



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-08018

Application	General Data
Project Name: Oxon Hill Village Residential Services Center Location: 400 feet west of the intersection of Saint Barnabas Road and Alice Avenue Applicant/Address: Westwood Construction Group LLC ATTN: Michael Conrad, Principal 10744 Baltimore Avenue Beltsville, MD 20704	Date Accepted: 11/25/2008
	Planning Board Action Limit: 02/18/2009
	Plan Acreage: 30.24
	Zone: R-18
	Dwelling Units: N/A
	Gross Floor Area: 27,003 sq. ft.
	Planning Area: 76A
	Tier: Developed
	Council District: 08
	Municipality: N/A
200-Scale Base Map: 208SE02	

Purpose of Application	Notice Dates
A 27,003-square-foot community building.	Informational Mailing: 03/27/2008
	Acceptance Mailing: 11/25/2008
	Sign Posting Deadline: 01/12/2009

Staff Recommendation			Staff Reviewer: Silor, Jeanette
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-08018
Oxon Hill Village Residential Services Center

The Urban Design Section staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Prince George's County Council Bill CB-58-2001, Residential Revitalization Legislation.
- b. The requirements of the Zoning Ordinance in the Multifamily Medium Density Residential (R-18) Zone and site design guidelines.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a residential revitalization detailed site plan for a 27,003-square-foot community center in the R-18 Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-18	R-18
Use(s)	Vacant	Community Center
Acreage (Lot 12 & Parcel C)	30.24	30.24*
Total Number of Units	841	N/A

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	49 (after 30% reduction)	17**
Standard spaces	-	13
Handicapped spaces	2	4
Loading space	1	1

Notes:

*Although this detailed site plan includes Parcel C and Lot 12, the general notes on the site plan only provide information on Lot 12. The general notes should be revised prior to signature approval to include all necessary information relating to Parcel C and an acreage that includes both Parcel C and Lot 12.

**See Finding 7 for a detailed discussion of parking requirements.

COMPARISON OF R-18 ZONE REQUIREMENTS AND POST-CONSTRUCTION CONDITIONS (LOT 12 ONLY)

Zoning Regulation	R-18 Zone Requirements	Conditions after Construction
Minimum Lot Size (Sq. Ft.)	16,000	35,509 (.8152 acres)
Maximum Lot Coverage (%)	60	66
Lot Width/Frontage (Ft.)	100 (min.)	158.49
Front Yard (Ft.)	30 (min.)	92
Side Yard (Ft.)	30/10 (min.)	10/0
Rear Yard (Ft.)	30 (min.)	0
Building Height (Ft.)	40 (max)	50.4 (max.)

EXISTING MULTIFAMILY DEVELOPMENT DATA (PARCEL C)

Total Dwelling Units	841
1 bedroom	280
1 bedroom with den	11
2 bedroom/1 bath	217
2 bedroom/1.5 bath	164
2 bedroom with den/1.5 bath	90
3 bedroom/1.5 bath	77
3 bedroom with den/1.5 bath	2
GFA	458,482
Total Parking Spaces	1,600
Recreational Facilities	5 Playgrounds
	Swimming Pool
	2 Picnic Areas
	2 Basketball Courts

3. **Location:** The site is located 400 feet west of the intersection of Saint Barnabas Road and Alice Avenue, in Planning Area 76A, and Council District 8, within the Revitalization Tax Credit District (census tract 801708).

4. **Surrounding Uses:** Lot 12 on which the community building is proposed to be built is surrounded to the north and west by multifamily apartment buildings on Parcel C within the Oxon Hill Village community. Lot 12 is bounded to the east by Virginia Lane and to the south by Alice Avenue. The overall Oxon Hill Village multifamily community is bounded by vacant land in the Townhouse (R-T) Zone to the east, the Capital Beltway to the south, a multifamily community in the Residential Medium Development (R-M) Zone to the west, and single-family detached residences in the One-Family Detached Residential (R-55) Zone to the north.

5. **Previous Approvals:** The property is the subject of Record Plat BB 12@64 and WWW 48@17, recorded in land records in 1946 and 1963, respectively. The community building site is part of a larger property of approximately 30.24 acres (Parcel C and Lot 12). Parcel C was improved with 841 multifamily apartment units in the 1960's. The 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* retained the R-18 Zone for this property. The site also has an approved Stormwater Management Concept Plan (16614-2008-00) which will be valid through June 18, 2011.

6. **Design Features:** The application proposes to construct a 27,003-square-foot community center within the Oxon Hill Village apartment development. The community center will include a gymnasium, community room, fitness center, multipurpose room, conference room, administrative offices, and kitchen and storage facilities. The following is a sampling of additional services that will be provided within the community building: an after-school tutoring and homework center with 30 computers, SAT preparation courses for high school juniors and seniors, a GED diploma program, computer courses for senior residents, adult and youth basketball leagues, indoor volleyball tournaments, chess club, cheerleading, dance team, step team, book clubs, movie nights, healthy eating seminars, community meetings, and community outreach activities.

The community building is proposed to be located on Lot 12, Block B of the Dennis Grove subdivision, which is currently partially improved with a playground facility serving the residents of the surrounding apartment community. The proposed rear access drive, dumpster, and loading

facilities associated with the community building are partially located on Parcel C. Access is proposed to be provided via a curb cut along Alice Avenue, which will lead to a surface parking facility.

The proposed two-story community building features a variety of architectural elements including a central tower feature, varied roof lines and multiple window types and sizes. The front elevation includes a clearly-defined entrance at the base of the tower feature, which separates two larger building sections featuring reverse-gabled roof lines. The proposed finish material is a mixture of brick to match the existing multifamily buildings, stone veneer, and vinyl siding. While the proposed finish materials are generally high quality, vinyl siding is somewhat prone to warping, especially when used on wide expanses of wall. A more rigid siding material is preferred in such applications. Therefore, staff is recommending that the vinyl siding be eliminated from the plans and replaced with a rigid, durable material, such as cementitious siding. The majority of the roof is proposed to be finished with architectural shingles. The roof of the gymnasium portion of the building will feature standing-seam metal with translucent panels, which will provide natural light to the interior space.

Although light fixtures are shown on the detailed site plan, some are located within the right-of-way. Prior to signature approval, the plans should be revised so that all proposed lighting is shown on site outside of the right-of-way.

Two building-mounted signs are proposed to be located on the front (south) elevation of the community building. The larger sign is located west of the main entrance tower and features individually-mounted black lettering in an arched configuration. A smaller sign is located above the entrance doors on the tower feature and includes the Southern Management Corporation's logo. While the overall design of the proposed signage is acceptable, the plans do not include enough information to determine whether or not the proposal meets the sign area requirements of the Zoning Ordinance. In addition, information relating to the method of illumination, materials and specific colors should be included on the plans. Several conditions have been incorporated in the Recommendation Section of this report, which would ensure that all necessary information pertaining to the proposed signage is submitted and evaluated by Urban Design staff as designee of the Planning Board prior to signature approval of the detailed site plan.

COMPLIANCE WITH EVALUATION CRITERIA

7. **CB-58-2001, Residential Revitalization Legislation and the Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of CB-58-2001 and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, Uses Permitted, which governs permitted uses in residential zones. A community building as shown on the detailed site plan is a permitted use in the R-18 Zone subject to detailed site plan review. Pursuant to Section 27-445.10(b)(4), the standard regulations of the specific zone, in this case R-18, do not apply to uses and structures in a residential revitalization project.
 - b. Per Section 27-445.10(c), Residential Revitalization, Findings, in approving a residential revitalization project, the Planning Board shall find that the project:
 - (1) **Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating**

dwelling, improving structures, or renovating and improving other facilities;

Comment: The proposed community building will greatly improve the availability of recreational facilities to the residents of the Oxon Hill Village community. In addition, the building will serve as a landmark, marking the gateway into the community and greatly enhancing the otherwise mundane architectural character of the development. Construction of this project will be a substantial first step in improving the physical quality of the site.

(2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;

Comment: The existing community consists of two- and three-story multifamily residential buildings, which were constructed in the 1960s. The elevations feature typical minimalistic 1960s design with little ornamentation or relief and flat or single-gable roofs. The primary finish material is brick, with small siding panels between the windows on some buildings. The proposed community building features a variety of architectural elements including a central tower feature, varied roof lines, and multiple window types and sizes, but is compatible with the surrounding community in terms of the height and size of the building. Substantial portions of the building will be clad in brick veneer to match the existing structures within the community. Although the architectural style of the proposed building varies somewhat from the existing structures, the use of materials, height, and scale are generally compatible. The proposed community building will be a visual amenity to the community and the architectural character of the community will be greatly enhanced upon the completion of this project.

(3) Serves a need for housing in the neighborhood or community;

Comment: The proposed community building will serve the needs of the residents of the Oxon Hill Village community. The amenities, services, and resources that will be provided within the new community building will be an asset to the community as a whole and will enhance the development's marketability, thereby providing an improved housing option for county residents who might not have previously considered Oxon Hill Village.

(4) Benefits project residents and property owners in the neighborhood;

Comment: As mentioned above, the proposed community center will be an asset to the residents of the Oxon Hill Village development and the neighborhood as a whole. The community building will provide new recreational options for residents and the architectural style and quality of the proposed building will serve as a visual amenity not only for the residents of Oxon Hill Village, but also for passersby. Recreational options, services, and amenities will attract the young residents of Oxon Hill Village, providing constructive and enriching activities and programs. The proposed project will greatly benefit property owners in the neighborhood and will provide new opportunities to the residents of the community.

(5) Conforms with the housing goals and priorities as described in the current “Housing and Community Development Consolidated Plan” for Prince George’s County; and

Comment: Staff has reviewed the “Housing and Community Development Consolidated Plan” FY 2006–2010 and concludes that this property is an appropriate site for a residential revitalization development. The property is located within a Revitalization Tax Credit District in the Developed Tier in Planning Area 76A. The “Housing and Community Development Consolidated Plan” indicates that the need for revitalization is strongest within those cities and neighborhoods inside the Capital Beltway (Developed Tier). The subject property is located within the County’s Developed Tier.

The proposed development is in conformance with the priorities of the “Housing and Community Development Consolidated Plan.” The consolidated plan calls for redevelopment strategies which will encourage public/private partnerships to replace and/or improve distressed properties with mixed income and mixed-use properties, to create aggressive homeownership initiatives and to improve the quality and availability of public services to low-income and special-needs residents.

The consolidated plan acknowledges that the County’s master plans stress the need to strengthen and preserve existing communities. The County’s adopted growth management policies recommend that the existing neighborhoods, resources, and character must be conserved and enhanced. The plan states that encouraging existing property owners to invest in the community is the key to maintaining healthy neighborhoods.

The applicable Strategic Plan Community Development Strategy Goals (p. 83) are:

- (7) Improve the safety and livability of the neighborhoods; and**
- (8) Improve the quality of life by providing needed public services.**

The applicant’s proposal is consistent with the priority for revitalization to “improve the health, safety and quality of life for low income and special populations, especially children and youth...[and] seniors and frail elderly” and will improve the quality of life of residents by providing needed public services and facilities. According to the consolidated plan, “public facility includes rehabilitation of older or construction of neighborhood centers [and] community youth centers...(p. 64).” The consolidated plan also indicates that neighborhood and community centers are among the priority community infrastructure needs identified by residents of Prince George’s County (p. 64). In addition, employment training, services for seniors and frail elderly, and supportive services for children, youth and families ranked among the top public service needs of County residents (p. 65). The proposed community center will provide much-needed services and resources to the Oxon Hill Village community’s youth and elderly populations.

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.

Comment: According to the Community Planning South Division, the subject application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*.

- c. **Parking and loading requirements:** The applicant proposes to provide 17 surface parking spaces to serve the proposed community building. According to Section 27-445.10(b)(5), which governs parking requirements within a residential revitalization project, the normal parking requirement for this development can be reduced by 30 percent to 49 spaces. An additional reduction is provided for pursuant to Section 27-445.10(b)(5), if the additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the county that were predominantly developed prior to November 29, 1949 when the additional reduction will not infringe upon the parking and loading needs of adjacent residential areas.

Several conditions are particular to the proposed use given its nature at this location and warrant a further reduction in the number of parking spaces. It is anticipated that a large portion of visitors will be pedestrians or bikers, who will travel to the community center via the community's extensive sidewalk network; however, direct connections to this network from the subject site are unclear on the detailed site plan. A crosswalk should be provided across Alice Avenue to provide a connection to the southern portion of the development. In addition, the detailed site plan should show a standard sidewalk on the north side of the northern access drive and should clearly indicate how a direct pedestrian connection will be made to the northern portion of the site. A minimum of 20 bicycle parking spaces should be provided on-site so that visitors arriving by bike can safely stow their bikes while using the community building facilities.

Since much of the community center's programming is geared toward the community's youth population, many of the community building's users will be under the legal driving age and will therefore not be traveling via automobile. As a result, fewer parking spaces will be necessary in order to adequately serve the community building. The 17 on-site spaces will be supplemented by on-street parking, which is available along both Alice Avenue and Virginia Lane. The additional parking reduction will have no effect on the parking and loading needs of the adjacent residential areas. A separate loading space is provided for the community building.

8. **The Prince George's County Landscape Manual:** The proposed residential revitalization is not exempt from the requirements of the Landscape Manual because the proposal includes a new building, parking, and other site amenities. However, per Section 27-445.10(b)(6) of the Zoning Ordinance, which governs landscaping requirements within a residential revitalization project, the project shall comply with the requirements of the Landscape Manual to the extent that is practical. The site is subject to Sections 4.2, Commercial and Industrial Landscaped Strip; 4.3(a), Parking Lot Landscaped Strip; and 4.4, Screening Requirements, of the Landscape Manual. The detailed site plan is in conformance with Sections 4.2 and 4.3(a) of the Landscape Manual.

The plans are not, however, in conformance with Section 4.4, which stipulates that loading spaces and access driveways to these areas shall be screened from adjoining land in a residential zone. The proposed loading space as shown on the submitted detailed site plan is not adequately screened. Prior to signature approval, the applicant should revise the plans to demonstrate conformance with Section 4.4 of the Landscape Manual. The dumpster facility is adequately screened in accordance with Section 4.4; however, due to its proximity to the adjacent multifamily buildings, the screening material should be upgraded with brick to match the community building so that the facility will be both attractive and low maintenance.

The plans incorrectly indicate that the site is subject to Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. The community building and multifamily buildings are located on one lot of development, consisting of Lot 12 and Parcel C. Therefore, buffering in accordance with Section 4.7 of the Landscape Manual is not required.

9. **Woodland Conservation and Tree Preservation Ordinance:** According to the Environmental Planning Section, this site qualifies for an exemption from the Woodland Conservation and Tree Preservation Ordinance because it is less than 40,000 square feet in size, contains no woodland, and has no previously approved tree conservation plan. A letter of exemption must be obtained prior to the issuance of any permits for the site.

10. **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 December 8, 2008, the Community Planning South Division noted that the application is consistent with the 2002 General Plan Development Pattern Policies for the Developed Tier and conforms to the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*. In addition, the community planner indicated that the plan does not clearly identify sidewalk connections for pedestrian circulation to the adjoining apartment complex and does not include information on signage. Please see Finding 6 for a detailed discussion of these issues.
- b. The Transportation Planning Section, in comments dated November 26, 2008, noted that the site is acceptable from the standpoint of access and circulation. However, the transportation planner indicated that Alice Avenue appears to be a 60-foot-wide right-of-way and is incorrectly labeled as 40 feet wide.

Comment: A condition has been proposed to require the applicant to correct this label prior to certification.

In a separate memorandum from the Transportation Planning Section, dated December 5, 2008, on detailed site plan review for master plan trail compliance, the trails planner indicated that although there are no master plan trails issues, if road frontage improvements or reconstruction is required by the Department of Public Works and Transportation (DPW&T), the relocation of the sidewalk along Alice Avenue is recommended to accommodate a landscape strip adjacent to the right-of-way.

Comment: The plans do not propose frontage improvements along Alice Avenue. Additional discussion relating to sidewalk connectivity was provided by the Urban Design staff and is discussed in detail in Finding 7.

- c. The Environmental Planning Section, in comments dated December 5, 2008, indicated that the site qualifies for an exemption from the Woodland Conservation Ordinance, which should be obtained prior to the issuance of any permits for the site.
- d. The Permit Review Section, in a memorandum dated December 22, 2008, provided several comments which have either been addressed in other findings within this report or are included as recommended conditions of approval.

In addition, the permit reviewer indicated that the loading space and access to the loading space must be 50 feet from residential property or a departure from design standards will be required. Section 27-579(b) of the Zoning Ordinance indicates that “no portion of an exterior loading space and no vehicular entrances to any loading space (including driveways and doorways), shall be located within 50 feet of any Residential Zone...” Conformance with this requirement is impossible in this instance because the subject site is located wholly within the R-18 Zone. The subject site, which consists of Lot 12 and Parcel C, is currently improved with multifamily residential structures, a use that requires the provision of on-site loading spaces. Loading spaces and vehicular entrances to these loading spaces currently exist on the Parcel C portion of the site. Since the community building and multifamily buildings are located on adjoining properties which are being improved as one lot of development, a requirement to set back the loading space is unreasonable and the current location of the space does not warrant the requirement of a departure. A condition has been incorporated in the recommendation section of this report, which would require the screening of the proposed loading space in accordance with Section 4.4 of the *Prince George’s County Landscape Manual*.

- e. The Subdivision Section, in comments dated December 5, 2008, provided the following analysis:

The property is the subject of Record Plat BB 12@64 and WWW 48@17, recorded in land records in 1946 and 1963, respectively. The proposed community building is located on Lot 12, Block B (1946) with the remainder of the development being located on Parcel C (1963). The bearings and distances are not accurately reflected on the detailed site plan sheet for Lot 12. In addition, access to the north from Virginia Lane is off-site, it appears that the access to the west is also off-site and on the abutting property which is not reflected on the overall DSP and should.

The referral indicates that the use of the property is “Resident Services Center.” That use is not a use listed in the Zoning Ordinance. Based on the site notes, this property is to be developed with a community building which will include accessory leasing offices for the abutting multifamily Oxon Hill Village. The use should be consistent with the Zoning Ordinance use table as a community building, which states “Community Building or similar non-profit social use, not publicly owned, only for residents and guests” is permitted in the R-18 Zone. If this site is a residential revitalization use as indicated by Urban Design staff, the DSP should clearly demonstrate conformance to Section 27-445.09.

The site plan, while not clearly stated, appears to propose a community building of 16,250 square feet of gross floor area. The “area” in square feet is provided, but this is not clear if this is the building footprint only. Section 24-111(c) of the Subdivision Regulations requires that a final plat of subdivision approved prior to October 27, 1970

be resubdivided prior to the issuance of building permits for the construction of more than 5,000 square feet in certain circumstances. However, Section 24-111(c)(4) provides an exemption from the requirement of filing a preliminary plan of subdivision if the development of more than 5,000 square feet of gross floor area, which constitutes at least ten percent of the total area of the site, has been constructed pursuant to a building permit issued on or before December 31, 1991.

If the total area of the site includes Lot 12, Block B and Parcel C, and the total gross floor area of the existing development exceeds ten percent of the acreage of the combination of those properties, and those buildings were constructed prior to December 31, 1991, the development is exempt from the requirement of filing a preliminary plan of subdivision. The applicant should demonstrate conformance prior to the approval of the detailed site plan.

Comment: The applicant has indicated that the total proposed gross floor area is 27,003. This should be corrected on all plans prior to certification of the detailed site plan. According to the applicant, the gross square footage of the existing development on Parcel C is 458,452, which is approximately 34 percent of the total site square footage. According to tax records, the existing buildings on Parcel C were constructed in 1964. Therefore, pursuant to the stipulations above, the development is exempt from the requirement of filing a preliminary plan of subdivision. The site plan should, however, be revised prior to signature approval so that the bearings and distances shown match the final plat. In addition, the areas of proposed development outside of the limits of Lot 12 should be shown on the overall detailed site plan. Several conditions of approval have been incorporated in the recommendation section, which would ensure that these revisions are made prior to signature approval of the plans.

- f. The Department of Parks and Recreation, in a response dated December 3, 2008, stated that they did not wish to comment on the proposed development.
 - g. The Department of Public Works and Transportation (DPW&T) had not provided comments at the time of the writing of the staff report. Prior to signature approval, the applicant should provide evidence from DPW&T that the detailed site plan is in conformance with the approved stormwater management concept plan.
 - h. The Prince George's County Department of Housing and Community Development had not provided comments at the time of the writing of the staff report.
11. 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 Residential Revitalization Detailed Site Plan, DSP-08018, for the Oxon Hill Village Residential Services Center, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the plans to correctly identify Alice Avenue as a 60-foot-wide right-of-way.
 - b. Revise the plans to demonstrate conformance with Section 4.4 of the *Prince George's County Landscape Manual*.
 - c. Provide a crosswalk across Alice Avenue unless modified by DPW&T.
 - d. Provide a standard sidewalk along the northern side of the northern access drive.
 - e. Clearly demonstrate how pedestrians will access the site from the north. Provide sidewalk connections and/or crosswalks across the northern access drive if necessary. The final design of this sidewalk connection shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - f. Revise the bearings and distances on the detailed site plan so they match those shown on the final plat.
 - g. Clearly delineate on the overall detailed site plan those areas that are outside of Lot 12, but are proposed to be improved pursuant to this detailed site plan.
 - h. Provide evidence from DPW&T that the detailed site plan is in conformance with the approved stormwater management concept plan.
 - i. Provide a dumpster enclosure constructed of brick to match the community building.
 - j. Revise the plans to include on-site bicycle parking for a minimum of 20 bikes and provide details for the proposed bike racks.
 - k. Replace the proposed vinyl siding with a rigid, durable material such as cementitious siding. Material samples shall be submitted to the Urban Design Section for their review and approval as designee of the Planning Board.
 - l. Revise the general notes to include the correct square footage for the proposed community building.
 - m. Indicate the right-of-way and centerline of all streets on the detailed site plan.
 - n. Revise the general notes to include all necessary information relating to Parcel C and an acreage that includes both Parcel C and Lot 12.
 - o. Revise the detailed site plan to show all proposed light fixtures on-site, outside of the right-of-way.
 - p. Submit details of the proposed building-mounted signs in conformance with the requirements of the Zoning Ordinance. Such details shall indicate the proposed dimensions, materials, colors and method of illumination of the proposed signs and shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.

2. Prior to the issuance of any permits for the site, a letter of exemption from the Woodland Conservation Ordinance shall be obtained.