



Suffrage Point

**Presentation on Detailed Site Plan (DSP - 21001)
To City of Hyattsville
November 2022**

Suffrage Point - Werrlein Properties

Process

Overall Timeline:

- CSP approved 2019 and affirmed by the Council after appeals to the courts
- PPS approved for upper and lower areas
- Plats and development ongoing on upper area
- Lower area has preliminary plan approval, the DSP (filed) and plat
- Permit issued for lower area expected to be late spring 2023



Architecture

All units are townhome units in groups of 5-7.

- Front porch (two level at homes facing southwest)
- Rear loaded garage
- Painted brick or masonry water table and cementitious siding above.

14 total 24' wide units

12 total 22' wide units

15 total 20' wide units

41 TOTAL UNITS



Architecture - 24' wide end units (lots 1, 6, 7, 11, 12, 17, 18, 23, 24, 29, 30, 36, 37, 41)

2,300 square feet

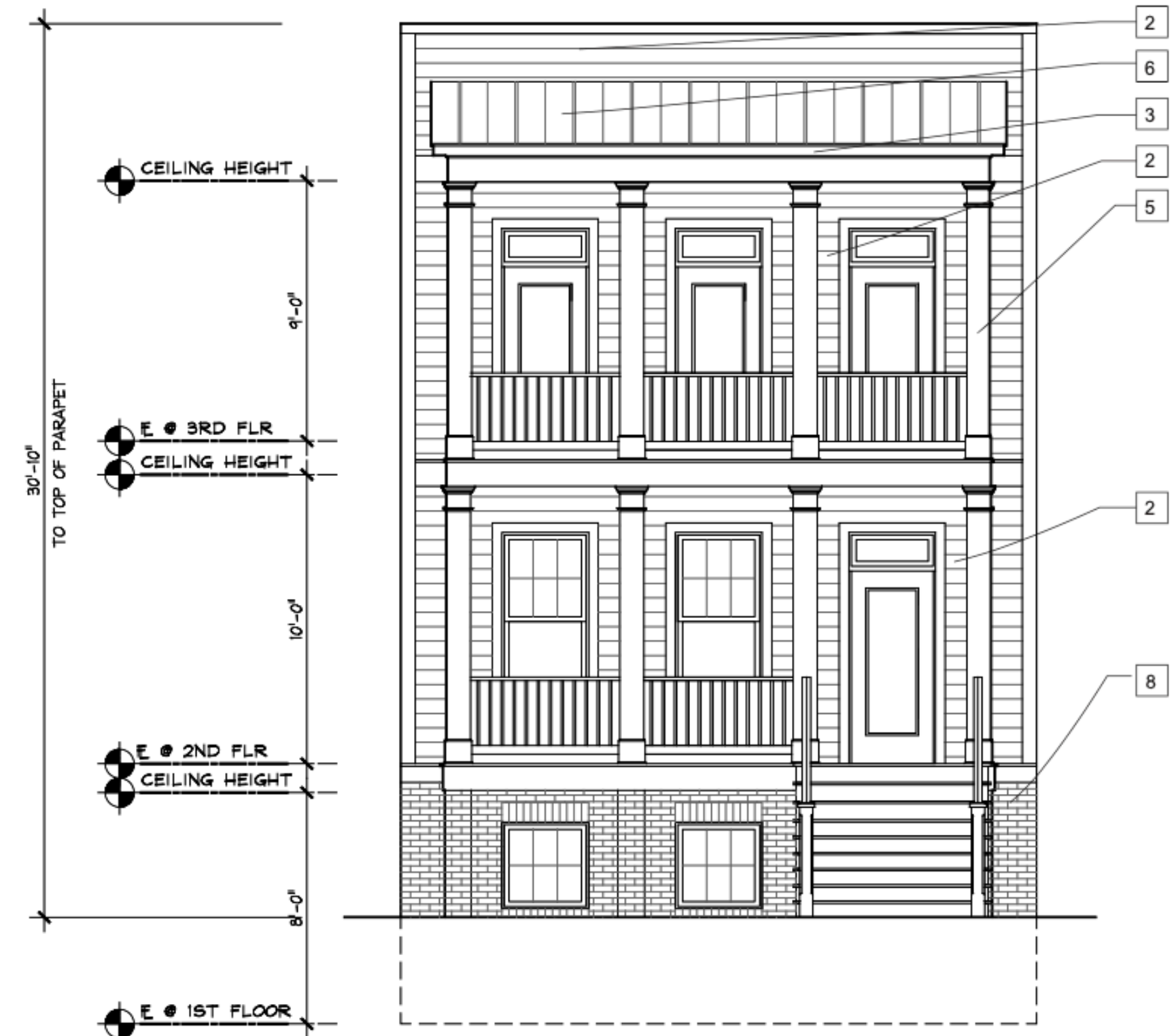
4 bedrooms

3.5 bathrooms

14 total 24' wide units



FRONT ELEVATION (one level porch)



FRONT ELEVATION (two level porch)

ELEVATION KEYNOTES:

- 1 30 YR. ASPHALT SHINGLES
- 2 HARDIE-BOARD SIDING AND TRIM
- 3 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- 4 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
- 5 PAINTED PVC PORCH
- 6 METAL ROOF
- 7 EPDM LOW SLOPE ROOFING
- 8 PAINTED BRICK/STAMPED CONCRETE WITH BRICK PATTERN



SIDE ELEVATION (without porch)



SIDE ELEVATION (with porch)

Architecture - 22' wide mid units (lots 25-28, 31-35, 38-40)

2,088 square feet

4 bedrooms

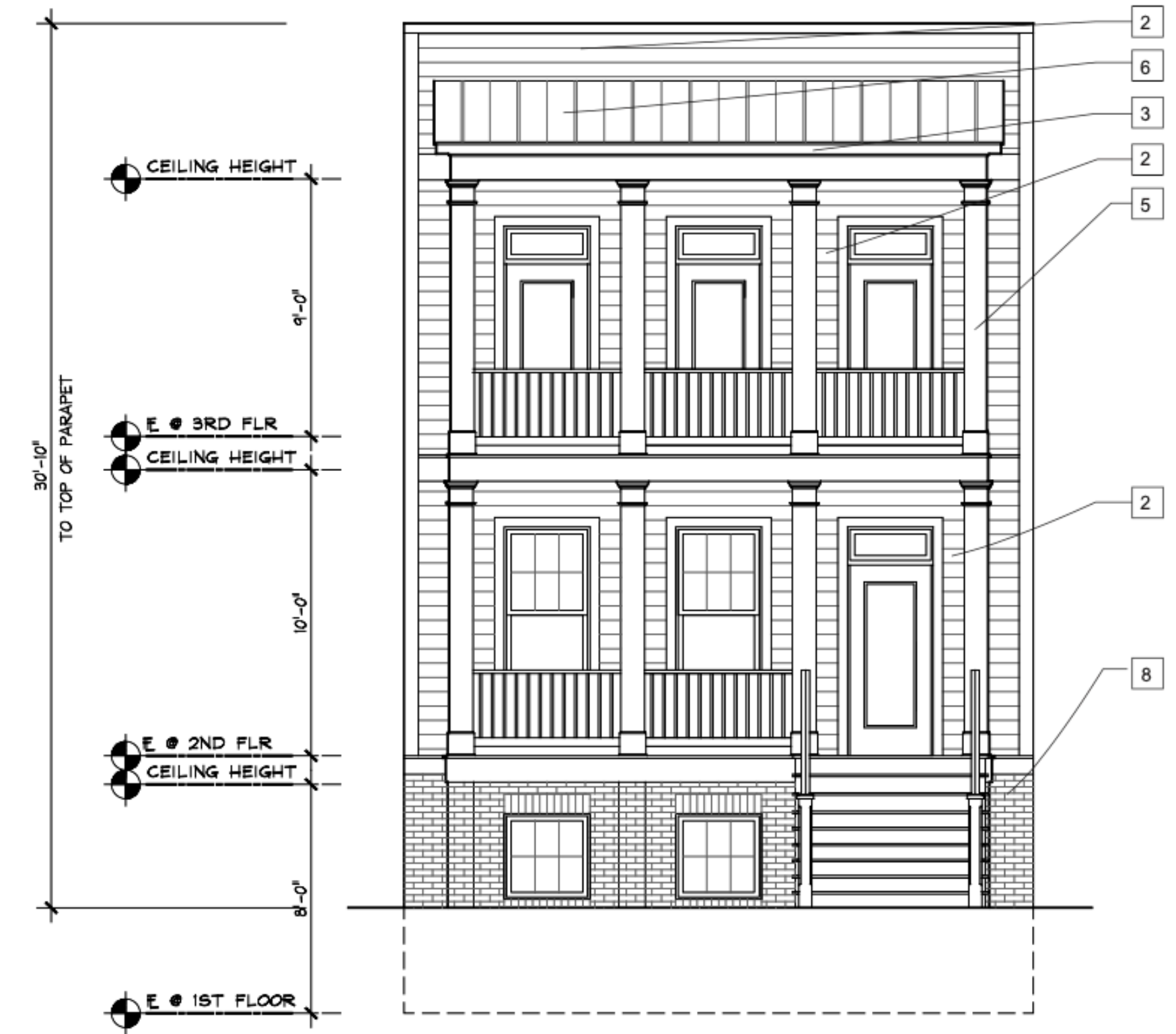
3.5 bathrooms

12 total 22' wide units

ELEVATION KEYNOTES:

- 1 30 YR. ASPHALT SHINGLES
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Suffrage Point - Werrlein Properties



FRONT ELEVATION

Architecture - 20' wide mid units (lots 2-5, 8-9, 13-16, 19-22)

1,896 square feet

4 bedrooms

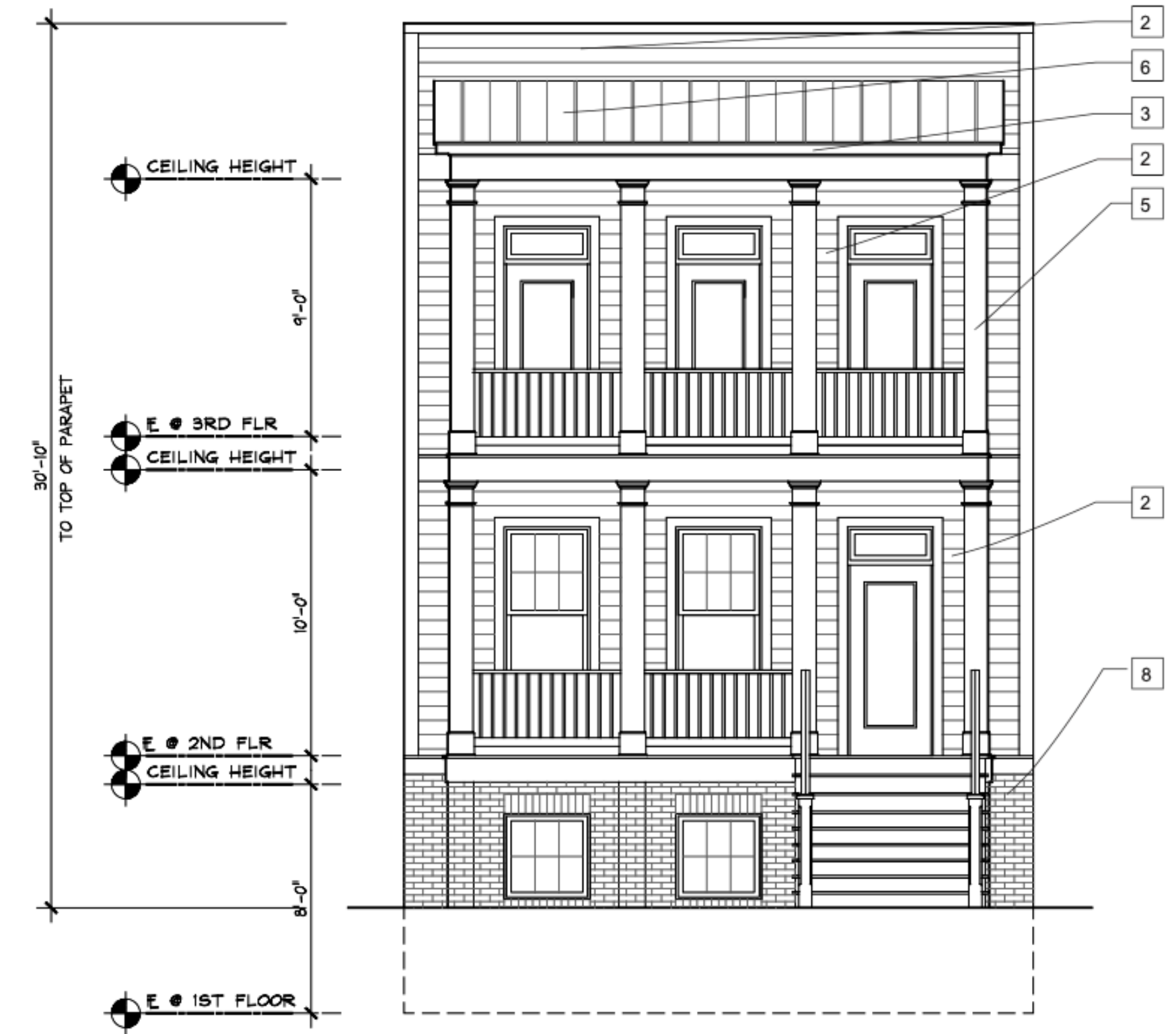
3.5 bathrooms

15 total 20' wide units

ELEVATION KEYNOTES:

- 1 30 YR. ASPHALT SHINGLES
- 2 HARDIE-BOARD SIDING AND TRIM
- 3 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- 4 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
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Suffrage Point - Werrlein Properties



FRONT ELEVATION

Architecture



CONCEPTUAL FRONT ELEVATION (two level porch)



CONCEPTUAL FRONT ELEVATION (one level porch)

Architecture



CONCEPTUAL REAR ELEVATION

Architecture



CONCEPTUAL RENDERING - VIEW FROM SOUTHWEST

Suffrage Point - Werrlein Properties

Landscape Plan

DDOZ LANDSCAPE REQUIREMENTS
Landscaping Per DDOZ Standards (See Sheet 2A of DSP-18005)

1) 1 shade tree per every 5,000 SF of gross site area (exclusive of street dedications)
(Site Area (SF) 203,126 - Area of Street Dedications(SF) 17,370) = 185,756 SF ÷ 5,000 = 37 shade trees required

2) 1 shade tree per every 1,000 SF of proposed open space
Area of Proposed Open Space (SF) 24,964 ÷ 1,000 = 25 shade trees required

3) 1 shrub per every 100 SF of proposed open space
Area of Proposed Open Space (SF) 24,964 ÷ 100 = 250 shrubs provided

NOTE: OPEN SPACE IS DEFINED AS ANY PORTION OF THE SITE NOT DEDICATED TO ROW, LOTS OR EASEMENTS. EXCLUDES WSSC EASEMENT, STORMDRAIN EASEMENT, FLOODPLAIN EASEMENT, AND PUE.

PLANTING SCHEDULE FOR SECTION B2
Residential Landscaping for Townhouses, One-Family Semi-Detached, and Two-Family Dwellings Arranged Horizontally:

1) Number of dwelling units: 41 units

2) Number of trees required per dwelling unit

1.5	shade trees
1	ornamental/evergreen trees
62	total shade trees
41	total ornamental/evergreen trees

3) Total number of trees provided (in common open space):

65	shade trees
21	ornamental trees
20	evergreen trees
0	existing shade trees (min 2.5 inches dbh and located within 75 feet of a dwelling unit):

PLANTING SCHEDULE FOR SECTION D
Buffering Incompatible Uses Requirements

1) General Plan designation: Developed Tier, Corridor Node or Center
 Developing or Rural Tier

2) Use of proposed development: TOWNHOUSES

3) Impact of proposed development: N/A

4) Use of adjoining development: PARKLAND

5) Impact of adjoining development: LOW

6) Minimum required bufferyard (A,B,C,D or E): A B C D E

7) Minimum required building setback: 30 feet

8) Building setback provided: 30 feet

9) Minimum required width of landscape yard: 20 feet

10) Width of landscape yard provided: 20 feet
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)

11) Linear feet of buffer strip required along property line and right-of-way: 598 linear feet

12) Percentage of required bufferyard occupied by existing trees: 0 %

13) Is a six (6) foot high fence or wall included in bufferyard? yes no

14) Total number of plant units required in buffer strip: 470 p.u.

15) Total number of plant units provided:

shade trees	<u>36</u> x 10 p.u.	<u>360</u> p.u.
evergreen trees	<u>0</u> x 5 p.u.	<u>0</u> p.u.
ornamental trees	<u>9</u> x 5 p.u.	<u>45</u> p.u.
shrubs	<u>65</u> x 1 p.u.	<u>65</u> p.u.
		Total <u>470</u> p.u.

PLANTING SCHEDULE FOR SECTION E
Buffering Incompatible Uses Requirements

1) General Plan designation: Developed Tier, Corridor Node or Center
 Developing or Rural Tier

2) Use of proposed development: TOWNHOUSES

3) Impact of proposed development: N/A

4) Use of adjoining development: SINGLE FAMILY DETACHED

5) Impact of adjoining development: N/A

6) Minimum required bufferyard (A,B,C,D or E): A B C D E

7) Minimum required building setback: 20 feet

8) Building setback provided: 30 feet

9) Minimum required width of landscape yard: 10 feet

10) Width of landscape yard provided: 10 feet
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)

11) Linear feet of buffer strip required along property line and right-of-way: 395 linear feet

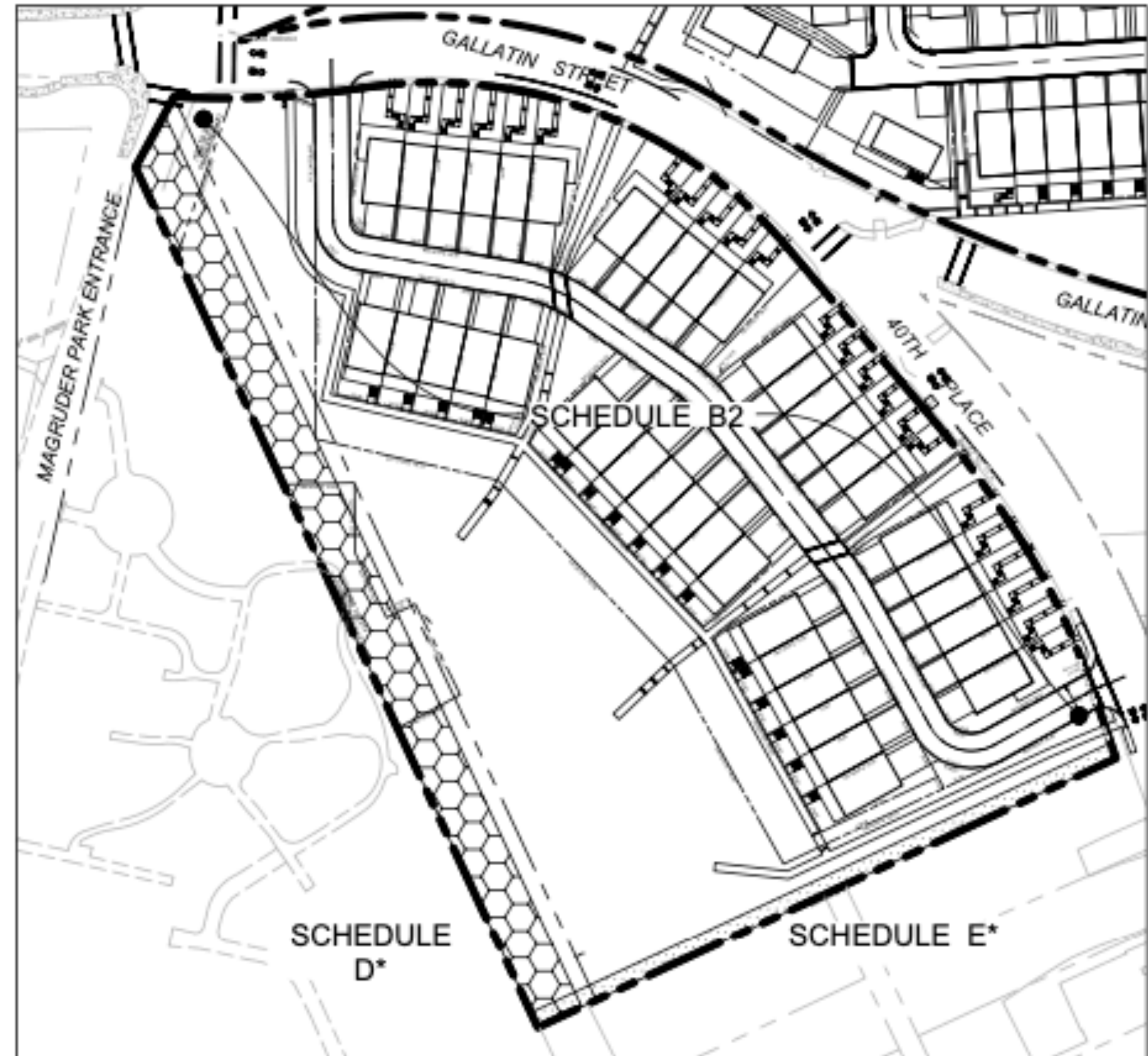
12) Percentage of required bufferyard occupied by existing trees: 0 %

13) Is a six (6) foot high fence or wall included in bufferyard? yes no

14) Total number of plant units required in buffer strip: 158 p.u.

15) Total number of plant units provided:

shade trees	<u>7</u> x 10 p.u.	<u>70</u> p.u.
evergreen trees	<u>4</u> x 5 p.u.	<u>20</u> p.u.
ornamental trees	<u>6</u> x 5 p.u.	<u>30</u> p.u.
shrubs	<u>38</u> x 1 p.u.	<u>38</u> p.u.
		Total <u>158</u> p.u.



1
4

PLANTING SCHEDULE- KEY PLAN

NTS

*NOTE: PLEASE SEE SHEET 4A FOR THESE PLANTING SCHEDULES.

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 - 62 total shade trees
 - 41 total ornamental/evergreen trees
- 3) Total number of trees provided (in common open space):
 - 65 shade trees
 - 21 ornamental trees
 - 20 evergreen trees
 - 0 existing shade trees (min 2.5 inches dbh and located within 75 feet of a dwelling unit)

PLANTING SCHEDULE FOR SECTION D
Buffering Incompatible Uses Requirements

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- 3) Impact of proposed development: N/A
- 4) Use of adjoining development: PARKLAND
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ornamental trees	<u>9</u> x 5 p.u.	<u>45</u> p.u.
shrubs	<u>65</u> x 1 p.u.	<u>65</u> p.u.
Total		<u>470</u> p.u.

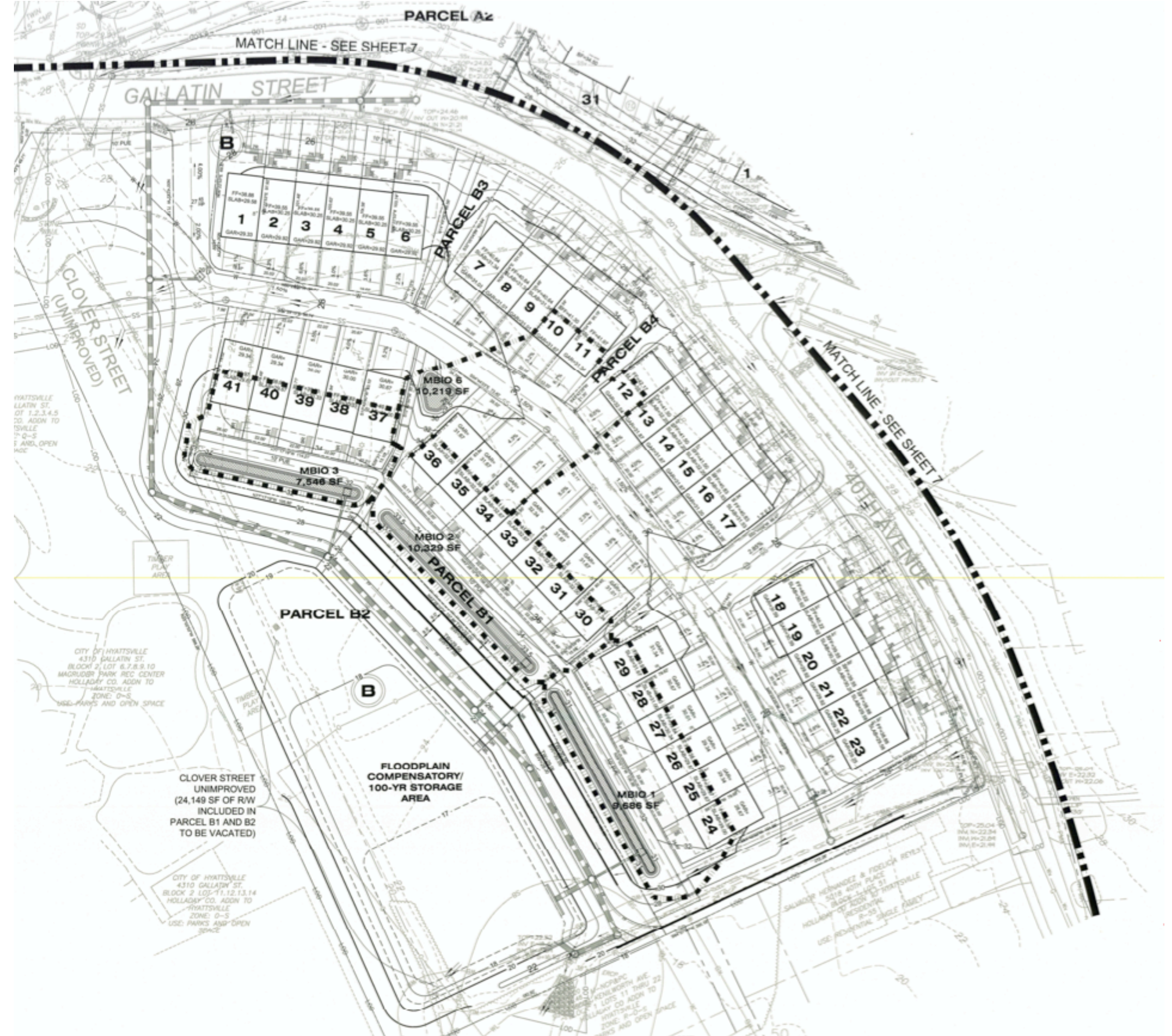
PLANTING SCHEDULE FOR SECTION E
Buffering Incompatible Uses Requirements

- 1) General Plan designation: Developed Tier, Corridor Node or Center
- 2) Use of proposed development: TOWNHOUSES
- 3) Impact of proposed development: N/A
- 4) Use of adjoining development: SINGLE FAMILY DETACHED
- 5) Impact of adjoining development: N/A
- 6) Minimum required bufferyard (A,B,C,D or E): A B C D E
- 7) Minimum required building setback: 20 feet
- 8) Building setback provided: 30 feet
- 9) Minimum required width of landscape yard: 10 feet
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Stormwater Management Micro-retention areas

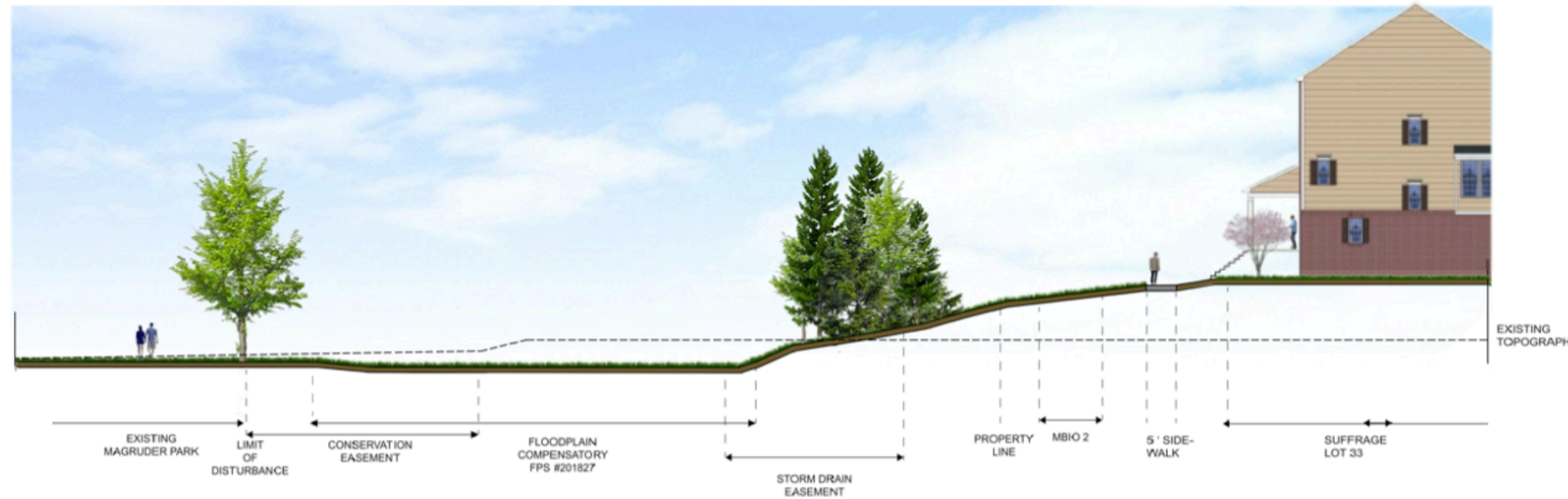


Suffrage Point - Werrlein Properties

Stormwater Management Micro-retention areas

VIEWSHED A-A'

SCALE: 1"=10'



LOCATOR MAP

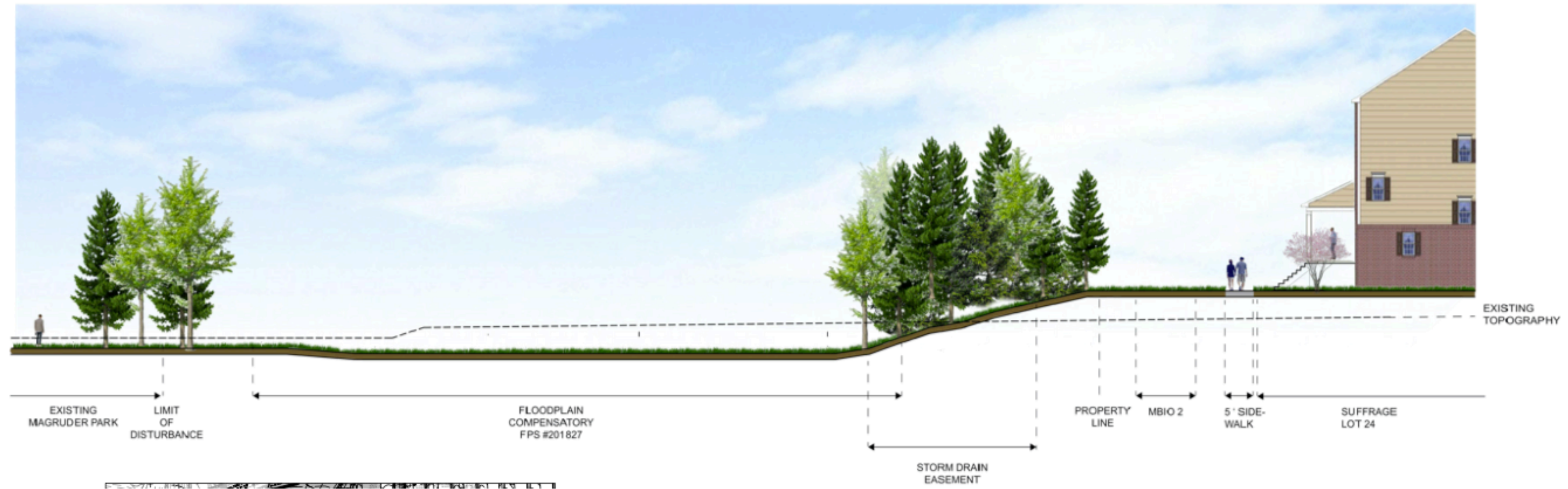
SCALE: 1"=100'

Suffrage Point - Werrlein Properties

Stormwater Management Micro-retention areas

VIEWSHED B-B'

SCALE: 1"=10'



LOCATOR MAP

SCALE: 1"=100'

Suffrage Point - Werrlein Properties

Vehicular & Pedestrian Access

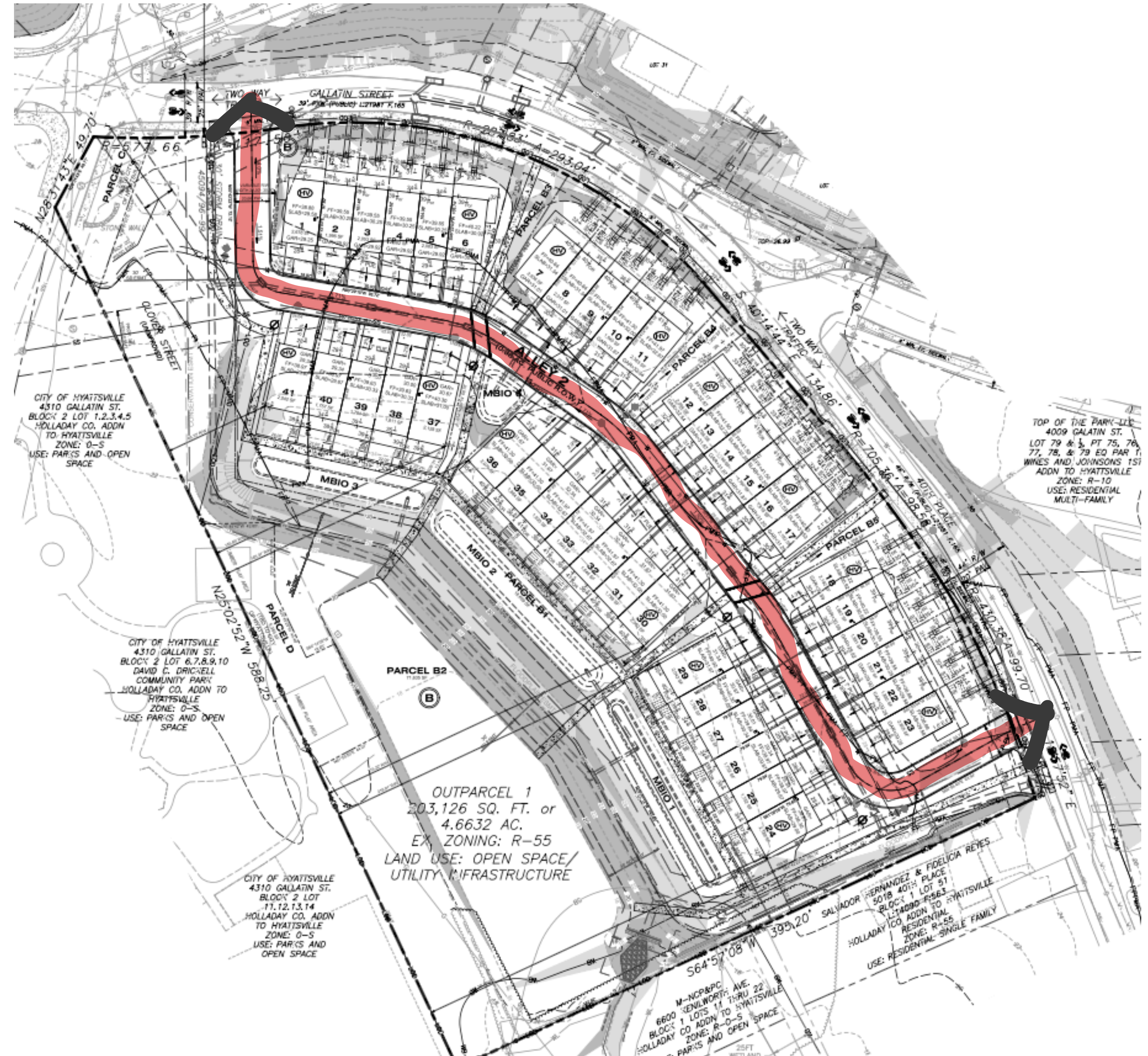
Pedestrian Access



Suffrage Point - Werrlein Properties

Vehicular & Pedestrian Access

Vehicular Access



Variance/Deviations from applicable standards

DDOZ STANDARD

Site Design

16. The front yard shall not have more than 20 percent impervious surface and shall not include a paved area for parking between the dwelling and the street sidewalk.

All units have front porches, resulting in limited front yard depth. Lots 13-16 and 25-40 exceed 20 percent impervious area, with a maximum of 22.73 percent. All units are served from the rear by a network of alleys, therefore there are no paved areas between the dwelling and the street sidewalk. The applicant requests a modification to this Development District Standard to allow more than 20 percent impervious surface in the front yard of lots 13-16 and 25-40.

