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## Specific Design Plan Case Yergat

## SDP-2301

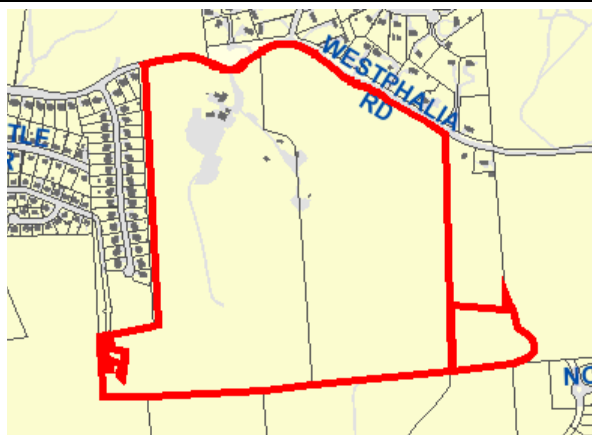
REQUEST	STAFF RECOMMENDATION
Development of Phase 1 consisting of 350 dwelling units, of which 233 are single-family detached homes and 117 are single-family attached homes.	With the conditions recommended herein:  APPROVAL of Specific Design Plan SDP-2301 APPROVAL of Type 2 Tree Conservation Plan TCP2-048-2022-01

**Location:** On the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road.

Gross Acreage:	104.78
Zone:	LCD/MIO
Zone Prior:	R-M/M-I-O
Reviewed per prior Zoning Ordinance:	Section 24-1704(h)
Dwelling Units:	350
Gross Floor Area:	0
Planning Area:	78
Council District:	06
Municipality:	N/A

**Applicant/Address:**  
Property and Industry Coordinators, LLC  
117 Riverview Road  
Stevensville, MD 21666

**Staff Reviewer:** Te-Sheng (Emery) Huang  
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Planning Board Date:	09/05/2024
Planning Board Action Limit:	09/09/2024
Staff Report Date:	08/22/2024
Date Accepted:	05/31/2024
Informational Mailing:	04/19/2023
Acceptance Mailing:	05/28/2024
Sign Posting Deadline:	08/06/2024

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2301  
Type 2 Tree Conservation Plans TCP2-048-2022-01  
Case Yergat

The Urban Design section has reviewed the specific design plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this report.

**EVALUATION**

This property is within the Legacy Comprehensive Design (LCD) and Military Installation Overlay (MIO) Zones. It was previously located within the Residential Medium Development (R-M) and M-I-O Zones. Pursuant to Section 27-1704(h) of the Prince George's County Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 ("prior Zoning Ordinance"), and subject to the terms and conditions of prior development approvals (Basic Plan A-9973-02; Comprehensive Design Plans CDP-0601-01, and Preliminary Plan of Subdivision 4-21049), which it has received. Accordingly, staff have reviewed the subject specific design plan under the property's former R-M and M-I-O Zones, and the standards and procedures of the prior Prince George's County Zoning Ordinance. Therefore, technical staff considered the following in reviewing this specific design plan:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9973-02;
- b. The requirements of the prior Prince George's County Zoning Ordinance for the Residential Medium Development (R-M) and Military Installation Overlay (M-I-O) Zones;
- c. The requirements of Comprehensive Design Plan CDP-0601-01;
- d. The requirements of Preliminary Plan of Subdivision 4-21049;
- e. The requirements of Specific Design Plan SDP-2203;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

- i. Referral comments; and
- j. Community feedback.

## FINDINGS

Based upon the evaluation and analysis of the subject specific design plan (SDP), the Urban Design Section recommends the following findings:

1. **Request:** The applicant seeks development of Phase I consisting of 350 dwelling units, of which 233 are single-family detached homes and 117 are single-family attached homes.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	LCD/MIO	R-M/M-I-O
Use	Vacant	Single-family Detached and Attached
Phase I Dwelling Units		
- Single-family detached	0	233
- Single-family attached	0	117
<b>Total Dwelling Units</b>	<b>0</b>	<b>350</b>
Total Gross Acreage*	104.78	104.78
Floodplain Acreage*	2.07	2.07
Total Net Acreage*	102.71	102.71
Lots	0	350
Parcels	0	43
Outparcels	6**	0

Note: \*The subject SDP is for Phase 1 of the overall Case Yergat development, and so the acreage figures given for the SDP should reflect only Phase 1 of the development rather than the entire property. No site grading/improvements outside of Phase 1 will be approved with the subject SDP, except what was granted under approval of SDP-2203. A condition is included herein requiring the applicant to revise General Note 2 so that the acreage figures reflect Phase 1 of the overall development only.

\*\*The subject site consists of five outparcels known as Outparcels 2, 3, 5, 6, and 7, and part of one outparcel known as Outparcel 1, recorded in the Prince George's County Land Records in Plat Book ME 267 Plat Numbers 9 to 12. All of the parcels are part of the Case Yergat subdivision. A condition is included herein requiring the applicant to update information in General Note 5.

### **Parking Data** (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	Required	Provided
Single-family detached at 2 x 233 units	466	699*
Townhouse units at 2.04 x 117 units	239	351**

Guest parking***	24	24
Community building (Clubhouse)	21	21
Lounge (1 space per 3 seats)	4 (12 seats)	-
Administrative Office (1 space per 250 sq. ft.)	1 (170 sq. ft.)	-
Kitchen (1 space per 3 seats)	7 (21 seats)	-
Game Room (1 space per 4 seats)	2 (8 seats)	-
Fitness (1 space per 80 sq. ft.)	7 (546 sq. ft.)	-
Handicap Van-accessible	1	2
<b>Total Parking Provided</b>	<b>750</b>	<b>1,095****</b>

Notes: \*466 parking spaces are located in the garages and 233 parking spaces are on the driveways.

\*\*234 parking spaces are located in the garages and 117 parking spaces are on the driveways.

\*\*\*Condition 5e of CDP-0601-01 notes, "Provide an additional 10 percent parking for visitors in the townhouse development".

\*\*\*\*Except two handicap van-accessible parking spaces, all parking spaces provided are standard size (9.5 feet x 19 feet). A total of 45 parking spaces around Parcel KK are provided to satisfy the guest and community building parking requirement. A condition is included herein to revise the provided parking spaces for the community building from 25 to 21.

### BICYCLE SPACES

Parking	Required	Provided
Parcel KK	0	16 (8 racks)
Parcel W	0	8 (4 racks)
<b>Total Bicycle Parking Provided</b>	<b>0</b>	<b>24*</b>

Note: \*The subject SDP includes 12 bike racks for a total of 24 bike parking spaces. A condition is included herein to correct the total number of bike parking spaces provided.

3. **Location:** The subject site is located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road. The site is in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** This site is bounded to the north by Westphalia Road and with single-family residential development in the Residential-Estate (R-E) Zone and vacant land in the Residential-Agricultural (R-A) Zone beyond. To the east and south is vacant land in the Residential Medium Development (R-M) Zone. To the west is a single-family residential development in the Rural Residential (R-R) Zone and a large development known as Parkside in the R-M Zone. The site is also covered by the Military Installation Overlay (M-I-O) Zone, as it is located in the vicinity of Joint Base Andrews.

5. **Previous Approvals:** On February 6, 2007, the Prince George's County District Council approved the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (sector plan) (Council Resolution CR-2-2007). Basic Plan A-9973, which requested rezoning from the R-A Zone to the R-M Zone, for approximately 381.95 acres of land, was included within the Council's approval of the sector plan as Zoning Change 6: Woodside Village, including all five conditions (page 124–128). The 381.95-acresite, formerly known as Woodside Village, consists of Parcel 5 (Yergat property), Parcel 14 (Bean property), Parcel 19 (Case property), and Parcel 42 (Suit property).

Comprehensive Design Plan CDP-0601 and Type 1 Tree Conservation Plan TCP1-006-08 were approved by the Prince George's County Planning Board on September 11, 2008 (PGCPB Resolution No. 08-121), for the entire 381.95-acre property. CDP-0601 was approved for development of 1,422–1,496 residential units, including approximately 1,276 single-family dwelling units (attached and detached) and 220 multifamily dwelling units. The District Council affirmed the findings of the Planning Board and approved CDP-0601 on February 9, 2009. However, no subsequent applications were ever submitted or approved.

Basic Plan A-9973-02 was approved by the District Council on November 15, 2021 (Zoning Ordinance 8-2021), to amend A-9973 in order to separate approximately 158.28 acres consisting of Parcel 5 (Yergat property) and Parcel 19 (Case property), and establish a new basic plan specific to the subject property, for up to 661 dwelling units on the subject site. As a result, Conditions of A-9973 are no longer applicable to the subject site.

CDP-0601-01 and Type I Tree Conservation Plan TCP1-006-2022 were approved by the Prince George's County Planning Board on May 19, 2022 (PGCPB Resolution No. 2022-50), for up to 661 residential dwelling units, which include 110–130 single-family attached dwellings (townhouses) and 516–531 single-family detached dwellings. This application had an approved Stormwater Management Concept Plan, 38822-2021-00.

Preliminary Plan of Subdivision (PPS) 4-21049, with TCP1-006-06-2022-01, was approved by the Planning Board on September 8, 2022 (PGCPB Resolution No. 2022-86), for 610 lots and 58 parcels to support development of 493 single-family detached dwellings and 117 single-family attached dwellings.

SDP-2203 was approved by the Planning Board on March 16, 2023 (PGCPB Resolution No. 2023-25), for grading infrastructure only for a residential community, with a gross land area of 158.28 acres.

6. **Design Features:** The overall project area consists of 156.21 net acres, based on a gross tract of 158.28 acres subtracting a floodplain area of 2.07 acres. The area developed for Phase I by this subject SDP application is primarily located on the western side of the subject site and covers approximately two-thirds of the subject property.

Two entry/exit points will be established on the site's frontage of Westphalia Road. One entry/exit point is located close to the western property line and the other is located where Westphalia Road meets Matapeake Drive. Other public and private rights-of-way (ROWS) intersect with, or extend from these entry/exit points, forming the primary vehicular and pedestrian circulation throughout the area of Phase I. Among all of the roads, Roads B, R, S,

T and U are private roads. Crosswalks are also detailed throughout the site. A condition is included herein requiring the applicant to include crosswalks crossing both access points along Westphalia Road and the following intersections: Private Road B/Private Road T and Private Road S/Private Road R.

The transportation exhibit submitted shows an 8-foot-wide side path along Westphalia Road. A condition is included herein requiring the applicant to label this side path along the site's frontage of Westphalia Road. This exhibit also shows 5-foot-wide sidewalks along all street frontages of the subject site, with crosswalks and the American with Disabilities Act (ADA) ramps at the intersections to enhance connectivity. A condition is included herein for the details of crosswalk and ADA ramp details to be added to the plans.

### **Architecture**

The subject SDP application includes 350 residential units, of which 233 are single-family detached homes and 117 are single-family attached homes. Each of the residential lots will be developed with a front-loaded two-car garage. The lot width for single-family detached homes ranges from 45 to 60 feet. All lots for townhomes will be a minimum of 22 feet in width. Three out of the 22 townhouse sticks consist of more than six units, two with seven units and one with eight units. In addition, the submitted plans do not show the location of cluster mailboxes for townhouse units, which is conditioned for their location and details to be shown on the plan.

### ***Single-Family Detached and Attached Homes***

The subject SDP application requests approval of nine architectural models for single-family homes and two townhouse models. Each model has multiple front elevation options, as noted in the table below. Conditions are included herein requiring the applicant to note the base finished area of all models on the plan and add the driveway width to those townhouse models.

Model Name	Unit Width (Feet)	Base Finished Area (sq. ft.)	Variety in Front Elevation
<b>Single-Family Detached Homes</b>			
Evermay	35	2,226	3
Fairfield	35	2,297	3
Dalton	40	2,622	3
Newton	40	2,429	3
Oakley	44	3,141	3
Stirling	44	3,377	3
Addison	50	3,144	3
Bexley	50	3,344	3
Devon	50	2,765	3
<b>Single-Family Attached Homes (Townhouses)</b>			
Brexton	22	2,051	6
Finley	24	2,226	4

Each model offers varied gable roof lines and a variety of architectural features and detailing options, such as gable pediments and brackets, front entries defined with columns, porches, dormers, balanced fenestration, enhanced window and down trim, shutters, band board, and decorative louvered vent. The building elevations are designed to incorporate a

variety of materials, including brick, stone, vinyl siding (that are arranged vertically or horizontally), and shake vinyl siding, in order to create a clean and contemporary design. A condition is included herein requiring the applicant to label the building height of all proposed residential models, in accordance with Section 27-107.01 (113) - Height of Building of the prior Prince George's County Zoning Ordinance.

An exhibit, submitted with this SDP, identifies those highly visible lots. A condition is included herein requiring the applicant to note those lots in the brick track chart. The submitted architectural package includes high visibility side elevations for all proposed single-family detached and attached models, with additional windows or architectural features. To enhance the design quality of this application, a condition is included herein requiring the applicant to add masonry water table over foundation to the high visibility side elevations of all single-family detached models, to be consistent with the high visibility side elevations for single-family detached models.



**Figure 1: Front Elevations of Six Single-Family Detached Homes**



**Figure 2: A Strip of Front Elevations of Single-Family Attached Homes (Brexton Models)**



### ***Community Building (Clubhouse)***

The subject SDP also includes the architectural elevations of the proposed community building (clubhouse). This building is located on Parcel KK that is enclosed by the proposed townhouse units in Phase I. The building is approximately 24 feet in height. The building is designed with various gable roof lines and is covered with architectural asphalt shingles. The building façades are finished with a mix of brick and painted stucco. Other architectural details include window trims, and entrance and side covered porches.



**Figure 3: Front Elevation of Community Building (Clubhouse)**

### **Recreational Facilities**

PPS 4-21049 determined that private on-site recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the prior Prince George's County Subdivision Regulations, and the standards in the *Prince George's County Park and Recreation Facilities Guidelines*. The subject SDP application includes the following two recreational sites within Phase I:

- Parcel KK: (1) An approximately 2,840-square-foot clubhouse on Parcel KK with a lounge, an administration office, a kitchen, a game room and a fitness room; (2) one playground with multiple play features; (3) seating and trash receptacles along walkways; and (4) bike racks.
- Parcel W: (1) One playground with multiple play features; (2) one gazebo (or pavilion); (3) seating and trash receptacles along walkways; and (4) bike racks.

The submittal includes the large-scale plans of the proposed recreational sites, with details, but the location of these facilities is not labelled on these plans. A condition is included herein requiring the applicant to clearly label the proposed facilities on the plans. Details of dog waste stations are included in the submittal, but their locations are not shown on the plans, which is conditioned herein. For safety reasons, adequate ground cover material for the proposed playground is critical. Conditions are included herein requiring the applicant to label the ground cover material of the playgrounds with details and demonstrate that the required American Society for Testing and Materials (ASTM) fall zones and appropriate surface material depth are met. In addition, a separate document itemizing multiple play features, with unit value, is included in this SDP. A condition is included herein requiring the applicant to incorporate such information into the recreational facilities schedule shown on

the coversheet. In addition, the proposed recreational facilities satisfy the requirement of Phase I development, with 350 residential units, as well as the anticipated 610 residential units within the entire Case Yergat development, which is shown on the coversheet of the submittal. These recreational facilities will be used/shared by future residents of the entire Case Yergat development even though they are developed and located in Phase I. It is anticipated that one additional location of recreational facilities will be developed with future development.

### **Lighting**

The subject SDP application includes two types of light fixtures. The pole-mounted lighting, with details, will be installed along the private roads that the proposed 117 single-family attached homes (townhomes) front. The other light fixture (Label A) will be installed along the walkways in Parcel KK. However, the details of this lighting are not included, which is conditioned to add such details to the plan. The submitted photometric plan shows adequate lighting for the areas where these light fixtures are located. Because Parcel W is another recreational site for this SDP, a condition is included herein requiring the applicant to clarify if there is any lighting installed in this area and, if so, provide a photometric plan to cover Parcel W to show the location of proposed light fixtures, with details.

### **Signage**

The submitted plans show the location and details of two proposed entrance monument signs, which are located in the southeast and southwest quadrants of the intersection of Westphalia Road and Matapeake Drive. Each monument measures approximately 16 feet and 6 inches in length and 2 feet in height. The signs appear to be finished with brick, with stone caps and panels. A condition is included herein requiring the applicant to label the materials for the monument signs.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Zoning Map Amendment (Basic Plan) A-9973-02:** Basic Plan A-9973-02 was approved by the District Council on November 15, 2021 (Zoning Ordinance 8-2021), subject to 15 conditions. As mentioned in Finding 5 above, conditions of A-9973 are not applicable to the subject SDP application. The conditions of A-9973-02 relevant to the review of this SDP are listed below, in **bold** text. Staff analysis of the project's conformance to the conditions follows each one, in plaint text:

1. **The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:**

<b>Total Area</b>	<b>158.28 acres</b>
<b>Land in the 100-year floodplain*</b>	<b>2.07 acres</b>
<b>Adjusted gross area: (158.28 acres less half the floodplain)</b>	<b>157.25 acres</b>
<b>Density permitted under the Residential Medium Zone</b>	<b>3.6-5.7 dwelling units/acre</b>
<b>Base residential density (3.6 du/ac)</b>	<b>569 dwelling units</b>
<b>Maximum residential density (5.7 du/ac)</b>	<b>896 dwelling units</b>

<b>Proposed Land Use Types and Quantities</b>	
<b>Residential: 157.25 gross acres @ 3.98-4.205 du/ac</b>	<b>626-661 dwelling units</b>
<b>Number of the units above the base density:</b>	<b>60-95 dwelling units</b>
<b>Density proposed in the Residential Medium Zone</b>	<b>3.98-4.205 dwelling units/acre</b>
<b>Permanent open space: (23 percent of original site area) (Includes environmental, recreational, and HOA areas)</b>	<b>37 acres</b>

The subject SDP application is for Phase I development, with a total of 350 residential units. Based on the phasing schedule shown on the coversheet, the total number of residential units for the entire Case Yergat will be 610. With gross land area of 158.28 acres, a total of 610 residential units proposed leads to an approximate density of 3.85, which meets this condition.

3. **Prior to approval of any preliminary plan of subdivision, the applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to Maryland Historic Trust standards.**

The final reports for the Phase II investigations have been submitted, and all artifacts gathered from the site were curated based on Maryland Historic Trust standards. Therefore, this condition has been satisfied.

4. **Prior to approval of a specific design plan, if an archeological site has been identified as significant and potentially eligible to be designated as an historic site or determined eligible to the National Register of Historic Places, the applicant shall provide a plan for:**

- a. **Avoiding and preserving the resource in place; or**
- b. **Phase III Data Recovery investigations and interpretation.**

None of the archeological sites identified in the Phase I and II investigations of the Case and Yergat properties were found to be intact or significant. No further archeological investigations are recommended on any of the archeological sites. This condition has been satisfied.

5. **If required, prior to approval of a specific design plan or the area including the cemetery and the archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the Maryland-National Capital Park and Planning Commission staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the Guidelines for Archeological Review before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.**

Phase III archeological investigations were not recommended on the archeological sites identified on the Case and Yergat properties. This condition has been satisfied.

6. **Prior to approval of a specific design plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and the Maryland-National Capital Park and Planning Commission staff archeologist. Installation of the signage shall occur, prior to issuance of the first building permit for development.**

The applicant has included wording for a commemorative plaque and its proposed location at the Magruder/McGregor family cemetery in the submitted plans. The proposed signage pays homage to the enslaved individuals who lived and worked on the former Dunblane plantation. The Historic Preservation staff has reviewed the proposed wording and found it appropriate. The names were derived from probate inventory records. However, the applicant is still required to develop an interpretive sign detailing the findings of the archaeological investigations and it is to be located in the proposed community building (clubhouse), which is conditioned herein.

7. **Prior to approval of a specific design plan for the area including the cemetery and any archeological sites, the applicant shall provide for buffering of the Dunblane (Magruder/McGregor family) cemetery and/or any archeological site designated as an historic site, in compliance with the 2010 *Prince George's County Landscape Manual*.**

The Magruder/McGregor family cemetery is located on Parcel HH, which is separated from residential lots by Public Road A and Private Road B. Therefore, a landscape buffer is not required. Historic Preservation staff concur that the proposed street trees along the roadways are appropriate, and that an open view of the burial ground will better incorporate the historic site into the community.

8. **Prior to approval of the first building permit for development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission.**

The submitted plans show the location of the fence, with fence details, and a proposed free-standing commentative marker that is close to the entrance gate of the cemetery. The details of the cemetery fencing include 4-foot-tall decorative black metal fence sections, set in piers of precast concrete with natural stone veneer and precast coping. The entrance gate is proposed to be 10-foot-wide and 6-foot-tall also set into similar type piers.

9. **Provide the below master plan facilities, designed to be consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities, as part of subsequent applications and shown prior to their acceptances, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence:**
  - a. **Minimum 10-foot-wide path along Westphalia Road (C-626)**
  - b. **Shared roadway pavement markings and signage along P-616**
  - c. **Minimum 10-foot-wide path along P-617**
  - d. **Minimum 10-foot-wide path along MC-631**
10. **Internal streets and shared-use paths are to follow the 2009 *Approved Countywide Master Plan of Transportation Complete Streets Policies and Principles* and include traffic calming measures, as well as a bicycle boulevards network. These will be reviewed as part of subsequent applications.**
11. **All sidewalks within the subject site shall be a minimum of 6 feet in width, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

Conditions 9, 10, and 11 all reference the design of master-planned facilities and the internal sidewalk network. Per the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE), the site will include an 8-foot-wide sidewalk along Westphalia Road (P-626) and a 5-foot-wide sidewalk along both sides of all internal streets. The site plan accurately displays these facilities. The installation of the shared-use pavement markings and signage, and traffic calming measures are subject to the approval of DPIE. A condition is included herein requiring the applicant to provide details of the shared-use pavement markings and signage and traffic calming measures prior to permit.

15. **Prior to submittal of any grading or building permits, the applicant shall demonstrate that the Dunblane (Magruder/McGregor family) cemetery shall be preserved and protected, in accordance with Section 24-135.02 of the Prince George's County Subdivision Regulations, including:**
  - a. **An inventory of existing cemetery elements.**
  - b. **Measures to protect the cemetery during development.**
  - c. **Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder/McGregor family) cemetery.**

- d. **Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Prince George's County Planning Board or its designee, prior to final plat.**

An inventory of the existing cemetery elements was submitted with PPS 4-21049. Pages 32–33 of PGCPB No. 2022-86 for PPS 4-21049 requires the applicant to place a super silt fence around the boundaries of the burial ground as identified in the archeological investigations prior to the commencement of grading. The area around the identified burials should be monitored by an archeologist at the time of grading near the cemetery to ensure that burials that may not have been identified in previous archeological investigations will not be impacted by the grading. Details of the permanent fencing that will enclose the cemetery, as well as the wording and location of the commemorative signage to be installed at the cemetery, are provided with the subject SDP application. Condition 15d is still outstanding and will be addressed at the time of final plat of subdivision.

- 8. **Prince George's County Zoning Ordinance:** The subject SDP has been reviewed for compliance with the requirements of the R-M and M-I-O Zones, as follows:

- a. This subject SDP application is in conformance with the requirements of the R-M Zone as stated in Subdivision 5 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.
- b. This subject SDP application is in conformance with the requirements of the R-M Zone as stated in Subdivision 5 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.
- c. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The regulations of Section 27-480 relative to this proposal, are as follows:

- (a) **Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.**

Staff have reviewed the development data for the proposed single-family attached and detached lots, shown on the coversheet of the submittal, and recommend approval of the proposal put forth. These standards are listed as follows:

## Single-family Detached Units

### Standards\*

Minimum Net Lot Area	4,000 square feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet**
Minimum Side Yard Setback (one side/ combined)	4 feet / 8 feet
Minimum Lot Width at Street Line	40 feet
Minimum Lot Width at Front BRL	40 feet
Minimum Lot Width at Street (cul-de-sac)	25 feet
Maximum Height	50 feet
Maximum Lot Coverage	80 percent
Minimum Rear Yard Area	900 square feet

## Single-family Attached (Townhouse) Units

### Standards\*

Minimum Net Lot Area	
16-foot-wide	1,200 square feet
20-foot-wide	1,400 square feet
22-foot-wide	1,600 square feet
24-foot-wide	1,800 square feet
Minimum Front Yard Setback	10 feet
Minimum Lot Width at Street Line	16 feet***
Minimum Lot Width at Front BRL	40 feet ***
Minimum Distance between Buildings	15 feet
Minimum Gross Living Space	1,250 square feet
Maximum Height	50 feet
Minimum Rear Yard Area	300 square feet

Notes: \*Modification of the standards can be granted by the Prince George's County Planning Board on a case-by-case basis, with the approval of a specific design plan.

\*\*A deck or patio can encroach into the rear yard by 10 feet. In addition, bay window can encroach three feet, porches 10 feet, chimney two feet, stoop four feet, foundations four feet, cantilevers six feet into the setbacks, and sheds are allowed anywhere in the rear yard.

\*\*\*The minimum width is 16 feet for interior units and 22 feet or larger for end units. At least 80 percent of the single-family attached lots shall be a combination of 20, 22, and 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Prince George's County Planning Board and/or the Prince George's

County District Council may allow variations to these standards, in accordance with Section 27-480 of the prior Prince George's County Zoning Ordinance, during review of the specific design plans.

- (b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.**

The submitted plans show that the lot area for all of the proposed 117 single-family attached (townhouse) lots exceeds the minimum requirement of 1,800 square feet.

- (c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

At least 60 percent of all townhouses included in this SDP application will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included on the coversheet.

- (d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.**



The subject SDP application includes 22 sticks of townhouse units. All are designed to conform to this requirement except for three sticks (13.6 percent), of which two consist of seven units and one consists of eight units. The end units of the three townhouse sticks measure 24 feet in width. To avoid additional environmental and woodland impacts, staff recommend approval of three townhouse sticks with more than six units because the site layout proposed for townhouse units would create a more attractive living environment or would be more environmentally sensitive.

- (e) **The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.**

The submitted plans show the minimum building width for townhouses is at least 22 feet. All proposed units have at least 1,250 square feet of living space.

- d. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The subject SDP application is in conformance with these requirements, which are discussed in Finding 9 below (Comprehensive Design Plan); in Finding 12 below (the Landscape Manual); and in this section below (Section (a)(1)(B) and (a)(11) and Section 27-433(d)).

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

This requirement is not applicable to the subject SDP application.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

A traffic impact analysis was submitted with the preliminary plan. Based on the available information and the submitted traffic impact analysis, staff agree that this subject SDP application will have no impact on the previous finding of PPS 4-21049, that the proposed development project will be adequately served within a reasonable time period.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The approved Site Development Concept Plan (38822-2021-0) by DPIE demonstrates that adequate provisions have been made for draining surface water with no adverse effects on the subject property or adjacent properties.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

A revised Type 2 Tree Conservation Plan TCP2-048-2022-01 is submitted with this application. The detailed discussion has been addressed in the Environmental Planning Section's referral comments in Finding 15 below. Staff recommend approval of the revised TCP2. The proposed SDP conforms with the revised TCP2.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Based on the level of design information available in the submittal, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5).

- e. Section 27-274 (a)(11) of the prior Zoning Ordinance contains design guidelines for townhouses, as follows:

- (1) General.**

- (B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.**

**(11) Townhouses and three-family dwellings.**

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

The townhouses have been arranged in a manner to reflect the shape and topography of the overall property. The subject SDP application maintains trees in the open space areas proposed for preservation, pursuant to the previous approval of SDP-2203 for infrastructure.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

The site layout for townhouses is designed in an urban environment manner for all units to front private ROWs while potentially creating some corners for open space.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

The subject SDP application includes two locations of recreational facilities as discussed in Finding 6 above. The facilities are designed in accordance with the guidelines.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality**

**guideline, creative or innovative product design may be utilized.**

Two townhouse models, Brexton and Findley, are included in this SDP. The former has six front elevations, and the latter has four front elevations. To ensure that no two townhouse units located next to or across the street from each other should have identical elevations, a condition is included herein for such information to be noted on the plans.

- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

The submitted landscape plans show the rear yards of townhouse units are appropriately buffered from Westphalia Road, as discussed in Finding 12 below.

- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

The proposed townhouse models show offsets along a stick of units to enhance the aesthetic appearance of the proposed townhouse sticks.

- f. Section 27-433(d) of the prior Zoning Ordinance also contains design guidelines for townhouses, as follows:

**(d) Dwellings.**

- (1) All dwellings shall be located on record lots shown on a record plat.**

This requirement will be addressed at the final plat stage, at which time all residential lots will be recorded on a record plat.

- (2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units**

**(but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.**

The subject SDP application includes 22 sticks of townhouse units. All are designed to conform to this requirement except for three sticks (13.6 percent), of which two consist of seven units and one consists of eight units. The end units of the three townhouse sticks measure 24 feet in width. To avoid additional environmental and woodland impacts, staff recommends approval of three townhouse sticks with more than six units because the site layout proposed for townhouse units would create a more attractive living environment or would be more environmentally sensitive.

- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

The minimum width of townhouses is at least 22 feet in this SDP application. Also, the applicant seeks approval of two townhouse models, one with six front elevations and the other with four front elevations, to avoid two townhouse units located next to or across the street from each other having identical elevations.

- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

The townhouses in this SDP comply with this requirement as all of them exceed the minimum requirement of 1,250 square feet.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

The side and rear elevations of the proposed townhouses contain numerous architectural features. The submitted side elevations for highly visible lots will have at least three architectural features.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

For highly visible lots, the proposed above-grade foundation walls will be in the form of a masonry water table. Otherwise, they will be in the form of formed concrete patterns meant to replicate the shape of bricks or decorative block.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

At least 60 percent of all townhouses included in this SDP application will have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included on the coversheet.

- (8) **One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features**

This requirement is not applicable to the subject SDP application.

- g. This application is located within the M-I-O Zone for height. Pursuant to Section 27-548.54(e)(2)(D), Requirements for Height, of the prior Zoning ordinance, the proposed development in this application must comply with the requirements for height for proposed properties located in Surface E, Conical Surface (20:1) – Right Runway. The maximum building height of the proposed single-family detached and attached homes is 50 feet, which is below the maximum building height limits. A condition is included herein requiring the applicant to note the maximum building height limits on the plans.

9. **Comprehensive Design Plan CDP-0601-01:** CDP-0601-01 was approved by the Planning Board on May 19, 2022 (PGCPB Resolution No. 2020-50), subject to seven conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one, in plain text:

2. Total development within the subject property shall be limited to uses which generate no more than 489 AM peak-hour trips and 582 PM peak-hour trips, unless modified by the adequate public facilities test for transportation at the time of preliminary plan of subdivision.

The subject SDP application is consistent with prior approvals and does not exceed the trip-cap established.

3. This development is governed by the following design standards:

**Single-Family Detached Units**

**STANDARDS\***

Minimum Net Lot Area	4,000 square feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet**
Minimum Side Yard Setback (one side/combined)	4 feet/8 feet
Minimum Lot Width at Street Line	40 feet
Minimum Lot Width at Front BRL	40 feet
Minimum Lot Width at Street (cul-de-sac)	25 feet
Maximum Height	50 feet
Maximum Lot Coverage	80 percent
Minimum Rear Yard Area	900 square feet

**Single-Family Attached (Townhouse) Units**

**STANDARDS\***

Minimum Net Lot Area	
16-foot-wide	1,200 square feet
20-foot-wide	1,400 square feet
22-foot-wide	1,600 square feet
24-foot-wide	1,800 square feet
Minimum Front Yard Setback	10 feet
Minimum Lot Width at Street Line	16 feet***
Minimum Lot Width at Front BRL	16 feet ***
Minimum Distance Between Buildings	15 feet
Minimum Gross Living Space	1,250 square feet
Maximum Height	50 feet
Minimum Rear Yard Area	300 square feet

**Other Design Standards:**

A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.

**Highly visible end units for dwelling units require additional design and finish treatments, which will be decided at the time of specific design plan approval.**

**Notes: \*Modification of the standards can be granted by the Prince George's County Planning Board on a case-by-case basis, with the approval of a specific design plan.**

**\*\*A deck or patio can encroach into the rear yard by 10 feet. In addition, bay windows can encroach three feet, porches 10 feet, chimneys two feet, stoops four feet, foundations four feet, cantilevers six feet into the setbacks, and sheds are allowed anywhere in the rear yard.**

**\*\*\*The minimum width is 16 feet for interior units and 22 feet or larger for end units. At least 25 percent of the single-family attached sticks of units shall be a combination of 20, 22, or 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Prince George's County Planning Board and/or the Prince George's County District Council may allow variations to these standards, in accordance with Section 27-480 of the prior Prince George's County Zoning Ordinance, during review of the specific design plans.**

The subject SDP application is in conformance with this condition, which has been addressed in Finding 6 above.

**5. At the time of specific design plan (SDP), the applicant shall:**

- a. Submit a list of sustainable site and green building techniques at the site, building, and appliance levels that will be used in this development.**

The submitted stormwater management (SWM) plans show that a variety of practices will be used on the subject site, including dry and wet ponds, for quantity control and submerged gravel wetlands and micro-bioretenion devices throughout the site. However, no green building techniques for the proposed residential units were mentioned. A condition is included herein requiring the applicant to incorporate some green building techniques to these residential units and note these techniques on the plans.

- b. Provide the following site plan notes on the SDP:**

**"The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code."**

**"The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."**



The two notes are listed in General Notes on the coversheet.

- c. **Provide tracking tables for both the percentage of those townhouses that have 100 percent brick front elevations and those townhouses that have frontage width larger than 16 feet.**

A brick tracking table is included on the coversheet of the submittal, to track the brick percentage and lot width, of all proposed residential units.

- d. **Provide a highly visible unit exhibit and corresponding elevations of the proposed architecture models.**

The applicant submits a highly visible unit exhibit with this application. The corresponding side elevations of the proposed single-family attached and detached models for highly visible lots are included.

- e. **Provide an additional 10 percent parking for visitors in the townhouse development.**

The number of parking spaces required for the 117 townhouse units is 239. Ten percent of that requirement is 24 visitor parking spaces, which are provided with this SDP.

- f. **Provide a fire engine turning radius exhibit for the townhouse development.**

This SDP application includes a truck turning exhibit for the townhouse development.

- 10. **Preliminary Plan of Subdivision 4-21049:** PPS 4-21049 was approved by the Planning Board on September 8, 2022 (PGCPB Resolution No. 2022-86), subject to 30 conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one, in plain text:

- 2. **Any nonresidential development shall require the approval of a new preliminary plan of subdivision, prior to approval any building permits.**

This condition is not applicable to the subject SDP because it only includes residential development.

- 3. **Development of this site shall be in conformance with the approved stormwater management concept plan (38822-2021-00) and any subsequent revisions.**

The copies of the approved SWM Concept Plan 38822-2021-0 and its associated approval letter, submitted with this SDP, demonstrate conformance to this condition.

4. **In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for on-site private recreational facilities in accordance with the standards outlined in the Prince George's County *Parks and Recreation Facilities Guidelines*.**
5. **The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for adequacy and proper siting in accordance with the *Parks and Recreation Facilities Guidelines*, and establishment of triggers for construction, with the submittal of the specific design plan.**

The applicant proposes a community building (clubhouse) and two playgrounds on Parcels KK and W as private on-site recreational facilities, to meet the above two conditions for Phase 1. A detailed discussion regarding these facilities has been addressed in Finding 6 above.

The recreational facilities for Phase I are proposed to be bonded prior to approval of the 88th building permit and constructed prior to approval of the 262nd building permit for Phase 1. Although recreational facilities have not yet been specified for Phase 2, the submitted plans state that recreational facilities for Phase 2 will be bonded prior to the 65th building permit and constructed prior to the 195th building permit for Phase 2. These triggers appear to be appropriate given that the recreational facilities will be bonded before 25 percent of the permits of the respective phases have been issued. A condition is included herein requiring the application to correct one technical error in the Recreational Facilities Trigger Schedule.

11. **Total development within the subject property shall be limited to uses which generate no more than 451 AM peak-hour trips and 538 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The development proposed with this SDP is within the trip-cap that was evaluated under PPS 4-21049 and does not exceed the trip-cap established.

12. **Prior to issuance of each building permit, the applicant and the applicant's heirs, successors, and/or assignees shall, pursuant to the provisions of Prince George's County Council Resolution CR-66-2010 and the MD 4 (Pennsylvania Avenue)/Westphalia Road Public Facilities Financing and Implementation Program, pay to Prince George's County (or its designee) a total fee of \$1,703,936.75 or \$2,793.34 (in 2010 dollars) per dwelling unit pursuant to the Memorandum of Understanding required by CR-66-2010. These unit costs will be adjusted based on an inflation cost index factor to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement at the time of the issuance of each permit.**

**If the development is phased, the applicant shall provide a phasing plan indicating the per dwelling unit fee for each residential building (excluding escalation cost) at the time of each specific design plan. Notwithstanding the requirements of this condition above, a determination shall be made at that time as to when the fees shall be provided.**

Based on the submitted plans, the entire site for the Case Yergat development appears to be two phases. The subject SDP application is for Phase I only. Per page 10 of the statement of justification (SOJ), dated June 12, 2024, Phase I is further divided into three subphases. Also, the transportation phasing plan appears to be embedded in the traffic study report. A condition is included herein requiring the applicant to add that transportation phasing plan to the plan set and note on the plan the per dwelling unit fee for each residential building.

- 13. Prior to issuance of the first building permit within the subject property, unless modified in accordance with Condition 15, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
  - a. Ritchie Marlboro Road, Westphalia Road, and Orion Lane—Conduct a signal warrant study for this intersection and install a signal if it is deemed to be warranted and approved for construction by the operating agency.**
  - b. Construction of P-616 and P-617 in general conformance to the preliminary plan of subdivision, as further modified to reflect accurate dedication of right-of-way and land area.**
- 14. Prior to approval of the first building permit, unless modified in accordance with Condition 15, the master plan right-of-way, P-616, between MC-631 and Westphalia Road, shall be fully constructed.**
- 15. If the development is phased, the applicant shall provide a phasing plan (with supplemental operational analysis and adequate justification) as part of each specific design plan, to show the phasing of transportation improvements listed below and as provided in Conditions 13 and 14 to the phased development of the site. A determination shall be made at that time as to when said improvements shall have full financial assurances and have been permitted for construction through the operating agency's access permit process.**
  - a. Westphalia Road – Frontage improvements per the 2009 *Approved Countywide Master Plan of Transportation*.**
  - b. P-616 on-site.**
  - c. P-617 on-site.**

- d. Portion of P-616 located off-site between MC-631 and the subject site, if determined necessary by the phasing plan.**

The submitted phasing plan, with this SDP, shows that the subject development is to be phased. All roadway infrastructure and improvements will be constructed as they align with development, to conform with Conditions 13 through 15. The off-site portions of the master-planned roadways are not required for site access. All traffic to and from the site will utilize the access from Westphalia Road.

- 16. Prior to acceptance of a specific design plan, and as part of the detail site plan submission, the applicant and the applicant's heirs, successors, and/or assignees shall include the following:**

- a. A minimum 6-foot-wide sidewalk along both sides of internal streets, unless modified by the operating agency, with written correspondence.**
- b. Americans with Disabilities Act curb ramps and associated crosswalks at all intersections and throughout the site at pedestrian crossings.**
- c. A minimum 10-foot-wide path along C-626 (Westphalia Road), unless modified by the operating agency, with written correspondence.**
- d. Shared roadway pavement markings and signage along P-616, consistent with the *Guide for the Development of Bicycle Facilities* (American of Association of State Highway and Transportation Officials (AASHTO)), unless modified by the operating agency, with written correspondence.**
- e. A minimum 10-foot-wide path along P-617, unless modified by the operating agency, with written correspondence.**
- f. Short-term bicycle parking at all recreation areas, consistent with the *Guide for the Development of Bicycle Facilities* (American of Association of State Highway and Transportation Officials (AASHTO)).**

All references to the design of master-planned facilities and the internal sidewalk network have been met. In an email dated May 30, 2023 (Abdullah to Bickel), DPIE adjusted the width requirements. As a result, the site will include an 8-foot-wide sidewalk along Westphalia Road and a 5-foot-wide sidewalk along both sides of all internal streets, which include both P-616 and P-617. The site plan accurately displays these facilities. The installation of the shared-use pavement markings and signage and traffic calming measures are subject to the approval of DPIE. The SDP does not clearly identify P-616 and P-617. A condition is included herein requiring that the labels for Public Road A and Public Road C should be updated to include these respective designations.

- 19. Prior to acceptance of a specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall:**

- a. **Prepare a written plan for the long-term maintenance and preservation of the Magruder/McGregor Family Cemetery by the homeowners association. This plan shall be submitted to Historic Preservation Section staff of the Maryland-National Capital Park and Planning Commission for review.**
- b. **Show an access path to the Magruder/McGregor Family Cemetery Historic Site (78-010) from a nearby public sidewalk or trail and show the location of the required interpretive signage within the environmental setting on the plans.**
- c. **Show the location and submit the design of a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and submit proposed text for an interpretive marker to be placed at a location close to or attached to the cemetery fence/wall for review and approval by the Prince George's County Historic Preservation Commission.**

The applicant submitted a long-term maintenance plan and an exhibit showing the details of the fencing, seating, and wording of the commemorative plaque with this application. The proposed 5-foot-wide access path to the cemetery is shown on the plans. A condition is included herein requiring the applicant to note on the plan the location of the large-scale plan of the Magruder/McGregor Family Cemetery Historic Site (78-010).

20. **Prior to approval of the final plat of subdivision for the parcel containing the Magruder/McGregor Family Cemetery, the applicant and the applicant's heirs, successors, and/or assignees shall record a perpetual maintenance easement agreement or covenant in the Prince George's County Land Records for the Magruder/McGregor Family Cemetery, consistent with the approved specific design plan. The easement shall be described by bearings and distances on the final plat. The final plat shall indicate the Liber and folio of the agreement. The easement agreement shall be approved by the Prince George's County Planning Board (or its designee) prior to recordation.**

The deed recorded in Book 6738 page 186 of the Prince George's County Land Records and referenced on the SDP provides right-of-ingress and egress to the cemetery, but it contains no references to maintenance. The SDP does not show any new maintenance easement on the plans. Although this condition offers the applicant two options between an easement or a covenant, Condition 15d of A-9973-02 specifically requires "a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to be included the cemetery)." Therefore, a perpetual maintenance easement will need to be addressed at the time of final plat of subdivision.

- 21. Prior to approval of any grading permits or any ground disturbance for the parcel containing the Magruder/McGregor Family Cemetery and adjoining roads, the applicant and the applicant's heirs, successors, and/or assignees shall:**

- a. Submit an inventory of existing cemetery elements.**
- b. Submit a list of measures to protect the cemetery during development.**

The applicant submitted an inventory of existing cemetery elements with PPS 4-21049. The applicant will be required to place a super silt fence around the boundaries of the Magruder family cemetery, prior to issuance of a grading permit.

- 23. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-006-2022-01). The following note shall be placed on the final plat of subdivision:**

**"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2022-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."**

The above note will be placed on all final plats at the time of the final plat of subdivision.

- 24. Prior to issuance of permits for this subdivision, a Type 2 Tree Conservation Plan shall be approved. The following note shall be placed on the final plat of subdivision:**

**"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."**

This condition will be addressed at the time of the final plat of subdivision.

- 26. Prior to acceptance of the specific design plan, a global stability analysis performed on critical slopes shall be submitted for both unmitigated and mitigated conditions, in compliance with Techno-gram 005-2018.**

A final geotechnical report, including the revised slope stability analysis on Section DD, wherein the slope stability had failed in the original geotechnical report, was submitted for review with SDP-2301. The revised slope stability analysis

appears to meet a minimum required factor of safety of 1.5. The final geotechnical report shall be reviewed and approved by DPIE at the time of the grading permit process.

27. **Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition shall be addressed prior to the approval of any permits for the site.

30. **Prior to approval of any building permits, a permanent wall or fence to delineate the cemetery boundaries and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall shall be provided.**

The submitted plans show the location of the fence, with fence details, and a proposed commentative marker, which will be addressed prior to approval of any building permits.

11. **Specific Design Plan SDP-2203:** SDP-2203 was approved by the Planning Board on March 16, 2023 (PGCPB Resolution No. 2023-25), subject to one condition. No conditions from this approval are applicable to this SDP.

12. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the Landscape Manual. The proposed development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.

- a. **Section 4.1, Residential Requirements (lots between 9,500-19,999 square feet)**—Section 4.1(c)(1)(C) requires one-family detached lots between 9,500-19,999 square feet with a minimum of three shade trees and two ornamental or evergreen trees per lot. Three lots fall under this category. The applicant provides 3 shade trees and 2 ornamental trees for each of the lots to meet the requirement. There are 9 shade trees and 6 ornamental trees in total for the three lots.
- b. **Section 4.1, Residential Requirements (lots less than 9,500 square feet)**—Section 4.1(c)(1)(D) requires one-family detached lots less than 9,500 square feet with a minimum of two shade trees and two ornamental or evergreen trees per lot. There are 230 lots in this category. The applicant provides 2 shade trees and 2 ornamental trees for each of the lots to meet the requirement. There are 460 shade trees and 460 ornamental trees, in total, for the three lots.
- c. **Section 4.1, Residential Requirements (townhouse units)**—Section 4.1(c)(2)(A) requires townhouses with a minimum of one and one-half shade trees and one ornamental or evergreen tree per lot. There are 117 units in this category. The applicant provides 176 shade trees and 117 ornamental trees to meet the requirement.

- d. **Section 4.6, Buffering Development from Streets (Primary or Lower Road Classifications)**—Section 4.6(c)(1)(A)(i) requires the rear yards of single-family attached or detached dwellings to have a minimum of a 20-foot-wide buffer, with at least two shade trees, eight evergreen trees, and 12 shrubs per 100 linear feet of property line adjacent to the street. The submitted landscape plan shows that single-family detached homes comply with this requirement. A condition is included herein requiring the applicant to update the required number of shade trees, evergreen trees, and shrubs in Schedule 4.6 for Lots 44, 60, 92, 102, 115, 148, 157, 162, 172, 205, 206, 277 and 233. Four townhomes on Lots 264, 287, 303 and 320 require such analysis to demonstrate conformance. However, the landscape plans do not include this analysis, which is conditioned herein, requiring the applicant to add the associated schedule to the plan.
- e. **Section 4.6, Buffering Development from Streets (Westphalia Road)**—Section 4.6(c)(1)(A)(ii) requires residential development to be buffered from streets. Westphalia Road is classified as a collector road, which requires a minimum of a 35-foot-wide buffer, and this buffer is required to have four shade trees, 12 evergreen trees, and 20 shrubs per 100 linear feet of property line adjacent to the street. The submitted landscape plan shows conformance to this requirement. A condition is included herein requiring the applicant to label the 35-foot-wide buffer width on the plan.
- f. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan that the applicant has chosen approximately 90 percent native shade trees, 100 percent native ornamental trees, approximately 70 percent native evergreen trees, and 100 percent native shrubs, meeting and exceeding these requirements. With revisions to other schedules and the tree canopy coverage (TCC) schedule, a condition is included herein for revision.
- g. **Section 4.10, Street Trees Along Private Streets (Roads B, R, S, T and U)**—Section 4.10(c)(2) requires street trees along private streets to be planted at an average spacing of not less than 25 feet on center, nor greater than 50 feet on center, excluding driveway openings. Typically, this requires the applicant to plant street trees along private street at a rate of one tree per 35 linear feet. The submitted landscape plan shows that Roads B, R, S, T and U comply with this requirement, as follows:

Road Name	Number of Required Street Trees	Number of Provided Street Trees
Road B (1,227 linear feet)	36	38
Road R (757 linear feet)	22	24
Road S (352 linear feet)	11	13
Road T (557 linear feet)	16	23
Road U (294 linear feet)	9	9



13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** A revised TCP2-048-2022-01 has been submitted with this application, which shows the overall 158.28-acre site with a net tract area of 156.21 acres. The site has 31.52 acres of existing woodland in the net tract area and 2.07 acres of existing woodland in the floodplain. The woodland conservation threshold is 31.24 acres, which is 20 percent of the net tract area. The woodland conservation worksheet shows the removal of 16.23 acres of woodland on the net tract area, 0.41 acre of woodland in the floodplain, and 0.32 acre of woodland off-site, resulting in a woodland conservation requirement of 63.95 acres. This requirement is proposed to be met with 14.80 acres of woodland preservation, 9.34 acres of afforestation, and 39.81 acres of off-site credits.
14. **Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requiring a minimum percentage of TCC on projects that require a grading or building permit for more than 2,500 square feet of disturbance. Properties that are zoned R-M are required to provide a minimum of 15 percent of the net tract area in TCC. The net track area of the subject site is 102.71 acres, and the required TCC is approximately 15.41 acres. The schedule shows that the requirement will be met on-site through a combination of woodland preservation, reforestation, and proposed landscape trees. A condition is included herein requiring the applicant to revise the schedule, to be consistent with the total number of plant materials in Schedule 4.9-1 and the woodland conservation worksheet on the TCP2.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and incorporated herein by reference:
  - a. **Historic Preservation**—The Historic Preservation Commission (HPC) reviewed the subject application at its June 18, 2024 meeting. The HPC voted 7:0 to recommend that the Planning Board approve the subject application, with two conditions, which are included in the Recommendation below. HPC provided findings and conclusions in a memorandum, dated June 20, 2024, which are incorporated herein for reference and review by the Planning Board.
  - b. **Community Planning**—In a memorandum dated June 20, 2024 (Bishop to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application.
  - c. **Subdivision Review**—In a memorandum dated August 5, 2024, (Diaz-Campbell to Huang), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-21049. The relevant comments have been included in the above findings of this report. Subdivision staff also offered the following comments:

New final plats for the property will be required following approval of this SDP before any building permits may be approved for development included in this SDP for this property.

Between Westphalia Road and Private Road B, the boundary line of the “future development not part of this application” should be adjusted to coincide with the eastern boundary of Public Road T’s ROW. A condition is included herein to ensure that Lot 351 and Parcel QQ (as they are shown on the PPS) are not split between two SDPs.

- d. **Transportation Planning**—In a memorandum dated June 18, 2024 (Smith to Huang), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this report.

#### **Master Plan Right of Way**

This development case is subject to 2009 *Approved Master Plan of Transportation* (MPOT) and the sector plan. The site fronts Westphalia Road (C-626), which is identified as master plan collector roadway, with an 80-foot ultimate ROW, is appropriately shown on the site plan. Master-planned primary roadways P-616 and P-617, with 60 feet of ROW dedication, are shown on the site plan as north/south and east/west facilities, respectively. The site also includes master collector roadway MC-631 located on the eastern edge of the property with a ROW dedication of 100 feet. However, MC-631 is not within the limits of the subject application.

#### **Master Plan Pedestrian and Bike Facilities**

Four recommended master plan trail facilities are located on the subject property, a planned side path along Westphalia Road, a planned shared roadway along P-616, a planned hard surface trail along P-617, and a planned side path along MC-631. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

**Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.**

This development is also subject to the sector plan, which includes the following recommendations for pedestrian and bicyclist facilities:

- **Sidewalks should be provided throughout the Westphalia community except designated scenic rural roads, highways, bikeways, trails, and lanes.**

The site plan includes an 8-foot-wide path along the frontage of Westphalia Road and 5-foot-wide sidewalks along both sides of all internal streets. The site plan accurately displays these facilities as directed by DPIE. The installation of the shared-use pavement markings and signage along P-617 and P-616, and traffic calming measures are subject to the approval of DPIE. Bicycle parking is also to be provided throughout the site, to facilitate multimodal movement through the site. Transportation staff find the recommended and proposed facilities meet the intent of the master plan.

- e. **Environmental Planning**—In a memorandum dated July 30, 2024, (Kirchhof to Huang), the Environmental Planning Section provided a comprehensive analysis of the SDP conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are, as follows:

#### **Natural Resource Inventory**

The subject SDP has a Natural Resources Inventory Plan (NRI-158-05-03), which was approved on September 16, 2021. The SDP shows the required NRI information and is in conformance with the NRI plan for the overall site. The NRI requires a minor revision to correct General Note 18, regarding Marlboro Clay. This will not result in a new NRI number, and this correction shall be completed prior to certification of the TCP2.

#### **Specimen Trees**

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the [Environmental] Technical Manual.” The Code, however, is not inflexible.

The authorizing legislation of Prince George’s County’s WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George’s County’s WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances. The required findings of Section 25-119(d) were adequately addressed with PPS 4-21049. The Planning Board approved the specimen tree variance requests for the removal of 27 specimen trees (ST-13, ST-14, ST-24 to ST-28, ST-32 to ST-40, ST-45, ST-46, ST-49, ST-50, ST-51, ST-53 to ST-57, and ST-60), with previous applications. No specimen trees are requested for removal with this application.

### **Preservation of Regulated Environmental Features/Primary Management Area**

The site contains streams, wetlands, and wetland buffers within the delineated primary management area (PMA), which shall be protected by conservation easements to the fullest extent possible. PMA impacts were evaluated with previous applications. The Planning Board Approved Impact 10, partially approved Impacts 1, 2, 3, 5, 6, 7, 8, and 9, and did not approve Impact 4. No additional PMA impacts are requested with this application.

### **Stormwater Management**

An approved SWM Plan, 38822-2021-0, was submitted for review with the SDP. The approved SWM concept plan shows the use of submerged gravel wetlands, bioswales, and ponds. The TCP2 is in conformance with the facilities shown on the approved stormwater management (SWM) concept plan.

### **Soils**

The predominant soils found to occur, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are in the Adelphia-Holmdel complex, Croom-Marr complex, Dodon Fine Sandy Loam, Evesboro-Downer complex, Issue Silt Loam, Marr-Dodon complex, Woodstown Sandy Loam, and Widewater and Issue soils. Marlboro clays occur on sites in proximity to the subject site. This information is provided for the applicant's benefit and may affect the architectural design of structures, grading requirements, and SWM elements of the site. DPIE may require a soil report in conformance with CB-94-2004 during the permit process review.

Hillis-Carnes Engineering Associates has performed the geotechnical explorations and the slope stability analysis and submitted the report "Global Slope Stability Study-Revised, Westphalia Estates-GSS", revised dated May 7, 2024. In summary, Hillis-Carnes Engineering Associates conducted four sections (Section AA through Section DD) of the slope stability analysis for unmitigated and mitigated conditions. The slope sections evaluated at the site appear to be stable, having the factor of safety higher than 1.5. The geotechnical analysis shall be submitted to DPIE and reviewed for approval at the time of site grading permit processes.

- f. **Permits**—In a memorandum dated June 6, 2024 (Meneely to Huang), the Permit Review Section offered one comment, which was addressed with the revised plans.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated June 18, 2024 (Quattrocchi and Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this report.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 1, 2024 (Deguzman to Huang), DPIE noted water lines are in Westphalia Road, and a sewer line crosses through Parcel 19 of the subject site. In addition, DPIE offered comments on the traffic impact analysis, roadway frontage improvements, storm drain and stormwater management, and floodplain. These comments need to be addressed prior to or

during the permit stage. Finally, a soil investigation report is required for all proposed roadway and Marlboro clay.

- i. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
  - j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
  - k. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
  - l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated June 3, 2024 (Snyder to Huang), WSSC noted that a proposed site development project was conceptually approved by WSSC (DA7367Z22), and offered a list of comments which need to be addressed prior to issuance of a System Extension Permit.
  - m. **Westphalia Sector Development Review Committee (WSDRC)**—At the time of the writing of this technical staff report, WSDRC did not offer comments on this application.
- 16. Community Feedback**—As of the writing of this report, staff did not receive any inquiries or comments regarding the subject SDP from the community.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2301 and Type 2 Tree Conservation Plan TCP2-048-2022-01 for Case Yergat, subject to the following conditions:

- 1. Prior to certification, the applicant and the applicant's heirs, successors and/or assignees shall revise the specific design plan (SDP) as follows:
  - a. In the General Notes:
    - (1) Revise General Note 2 so the acreage figures reflect Phase 1 of the overall development only.
    - (2) Add a note indicating the maximum building height limits.
    - (3) Update General Note 5 to list all the parcels within Phase I, with the total number of outparcels.
  - b. Label master-planned roads P-616 and P-617 on the plans.

- c. Revise the provided parking spaces for the community building from 25 to 21 in the Vehicular Parking Schedule.
- d. Update the total number of bike parking spaces provided with this specific design plan.
- e. Display an 8-foot-wide side path along Westphalia Road, unless modified by the operating agency with written correspondence.
- f. Label crosswalks crossing both access points along Westphalia Road and the following intersections: Private Road B/Private Road T and Private Road S/Private Road R.
- g. Include the details of crosswalk and the American with Disabilities Act (ADA) ramp details.
- h. Between Westphalia Road and Private Road B, along Public Road T, revise the boundary of the “Future Development not Part of this Application” to coincide with the eastern right-of-way line of Public Road T, so that the lot and parcel abutting this road segment to the east are not split between two Specific Design Plans.
- i. Regarding architecture:
  - (1) Note the base finished area of all proposed residential models on the plans.
  - (2) Label the driveway width on the two townhouse unit templates.
  - (3) Label the building height of all proposed residential models, in accordance with Section 27-107.01 (113) – Height of Building
  - (4) Indicated those highly visible lots in the brick track chart.
  - (5) Revise the high visibility side elevations of all single-family detached models to include masonry water table over foundation, which is consistent with the high visibility side elevations for single-family detached models.
  - (6) Note on the plans that no two townhouse units located next to or across the street from each other shall have identical elevations.
  - (7) Include details of cluster mailboxes for the proposed townhouse units and indicate their locations on the plans.
  - (8) Note on the plans a list of green building techniques used for the proposed residential units.
- j. Regarding recreational facilities:

- (1) Clearly label all the proposed facilities on the large-scale plans of the two recreational facilities sites.
  - (2) Indicate the location of dog waste stations on the plans.
  - (3) Label the ground cover material of the playgrounds and provide details.
  - (4) Demonstrate the required American Society for Testing and Materials fall zones and appropriate surface material depth are met.
  - (5) Incorporate information contained in a separate submitted document, which itemizes multiple play features, with unit value, into the recreational facilities schedule.
  - (6) Remove "(1)" from the Recreational Facilities Trigger Schedule.
- k. Regarding lighting:
- (1) Include the detail of the light fixture (Label A).
  - (2) Clarify if there is any lighting installed in Parcel W. If so, provide a photometric plan to cover this recreational facilities site and show the location of proposed light fixtures, with details.
- l. Label the materials used for the entrance monument signs.
- m. Add that transportation phasing plan to the plan set and note on the plan the per dwelling unit fee for each residential building.
- n. Note on the plan the location of the large-scale plan of the Magruder/MacGregor Family Cemetery Historic Site (78-010).
2. Prior to certification, the applicant shall revise the landscape plan, as follows:
- a. Update the required number of shade trees, evergreen trees and shrubs in Schedule 4.6 for Lots 44, 60, 92, 102, 115, 148, 157, 162, 172, 205, 206, 277 and 233.
  - b. Include the analysis of Section 4.6, Buffering Development from Streets, for four townhomes on Lots 264, 287, 303 and 320.
  - c. Label the 35-foot buffer width from Westphalia Road, in accordance with the requirements of Section 4.6, Buffering Development from Streets.
  - d. Update Schedule 4.9-1 in association with revisions to other schedules.
  - e. Revise the tree canopy coverage schedule, to be consistent with the total number of plant materials in Schedule 4.9-1 and the woodland conservation worksheet on the Type 2 tree conservation plan (TCP2).

3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan (TCP2), as follows:
  - a. The Environmental Planning Section approval block shall be revised to provide the prior approval information and current Development Review Division case number on each sheet of the TCP2.
  - b. Provide the symbol for the future development within the legend.
  - c. Provide a callout to say what specific design plan and TCP2 the approval was associated with for the infrastructure and this application.
4. Prior to certification of the Type 2 tree conservation plan, the Natural Resources Inventory shall be revised to correct General Note 18 to clearly state that Marlboro clays are located on-site.
5. Prior to the issuance of the building permit for the community building (clubhouse), the applicant shall provide a plan for interpretive signage to be erected (based on the findings of Phase I, Phase II, or Phase III archeological investigations) as part of an archeological exhibit in the clubhouse. The location and wording of the signage shall be subject to approval by the Historic Preservation staff archeologists.
6. Prior to the issuance of the first use and occupancy permit for the clubhouse, the applicant shall install the archeological exhibit and interpretive sign(s) detailing the findings of the Phase I, Phase II, or Phase III archeological surveys and provide proof of its installation to Historic Preservation staff.
7. Prior to the approval of the first building permit, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:
  - a. A traffic calming exhibit detailing the traffic calming measures throughout the development.
  - b. Shared-use pavement markings and signage along P-616 and P-617, unless modified with written correspondence from the operating agency.