicular to the studs and the drywall mounted to the channel with no drywall screws connected to the studs. Other wall construction alternatives will be considered acceptable as long as the STC rating provided is 45 or greater.