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## DETAILED SITE PLAN

## DSP-05112

Application	General Data
<b>Project Name:</b> Greenbelt Forest, Lots 1–8, Parcel 15  <b>Location:</b> South side of Greenbelt Road (MD 193), approximately 500 feet east of its intersection with Baywood Drive  <b>Applicant/Address:</b> Mr. Tom Norris Heritage Homes Development Corporation P.O. Box 310 Ashton, MD 20861	Date Accepted: 01/31/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 3.21
	Zone: R-80
	Dwelling Units: 8
	Square Footage: N/A
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: N/A
200-Scale Base Map: 210 NE 0803	

Purpose of Application	Notice Dates
Approval of eight single-family detached homes, Lots 1–8	Adjoining Property Owners Previous Parties of Record Registered Associations: 01/09/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 3/24/2008

Staff Recommendation		Staff Reviewer: Noushin Rashtian	
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-05112  
Greenbelt Forest  
Type II Tree Conservation Plan TCPII/64/06

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan and the Type II tree conservation plan 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:

1. The requirements of the Zoning Ordinance in the R-80 Zone
2. The requirements of Preliminary Plan of Subdivision 4-02044
3. The requirements of the Prince George's County *Landscape Manual*
4. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance
5. Referrals

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 eight single-family detached dwelling units on Lots 1–8.

The subject application consists of site, landscape and tree conservation plans, and architectural elevations for eight single-family detached lots. The site consists of 3.21 acres in the R-80 Zone.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-80	R-80
Use(s)	Vacant	Single-family detached
Acreage	3.21	3.21
Lots	8	8
Parcels	0	0
Outlots	1	1
Detached Dwelling Units	0	8

Architectural Model Data

<b>Ryan Homes Model</b>	<b>Base Finished Area (sq. ft.)</b>
Zachary	2,249
Victoria	2,439
Oberlin	2,632
Courtland	2,877
Avalon	2,935
Waverly	3,189

3. **Location:** The property is located in Planning Area 70, Council District 4, on the south side of Greenbelt Road (MD 193), approximately 1,200 feet west of its intersection with Soil Conservation Road.
4. **Surroundings and Use:** The proposed development is bounded to the west by existing single-family dwellings in the R-55 Zone, to the south by wooded land owned by Prince George’s County in the R-55 Zone, to the east by wooded land with an existing single-family dwelling unit in the R-80 Zone, and to the north by Greenbelt Road (MD 193).
5. **Previous Approvals:** The Preliminary Plan of Subdivision 4-02044 (Resolution PGCPB No. 02-241), was approved on December 12, 2002. The subject site has an approved Type I Tree Conservation Plan, TCPI/23/02. The site also has an approved Stormwater Management Concept Plan 17868-2001-02, which expired on April 1, 2008. The applicant should provide a new stormwater management approval prior to certification of the plans. A condition of approval is included in the recommendation section of this report.
6. **Design Features:** The subject property consists of 3.21 acres of land including eight lots and Outlot A (5,972 square feet) on the southeast end of the property, which is to be dedicated to Prince George’s County. The eight single-family detached dwelling units located on the south side of Greenbelt Road (MD 193) are accessed via Starmist Court, which terminates in a cul-de-sac.

Starmist Court is a dedicated public street. The subject site has no direct access on Greenbelt Road from Lot 1 and Lot 8.

This proposed development consists of 8 two-story, single-family detached dwellings including the Zachary, Victoria, Oberlin, Courtland, Avalon, and Waverly models. The proposed two-story models offer several different elevations that are mainly of traditional architectural style with varied roof pitches, styles, and decorative architectural elements. Each single-family house has a two-car garage as a standard feature with an optional three-car garage and is finished with standard vinyl siding, brick veneer, stone, stucco or a combination of these materials.

Most of the proposed models provide two standard windows and several models provide three standard architectural features on the side elevations. Staff recommends the applicant provide a minimum of three architectural features for side elevations of all proposed models in a reasonably balanced design. Total base finished area of the proposed single-family houses is between 2,249 and 3,189 square feet.

The applicant is providing a four-foot-wide concrete sidewalk along the Greenbelt Road frontage and the east side of Starmist Court. Staff recommends providing a four-foot-wide concrete sidewalk along the west side of Starmist Court as well, to provide safe pedestrian access to the site unless modified by DPW&T.

The applicant proposes a retaining wall along the west property line of Lot 6. Originally the applicant requested a variance for the proposed concrete retaining wall from 3.5 feet to 13 feet in height. Staff recommended reducing the height of the wall to a maximum height of six feet. The engineer revised the plans several times and was able to greatly reduce the height of the retaining wall. The proposed modular split-face block retaining wall varies from one foot to 3.5 feet in height with a 2.5-foot security railing above. To increase privacy, the applicant proposes additional shrubs along the inner side of the retaining wall on Lot 6. No entrance feature is proposed for this development.

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.
  - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-80 Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
8. **Preliminary Plan of Subdivision 4-02044:** The property is the subject of Preliminary Plan of Subdivision 4-0244, approved by the Planning Board on November 14, 2002. The resolution of approval, PGCPB 02-241(C), contains ten conditions. The following apply to the review of the detailed site plan:
  1. **Development of this site shall be in conformance with the approved Conceptual Stormwater Management Plan 17868-2001-02.**

**Comment:** The applicant provided the Stormwater Management Concept Approval Letter #17868-2001-02, which expired April 1, 2008. The applicant needs to provide a new SWM

approval prior to certification of approval. A condition of approval is included in the recommendation section of this report. The applicant added “dry wells” on Lots 1–4 to allow run-off to infiltrate rather than flow overland into the stormwater management facility to the east.

**3. The final plat shall demonstrate denied access to Greenbelt Road from Lots 1 and 8;**

**Comment:** The proposed street, Starmist Court, is a dedicated public street. The subject site has no direct access on Greenbelt Road from Lot 1 and Lot 8. A condition of approval will be included in the recommendation section of this report to require a note on the site plan regarding the denied access to Greenbelt Road from Lots 1 and 8.

**6. Prior to signature approval of the Type I tree conservation plan:**

- a. **Note 6 shall be removed.**
- b. **The plan shall be signed and dated by a qualified professional.**
- c. **Prior to signature approval of the preliminary plan and TCPI, the approximate location of the noise mitigation line shall be removed.**

**Comment:** A Type II Tree Conservation Plan, TCPII/64/06, has been submitted with this DSP application. Per review by the Environmental Planning Section, it is in general compliance with the Woodland Conservation and Tree Preservation Ordinance.

**8. The following note shall be placed on the final plat:**

**At the time of building permits for Lots 1 and 8, certification shall be placed on the permit plan by a professional engineer with competency in acoustical analysis demonstrating that the design and construction of the building shells will attenuate noise to an interior noise level of 45 dBA (Ldn) or less.**

**Comment:** The Environmental Planning Section stated in their memo dated January 25, 2008, “The revised TCPII shows the unmitigated 65 dBA (Ldn) noise contour in relation to MD 193 as it is shown on the approved TCPI. The north side of the proposed dwelling on Lot 1 is the only proposed dwelling inside the unmitigated 65 dBA (Ldn) noise contour. Condition 8 must be addressed prior to the issuance of a building permit for Lot 1 because it is closest to MD 193, and because of this minimal intrusion, no mitigation is required.” A condition of approval is included in the recommendation section of this report to address the above condition prior to the issuance of a building permit for Lot 1.

**10. Prior to the issuance of grading permits, a detailed site plan shall be approved by the Planning Board to address views of the subdivision from adjoining properties.**

**Comment:** The proposed development has frontage on Greenbelt Road and is bounded to the west and south by existing single-family dwellings in the R-55 Zone and to the east by a vacant, wooded parcel, Parcel B, in the R-80 Zone. Two woodland preservation areas and one reforestation area proposed on the subject site will substantially screen views of the development from Greenbelt Road and partially from adjoining properties. The woodland preservation Area 1 consists of 0.19 acre and is located along the northwest section of the site on the side yard of the proposed single-family dwelling on Lot 8; the woodland preservation Area 2 consists of 0.05 acre and is located to the south along the rear yard of the proposed dwelling on Lot 6. The

reforestation area consists of 0.15 acre along the side yard of the dwelling on Lot 1 along Greenbelt Road. In order to screen the views of the site from Greenbelt Road and adjoining properties, the applicant proposes additional plant units (25 evergreen trees) along the rear yards of Lots 1, 2, 7 and 8, in addition to preserving the woodland areas counted as cleared along the rear yards of Lots 3, 4, 5, 6, 7, and 8. The applicant reduced the height of the retaining wall to 3.5 feet with 2.5 feet security railings, and proposes 31 shrubs along the wall on Lot 6 to provide privacy and screening from adjoining properties to the west of the site. The applicant also proposes to use high-quality building materials and numerous architectural details, in addition to the proposed trees along the rear yards, all of which will contribute to attractive views from Greenbelt Road and adjoining properties.

9. **Landscape Manual:** The proposed development is subject to Section 4.1, Residential Requirements, and Section 4.6, Buffering Residential Development from Streets, of the *Landscape Manual*.
  - a. Section 4.1(c) requires that all one-family detached lots which are 9,500 square feet or larger, but less than 20,000 square feet, shall be planted with a minimum of two major shade trees and one ornamental or evergreen tree per lot. The DSP has eight lots fitting into this category and has provided 16 shade trees and eight ornamental trees. The subject DSP is in compliance with the requirements of Section 4.1 of the *Landscape Manual*.
  - b. Section 4.6 requires screening of the rear yards and rear walls from the view of major roads and would apply to Lots 1, 2, 3, 4, 7 and 8. Section 4.6 states: "When existing woodland is located within the entire buffer area, preservation of that woodland will be allowed to substitute for the required plant materials." The subject site is in compliance with this requirement. The woodland preservation area is located within the buffer area and the applicant is preserving additional woodland, which is not part of the tree conservation plan, to screen the rear yards of Lots 1, 2, 3, 4, 7 and 8, in addition to providing evergreen trees along the rear yards of these lots.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in compliance with the applicable sections of the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because it has a previously approved Type I Tree Conservation Plan, TCPI/23/02. The Environmental Planning Section recommended approval of Detailed Site Plan DSP-05112 and Type II Tree Conservation Plan TCPII/64/06 subject to conditions. Those conditions are included in the recommendation section of this report.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

**Historic Preservation:** In a memorandum dated April 12, 2006, the Historic Preservation Section stated that the subject property has no effect on historic resources.

**Archeology:** In a memorandum dated May 5, 2006, the archeologist stated that the Phase I archeological survey is not recommended by the Planning Department on the subject property. Search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.

**Community Planning:** In a memorandum dated April 12, 2006, the Community Planning Division noted the proposal is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The proposed site conforms to the land use recommendations of the 1993 *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity* (Planning Area 70).

**Transportation:** In a memorandum dated April 12, 2006, the transportation planner stated the site plan is acceptable.

**Subdivision:** In a memorandum dated December 14, 2007, the Subdivision Section offered the following:

The property is the subject of Preliminary Plan 4-02044 (PGCPB Resolution No. 02-241C) and record plat REP 197@65. Finding 14 and Condition 10 of that Planning Board resolution established the requirements for the limited detailed site plan as follows:

**Finding 14**     **At the November 14, 2002 Planning Board hearing, citizens of the area raised concerns regarding the views of the dwellings from the surrounding properties to include architecture, house siting, and buffering.**

**Condition 10**   **Prior to issuance of grading permits, a detailed site plan shall be approved by the Planning Board to address views of the subdivision from adjoining properties.**

Subdivision Comments:

1.     Please revise the bearing and distances on the site plan to conform to the record plat.
2.     Revise the language referring to the 40-foot egress and ingress easement located on Lot 8 from “proposed” to “existing ingress and egress easement serving Parcel 69.”

**Comment:** The above comments are included in the recommendation section of this report. In regard to the above finding and condition, see Finding No. 8 above.

**Trails Planning:** In a memorandum dated June 9, 2006, the Transportation Planning Section offered the following:

The approved Glenn Dale-Lanham-Seabrook and vicinity master plan recommends a trail/bikeway along MD 193 (Greenbelt Road). These facilities will likely include standard or wide sidewalks along both sides, with designated bike lanes (and other in-road bike facility). Bicycle and pedestrian facilities will have to be addressed comprehensively for the entire MD 193 corridor, particularly in regard to in-road bike facilities. However, a standard sidewalk is recommended along the subject site’s frontage of MD 193 and along one side of the subject site’s internal cul-de-sac to accommodate pedestrians. The recommendations of Transportation Planning Section are as follows:

- a. Provide a standard sidewalk along the subject site's frontage of MD 193, unless modified by SHA.
- b. Provide a standard sidewalk along at least one side of the internal cul-de-sac, unless modified by DPW&T.

**Comment:** The Urban Design Section proposes a condition in the recommendation section below, which requires the applicant to provide sidewalks along both sides of Starmist Court (unless modified by DPW&T) instead of on only one side. This will enhance sidewalk connectivity, and increase pedestrian safety and convenience for the residents of this cul-de-sac.

**Parks:** In a memorandum dated April 19, 2006, the Department of Parks and Recreation offered no comments.

**Permits:** In a memorandum dated July 30, 2007, the Permit Review Section offered numerous comments regarding compliance with both the *Landscape Manual* and Zoning Ordinance. All relevant comments have been either addressed through revised plans or incorporated into the recommendation section of this report as a condition of approval.

**Environmental Planning:** In a memorandum dated January 25, 2007, the Environmental Planning Section offered the following:

The Environmental Planning Section has reviewed revised plans for Detailed Site Plan DSP-05112 and Type II Tree Conservation Plan TCPII/64/06, stamped as received on March 3, 2008. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-05112 and Type II Tree Conservation Plan TCPII/64/06.

#### Background

The Environmental Planning Section previously reviewed plans associated with this site in Preliminary Plan of Subdivision 4-02044. The proposal was for the creation of Lots 1–8 for single-family detached dwellings and Outlot A. The Planning Board's conditions of approval in Preliminary Plan 4-02044 are found in PGCPB Resolution No. 02-241. A Type I Tree Conservation Plan, TCPI/23/02, was included in the Board's approval of the preliminary plan.

The Environmental Planning Section previously reviewed Detailed Site Plan DSP-05112 and Type II Tree Conservation Plan TCPII/64/06 in 2006. On March 15, 2007, the Planning Board granted an indefinite continuance of the DSP in order for revised plans to be prepared to address concerns from adjacent property owners.

#### Site Description

The site is located on the south side of MD 193, approximately 1,000 feet west of its intersection with Soil Conservation Road. The property is zoned R-80 and totals 3.21 acres. Based on 2005 air photos, the site is 100 percent wooded. One regulated environmental feature, an area of 100-year floodplain, is found on-site. Two soil series are associated with the site and these are Christiana and Keyport. Based on available information, Marlboro clays are not found to occur at this location. The site is in the Baldhill Branch watershed of the Patuxent River basin. There is one significant traffic-noise generator in the vicinity of the site, MD 193. There are no scenic or historic

roads in the vicinity of the site. According to the Maryland Department of Natural Resources, Natural Heritage Program staff, rare, threatened and endangered species are not found on or in the vicinity of this site. According to the *Approved Countywide Green Infrastructure Plan*, one network feature from the plan, a network gap, is associated with the site. The site is in the Glenn Dale-Seabrook-Lanham and vicinity planning area and in the Developing Tier of the approved General Plan.

#### Summary of Prior Conditions of Approval

The approval of Preliminary Plan 4-02044 included ten conditions, one of which dealt with an environmental planning-related issue. The respective condition is in **bold** typeface, the associated comment and/or recommended condition is in standard typeface.

#### **Preliminary Plan of Subdivision, 4-02044 conditions from Planning Board Resolution No. 02-241:**

#### **8. The following note shall be placed on the final plat:**

**At the time of building permits for Lots 1 and 8, certification shall be placed on the permit plan by a professional engineer with competency in acoustical analysis demonstrating that the design and construction of the building shells will attenuate noise to an interior noise level of 45 dBA (Ldn) or less.**

**Comment:** Condition 8 must be addressed prior to the issuance of a building permit for Lot 1. A condition of approval is included in the recommendation section of this report.

#### Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

- a. The site is subject to the Woodland Conservation Ordinance because it has a previously approved Type I Tree Conservation Plan, TCPI/23/02.

The 3.21-acre site is 100 percent wooded, of which 0.11 acre is located within the 100-year floodplain. The site has a woodland conservation threshold (WCT) of 0.62 acre. Based on the amount of clearing currently shown, the site's total woodland conservation requirement is 1.65 acres. The current plan shows this requirement to be met with 0.24 acre of on-site preservation, 0.15 acre of reforestation, and 1.26 acres of off-site mitigation on another property.

Some revisions are required. The TCPII is shown at a smaller scale than the DSP. Revise both plans as necessary to be at the same scale. The limits of disturbance are not shown on the DSP. This feature is required to be shown and the LOD must be consistent on both plans. Both the DSP and TCPII show a proposed tree line. This feature needs to be removed from the plan because it causes confusion with the limits of disturbance.

**Recommended Condition:** Prior to certificate approval of the detailed site plan,

the DSP and TCPII shall be revised as follows:

- (1) Show the TCPII at the same scale as the DSP.
  - (2) Revise the TCPII and DSP to remove the proposed tree line and show only the limits of disturbance on the plans.
  - (3) Have the plans signed by the qualified professional who prepared them.
- b. A copy of the concept plan approval letter was included in the submittal of the revised plans. This approval letter has case number 17868-2001-02 associated with it. The letter was issued on April 11, 2005, and is valid for three years from the date of issuance. The July 5, 2007, letter from Mr. Michael Nagy states one of the purposes of the second revision to the plans was for “the addition of ‘dry wells’ on Lots 1–4 to allow roof run-off to infiltrate rather flow overland into the stormwater management facility to the east.” These proposed dry wells are shown on the revised TCPII and do not represent conflicts with proposed woodland treatments on the lots.

**Comment:** No further information regarding the site’s concept stormwater management plan and concept plan approval letter is required.

**Fire/EMS Department:** At the time of writing of this staff report the Fire/EMS Department did not provide any comment.

**Health Department:** In a memorandum dated May 12, 2006, the Prince George’s County Health Department, Division of Environmental Health, offered no comment.

**Department of Public Works and Transportation (DPW&T):** In a memorandum dated August 1, 2007, the Department of Public Works and Transportation offered the following:

- a. The property is located along Greenbelt Road (MD 193), approximately 600 feet east of its intersection with Baywood Drive. MD 193 is a state-maintained roadway; therefore, coordination with the Maryland State Highway Administration is required.
- b. All improvements for proposed Starmist Court must meet DPW&T standards for urban secondary residential roadways. This includes sidewalks, street trees, street lights, curb and gutter, and an enclosed storm drainage system. Minimum right-of-way dedication is 50 feet, not 45 feet as indicated on the plan.
- c. All improvements within the public right-of-way, as dedicated to the county, are to be in accordance with the county Road Ordinance, DPW&T specifications and standards, and the Americans with Disabilities Act.
- d. Conformance with street tree and street lighting standards and specifications is required.
- e. All storm drainage systems and facilities are to be in accordance with DPW&T specifications and standards.
- f. The proposed site development has an approved Stormwater Management Concept Plan 17868-2001-02, dated April 1, 2005.

- g. Compliance with DPW&T Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established policy and specification for utility installation and maintenance permits are required.
- h. Culs-de-sac are required to allow, as a minimum, the turning movement for a standard WB-40 vehicle and standard length fire truck. When considering the turning movement, it is assumed that parking is provided on the outside edge or radius of the culs-de-sac.
- i. Existing utilities may require relocation and/or adjustment. Coordination with the various utility companies is required.
- j. A soil investigation report that includes subsurface exploration and geotechnical engineering evaluation for public streets is required.

**Comment:** These requirements will be enforced by DPW&T at time of issuance of relevant permits.

**Washington Suburban Sanitary Commission (WSSC):** In a memorandum dated August 15, 2007, WSSC provided the following comments:

- a. Water and sewer extension will be required.
- b. Project DA3571Z03 is an approved project within the limits of this proposed site.
- c. Engineer should submit a revised detailed design plan for 2<sup>nd</sup> review of the Phase II System Integrity review process to WSSC.

**Comment:** It would be noted that WSSC enforces these requirements through a separate preliminary process.

**Maryland State Highway Administration (SHA):** In a memorandum date April 12, 2006, SHA offered the following:

- a. The subject property is located along the south side of MD 193 eastbound roadway. MD 193 (Greenbelt Road) is identified in our highway location reference as a state-owned and -maintained facility. The functional classification of MD 193 is a principal arterial roadway with an average annual daily trip volume of 32,775 (vehicle trips per day).
- b. Coordination with the SHA Engineering Access Permits Division is required for access onto property. A permit is necessary to construct improvements within the state right-of-way connecting the proposed public street, Starmist Court, to MD 193 (Greenbelt Road). Also, acceleration and deceleration lanes may be required for safe and efficient ingress/egress. The permit must be in accordance with Maryland State Highway Administration (SHA) rules and regulations.
- c. Sidewalks and handicap ramps consistent with Prince George's County and SHA requirements are necessary for pedestrian access.

- d. Dedication along property fronting MD 193 shall be in accordance with the Prince George's County Master Plan of Highways. Also, the term "No Direct Access" needs to be placed on the final record plat of those lots, which abut MD 193.

**City of Greenbelt:** In an email dated May 25, 2006, the City of Greenbelt offered no comments regarding DSP-05112, Greenbelt Forest.

12. As required by Section 27-285 (b), 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-05112, Greenbelt Forest, and APPROVE TCPII/64/06 subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
  - a. Provide a standard sidewalk along both sides of Starmist Court unless modified by DPW&T.
  - b. Provide a standard sidewalk along the subject site's frontage of MD 193, unless modified by SHA.
  - c. Add note: "No direct access from Lots 1 and 8 along MD 193" on the site plan.
  - d. Revise the bearings and distances on the site plan to conform to the record plat.
  - e. Revise the language referring to the 40-foot ingress and egress easement located on Lot 8 from "proposed" to "existing ingress and egress easement serving Parcel 69."
  - f. Provide typical house templates and identify all architectural options, including dimensions.
  - g. Provide the following note on the plan: "No two units located next to or immediately across the street from each other may have identical front elevations."
  - h. Sixty percent of the units shall have brick or stone front façades.
  - i. Provide a minimum of three standard architectural features on all side elevations in a reasonably balanced design.
  - j. Provide two 9.5-foot x 19-foot parking spaces for each single-family dwelling. Add dimensions of the driveways to the site plan.
  - k. Provide a new stormwater management approval for the site.

2. At time of building permit, the applicant shall provide the following information:
  - a. At the time of building permit for Lot 1, certification shall be placed on the permit plan by a professional engineer with competency in acoustical analysis demonstrating that the design and construction of the building shells will attenuate noise to an interior noise level of 45 dBA (Ldn) or less.
  - b. Provide accurate lot sizes, and bearing and distances on all lot lines to be in conformance with the record plat.
  - c. Show front, sides and rear building setbacks graphically on the site plan.
3. Prior to certificate approval of DSP-05112 the TCPII shall be revised as follows:
  - a. Show the TCPII at the same scale as the DSP.
  - b. Revise the TCPII and DSP to remove the proposed tree line and show only the limits of disturbance on the plans.
  - c. Have the plans signed by the qualified professional who prepared them
4. The developer, the developer's heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of the approved models, the detailed site plan, and landscape plan.