

July 26, 2012

Ms. Quynn Nguyen
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Cafritz Property
PPS: 04-12004
LSA Project No.: 0244-05-01

Dear Ms. Nguyen

In response to comments dated March 23, 2012, we provide the following responses:

Comment: First, I have enclosed a scan of an area of the plan that is not clear, you cannot read the parcel number or the bearing/distance number. Please also change the enlarged detail on page 2 of 5 of the plan, which is also illegible.

Response: **The text on the sheets noted has been modified so it can be easily read.**

Comment: Note 18 should read existing water and sewer category 3.

Response: **Note 18 has been revised to show existing water and sewer categories.**

Comment: Note 19 should read proposed water and sewer category 3.

Response: **Note 19 has been revised to show proposed water and sewer categories.**

Comment: Note 21 should read mandatory park dedication is required for residential (remove the 15%).

Response: **Note 21 has been modified, the reference to 15% has been removed.**

Comment: Add a note about the PUE (there is no PUE shown on the proposed interior streets).

Response: **A note (number 30) has been added to the plan regarding PUE's.**

Comment: Add a note and address the floodplain.

Response: **Note 30 has been added to the plan regarding the floodplain in the southeast corner of the site.**

Comment: Please add an insert on the plan showing the existing parcel.

Response: **A boundary insert has been added to sheet 1-/5, showing the site and parcels.**

Comment: Per the adopted Process Guidelines for Development Review Applications (effective May 30, 2008), please submit the following items for formal acceptance:

- # of Prints: 28 folded copies of the Preliminary Plan.
- 28 copies of the Tree Conservation Plan or Exemption Letter.
- 28 copies of the Statement of Justification, Impact Statements, if apply.
- 3 copies of the NRI Plan.
- 3 SWM Plan/Letter.
- 3 Property Boundary Survey.
- 1 copy of previously approved resolutions.
- 11 copies of the required Traffic Study, per Tom Masog.
- A check in the amount of \$7,098.75 made out to MNCPPC.
- Formal Acceptance Letter (see link for attached sample) and list of all parties currently entitled to receive informational mailings. Attached are the current parties of record as well.

Response:

- **28 folded copies of the Preliminary Plan are included with this submission.**
- **28 copies of the Tree Conservation Plan are included with this submission.**
- **28 copies of the impact statements are included with this submission.**
- **3 copies of the NRI Plan are included with this submission.**
- **3 SWM Plan/Letter are included with this submission.**
- **3 Property Boundary Survey are included with this submission.**
- **1 copy of previously approved resolution, dated 2/21/12 is included.**
- **11 copies of the required Traffic Study, per Tom Masog, per Lisa Chapmans email of 7/10/12, (attached) we are including one disc of the report.**
- **A check in the amount of \$7,098.75 made out to MNCPPC is included.**

Formal Acceptance Letter and list of all parties currently entitled to receive informational mailings. Both items are included with this submission.

Finally we have also included the following items as noted in the approved Planning Board resolution dated February 21, 2012, and the District Council order 11-2012 dated July 18, 2012.

- A. One copy of the updated noise and vibration study (condition 10e, page 86).
- B. One copy of the updated archaeological report (condition 3f, page 84).

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- C. Documentation to support condition 10c, page 84 regarding abandonment of the old trolley right-of-way through Parcel 8 has been provided directly to Whitney Chellis.
- D. Evidence of an application submittal to the USGBC for LEED ND (condition 16, page 91) is included with this letter.

This concludes our responses. If you have any further comments or questions, please do not hesitate to contact our office.

Sincerely,

LOIEDERMAN SOLTESZ ASSOCIATES, INC.



Timothy H. Davis, RLA, AICP, LEED BD+C
Associate

cc: Richard Reed – RLLS, LLC
Chris Hatcher – RLLS, LLC
Matt Issembert - Cafritz Tract LLC
James Speyer - Cafritz Tract LLC