

# CERTIFICATE OF APPROVAL BREIGHTON HILL CONDOMINIUMS SP-94052/01

This Revision to a Detailed Site Plan was approved on October 24, 1996 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 96-309, which contains the conditions listed below:

Prior to certificate approval the Site Plans shall be revised as follows:

- The architectural elevations shall be revised to show the full four story height on all four sides of the building.
- Construction details and specifications for the retaining walls shall be added to the plans. The details shall include, if required by DFR, a safety railing on top of the walls. The railing shall be designed as an attractive integral feature of the wall and shall be painted or finished black.
- Construction details for the dumpster area screening fence shall be provided with the location indicated on the plans. The trash area shall be large enough to accommodate recycling containers.
- Foundation planting at the base and/or the top of the walls shall be provided on the Landscape Plans.

This approval includes:

- Site Development Plan
- Landscape Plan
- Drainage Detail Sheet
- Architectural Elevations
- Tree Conservation Plan

Any departure from this plan shall be resubmitted to the Planning Board for approval.

Signed: *Elizabeth M. Hewitt*  
Chairman  
Prince George's County Planning Board

## CERTIFICATE OF APPROVAL BREIGHTON HILL CONDOMINIUMS SP-94052

This Detailed Site Plan was approved on March 16, 1996, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 96-309, which contains the conditions listed below:

1. Prior to certificate approval the Site Plans shall be revised as follows:

- The Site and Landscape Plans shall be revised to show the lighting which meets current County standards. On sheets with specifications for all the lighting fixtures proposed shall be provided on the site plan. Building-mounted entry lighting shall be provided on the front and rear of the building at each entrance. The lighting plan shall be approved by DFR.
- The sidewalk system shall be revised to provide continuous barrier-free pedestrian movement throughout the site.
- A call-deck or other permanent acceptable to DFR shall be shown on the Site Plan.
- Calculations for building coverage and green area, in compliance with the minimum standards as established by the Zoning Ordinance, shall be provided. The green area shall be used to calculate the residential planning requirements of Section 4.1 of the Landscape Manual.
- The plan shall demonstrate compliance with the Maryland Accessibility Code. Sidewalks shall be designed to accommodate wheelchair passage and handicap parking access shall be demonstrated.

2. Prior to certificate approval, the following revisions shall be made to the Landscape Plans:

Entry signage details shall be provided.

- Compliance with Section 4.1 (based on the green area calculations required in Condition 1d) and Section 4.2 of the Landscape Manual shall be demonstrated.
- Construction details for the dumpster area screening fence shall be provided with the location indicated on the plans. The trash area shall be large enough to accommodate recycling containers.
- Foundation planting for the building shall be provided on the Landscape Plans. The planting may be used to satisfy the requirements of Section 4.1 of the Landscape Manual.
- The plans shall be revised to incorporate any conditions required by AC-95023.
- The mechanical units as located on the architectural elevations on the north and south ends of the building shall be screened in accordance with Section 4.4 of the Landscape Manual.

This approval includes:

- Site Development Plan
- Landscape/Lighting Plan
- Drainage Sheet
- TCPII
- Architectural Elevations

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 3 years, until April 7, 1998.

Signed: *Elizabeth M. Hewitt*  
Chairman  
Prince George's County Planning Board

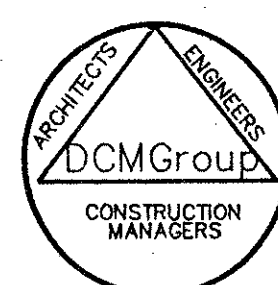
Proposed dedication to public street purposes = 2,358 Sq. Ft. or 0.0541 Acres

Remove and relocate existing guardrail

PREVIOUSLY DEDICATED TO P.G. COUNTY COMMISSIONERS LIBER 1417, FOLIO 380

1,875.5 SQ. FT. OR 0.0430 ACRES DEDICATED TO PUBLIC STREET PURPOSES

**G.R. Butson**  
Land Planning Consultant  
Landscape Architect  
904 WIND RIVER LANE  
GAITHERSBURG, MD 20878  
301-226-8810



design  
construction  
management  
group  
inc.

8910 SIMPSON LANE  
SUITE No. 3  
CLINTON, MD 20735  
FAX (301) 856-0697  
TEL (301) 856-0696

revised 05-08-08

## BREIGHTON HILL CONDOMINIUMS

OXON HILL (12TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

CLIENT: BREIGHTON HILL, LLC

## SOILS IDENTIFICATION TABLE

Map Symbol	Soil Series	Description
AuD	Aura	Gravelly loam, 6-12% slopes, severely eroded
BIA	Bellsville	Silt loam, 0-2% slopes
Bn	Bibb	Sandy loam
SgE	Sassafras	Gravelly sandy loam, 15-30% slopes

Source: Prince George's County Soil Survey, April 1967  
(Sheet No. 29)

## SOILS IDENTIFICATION MAP

Scale: 1" = 1,320'

## VICINITY MAP

Scale: 1" = 2,000'

## GENERAL NOTES

- Owner/Developer: BREIGHTON HILL, LLC  
P.O. BOX 86  
BROOMES ISLAND, MD 20615  
(410)386-1665
- This plat was prepared without the benefit of a title report and therefore may not indicate all existing encumbrances on the properties shown.
- This property is shown on Tax Map No. 96, Grid B-1 as Parcel 10 and is currently zoned R-30C.
- Unless noted otherwise, this property is located within a minimal flood hazard area, shown as Zone "C" on Panel 55-C of the current Flood Insurance Rate Map for Prince George's County, Maryland (FIRM No. 245208, effective June 18, 1987), published by the Federal Emergency Management Agency.
- This plat was prepared from a 'transit-tape' survey and is based upon the field located monumentation and the public records indicated hereon.
- Property is designated W-3 and S-3 in the current 10-year Water and Sewer Plan.
- Proposed use: Multifamily dwelling (21 condominium units).
- Fee-in-lieu of parkland dedication is proposed.
- Owner's deed reference: Liber 8970, Folio 673.
- There are no known cemeteries or historic resources within or adjacent to the property.
- Total area of site = 89,000 sq. ft. or 2.0432 acres. (PARCEL A: 87,120 SF, STREET DEDICATION: 1,880 SF)
- There are no perennial streams, non-tidal wetlands or 100-year floodplains within the limits of the property.
- Stormwater concept plan # 948004700 was approved on March 20, 1994.
- There are no trail requirements associated with this property.
- Limits of Disturbance: 1.3 Ac.
- Square feet of Building: 8,112

## CERTIFICATE OF APPROVAL BREIGHTON HILL CONDOMINIUMS SP-94052/01

This Revision to a Detailed Site Plan was approved on October 24, 1996 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 96-309, which contains the conditions listed below:

1. Prior to certificate approval the Site Plans shall be revised as follows:

- The architectural elevations shall be revised to show the full four story height on all four sides of the building.
- Construction details and specifications for the retaining walls shall be added to the plans. The details shall include, if required by DFR, a safety railing on top of the walls. The railing shall be designed as an attractive integral feature of the wall and shall be painted or finished black.
- Construction details for the dumpster area screening fence shall be provided with the location indicated on the plans. The trash area shall be large enough to accommodate recycling containers.
- Foundation planting at the base and/or the top of the walls shall be provided on the Landscape Plans.

2. Prior to the issuance of any grading permit for this site, a fee-in-lieu of the on-site woodland preservation requirements or the specific regarding off-site reforestation must be provided.

This approval includes:

- Site Development Plan
- Landscape Plan
- Landscape Detail Sheet
- Architectural Elevations
- Tree Conservation Plan

Any departure from this plan shall be resubmitted to the Planning Board for approval.

Signed: *Elizabeth M. Hewitt*  
Chairman  
Prince George's County Planning Board

## LOT COVERAGE/GREEN AREA TABULATIONS

Building Coverage: Maximum permitted = 20% of net area  
= 87,120 X .20 = 17,424 sq.ft.  
Proposed building coverage: 8,112 sq.ft. (9.3% of net lot area)  
Green area: None required for buildings of 4 or more stories  
Proposed green area: 58,915 sq.ft. (68.0% of net lot area)

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII-112-94			
Approved by	Date	DRD #	Reason for Revision
00 Jim Stasz	3/16/1995	DSP-94052	N/A
01 Jim Stasz	9/23/1996	DSP-94052-01	Plan Revision
02 <i>David Stash</i>	10/11/2020	DSP-94052-02	
03			
04			
05			

## APPROVAL BLOCK

Graphic Scale in Feet  
0 10 20 30 40 50



10-17-94

Preliminary Plan No. 4-94019

Oct 28, 1993

DMK

DMK

DMK

DMK

DMK

DMK

DMK

DMK

DMK

REVISED PER MNCPPC COMMENTS 3-25-94

REVISED PER MNCPPC COMMENTS 3-25-94

REVISED PER MNCPPC COMMENTS 3-25-94

REVISED PER MNCPPC COMMENTS 3-25-94

REVISED PER MNCPPC COMMENTS 3-25-94

2 of 3

2 of 3

2 of 3

2 of 3

2 of 3