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DETAILED SITE PLAN

DSP-05030

Application	General Data
Project Name: THE SANCTUARY AT FAIRWOOD Location: NORTH SIDE OF FAIRWOOD PARKWAY, APPROXIMATELY 4,000 FEET EAST OF MD 450. Applicant/Address: MILLER AND SMITH 8401 GREENSBORO DRIVE, STE 300 MCLEAN, VA 22102	Date Accepted: 6/13/05
	Planning Board Action Limit: Waived
	Plan Acreage: 13.4251
	Zone: M-X-C
	Dwelling Units: 87
	Square Footage: NA
	Planning Area: 71A
	Tier: Developing
	Council District: 06
	Municipality: NA
200-Scale Base Map: 207NE11	

Purpose of Application	Notice Dates
CONSTRUCTION OF 87 SINGLE-FAMILY ATTACHED TOWNHOUSES	Adjoining Property Owners Previous Parties of Record Registered Associations: 5/13/05 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/16/05

Staff Recommendation		Staff Reviewer: WAGNER, GARY	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

August 28, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-05030, Fairwood, Part 2B, Phase I

The Urban Design staff has reviewed the detailed site plan and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. Preliminary Development Plan A-9894-C.
- b. The requirements of Comprehensive Sketch Plan CP-9504.
- c. The requirements of Preliminary Plan 4-00057.
- d. The requirements of Final Development Plan FDP-0001.
- e. The requirements of Detailed Site Plan DSP-99034 for Signage.
- f. The requirements of Detailed Site Plan DSP-02015 for Infrastructure.
- g. The requirements of the M-X-C Zone, especially Section 27-546.07, regarding the approval of a detailed site plan.
- h. The requirements of the *Landscape Manual*.
- i. The requirements of the Prince George's County Woodland Conservation Ordinance.
- j. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a detailed site plan for 87 townhouse units on 13.42 acres of land in the M-X-C Zone in Part 2B, Phase I, of the Fairwood Development.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-C	M-X-C
Use(s)	Vacant	Townhouses
Acreage	13.42	13.42
Lots	0	87
Dwelling units	0	87
Single-family attached	0	87

3. **Location:** The site is in Planning Area 71A, Council District 6. More specifically, it is located on the north side of Fairwood Parkway, approximately 4,000 feet east of Annapolis Road (MD 450).
4. **Surroundings and Use:** The site is located in Part 2B, Phase I, of Fairwood. The site is bounded on the north and west by land owned by The Maryland-National Capital Park and Planning Commission; to the south by Parcel D, a future school site; and to the east by land owned by Rouse-Fairwood Development Limited Partnership containing an existing stormwater management pond.
5. **Previous Approvals:** The site is part of Part 2, Phase I, of Fairwood, which was first approved in Preliminary Development Plan A-9894-C. The site also has an approved Comprehensive Sketch Plan, CP-9504; a Preliminary Plan, 4-00057; a Final Development Plan, FDP-0001; and Detailed Site Plans for infrastructure, DSP-02015 and DSP-99034 for signage.
6. **Design Features:** The application consists of site, landscape and architectural plans for 87 townhouse units on a site that has an approved detailed site plan for grading and infrastructure. The site sits north of Fairwood Parkway, behind a proposed 15-acre school site, and has access via a long, 50-foot-wide public street that borders the west side of the future school site. The site backs up to floodplain on land owned by The Maryland-National Capital Park and Planning Commission. A master planned trail runs through the site connecting to a major trail system for the larger development. Two types of townhouses are proposed: a 24-foot-wide unit and a 28-foot-wide unit. All units have two-car garages with a variety of front elevations offered. All units consist of 100 percent brick on the front and side elevations, except for doors and windows. Vinyl siding is provided on the rear elevations. Two amenity areas are provided in the development consisting of sitting areas with trellises, landscaping and sculpture.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Preliminary Development Plan A-9894-C:** The District Council approved Preliminary Development Plan A-9894-C with 22 conditions through the adoption of Zoning Ordinance No. 24-1994. The detailed site plan is in general conformance with the preliminary development plan.

8. **Comprehensive Sketch Plan CP-9504:** On February 24, 1997, the District Council affirmed the Planning Board's decision regarding CP-9504 in Resolution PGCPB No. 96-241, which contains ten conditions of approval. No condition is applicable to the review of the subject detailed site plan.
9. **Preliminary Plan 4-00057:** The Planning Board's decision on 4-00057 was embodied in Resolution PGCPB No. 01-07(C), which approved the above-noted preliminary plan with 22 conditions. The preliminary plan was subsequently recorded as REP 196@15 and 16. Based on a memorandum dated August 26, 2005 (Chellis to Wagner), the subdivision office indicated that record plats REP 207@38,39 and 40 were recorded in the land records for the lots that are the subject of this detailed site plan. Additionally, record plat 207@40 dedicated the private road C to serve as access to this site from Fairwood Parkway. The subdivision office notes that the detailed site plan should be revised to provide bearings and distances on all lot lines in conformance with the record plats.
10. **Final Development Plan, FDP-0001:** The final development plan for the subject property, Fairwood FDP-0001, was approved with ten conditions by the Planning Board on January 4, 2001, and the resolution was adopted on January 25, 2001 (PGCPB No. 01-09). The following conditions warrant discussion:

“7. Some of the existing farm lanes shall be preserved as multi-use trails, and included as part of the internal trail system through the subject property. This trail system shall be dedicated to a homeowners association. These roadways shall supplement and in some cases replace an extensive sidewalk system. These farm lanes which will be preserved shall be designated on the Detailed Site Plan for Infrastructure.”

Comment: The submitted detailed site plan is in conformance with the above condition, with the exception that the trail should be labeled as an eight-foot-wide asphalt trail.

11. **Detailed Site Plan DSP-99034 for Signage:** At time of approval of the final development plan, FDP-9701, which covers part one of Phase I and encompasses 223.7 acres, by the District Council on May 11, 1998, a condition (Condition 2) was attached, which requires a detailed site plan for a comprehensive program governing signage through the entire Fairwood development as set forth in Section 27-546.04(i). Per Condition 2 of FDP-9701, the detailed site plan for signage, DSP-99034, was filed and approved by the District Council for the entire Fairwood project, which encompasses 1,057.69 acres.

This detailed site plan for signage sets out specific design standards for all types of signage in the Fairwood project. The Planning Board approved DSP-99034 on January 6, 2000, subject to three conditions. The subject detailed site plan is in conformance with the requirements for residential signage, except that the proposed entrance signage, which consists of a single brick column with an inlaid concrete sign panel, should be provided with landscaping at the base of the signage.

12. **Detailed Site Plan DSP-02015:** DSP-02015 is an infrastructure site plan for a portion of part 2 of Phase I, Fairwood. The site plan was subsequently revised twice. But no condition of approval is applicable to the review of the subject detailed site plan.
13. **Zoning Ordinance:** Section 27-546.07(c) of the Zoning Ordinance requires that, in addition to the findings required for the Planning Board to approve a detailed site plan (Part 3, Division 9), the Planning Board shall also find:

“1. The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone which include but are not limited to: a comprehensively

planned community with a balanced mix of residential, commercial, recreational and public uses; a system of flexible development standards; varying lot sizes that will encourage dwelling types so as to provide housing for a spectrum of incomes, ages, and family structures; preservation of environmentally sensitive areas and significant natural features; provide a network of substantial open space tracts superior to what could be obtained under conventional development techniques to serve a variety of scenic, recreational, and environmental conservation purposes; arrange land uses to be in physical proximity, and link these uses with pedestrian trails and sidewalks;"

Comment: The subject application is for approval of 87 townhouse units on a portion of part 2, Phase I, of the Fairwood project, which is a comprehensively planned community with a balanced mix of residential, commercial, recreational, and public uses and a system of flexible development standards. The application is in general conformance with the purposes and other provisions of the M-X-C Zone.

"2. The arrangement and design of buildings and other improvements and the mix of uses reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability."

Comment: The subject detailed site plan is generally consistent with the approved final development plan and preliminary plan in terms of the arrangement of the buildings. The buildings are provided with a high level of architectural details and are finished with 100 percent brick on three sides of the buildings. Only the rear elevations have vinyl siding. Two amenity areas are provided with trellises, benches, landscaping and sculpture, along with a trail system that connects to the main trail system.

Lots 34-38 are adjacent to the eastern property line of the development. The rear lot line of Lot 36 coincides with the property line for the overall development. On the adjacent property, owned by The Maryland-National Capital Park and Planning Commission, is an existing woodland conservation area consisting of reforestation. This creates a problem in that the future homeowners of those lots will not be able to access their rear yards without encroaching into the woodland conservation area. Therefore, it is recommended that the lots be moved five feet to the west to allow for access to the rear of the lots. This will require a minor plat adjustment.

A detail of the proposed cluster mailboxes should be provided on the detail sheet prior to certification of the plans.

With the recommended conditions above, the detailed site plan reflects a cohesive development capable of sustaining an independent environment of continuing quality and stability.

"3. The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development."

Comment: The pedestrian system provided for in the subject detailed site plan consists of an eight-foot-wide asphalt trail connecting to the existing M-NCPPC trail on both the western and eastern sides of the property. In addition, a four-foot-wide concrete trail is provided in the right-of-way of Holy Trinity's Sanctuary Drive. The pedestrian system shown in this detailed site plan is convenient and is comprehensively designed to encourage pedestrian activity within the development.

4. **In areas of development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities, such as types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**

Comment: The detailed site plan meets the above requirement by providing special paving at pedestrian crosswalks, attractive brick walls with arched trellises at the entrance to the development, a comprehensive pedestrian system connecting to the main pedestrian system for the overall development, and amenities consisting of trellis-covered sitting areas with landscaping and sculpture. Attractive colonial-style street lighting has been provided throughout the development.

5. **The Detailed Site Plan is in general conformance with approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

Comment: As mentioned in Finding 10 above, the subject detailed site plan is in general conformance with Final Development Plan FDP-0001 and meets all other design standards of the M-X-C Zone.

14. **Landscape Manual:** The proposed development is in conformance with all applicable section of the *Landscape Manual*.
15. **Woodland Conservation Ordinance:** In a memorandum dated September 27, 2005 (Finch to Wagner), the Environmental Planning Section offered the following comments with regard to the Woodland Conservation Ordinance and other environmental issues:

The Environmental Planning Section has reviewed additional material relative to the above referenced detailed site plan date-stamped as accepted for review on September 26, 2005. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-05030 and Type II Tree Conservation Plan TCPII/04/02-06 subject to conditions listed in the recommendation section of this memorandum.

Background

This site was previously reviewed by the Environmental Planning Section in conjunction with Preliminary Development Plan A-9894-C; Comprehensive Sketch Plan CP-9504; Final Development Plan FDP-0001; Preliminary Plan of Subdivision 4-00057; Detailed Site Plan DSP-02015; Type I Tree Conservation Plan TCPI/47/00; and Type II Tree Conservation Plan TCPII/04/02 and subsequent revisions; which were approved. The current application is for the construction of 87 townhouse units on 13.43 acres in the M-X-C Zone.

Site Description

This 13.43-acre phase is part of a 211.4-acre site in the M-X-C Zone and is located in the northwest quadrant of the intersection of US 50 and Church Road. A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are found to occur on the property. Transportation-related noise impacts have not been found to impact this site because this portion of the overall site is set back a considerable distance from US 50. The soils found to occur according to the Prince George's County Soil

Survey include Collington fine sandy loams, Collington silt loams, Marr fine sandy loams, Matapeake silt loams, Mixed alluvial land, and Ochlockonee sandy loams. Some of these existing soils have limitations that would have some impact on the development of this property. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. Although Church Road is a designated scenic and historic road, this site plan is located in excess of 1,000 feet from Church Road. This property is located in the Collington Branch and Northeast Branch watersheds of the Patuxent River basin and is in the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

SUMMARY OF PRIOR ENVIRONMENTAL CONDITIONS OF APPROVAL

The approval of the rezoning case by the District Council and subsequent approvals for this property included numerous conditions, several of which dealt with environmental issues that were to be addressed during the review of the subsequent detailed site plans. The environmental conditions associated with those approvals are addressed below. The respective conditions are in **bold** type and the associated comments are in standard type.

Preliminary Development Plan A-9894-C

The preliminary development plan approval does not include any environmental conditions to be addressed during the review of this detailed site plan.

Comprehensive Sketch Plan CP-9504

The comprehensive sketch plan approval does not include any environmental conditions to be addressed during the review of this detailed site plan.

Preliminary Plan of Subdivision 4-00057

- 8. At the time of Detailed Site Plan the applicant shall provide alternative alignment and construction options that evaluate the proposed PMA impacts on Lots 1 and 2, Block K due to driveway construction.**

The sanitary sewer alignment has been revised to eliminate one of the previously approved sewer outfalls and no new PMA impacts are proposed by this plan.

Discussion: No further information is required with respect to this issue.

ENVIRONMENTAL REVIEW

1. The detailed forest stand delineation (FSD) was submitted and approved during the review of Preliminary Plan of Subdivision 4-00057 for this site.

Discussion: No further information with respect to the detailed FSD is required with this application.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet;

there are more than 10,000 square feet of existing woodland on-site; and there are prior tree conservation plan approvals for this site: TCPI/47/00 and TCPII/04/02 and subsequent revisions.

Detailed Site Plan DSP-05030 as submitted appears to be consistent with the previously approved Type II tree conservation plan, TCPII/04/02, but the plan lacked sufficient detail for successful implementation. A note on the TCPII clearly stated:

“Note: This TCP is provided for the infrastructure plan only. All specific information with respect to reforestation/afforestation will be shown on the detailed site plan for final development. The 50-scale plan sheets included in this plan will be superseded by the final development plans.”

A revised overall tree conservation plan sheet was submitted on September 22, 2005, and 30-scale TCPII plan sheets, as required by the above note, were submitted on September 26, 2005. The overall tree conservation plan sheet clearly indicates the limits of the detailed site plan currently under review, and the layout has been revised to show the current proposed layout. No revisions to the overall tree conservation plan sheet are required.

The TCPII requires revisions. The TCPII should be revised to include permanent tree protection devices (to protect adjacent afforestation areas) if they are located within 50 feet of the limits of the detailed site plan and details for permanent tree protection devices.

The TCPII has been revised to provide a 10-foot-wide clear zone between townhouse lot lines and reforestation areas.

Recommended Condition: Prior to certificate approval of the detailed site plan, the TCPII shall be revised as follows:

- a. The location of preservation and/or afforestation reforestation areas and permanent tree protection devices (to protect adjacent afforestation areas) if they are located with 50 feet of the limits of the detailed site plan.
- b. Additional woodland conservation signs, approximately every 100 feet, are required to adequately notify residents of woodland conservation areas, and appropriate details for mounting woodland conservation signage on permanent tree protection devices shall be provided.
- c. On Sheet 1 of 2, RA-11 shall be enlarged to connect with the nearby preservation area, or removed. All woodland conservation areas shall have a minimum size of 2,500 square feet, and a minimum width of 35 feet.
- d. Revise the woodland conservation worksheet, if necessary, to reflect any revisions to the TCP.
- e. All afforestation/reforestation or preservation located a minimum of 10 feet from any individual lot line.
- f. Have the plan signed and dated by the qualified profession who prepared it.

4. This site is located at the headwaters of Northeast Branch and Collington Branch, which are tributaries to the Patuxent River. Section 24-101 of the Subdivision Ordinance provides the definition of the features of the Patuxent River primary management area (PMA). The streams, wetlands, 100-year floodplain, and the extended buffer that compose the PMA appear to be correct based on a jurisdictional determination (JD) previously reviewed for this portion of the site.

Discussion: No PMA impacts beyond those previously approved are proposed by this application. Any changes to the limits of disturbance will require additional review to find conformance with the prior approved PMA impacts.

5. Significant areas of afforestation and reforestation for Fairwood, Phase I, Part 2A, are proposed in conjunction with the existing stormwater management pond that abuts the subject property to the east. A copy of the approved technical stormwater management plan for the existing stormwater management pond has been submitted that demonstrates conformance with the approved TCPII, except for the addition of a 10-foot-wide asphalt carriage trail. The technical stormwater management plans include a note as follows:

“The existing gravel access road leading from SWM Pond 1 to SWM Pond 2 within areas to be retained by the Rouse-Fairwood Development Limited Partnership will be removed during the future construction of Phase I, Part Two. Access to SWM Pond 2 will then be provided through the other residential Parcel 21 immediately west of SWM Pond 2.”

The detailed site plan now indicates that this asphalt access road will be retained as a permanent site feature. Although not desirable, it will be allowed in this circumstance as long as woodland conservation signage or permanent tree protection devices are placed adjacent to the access road to discourage mowing or tree removal.

Recommended Condition: Prior to certificate approval of the detailed site plan, the TCPII shall be revised to place woodland conservation signage or permanent tree protection devices along the access road adjacent to stormwater management pond 1 to protect and/or identify reforestation areas.

16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated July 1, 2003, the Community Planning Division found that the plan is consistent with the 1991 Bowie-Collington-Mitchellville and Vicinity Master Plan and the approved Zoning Map Amendment (A-9894-C), which rezoned the property to the Mixed-Use Community (M-X-C) Zone.
 - b. In a memorandum dated August 29, 2005 (Masog to Wagner), the Transportation Planning Section offered the following comments:

The Transportation Planning Section has reviewed the application referenced above. The application involves infrastructure for a portion of the Fairwood development. The entire Fairwood development consists of approximately 1,052 acres of land in the M-X-C Zone and is located on both sides of Church Road between MD 450 and US 50. The current detailed site plan application covers 13.42 acres of the subject site; this area is on the

north side of Fairwood Parkway about 4,000 feet east of MD 450. The application involves approval for 87 dwelling units.

On-site circulation is acceptable. The internal circulation system consists of drive and parking aisles with no public streets. Also, the pedestrian system appears to be rational given the uses proposed.

Otherwise, transportation staff will broadly review the major issues, as we have for several previous site plans. There are several prior applications containing a number of transportation-related conditions. It should be noted that the relevant comprehensive sketch plan for this site is CP-9504, and not CP-0101 as is indicated on the application. The status of the relevant conditions is summarized below:

CP-9504:

Condition 4—This condition requires a determination of the feasibility of the proposed alignment for Church Road. The condition was met during previous reviews of subdivisions.

Condition 5—This condition concerns conformity between the Fairwood plans and the adjacent Westwood plan concerning the alignments for Church Road and Hillmeade Road. The condition was met at the time of subdivision.

Condition 6—This condition sets a total level of development for Phase I. Phase I included the entire nonresidential component of Fairwood, and the subject application is the first portion of that component. The proposal is consistent with the trip cap set by this condition; furthermore, the development cap for Fairwood is discussed further near the end of this memorandum.

Condition 7—This condition prescribes improvements at the MD 450/Bell Station Road/site entrance. The phasing of these improvements was determined at the time of final development plan, and they are under construction.

4-00057:

Condition 16: This condition requires the applicant to reconstruct, as a sole source contractor, the portion of MD 450 from MD 193 to Bell Station Road. This contribution, valued at \$5.5 million in 1997 dollars, shall constitute Fairwood's entire responsibility to contribute toward road improvements to MD 450. The agreements required by this condition have been fully executed.

FDP-0101:

This resolution includes no additional conditions that have not already been addressed.

No previous site plans contain new conditions that apply to this site.

The entire Fairwood site has an overall cap on development. To date, the following residential development has been reviewed, and is either approved or pending approval:

Site Plan	Quantity	Development Type	
DSP-01031	162	Residential	Single-family detached
DSP-02015	111	Residential	Single-family detached
DSP-02036	75	Residential	Townhouse
DSP-03004	157	Residential	Townhouse
DSP-03015	66	Residential	Single-family detached
DSP-03068	147	Residential	Single-family detached
DSP-03070	189	Residential	Single-family detached
DSP-04025	213	Residential	Condominium and attached
DSP-05030	87	Residential	Townhouse
TOTAL	1,207	Residential	

The development approved or pending is well within the limit on residential development for Fairwood.

Previous plans for the Fairwood property included a condition that required the applicant to reconstruct, as a sole source contractor, the portion of MD 450 from MD 193 to Bell Station Road. This contribution, valued at \$5.5 million in 1997 dollars, was determined in previous reviews to constitute Fairwood's entire responsibility to contribute toward road improvements to MD 450. The agreements required by this condition have been fully executed, and the required road improvements are nearing completion. These improvements are being funded in part by the applicant pursuant to a finding of adequate public facilities made in 1997 for 4-97024 and FDP-9701. This finding was supported by a traffic study submitted in 1997, and was upheld by findings in connection with 4-00057 and FDP-0101. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff can make a finding that the subject property is in general conformance with the approved Final Development Plan, and with other previously approved plans.

- c. In a memorandum dated June 14, 2005 (Rea to Wagner), the Department of Environmental Resources commented that the site plan for the subject application is consistent with the approved stormwater concept plan 9669-2005.
- d. In a memorandum dated August 30, 2005 (Asan to Wagner), the Department of Parks and Recreation offered the following comments:

Staff reviewed the proposed plan and noticed trail connectors to the park from the subject site on north, east and west. The applicant shows two trails extended up to the property line and one trail connector on the northeast extended on parkland. DPR staff has no objection to trail connectors to the park trails; however, any recreational facilities on the parkland (trails) will be subject to public RFA, bond and approval of construction drawing by DPR. Staff recommends the following conditions of approval:

1. Prior to certification of the DSP-05030, a determination shall be made by the applicant and DPR staff for the locations of all trail connectors from the proposed project area to the park trails.
2. If the trail is to be constructed on parkland, the applicant shall enter into a public RFA prior to final plat of subject DSP-05030 project area.

3. A performance bond shall be submitted to DPR, four weeks prior to application for building permit.
 - f. In a memorandum dated July 8, 2005, the City of Bowie offered several comments and suggestions to improve the appearance of the development. Items 1-4 of the memorandum have been addressed by the applicant. With regard to suggestions to alter the architectural elevations, staff agrees that more variety in the garage doors and headers should be provided. To utilize the same garage door for all units is repetitious.
 - g. In a memorandum dated July 20, 2005 (Bienenfeld to Wagner), the Historic Preservation and Public Facilities Section provided the following comments:

Phase I (Identification) archeological investigations are recommended on the above-referenced property. One historic period archeological site, 19PR510, is located north of the property, and a prehistoric archeological site, 18PR201, is located to the west. Prehistoric archeological sites have been found in similar environmental settings.

Phase I archeological investigations should be conducted according to Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole, 1994) and report preparation should follow MHT guidelines and the *American Antiquity* or *Society of Historical Archeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report. The archeological consultant should be aware of the nearby archeological sites.
17. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-05030 and TCP II/04/02-06 for The Sanctuary at Fairwood, Part 2B, Phase I, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
 - a. Provide details of the cluster mailboxes.
 - b. Show all trails on the landscape plan, consistent with the detailed site plan and provide dimensions and materials.
 - c. Provide bearings and distances for all lots, consistent with the final plat.
 - d. Move lots 34-38 five feet to the west to maintain separation between the lots and an existing woodland conservation area and modify the final plat as necessary to reflect this revision.

- e. Revise the architecture to provide more variety in the styles of garage doors, headers and trim.
2. Prior to issuance of any permits, Phase I archeological investigations shall be conducted according to Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole, 1994) and report preparation shall follow MHT guidelines and the *American Antiquity* or *Society of Historical Archeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations shall be clearly identified on a map to be submitted as part of the report. The archeological consultant should be aware of the nearby archeological sites.
 3. Prior to certification of the detailed site plan, a determination shall be made by the applicant and DPR staff for the locations of all trail connectors from the proposed project area to the park trails.
 4. If a trail is to be constructed on parkland, the applicant shall enter into a public RFA prior to building permit of the subject DSP-05030 project area.
 5. A performance bond shall be submitted to DPR four weeks prior to application for building permit.
 6. Prior to certificate approval of the detailed site plan, the TCPII shall be revised as follows:
 - a. The location of preservation and/or afforestation reforestation areas and permanent tree protection devices (to protect adjacent afforestation areas) if they are located within 50 feet of the limits of the detailed site plan.
 - b. Additional woodland conservation signs, approximately every 100 feet, are required to adequately notify residents of woodland conservation areas, and appropriate details for mounting woodland conservation signage on permanent tree protection devices shall be provided.
 - c. On Sheet 1 of 2, RA-11 shall be enlarged to connect with the nearby preservation area, or removed. All woodland conservation areas shall have a minimum size of 2,500 square feet, and a minimum width of 35 feet.
 - d. Revise the woodland conservation worksheet, if necessary, to reflect any revisions to the TCP.
 - e. All afforestation/reforestation or preservation located a minimum of 10 feet from any individual lot line.
 - f. Have the plan signed and dated by the qualified profession who prepared it.
 7. Prior to certificate approval of the detailed site plan, the TCPII shall be revised to place woodland conservation signage or permanent tree protection devices along the access road adjacent to stormwater management pond 1 to protect and/or identify reforestation areas.