

February 15, 2012

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan SDP-1003  
Smith Home Farms, Sections 1A, 1B, 2, and 3

Staff offers the following amended conditions for specific design plan for infrastructure SDP-1003, Smith Home Farms, Sections 1A, 1B, 2, and 3 to ensure that proposed conditions are provided pursuant to all statements in the Findings section that result in a condition of approval. Additions to conditions have been indicated in **bold face underlined type** and text to be deleted has been [*bracketed and italicized*].

1. Prior to certificate approval of this specific design plan (SDP), the applicant shall revise the plans for the project as follows:
  - a. Historic Site 78-013, Blythewood and Cemetery, and its 33-acre environmental setting shall be consistently and correctly indicated throughout the plans for the project and Page 1A shall be included in the landscape set.
  - b. Four copies of the final Phase I and II reports and one copy of the final report (in .pdf [Adobe Acrobat] format) shall be submitted to the Prince George's County Planning Department.
  - c. The applicant and the applicant's heirs, successors, and/or assignees shall submit a revised copy of the comprehensive trail plan incorporating the revised layout, if the layout remains modified from that of the approved preliminary plan of subdivision and comprehensive design plan.
  - d. The applicant shall add the following trail connections onto SDP-1003, per the previously approved comprehensive trails plan (4-05080): (1) a M-NCPPC trail from the Cabin Branch Trail to the traffic circle at MC-631 and C-627; and (2) a homeowners association (HOA) trail connection from MC-631 to C-627 utilizing the access road for Pond B. Such

connector trails shall measure a minimum of six feet wide. **Additionally, the applicant shall present proof to staff that DPR has approved the location of the Cabin Branch Trail, which shall be asphalt and measure a minimum of ten-feet-wide. Conformance to these requirements shall be approved by the trails coordinator and a representative of the Department of Parks and Recreation (DPR) as designees of the Planning Board.**

- e. The zoning of the subject property shall be correctly described. The zoning map on Page 1 of the SDP plan set shall be corrected to include only the land area covered by SDP-1003 or it shall be removed and the zoning of the subject property shall otherwise be shown on the overall included also on Page 1 of the plan set.
- f. The specific design plan and the landscape plan shall be reworked so that the key map is identical between the three sets of plans (SDP, LSP (Landscape Plan) TCP2), and a specific land area per numbered sheet of the plans will be identical between the three sets.
- g. As the subject project is not a phased project, wherever reference is made to Sections 1A, 1B, 2, and 3, the word “phase” shall be replaced by the word “section.”
- h. The overall graphic of SDP-1003 on Sheet 1 shall be corrected so that the full extent of the land area covered by the SDP is shown and “boundary limits” are replaced by “property lines” and the entirety of Section 3 is included on the graphic.
- i. The applicant shall submit acceptable traffic signal warrant studies to the Maryland State Highway Administration (SHA) for signalization at the intersections of the Pennsylvania Avenue (MD 4) ramps and Woodyard Road (MD 223) (both the eastbound and the westbound ramps) utilizing new 12-hour counts and has analyzed signal warrants under total future traffic, as well as existing traffic, at the direction of the operating agency. If signals are deemed warranted at that time, the applicant shall bond the signals with SHA prior to release of any building permits within the subject property, and install them at a time when directed by that agency.
- j. The applicant shall revise the plans to augment the design program for the smaller recreational areas to be included as follows:

In accordance with the guidance of the Parks and Recreational Facilities Guidelines, each of the smaller recreational areas shall include the following as specified for playground areas, with final location and design to be approved by the Urban Design Section as designee of the Planning Board:

- (1) Each play area shall include a minimum 2,400-square-foot tot lot and a 5,000-square-foot pre-teen lot.
- (2) Each play area, which shall provide some shaded areas, shall contain a variety of play equipment providing a minimum of three play opportunities, as defined in the guidelines. A single play structure shall be insufficient to constitute a combined tot lot/pre-teen lot.
- (3) Each play area shall include at a minimum of three benches that shall have galvanized legs to be anchored in concrete.

- k. The applicant shall present staff with evidence that Specific Design Plan SDP-1002 has been certified in accordance with the final approval in the case.
- l. All private streets shall measure, at a minimum, 22 feet in width.
- m. All land area included on the plans but not included in what is defined as Sections 1A, 1B, 2, or 3, shall be removed from the plans. At the same time, the boundaries and acreage of land to be conveyed to M-NCPPC shall be revised in accordance with DPR Exhibit A, dated June 2006, approved by the Planning Board as part of Preliminary Plan of Subdivision 4-05080. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits which include such property. Conformance with this condition shall be confirmed by the Urban Design Section and the Department of Parks and Recreation (DPR) as designees of the Planning Board.
- [n.] *[The Transportation Planning Section shall confirm that a traffic study was submitted per Condition 8 of the CDP approval and that, if signals were warranted by that study, they shall be installed prior to issuance of the first building permit for the project as directed by the State Highway Administration.]*
- n.[o.] A sequential platting plan per Section 24-119.01(e) (2) of the Subdivision Regulations shall be provided in the plan set to ensure the orderly development of the subject property.
- o.[p.] General Note 2 shall be revised to reflect the acreage included in the subject SDP as 265. General Note 3 shall be revised to reflect the zoning of the site as R-M. General Note 15 shall be amended to include the approval of CDP-0501-01.
- p.[q.] Information regarding the acreage and zoning of the entire Smith Home Farms property (759 acres/R-M and L-A-C) shall be included on the overall graphic provided on Sheet 1A of the SDP set.
- q.[r.] An elevation of the proposed modular block retaining wall shall be included on Sheet 30 details of the SDP set. Such detail shall be approved by the Urban Design Section as designee of the Planning Board.
- r.[s.] The note stating that the stormwater management ponds shall have landscape plans approved separately and the landscaping for the stormwater management ponds shall be added to the plans. The landscaping for the ponds shall be designed so that the ponds shall become a visual amenity for the proposed development. Final design of the landscaping for the ponds shall be approved by the Urban Design Section as designee of the Planning Board
- s.[t.] Prior to signature approval, the layout of the specific design plan shall be revised to conform to the guidance provided in the Design Features section of this technical staff report **to bring the land use pattern and general rights-of-way layout into conformance with that of the preliminary plan of subdivision and comprehensive design plan** as follows:

- (1) Multifamily residential development including the three condominium buildings with structured parking indicated on both the comprehensive design plan and the preliminary plan of subdivision shall be included proximate to the urban town center core.
- (2) The vehicular circulation development pattern shown on the approved comprehensive design plan and preliminary plan of subdivision shall be generally followed. Dead end and cul-de-sac streets shall be utilized only where it can be affirmatively demonstrated to staff, as designee of the Planning Board, that no grid pattern alternative can be utilized for that particular location. The neo-traditional street pattern approved with the preliminary and comprehensive design plan in the area referred to as Section 3 [IB] on the east side of D'Arcy Road extended and west of the RM mixed retirement shall be reinstated.
- (3) The open space provided in the comprehensive design plan and the preliminary plan of subdivision that has been lotted out in the subject SDP shall be restored.
- (4) The 11 townhouse lots backing up to Westphalia Road shall be removed.
- (5) Road G shall be realigned such that it provides a direct connection between Road B and a stub connection to the adjacent property to the west. Road G must be constructed as a primary residential street within a 60-foot right-of-way. Road E shall not have any direct access to Road B and should be realigned to Road D.
- (6) The previously approved single-family dwelling unit land bay in the area of high noise impacts (65–70 dBA Ldn) of the Joint Base Andrews Naval Air Facility Washington flight operations, shall replace the currently proposed townhomes.
- (7) As per the Department of Public Works and Transportation recommendations, the eyebrow culs-de-sac shall be eliminated from use in SDP-1003.
- (8) The open space that was provided along Westphalia Road on the CDP and preliminary plan for the project shall be restored.
- (9) The single-family attached development in Section 2 of the plan shall be replaced by single-family detached residential units.
- (10) Central greens shall be provided in 1A, Section 2 and Section 3, at a minimum measuring the same size as those that were previously shown on the CDP and preliminary plan for the project.
- (11) The roads proximate to the PMA in Sections 1A and 1B shall be single-loaded as they were on the CDP and preliminary plan for the project to provide a visual amenity for the community on Sheets 18 (Road FF), 21 (Unnamed Alley), and 20 (Unnamed Alley and the Suitland Parkway Extended).
- (12) The open space to the southeast of the three condominium buildings to be restored (Sheets 19 and 22/Phase 1A) shall be left open to provide views into the PMA. Single-family detached residential home lots shall be eliminated from Sheets 19 and 22. A double-loaded street of single-family attached units may be

provided as indicated on the CDP and preliminary plan for the project, provided the land area between the single-family attached units and the Suitland Parkway is left open as was indicated on the CDP and preliminary plan for the project.

Final redesign of the specific design plan in the above respects shall be approved by the Urban Design Section as designee of the Planning Board.

- t.[u.] The plans for the project shall be revised so that the condominiums included by the required redesign of the site plan including the building's parking garage shall, to the maximum extent possible, utilize principles of solar energy.
- u.[v.] The applicant shall revise the phasing plan to adjust the boundaries between Phase 1A and the central park to the northern side of master-planned D'Arcy Road extension (MC-635) as shown on attached Exhibit B.
- v.[w.] The applicant shall revise the SDP-1003 plans to designate retention of the southwestern tributaries of the Cabin Branch Stream Valley (Parcel FP3) by the homeowners association (HOA).
- 2. Prior to issuance of the first building permit for the project, the applicant shall process and have approved a revision to the final approval of Specific Design Plan SDP-1003, if and as necessary to make the specific design plan conform to the requirements of the final Planning Board resolution or District Council order in the approval of the following currently pending applications: Comprehensive Design Plan CDP-0501-01, [and] Specific Design Plans SDP-1002 and SDP-0502-02.
- 3. Prior to approval of the first final plat for the project, the applicant shall provide (a) evidence that the design and construction of the interchange of Suitland Parkway and MD 4 are fully funded in the current Maryland Consolidated Transportation Program (CTP), or (b) other evidence satisfactory to the Planning Board that the development will be adequately served within a reasonable period of time with existing or programmed transportation facilities.
- 4. Prior to the issuance of the 200th residential building permit, the first 10,000-square-foot community building in the R-M Zone shall be bonded, and prior to the issuance of the 400th residential building permit, the community building shall be complete and open to residents.
- 5. If the applicant decides to build two community buildings only (not including the community building for the seniors), prior to the issuance of the 1,325th residential building permit in the R-M Zone, the second 5,000-square-foot community building shall be bonded, and prior to the issuance of the 1,550th building permit, the community building shall be complete and open to residents. The exact size, timing of construction, and completion of the additional community buildings shall be established by the Planning Board at the time of appropriate SDP approvals.
- 6. Prior to issuance of each residential building permit for construction of a unit within the 65 dBA Ldn line, plans for that building shall be certified by an acoustical engineer stating that internal noise levels shall be 45 dBA Ldn or less.
- 7. The SDP for the central park shall include an appropriate location and design of facilities for a trailhead for the Cabin Branch Trail as part of its design program.

8. After the latter of the issuance of a decision by the Maryland Department of the Environment (MDE) and the Army Corps of Engineers for the planned in-stream lake in the central park or the 75th building permit, the applicant shall develop the required specific design plan (SDP) for the central park to be reviewed and approved by the Planning Board. The SDP shall be in conformance with the central park schematic design and design development plans approved by the Department of Parks and Recreation (DPR). The SDP shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and the Urban Design Section (M-NCPPC). The Urban Design Section and DPR staff shall review the credentials of the design team and approve the design consultant prior to development of SDP plans. The SDP shall include a phasing plan.
9. Prior to issuance of each building permit for each new dwelling unit built in Sections 1A, 1B, 2, and 3 of the Smith Home Farms project in the Westphalia Sector Plan area, the applicant shall make a monetary contribution of \$3,500 (in 2006 dollars) into a “park club.” The funds shall be used for construction and maintenance of public recreational facilities in the Westphalia study area and the other parks that will serve the Westphalia study area. The park club shall be established and administered by the Department of Parks and Recreation (DPR). The applicant shall make a monetary contribution into the park club or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR.
10. Prior to issuance of the 50th building permit, and affecting payment at time of the issuance of each subsequent building permit for Sections 1A, 1B, 2, and 3 of the Smith Home Farms project in the Westphalia Sector Plan area, this amount shall be adjusted for inflation on an annual basis using the Consumer Price Index (CPI). The funds shall be used for the construction and maintenance of public recreational facilities in the Westphalia study area and the other parks that will serve the Westphalia study area. The park club shall be established and administered by the Department of Parks and Recreation (DPR). The applicant shall make a monetary contribution into the park club or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR.
11. Should the applicant wish to have any signage included in the subject project, the applicant shall be required to have approved by the Planning Board or its designee, a revision to the subject specific design plan for the inclusion of a comprehensive signage plan or any measure of signage for the subject project.
12. The recreational facilities to be included in the subject project shall be bonded and constructed in accordance with the following schedule:

| PHASING OF AMENITIES  |   |   |
|---|---|---|
| FACILITY  | BOND  | FINISH CONSTRUCTION   |
| Private Recreation center<br>Outdoor recreation facilities  | Prior to the issuance of the<br>200th building permit overall   | Complete by 400th building permit<br>overall                            |
| Pocket Parks (including Playgrounds)<br>within each phase   | Prior to the issuance of any<br>building permits for that phase | Complete before 50% of the building<br>permits are issued in that phase |
| Trail system Within each phase  | Prior to the issuance of any<br>building permits for that phase | Complete before 50% of the building<br>permits are issued in that phase |
| It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units. |   |   |

13. At the time of approval of an umbrella architecture specific design plan for the subject project, the individual single-family detached units shall be dimensioned on either the lot or on a template sheet, front, both side, and rear yard building setbacks shall be provided on the site plan, and a table including the actual percentage lot coverage of each lot and yard area calculations for the single-family attached units shall be provided. Also in that application, set back requirements shall be established for additions, such as decks.
14. Prior to certification of the SDP, the SDP and TCP1 shall be revised to show the PMA consistently with the signed NRI, or the NRI shall be revised to conform to the PMA as shown on the SDP and TCP2. All impacts to the PMA which were not previously approved in concept by the Planning Board shall be removed from the plans.
15. Prior to certification of the SDP, the SDP and TCP2 all new PMA impacts that were not conceptually approved by the Planning Board shall be eliminated.
16. Prior to signature approval of the SDP and Type II Tree Conservation Plan, the SDPs and Type II tree conservation plans shall show the 1.5 safety factor line and a 25-foot building restriction line for Marlboro clay which may affect the future location of proposed structures. If there is no Marlboro clay 1.5 safety factor line or 25-foot setback affecting the phase or phases under review, a note shall be added to the General Notes of the SDP and TCP2 plan which states that.
17. Prior to signature approval of the [preliminary plan] **SDP**, the SDP and the TC2s shall be revised to show the noise contours associated with Andrews Air Force Base as depicted on the latest Air Installation Compatibility Use Zone Study (2009).
18. Prior to certificate approval of the SDP, the SDP and TCP2 shall be revised as follows:
  - a. The proposed dedication of any open space parcel by M-NCPPC shall be labeled on the plans; and
  - b. Eliminate all woodland conservation and reforestation/afforestation outside of the 100-year floodplain on the land within the central park area to be dedicated to the M-NCPPC.

19. Prior to certification of the SDP, the TCP2 shall be revised to show the retention of existing woodland within the viewshed of historic Westphalia Road in conformance with the approved TCPI.
20. Prior to certificate approval of the SDP, the TCPs shall be revised to include a corrected overall woodland conservation worksheet as follows:
  - a. Accurately reflects the woodland conservation areas proposed on-site for Phases 1A, 1B, 2 and 3 after technical revisions are made to the TCP2s, and confirm how much woodland conservation is being provided on individual phases.
  - b. Eliminate any woodland conservation outside the 100-year floodplain on the land to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the central park area.
  - c. Eliminate any off-site woodland conservation requirement on the land to be dedicated to the M-NCPPC for the central park area.
  - d. Reduce the amount of 100-year floodplain afforestation on the land to be dedicated to the M-NCPPC for the central park area.
  - e. Distribute the off-site woodland conservation requirements for the site proportionally across the phases based on their net tract area, except for the on the land to be dedicated to the M-NCPPC for the central park area.
  - f. Demonstrate how the entire woodland conservation requirement for the development will be met.
21. Prior to the issuance of grading permits for any phases of the Smith Home Farm site, the applicant must demonstrate how the woodland conservation requirements will be implemented by bonding of afforestation/reforestation requirements, and/or submitting recorded transfer certificates for off-site woodland conservation requirements. The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6): within the same eight-digit sub-watershed (Cabin Branch), within the same watershed (Western Branch), within the same river basin (Patuxent), within the same growth policy tier (Developing), or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out appropriate location opportunities for off-site woodland.
22. Prior to certification of the SDP, the TCP2 shall be revised as follows:
  - a. The quantities shown in the overall woodland conservation worksheet must reflect the most current approved TCP2 for any phase included.
  - b. The phase lines shown on the cover sheet shall conform to the phase lines shown on the most current approval of Specific Design Plan SDP-0506.
23. Prior to certificate approval of the SDP, the TCP2 shall be revised to develop individual plan sets for each designated phase. The TCP2s for SDP-1003, and all future TCPs associated with this development will be consistent of the following elements. Individual plan sets shall be provided for each designated TCP:



- a. A cover sheet based on the cover sheet (Sheet 1) submitted with this document showing revisions, correction and additional information as follows:
- (1) A note shall be added to the plan which states that the noise contours shown on the cover sheet reflect the Joint Base Andrews Naval Air Facility Washington, Joint Land Use Study (December 2009).
  - (2) A note shall be added to the plan which indicates that Westphalia Road is a designated historic road.
  - (3) The phasing lines shown on the plan must accurately reflect the phasing proposed in the SDP.
  - (4) The general notes must indicate the presence of Marlboro clay on the property.
  - (5) A sheet key shall be provided which includes phasing lines for reference.
  - (6) Each phase will be delineated and labeled with an SDP number, TCP number, gross tract area (GTA).
  - (7) The 141.05 acre park will be labeled “central park” for clarification.
  - (8) The woodland summary table shall be correctly labeled “woodland retained-not credited” in accordance with the ETM.
  - (9) The woodland conservation summary tables shall be revised to limit the areas shown to those that are being approved with the current TCP application.
  - (10) The woodland conservation summary tables shall correctly reference phases that are shown on the phasing and location map.
  - (11) An approval block for the phase covered will be provided on the cover sheet and on all appropriate sheets that include areas of that phase with the correct assigned TCP2 number.
- b. A details, notes and computations sheet based on Sheet 2 submitted with the current application showing the following revisions, corrections or additional information:
- (1) The woodland conservation worksheet shall be labeled “overall woodland conservation worksheet, and the most recently approved version of the overall worksheet, as revised for the current application, shall be included.
  - (2) Individual worksheets for “TCP2 with a Prior TCP2 Approval” should be included as appropriate.
  - (3) The timing matrix/location shall be removed from the plan. All information with regard to the sequence of woodland conservation requirements shall be included in the overall woodland conservation summary table.

- c. Individual TCP plan sheets shall be provided which correspond directly with the phases of the SDP in this application. To the extent possible, plan sheet boundaries should correspond with the limits of phases for ease of review and revision. Each plan sheet shall include the following revisions, correction or additional information:
- (1) All plan sheets shall include a legend.
  - (2) All plan sheets shall include labeling which allow for identification of what phase the sheet is located in. The phasing labels shown on the plan sheet shall conform to the phasing names on the cover sheet and in the overall woodland conservation worksheet.
  - (3) All plan sheets shall include a TCP2 approval block for the phase addressed on the sheet.
  - (4) Each plan sheet shall include a woodland conservation summary table for the total amount of woodland conservation by each methodology provided on the plan sheet. A separate summary table shall be provided for each methodology by phase in an appropriate location in the plan set.
- d. A details, notes and computations sheet based on Sheet 49 submitted with the current application which includes the following revisions, corrections or additional information:
- (1) Approval block shall be included for the TCP2 with the correct number.
  - (2) A detail shall be provided showing how the reforestation area sign can be attached to the permanent (split rail) tree preservation fence.
  - (3) The temporary tree protection fence shall indicate that the use of timber cross bracing is optional
- e. A details, notes and computations sheet based on Sheet 50 submitted with the current application which includes the following revisions, corrections or additional information:
- (1) The location of the specimen trees should be identified by phase.
  - (2) The term “remove” should be used with regards to disposition of the tree, not “clear.”
  - (3) The note which reads “These trees were cleared as part of Type II Tree Conservation Plan TCPII-57-06 shall be removed from the plan.
  - (4) The tree canopy coverage schedule shall be removed and placed on the landscape plan.
- f. A details, notes and computation sheet based on Sheets 52 submitted with this plan with the following revisions, corrections, or additional information:
- (1) Only the planting schedules for the afforestation/reforestation area under review with the appropriate TCP2 shall be included.

- (2) All planting area schedules shall be identified by the phase they are located in.
  - (3) Provide a summary planting schedule for all planting proposed as part of the TCP plan approval.
- 24. Prior to certification of the SDP, the TCP shall be revised in accordance with the following design guidelines:
  - a. In areas of townhouse lots, a 10 foot-wide clear zone outside of the property limits of townhouse sticks shall be maintained.
  - b. On single-family detached residential lots which are adjacent to reforestation areas, the afforestation/reforestation shall be extended to the property line and the permanent tree protection fence shall be placed on the property line.
  - c. When afforestation/reforestation areas overlap with proposed landscaping in designated woodland conservation areas, the landscaping elements shall be shown on the TCP2 plan so coordination can occur between the planting. If landscape materials are provided in lieu of the seedling planting proposed in the plant schedule for woodland conservation areas, then a stocking rate equivalent to 400 caliper inches per acre shall be demonstrated.
  - d. Where afforestation/reforestation is proposed adjacent to the right-of-way the afforestation/reforestation shall be extended to the edge of the public utility easement whenever feasible.
- 25. Prior to certification of the SDP, consistency between the SDP, TCP2 and Stormwater Concept Approval regarding site design and layout requirements shall be confirmed.
- 26. 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.
- 27. All future specific design plans for the project shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include a breakdown of each type of housing units approved, the specific design plan number, and the Planning Board resolution number.**
- 28. A raze permit is required prior to removal of the existing houses found on the subject property. Any hazardous materials located in the houses on-site shall be removed and properly stored or discarded prior to the structure being razed. A note shall be affixed to the plan that requires that the structure is to be razed and the well and septic system properly abandoned before release of the grading permit.**
- 29. Any abandoned well found within the confines of the above-referenced property shall be backfilled and sealed in accordance with Code of Maryland Regulations (COMAR) 26,04.04 by a licensed well driller or witnessed by a representative of the Health Department as part of the grading permit. The location of the well shall be shown on the plan.**

30. Any abandoned septic tank shall be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit. The location of the septic system shall be shown on the plan.
31. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by the Department of Parks and Recreation (DPR) for trails on The Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland.
32. Prior to signature approval of the plans, the applicant shall submit acceptable traffic signal warrant studies for the intersection of MC-631/Presidential Parkway to the Department of Public Works and Transportation (DPW&T). The applicant shall use a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of DPW&T. If a signal is deemed warranted by DPW&T, the applicant shall bond the signal prior to release of any building permits within the subject property and shall install it at a time when directed by DPW&T. Installation of the signal, or any other traffic control device deemed to be appropriate by DPW&T, shall include any physical improvement needed to ensure adequate and safe operation.
33. Prior to signature approval, all proposed traffic calming devices, as shown on the plan "Smith Home Farm Traffic Calming," as part of the preliminary plan of subdivision approval located in Sections 1A, 1B, 2, and 3 shall be reflected on the subject specific design plan and verified by Transportation Planning staff. Installation of such devices must have specific approval of DPW&T prior to signature approval of the specific design plan.
34. All proposed transit facilities, as shown on the plan "Transit Plan-Smith Farm," as part of the preliminary plan of subdivision approval located in Sections 1A, 1B, 2 and 3 shall be reflected on the subject specific design plan prior to signature approval of the specific design plan.
35. Prior to acceptance of record plats for the project:
- a. A reconsideration of the preliminary plan of subdivision shall be granted and approved to be able to use the Public Facility Financing and Improvement Program (PFFIP) District for fulfillment of Condition 42 (PGCPB Resolution No. 06-64(A)). If the reconsideration is not granted, which is at the discretion of the Planning Board, a new preliminary plan of subdivision is required to utilize the PFFIP (County Council Resolution CR-66-2010); and
  - b. The Westphalia Facilities Financing and Implementation Program District Memorandum of Understanding (CR-66-2010) shall be recorded in land records and the liber folio reflected on the final plat(s).