



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

DETAILED SITE PLAN

DSP-05006

Application	General Data
Project Name: TRUMPS HILL Location: On the north side of North Marlton Avenue, approximately 100 ft east of Crain Highway Applicant/Address: Gilligan Development, Inc. 7524 WB&A Road, Suite 200 Glen Burnie, MD 21601	Date Accepted: 8/18/2005
	Planning Board Action Limit: waived
	Plan Acreage: 8.72
	Zone: R-80
	Dwelling Units: 17
	Square Footage: NA
	Planning Area: 82A
	Tier: Developing
	Council District: 09
	Municipality: NA
	200-Scale Base Map: 211SE11

Purpose of Application	Notice Dates
Construction of 16 Single-Family Dwellings	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 6/10/2005
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/24/06

Staff Recommendation		Staff Reviewer: Lareuse	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 28, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Susan Lareuse, Planner Coordinator
SUBJECT: Detailed Site Plan DSP-05006
Trumps Hill

The Urban Design staff has completed its review of the submitted detailed site plan for the purpose of constructing 16 single-family detached units. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the recommendation section below.

EVALUATION

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

- a. Basic Plan Amendments A-6696-C, A-9730-C and A-9731-C/03.
- b. The requirements of the R-P-C and the R-80 Zones, as stated in the Zoning Ordinance.
- c. The requirements of the *Landscape Manual*.
- d. Referrals.

FINDINGS

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

1. **Request:** The subject detailed site plan is for 16 single-family detached units within the R-P-C Zone known as the Marlton development and as shown on the official plan that governs development within that area. The detailed site plan consists of the site grading plan, the landscape plan, and the architectural elevations.

2. **Development Summary**

	EXISTING	PROPOSED
Zone(s)	R-P-C and R-80	R-P-C and R-80
Use(s)	Vacant	Single-family detached
Acreage	8.72	8.72
Lots	0	16
Parcels	1	0

3. **Location:** The subject property is located on the northeast side of North Marlton Avenue and west of Trumps Hill Road.

4. **Surroundings and Use:** The Trumps Hill historic site is situated on adjoining property in the R-E Zone to the southeast and single-family homes are found to the north in the R-P-C (R-80) Zone and to the south in the R-P-C (R-R) Zone. Trumps Hill Phase Two is proposed to the west of the subject application and is currently under review by the subdivision office.

5. **Design Features:** The plan proposes a single 50-foot-wide right-of-way ending in a cul-de-sac that will serve the 16 lots. A future road will provide access to the northwest of the subject property if Trumps Hill II is developed. An attractive stone entrance feature is proposed at the intersection of North Marlton Avenue and Trumps Court. Open space with tree preservation is proposed along the majority of the property’s boundary with the historic site. An open space parcel is proposed at the south side of the cul-de-sac with tree conservation shown. The proposed architectural elevations for the project indicate four models by the Gilligan Group including the following:

Model	Finished Living Area
2200	2,198 sq. ft.
2500	2,508 sq. ft.
2700	2,782 sq. ft.
Uphill House	2,539 sq. ft.

The proposed size of units range from 2,198 to 2,782 square feet. Each of the elevations depicts a two-story colonial elevation with brick as an option. The 2200 model proposes an unbalanced window placement on the front elevation that appears awkward, so staff recommends that the applicant revise those plans. The Uphill House, Elevation 3, also needs some minor adjustments to align the door and window treatment of that unit. End walls of some of the units should incorporate additional features to give added interest to the structures as viewed from the street. Staff also recommends that 60 percent of the units should have a brick front. All of the changes could be addressed at the time of signature approval.

5. **Previous Approvals:** The community, known as Marlton, was placed in the R-P-C (Residential Planned Community) Zone via Zoning Map Amendment A-6696 in 1969. The R-P-C Zone provides for the development of large-scale, planned communities. An official plan, which includes zoning subcategories and a detailed development plan, provides the overall framework for the development of the community. The subject property was included in the rezoning of the property into the R-P-C Zone.

On January 17, 1991, the Planning Board approved Amendment 3-90 to the official Marlton plan, as stated in PGCPB No.91-14, allowing the development of up to 22 lots on this property. The amendment included two lots adjoining the Trumps Hill Historic Site, proposed Lots 13 and 14. Based on a referral from the Historic Preservation Section citing a negative impact to the historic setting, Amendment 3-90 was approved with a condition that Lots 13 and 14 were to be deleted and converted to open space to create a buffer between proposed lots in the new subdivision and the Historic Site.

On January 17,1991, the Planning Board also approved preliminary plan of subdivision 4-90112, as stated in PGCPB No. 91-8, for development of the property into 20 lots, 1 parcel, and 3 out lots. That preliminary plan was approved in accordance with official plan amendment 90-03, also requiring the removal of proposed lots 13 and 14. The preliminary plan subsequently expired. On May 14, 1998, and again on October 8, 1998, the Planning Board approved preliminary plan 4-98001, as stated in PGCPB No. 98-156(A), for 17 lots and 3 parcels. That plan did not conform to official plan amendment 3-90 and the adjacent historic site owner submitted a request for reconsideration. The Planning Board granted that request. At the second public hearing, the Planning Board reviewed the additional information submitted into the record and the analysis provided by staff. A comparison of the amendment to the official plan and its impact on proposed lots 9 and 10 shown on the preliminary plan (which were in the same location of previously shown lots 13 and 14 on the official plan amendment). The Planning Board's action allowed the lots to be shown in the area specifically cited for the deletion of lots in the official plan. The preliminary plan subsequently expired.

On July 29, 2004, the Planning Board approved preliminary plan 4-04025 for 16 lots and 2 parcels. That plan was approved with lots shown in the location specifically cited in the official plan to be deleted. That preliminary plan remains valid.

6. The detailed site plan was reviewed for conformance to the Marlton official plan, A-6696, A-9730, A-9731, including Planning Board Resolution No. 91-14. PGCPB No. 91-14 included the following conditions:

1. **Detailed Site Plan review by the Planning Board, with referral to the Historic Preservation Commission, shall be required in accordance with Part 3, Division 9 of the Zoning Ordinance. In addition to the requirements of Section 27-282(e), site plan review shall include the following:**

Comment: This detailed site plan is scheduled to be heard by the Historic Preservation Commission (HPC) on February 21, 2006. The findings of the HPC will be presented at the Planning Board hearing.

- a. **Deletion of Lots 13 and 14 as building sites, to remain in open space, with a conservation easement donated to the appropriate homeowner's association.**

Comment: The detailed site plan outlines the previous location of lots 13 and 14 as building sites. The portion of the property where Lots 13 and 14 were previously proposed is now shown as a reforestation and landscape buffer area on a homeowners' association parcel. At the time of the final plat, a conservation easement will be placed over the reforestation and landscape area to ensure its protection as perpetual woodlands. Staff agrees with the applicant's proposal as fulfilling the requirement. The plan should

be revised to indicate the land as proposed Parcel C and the acreage amount and that the land will be under the control of the homeowners association.

b. Location, orientation, architecture with elevation sketches, landscaping and screening of dwellings along the common boundary line of the Trumps Hill Historic Site;

Comment: There is only one unit (Lot 10) that is located directly adjacent to the Historic site. That unit is buffered by the incorporation of the 40-foot landscape strip and a 50-foot-wide building restriction line. The rest of the lots are offset from the shared property line with intervening wooded open space located along the property line and the units. The architectural elevations propose two-story colonial style homes. Chimneys are not proposed; all of the architecture proposes gas direct-vent fireplaces. The site lines to Lot 11, across the cul-de-sac, provided by the applicant, demonstrate that the impact to the historic site will be minimal. The siting of the house on Lot 11 has a side elevation toward the historic site and the rear elevation toward the historic drive to the historic site. The side and rear elevations show at least three architectural elements.

c. Correct notation of the adjoining historic property as "Historic Site No. 82A-12, Trumps Hill" and its zoning classification as R-E;

Comment: The detailed site plan shows this information on the plan.

d. A Type II Tree Conservation Plan with supplemental plantings in the tree save areas less than 25 feet in width; and

Comment: The Woodland Conservation Ordinance requires all woodland conservation areas to have a minimum width of 35 feet. All woodland conservation areas on the TCPII meet this requirement.

e. A noise study demonstrating that building shells are designed to attenuate interior noise levels to 45 dBA (Ldn) or less.

Comment: North Marlton Avenue is classified as a collector roadway, which is a class of roadway that is not regulated for noise impacts. Crain Highway (US 301) is a master planned freeway (F-10). The proposed traffic volume of US 301, based on "build-out" modeling prepared by the Transportation Planning Section, will be 86,592 vehicles per day. An estimation of the location of the 65 dBA Ldn noise contour based on the projected traffic volume was made to determine potential noise impacts on the proposed residential use, and to evaluate mitigation potential. Using the Environmental Planning Section noise model, the 65 dBA Ldn noise contour will fall approximately 531 feet from the centerline of the master-planned road.

An arterial service road is proposed on the east side of Crain Highway (US 301) adjacent to this property. The proposed traffic volume of the service road, based on "build-out" modeling prepared by the Transportation Planning Section, will be 28,797 vehicles per day. An estimation of the location of the 65 dBA Ldn noise contour based on the projected traffic volume was made to determine potential noise impacts on the proposed residential use and to evaluate mitigation potential. Using the Environmental Planning Section Noise Model, the 65 dBA Ldn noise contour will fall approximately 144 feet

from the centerline of the master planned road, which is entirely within the noise impact area for the adjacent freeway.

The subject property lies entirely outside the 65dBA Ldn noise contour for Crain Highway.

2. **Prior to the issuance of permits, the applicant shall provide documentary proof of approval from the adjoining property owner and the Department of Public Works and Transportation for the proposed access to North Marlton Avenue.**

Comment: This condition should be carried over to the approval of this plan.

3. **Prior to the issuance of building permits, Heathermore Boulevard shall be constructed from Trumps Hill Road to US 301.**

Comment: This condition should be carried over to the approval of this plan.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-80 Zone and the site plan design guidelines of the Zoning Ordinance.
8. The proposal is subject to the requirements of the *Landscape Manual*, Section 4.1, Residential Requirements, and Section 4.7, Buffering Incompatible Uses. The plans conform to Section 4.1. The plans should be revised prior to signature approval in order to conform to Section 4.7 by showing the 40-foot landscape yard and 50-foot building restriction line the full length of the shared property line between the subject site and the historic site. The 4.7 schedule demonstrating conformance will need to be changed to show the existing woodland as fulfilling the requirement of the buffer, where existing woodland will be retained.

Referral Comments

9. The Environmental Planning Section recommends approval of detailed site plan, landscape plan, and Type II tree conservation plan subject to conditions listed at the end of this memorandum.

The Environmental Planning Section previously reviewed this site as Preliminary Plans 4-90112 and 4-98001, and Type I Tree Conservation Plans TCPI/01/98, which was approved subject to conditions contained in PGCPB No. 98-156(A). The site was subsequently reviewed in conjunction with Detailed Site Plan DSP-00002 and the Type II Tree Conservation Plan TCPII/40/00, which were never certified. Most recently the site was reviewed as Preliminary Plan 4-04025 and TCPI/01/98-01, which were approved subject to conditions.

This 8.36-acre property in the R-80 zone is located on the north side of North Marlton Avenue, approximately 800 feet east of its intersection with US 301. A review of the available information indicates that streams with adjacent severe slopes, or areas of steep slopes with highly erodible soils, are not found to occur on the property, nor are there nontidal wetlands or 100-year floodplain. Transportation-related noise impacts have not been found to impact this property, which is located more than 400 feet from the US 301 right-of-way. The soils found to occur, according to the Prince George's County Soil Survey, include Sandy land steep and Westphalia fine sandy loam, both of which have limitations that could affect the development of this property. According to available information, Marlboro clay does not occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no sensitive species project review areas

(SSPRA) found to occur in the vicinity of this property. Trumps Hill Road is a designated historic road that abuts this property along the eastern property boundary. The property abuts Historic Site 82A-12, Trumps Hill, located to the south of this property. This property is located in the Charles Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the General Plan. According to the *Countywide Green Infrastructure Plan*, this site contains evaluation areas. The property is located within the boundaries of the official plan for the Marlton Residential Planned Community (R-P-C).

- A. A forest stand delineation (FSD) was submitted and approved in conjunction with the approval of Preliminary Plan of Subdivision 4-04025 and Type I Tree Conservation Plan TCPI/01/98-01.

Comment: No further information is required concerning the FSD and TCPI.

- B. A Type II Tree Conservation Plan TCPII/40/00 was submitted in conjunction with this application, and was found to be in general conformation with the approved Type I Tree Conservation Plan (TCPI/01/98-01), but to include technical errors that require revision prior to signature approval to fulfill the requirements of the *Woodland Conservation and Tree Preservation Technical Manual*.

The woodland conservation worksheet indicates 2.42 acres of on-site preservation, when only 2.40 acres of preservation remains after clearing of 5.77 acres and not all of it has been credited as woodland conservation. The amount of on-site preservation must be corrected, and the plan must reflect how the full requirement is met on-site.

Standard TCPII Note 7 does not appear to apply to this plan, and if not, should be removed. Standard TCPII Notes 9 through 12 should be placed on the plan, since they apply to reforestation projects.

The standard afforestation/reforestation management plan notes, prepared by EPS, should be included on the plan.

The woodland conservation signage detail should be revised to state that the signs shall be mounted with a minimum of two bolts and that a two-foot, in-ground depth is preferred to cement. Note 5 on this detail should state, "Woodland conservation signage may be mounted on permanent tree protection fencing."

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

- a. The woodland conservation worksheet shall be revised to accurately state the amount of woodland preservation and show how entire woodland conservation requirement is met on-site.
- b. The TCPII plan shall be revised to show how the woodland conservation requirement is met on site.
- c. Standard EPS afforestation/reforestation management plan notes should be added to the plan.
- d. Standard TCPII Note 7. shall be removed from the plan if not applicable.

- e. Standard TCPII Notes 9, 10, 11 and 12 shall be added to the plan.
 - f. The woodland conservation signage detail shall be revised to indicate a minimum of two bolts for mounting, a minimum two-foot, in-ground depth for mounting posts, and that signage may be mounted on permanent tree protection fencing.
 - g. Have the revised TCPII signed and dated by the qualified professional who prepared it.
- B. Afforestation and reforestation are proposed in order to fulfill woodland conservation requirements on this site. In order to protect the afforestation areas after planting, so that they may mature into perpetual woodlands, all afforestation or reforestation on individual must be completed prior to the issuance of building permits for the site; afforestation/ reforestation areas shall be protected by permanent tree protection devices, such as two-rail split fences or equivalent; and all afforestation /reforestation areas must be placed in conservation easements at time of final plat.

Recommended Condition: All approved afforestation or reforestation areas shown on the Type II tree conservation plan shall be placed in conservation easements at time of final plat, and shall be reviewed by the Environmental Planning Section. The following note shall be placed on the plat:

“Certain of the conservation easements on this plat include afforestation areas that are proposed to regenerate as perpetual woodlands in fulfillment of woodland conservation requirements and preclude any disturbance or installation of any structure within specific areas shown on the approved tree conservation plan. Failure to comply will mean a violation of an approved Type II tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance.”

Recommended Condition: All afforestation or reforestation and associated protective fencing shall be installed prior to the issuance of the building permit for individual lots. A certification prepared by a qualified professional may be used to provide verification that the afforestation and fence installation have been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

- C. A revised landscape plan was submitted in conjunction with the DSP that is coordinated with the TCPII to show the interrelation of the landscape plan and the woodland conservation areas. When landscape buffers are also counted as woodland conservation areas, appropriate planting stocking levels have been provided.

Comment: The landscape plan now reflects the areas of woodland conservation.

- D. The Westphalia soils and the Sandy land soils have limitations with respect to steep slopes that may affect the construction of houses on this site.

Discussion: Although these limitations may ultimately affect the construction phase of this development, there are no limitations that appear to affect the site design or layout. It

is important to understand that during the review of building permits, the Department of Environmental Resources will likely require a soils study addressing the soil limitations with respect to the construction of homes.

- E. This property is located approximately 671 feet east of US 301, a known transportation-related noise generator. US 301 had an average daily traffic volume of 29,575 during 2001 with a projected unmitigated 65-dBA Ldn noise contour using soft surface assumptions at approximately 531 feet from the centerline of US 301 using 10-year traffic projections. Therefore, the noise does not impact this property.

Discussion: No further information with respect to transportation-related noise impacts is required.

- F. Trumps Hill Road, a designated Historic Road in the *Historic Sites and District Plan*, abuts the subject property to the east. Any improvements within the right-of-way of the historic road are subject to approval by the Department of Public Works and Transportation. To preserve the scenic viewshed along the historic road, a 40 foot-wide scenic easement, located outside of the ultimate right-of-way and exclusive of the public utility easement, has been delineated on the preliminary plan and is shown on the DSP, landscape plan and tree conservation plan. Within the scenic easement, existing woodland has been preserved to the greatest extent possible and supplemental planting has been provided where necessary. A minimum separation in the rear yard areas of 40 feet is required between the delineated scenic easement and the rear of any proposed dwelling.

A photographic inventory of significant visual features and key plan for the frontage of the subject property on Trumps Hill Road was submitted at time of preliminary plan. The photographs reveal significant visual features related to the viewshed that should be identified on the TCPII and landscape plan. The configuration of part of Parcel 18, which contains the historic site, has been drawn to include a driveway entering the site from Trumps Hill Road. Two brick pillars mark the driveway entrance and the gravel drive is edged on the north with a row of eastern red cedars. These significant viewshed features should be shown on the plan.

Recommended Condition: Prior to certificate approval of the detailed site plan, the TCPII and landscape plan shall be revised to include the significant visual features identified in the photographic inventory.

- G. As previously mentioned, a D bufferyard, with a 50 foot-wide building restriction line, and a 40-foot-wide landscaped buffer are required along the entire yard adjacent to the historic site. The required building restriction line and landscaped yard should be shown on the landscape plan along the entire shared property line with the historic site.

Recommended Condition: Prior to certificate approval of the detailed site plan, the landscape plan and TCPII shall be revised to delineate the building restriction line and landscaped buffer required by the D bufferyard along the entire property boundary adjacent to the historic site.

- 10. The Subdivision Section explains that the property is the subject of Preliminary Plan 4-04025; the Planning Board adopted the resolution of approval PGCPB No. 04-152 on July 29, 2005. The preliminary plan remains valid until July 29, 2007 unless a final record plat is approved.

The property is subject to the conditions contained in the resolution of approval. That resolution contains 12 conditions. The following conditions relate to the review of the detailed site plan (DSP). Additional staff comments and Planning Board findings have been provided where appropriate.

3. A Type II Tree Conservation Plan shall be approved in conjunction with the detailed site plan.

Comment: The current detailed site plan application includes a Type II tree conservation plan for review and approval, which will be reviewed later in this memorandum.

6. In addition to typical review, the detailed site plan shall examine sight lines from the historic site to proposed structures on Lots 9, 10 and 11. Consideration shall be given to limiting roof pitch to the lowest pitch possible in accordance with the building code. In addition, plant materials planted in the landscaped buffer on Lots 9 and 10 between the proposed homes and the historic site shall be larger than required to create a more immediate buffer. The exact size of these plant materials shall be determined at the detailed site plan stage.

Comment: The subject plan has removed the proposed lots 9 and 10 that were shown and approved on the preliminary plan. This was done in order to conform to the approved official plan amendment, which restricted any lots from being placed in that location. The preliminary plan of subdivision is subordinate to the official plan and should not have approved lots, which were required to be deleted on the official plan. Therefore, the condition is moot and will not be enforced through the detailed site plan.

9. Development shall be in conformance with the approved Stormwater Management Concept Plan, Concept 8004400-1990-01, or any approved revisions thereto.

Comment: The Department of Environmental Resources has reviewed the detailed site plan and the applicant has submitted the stormwater management concept approval case 8004400-1990-02.

10. A note shall be placed on the final plat indicating that homes constructed on Lots 9 and 10 shall be limited to one story.

Comment: No lots are shown on the detailed site plan in the location of Lots 9 and 10; therefore, this condition does not apply.

11. At the time of final plat, a Conservation Easement shall be described by bearings and distances for Lots 9 and 10. The easement shall contain all land within the landscaped buffer on Lots 9 and 10. The following note shall be placed on the plat:

“Conservation Easements described on this plat on Lots 9 and 10 are areas where the installation of structures and pavement and the removal of vegetation is prohibited. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

Comment: The DSP and TCPII show that lots have been deleted in the area previously shown as Lots 9 and 10, and a homeowners association parcel encumbered with a landscape buffer within a

woodland conservation area are proposed. A conservation easement will be placed over the woodland conservation area at time of final plat.

The following additional comments/revisions were taken from the subdivision referral and still need to be addressed:

- a. To clearly label and delineate the 40-foot scenic easement along Trumps Hill Road. The 40-foot easement is measured from the 10-foot public utility easement that runs parallel to the ultimate right-of-way of Trumps Hill Road.
 - b. To clearly label the 50-foot-wide D bufferyard along the entire common property line with part of Lot 18.
11. A Phase I archeological survey was completed for this property by Archeological Testing and Consulting, Inc. The report, entitled "Phase I Archeological Survey of the Trumps Hill Property: An 8.72-Acre Parcel located on North Marlton Avenue in Prince George's County, Maryland," describes the pedestrian walkover and excavation of 37 shovel test pits on the property, excavated at regular 50-foot intervals. Only one artifact, a piece of coal, was recovered and the consultant recommended no further archeological work. The report was dated September 30, 2004, and was received on August 15, 2005. Staff concurs that no further archeological work is required, and that Condition 5 of Preliminary Plan 4-04025 PGCPB Resolution 04-152 has been fulfilled.
12. The Transportation Planning Section reviewed the plans and found that the site plan is acceptable and conforms to the subdivision from the standpoint of transportation.
13. The Historic Preservation Section stated that in April 2004, staff commented on the preliminary plan of subdivision (4-04025) for Trumps Hill. Trumps Hill (Historic Site 82A-12) was designated as a historic site in 1990. The historic site consists of a mid-1850s Greek Revival-style frame plantation house (with earlier wing) of the Duvall family, as well as three outbuildings; all are accessible by a cedar-lined entrance drive coming in at a sharp angle from Trumps Hill Road. The environmental setting is the 5.298-acre property (the southeasterly part of Lot 18 on Tax Map 109), which includes all of these buildings and which borders the curve of Trumps Hill Road. The following findings are recommended:
- a. The general notes of the site plan note the location of the historic site "Trumps Hill, Historic Site 82A-12," and that the historic site is not included within the detailed site plan.
 - b. A Type D bufferyard, adjacent to the environmental setting of the historic site, is required and provided on open space and lot adjacent to the historic site.
 - c. Lots 1 through 9 are not adjacent to the historic site and, therefore, should not subject to Condition 1b of Resolution 91-14. Parcel B, which is to be kept as undisturbed wooded HOA open space, is adjacent and will be acceptable as the bufferyard for these houses.

The following conditions are recommended by the Historic Preservation staff:

- a. Detailed Site Plan 05006/01 should be approved with the type D Bufferyard adjacent to the environmental setting of the historic site, Trumps Hill 82A-012.

- b. All chimneys, regardless of their location on the dwelling, shall be of masonry construction.
 - c. Brick colors to be used shall be limited to a traditional “red brick” palette. Nontraditional colors, such as beige, white, pink; yellow and brown shall not be used. Prior to certification, brick samples shall be provided to the Historic Preservation Commission staff for review and approval. Any changes to approved samples must be reviewed and approved by Historic Preservation Commission staff and the staff of the Urban Design Section.
13. 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-05006 and TCP II/40/00 with the following conditions:

- 1. Prior to the issuance of permits, the applicant shall provide documentary proof of approval from the adjoining property owner and the Department of Public Works and Transportation for the proposed access to North Marlton Avenue.
- 2. Prior to the issuance of building permits, Heathermore Boulevard shall be constructed from Trumps Hill Road to US 301.
- 3. Prior to certificate approval, the plans shall be revised as follows:
 - a. To clearly label and delineate the 40-foot scenic easement along Trumps Hill Road. The 40-foot easement is measured from the 10-foot public utility easement that runs parallel to the ultimate right-of-way of Trumps Hill Road.
 - b. Show the 40-foot-wide landscape yard and 50-foot-wide building restriction line on the site, landscape, and tree conservation plans, the full length of the shared property line between the subject site and the historic site. The schedule demonstrating conformance to Section 4.7 shall be changed to show the existing woodland as fulfilling the requirement of the buffer, where existing woodland will be retained.
- 4. Prior to signature approval of the architectural elevations, the following revisions shall be made to the plans:
 - a. The 2200 model front elevations shall be revised to create a balanced and symmetrical window placement.
 - b. The Uphill House, Elevation 3, shall be revised to address the alignment of the door and the windows and the possibility of adding windows to the front facade at the basement level. The incorporation of a brick water table on this unit is appropriate as a standard feature.

- c. The 2200, the 2700 and the Uphill House models shall be revised to incorporate at least two end wall features.
 - d. All proposed chimneys, regardless of their location on the dwelling, shall be of masonry construction.
 - e. Brick colors to be used shall be limited to a traditional “red brick” palette. Nontraditional colors such as beige, white, pink, yellow, and brown shall not be used. Prior to certification, brick samples shall be provided to the Historic Preservation Commission staff for review and approval. Any changes to approved samples must be reviewed and approved by Historic Preservation Commission staff and the staff of the Urban Design Section.
5. Prior to the issuance of building permits, the plans shall demonstrate that at least 60 percent of the units will have a brick front.
6. Prior to certificate approval of the detailed site plan, the TCPII shall be revised as follows:
- a. The woodland conservation worksheet shall be revised to accurately state that amount of woodland preservation and show how the entire woodland conservation requirement is met on-site
 - b. The TCPII plan shall be revised to show how the woodland conservation requirement is met on-site.
 - c. Standard EPS afforestation/reforestation management plan notes should be added to the plan.
 - d. Standard TCPII Note 7 shall be removed from the plan if not applicable.
 - e. Standard TCPII Notes 9, 10, 11 and 12 shall be added to the plan.
 - f. The woodland conservation signage detail shall be revised to indicate a minimum of two bolts for mounting; a minimum two-foot, in-ground depth for mounting posts, and that signage may be mounted on permanent tree protection fencing.
 - g. Have the revised TCPII signed and dated by the qualified professional who prepared it.
7. All approved afforestation or reforestation areas shown on the Type II tree conservation plan shall be placed in conservation easements at time of final plat, and shall be reviewed by the Environmental Planning Section. The following note shall be placed on the plat:
- “Certain of the conservation easements on this plat include afforestation areas that are proposed to regenerate as perpetual woodlands in fulfillment of woodland conservation requirements and preclude any disturbance or installation of any structure within specific areas shown on the approved tree conservation plan. Failure to comply will mean a violation of an approved Type II tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance.”
8. All afforestation or reforestation and associated protective fencing shall be installed prior to the issuance of the building permit for individual lots. A certification prepared by a qualified professional may be used to provide verification that the afforestation and fence installation have

been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations, and a plan showing the locations where the photos were taken.

- 9 . Prior to certificate approval of the detailed site plan, the TCPII and the landscape plan shall be revised to include the following significant visual features identified in the photographic inventory: Two brick pillars mark the driveway entrance; and the gravel drive is edged on the north with a row of eastern red cedars.