

January 18, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Design Section

SUBJECT: Specific Design Plan SDP-0407
Chaddsford, Section 1

The Urban Design staff has the following revised conditions for the Planning Board's consideration:

1. Prior to signature approval of the Specific Design Plan, the following revisions shall be made to the plans:
 - a. The tracking chart on Sheet 5 of 5 of TCPII/126/98-03 shall be revised to include all clearing previously approved.
 - b. The applicant shall submit to DPR for review and approval revised and corrected construction drawings for the master plan tail, including a grading plan, limits of disturbance, and complete construction details. Construction drawings for the master plan trail shall be in accordance with the *Parks and Recreation Facilities Guidelines*.
 - c. *Landscape Manual* schedules for Section 4.7 shall be removed from the plans.
 - [d. DPR staff shall review and approve the location and design of the stormwater management facilities and outfalls on dedicated parkland, if any are proposed within parkland.]
 - [e.] d. The Foxhall model shall either be deleted from the architectural package or the minimum finished living area above grade shall be expanded to 1,650 square feet.
2. Prior to the issuance of a grading permit, the DPR staff shall review and approve the location and design of the stormwater management facilities and outfalls on dedicated parkland, if any are proposed within parkland.
- [2.] 3. Prior to signature approval of the Specific Design Plan the following landscape improvements will be provided on the plans:

- [a. Landscaping will be enhanced using either one shade tree or one ornamental tree in the front yard of each lot.]
 - a. At a minimum, each front yard shall have either one shade tree or one ornamental tree or shrubs (groupings of four or more) where the driveway and the sidewalk meet, where space and line of sight allow, to enhance the appearance of streets. At least 50 percent of the front yards shall have a tree.
 - b. The plan shall be revised to indicate the additional evergreen trees and shade trees planted on the adjacent townhouse property [(where space is adequate) will be used] along the western property boundary, [to enhance the landscape buffer between the subject property and the townhouses to the west.]
 - c. Ornamental trees (minimum groupings of three) and shrubs will be used at intersections, where space and line-of-sight allow, to enhance the housing at all intersections.
 - [d. Ornamental shrubs (grouping of four or more) will be used for each lot at the driveways and along all streets, where space and line-of-sight allow, to enhance the appearance of streets to soften the look of driveways.]
- [3] 4. Prior to the issuance of building permits on Lots 17–26, Block C, the following shall be demonstrated on the architectural elevations:
- a. 100 percent brick facades on the front and sides of the units.
 - b. Keystones shall be used on the front façade.
 - c. Rowlock brick will be used below all windows.
 - d. A front porch, side lights at the door, or a top transom at the door shall be standard features.
 - e. Two-car garages on all units.
 - f. Nine-foot ceilings on the first floor.
- [4] 5. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
- [5] 6. Prior to issuance of the building permit for the 135th unit in the overall development as shown on CDP-0102/01, the applicant shall submit to the Department of Parks and Recreation a performance bond, a letter of credit or other suitable financial guarantee, for the construction of the master plan trail on dedicated parkland in the amount to be determined by DPR.
- [6] 7. Prior to construction of the master planned trail on dedicated parkland, the location of the trail shall be flagged in the field and reviewed and approved by DPR staff.

- [7] 8. Prior to issuance of the building permits for 290th unit in the development as shown on CDP-0102/01, all public recreation facilities on dedicated parkland shall be constructed.
- [8] 9. Prior to the issuance of the building permit for the 98th unit in the subject application, the private recreational facilities, including the sitting area and the preteen lot, shall be completed.
- [9] 10. In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic 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.