Rushern L. Baker, III
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Public Works and Transportation
Office of Engineering

MEMORANDUM

April 29, 2013

TO: Susan Lareuse, Urban Design Section
Development Review Division, M-NCPPC

FROM: For Dawit Abraham, P.E., Associate Director
Office of Engineering, DPW&T

RE: Cafritz Property
Detailed Site Plan No. DSP-13009
Special Permit No. SP-13002

CR: Rivertech Court, 2-6891

In response to the Detailed Plan No. DSP-13009 and Special Permit No. SP-13002 referrals, the Department of Public Works and Transportation (DPW&T) offers the following:

- The property is located approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East West Highway (MD 410) on the east side of US 1. US 1 is a State-maintained roadway; therefore, coordination with the Maryland State Highway Administration (SHA) is required.

- The site lies within the Town of Riverdale Park. The Town of Riverdale Park has requested that DPW&T conduct the review and permitting of the internal streets. An agreement has been reached stating that DPW&T will do so. After construction, the maintenance of the streets will be determined by the Town of Riverdale Park. Streets will not be maintained by the County.

- The internal streets carrying bus traffic are to have the adequate width and curb return radii to ensure that bus traffic can navigate the site safely. Travel lanes are to be a minimum of 11 feet in width and all curb lanes are to be a minimum of 12 feet in width.

- The CSX crossing bridge and roadway connections shall be owned and maintained by the Town of Riverdale Park. The bridge will need to be reviewed and approved by MTA.

- The applicant shall obtain all the necessary environmental permits that will be impacted by this proposed CSX crossing and associated roadway connection, but not limited to wetlands and waters of the US.

- The submitted Detailed Site Plan is not consistent with the current approved Stormwater Management (SWM) Plan No. 11589-2010. DPW&T is awaiting the submission of the revised SWM concept plan. PGCPB Resolution No. 12-09 (Condition 14b) states the stormwater management concept plan is to be submitted to the Town of Riverdale Park, the Town of University Park, the Town of Hyattsville and the City of College Park, 30 days prior to filing with DPW&T.

- The applicant shall solely obtain all the necessary permits, including the CSX permit, to construct the proposed CSX crossing and the associated roadway connections. The proposed roadways which will connect the CSX crossing to Rivertech Court are to be owned and maintained by the Town of Riverdale Park.

- The construction cost estimates of the proposed CSX crossing and the associated roadway connections shall be reviewed by DPW&T.

- Some of the standards regarding the bridge design will include the following: bridge is to be 36 feet road pavement and 6 foot sidewalks and 2 foot barriers.

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for the proposed buildings, may be required.

- The proposed bridge crossing the CSX Railroad tracks is shown at the southeast corner of the site. This location is not consistent with recent bridge locations submitted to DPW&T for evaluation which shows the bridge at the center of the site.

If you have any questions or need additional information, please contact Mr. Russell Carroll, P.E., District Engineer for the area, at (301) 883-5710.

DA:IKN:dar

cc: Russell Carroll, P.E., District Engineer, EISD, OE, DPW&T
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