

PRELIMINARY SUBDIVISION PLAN
for
ANCHORAGE
[a.k.a. CIRI Property]
TAX MAP 11, PARCEL 609

ADEQUATE PUBLIC FACILITIES ASSESSMENT

On August 17, 2016 the Indian Head Planning Commission approved a Concept Plan for the CIRI Property depicting 164 townhomes. Subsequently on August 7, 2017 the Council of the Town of Indian Head approved Resolution No. 08-01-17 rezoning approximately 7 acres of the property from Open Space to Town Center Mixed Use. A significant engineering effort was expended to support the Concept Plan and Rezoning that have been approved for the CIRI Property. This extensive data, analysis and site specific knowledge formed the basis of this adequate public facilities assessment for our Preliminary Subdivision Plan.

Roads

A Traffic Impact Study was prepared in support of the CIRI Property Rezoning request. The Town's consultant and the Maryland State Highway Administration concurred with the findings and conclusions of this study. A copy of the staff report, and Maryland State Highway Administration approval letter are attached to our Assessment. This study demonstrates development of 164 townhomes on the CIRI Property will not negatively impact the surrounding road network. Our Preliminary Subdivision Plan proposes 160 townhomes which will result in a reduction of traffic compared to the approved Concept Plan. Two access points for the CIRI Property are proposed from Dr. Andrews Way which will more efficiently disperse traffic and provide an alternate ingress/egress point in the event of an emergency. Sidewalk will be extended along the CIRI Property's Dr. Andrews Way frontage providing a pedestrian link to recreation, shopping, dining, entertainment and employment opportunities within the Town of Indian Head.

Schools

The schools impacted by development of the CIRI Property will be Indian Head Elementary, General Smallwood Middle and Henry Lackey High School. The staff report prepared in support of the Rezoning Request confirmed the students projected to be generated from development of the 164 townhomes depicted on the approved Concept Plan would not increase the school's capacity beyond their capability. Our Preliminary Subdivision Plan proposes 160 townhomes which will reduce the number of students entering the school system compared to the approved Concept Plan.

Water

Water service for our development will be provided by connecting the proposed onsite system to the existing water lines in Dr. Andrews Way and near the water tower. The staff report prepared in support of the Rezoning Request confirmed adequate water system capacity is available for development of the 164 townhomes depicted on the approved Concept Plan.

Sewer

Sewer service for our development will be provided by connecting the proposed onsite system to the existing sewer line in Riverwatch Commons. The staff report prepared in support of the Rezoning Request confirmed adequate sewer system capacity is available for development of the 164 townhomes depicted on the approved Concept Plan.

Parks and Recreation

There is a variety of public recreation opportunities conveniently located to serve the Town of Indian Head.

- Indian Head Rail Trail - 13 mile paved trail from Indian Head to White Plains
- Mattingly Park/Slavin's Dock - Picnic Areas, Playground, Fishing Pier, Boat Ramp & Boat Rentals
- Charlie Wright Park - Athletic Fields
- Village Green Park and Pavilion - Outdoor and Indoor Events
- Smallwood Community Center - Social, Recreational & Educational Programs

The CIRI property lies adjacent to the Charlie Wright Memorial Park, Indian Head Elementary School and the Village Green. The adjacency of the CIRI property to such amenities provides a unique opportunity for us to contribute to and enhance the Town's public gathering spaces. Section 1300(c) of the Zoning Ordinance gives the Town Council the authority to accept payment of an impact fee or dedication of land in lieu of providing recreational areas onsite for properties located within 1,500 feet of a park or playground. Utilizing this provision provides the opportunity for the CIRI Project and the Town to better meet the Town's needs and to build upon the Town's strengths.

Emergency Services

Charles County has adopted the following response time standards for Basic Life Support - 10 minutes or less 90% of the time and Advanced Life Support - 9 minutes or less 90% of the time. Fire Departments are evaluated by the Insurance Services Office which assigns them a public protection classification rating. ISO recommends that a community be within 1.5 road miles of the first due engine company and 2.5 road miles of a ladder service company. The CIRI Property is 0.2 miles from the Indian Head Volunteer Fire Department and Rescue Squad which is well within the safe travel distance to achieve these response times. In addition, the homes constructed within the CIRI Property will be equipped with automatic fire suppression systems.

Public Safety

The Town of Indian Head is served by the Charles County Sherriff's Office substation located in the Bryans Village Shopping Center approximately 5½ miles from the CIRI Property. At buildout the CIRI Property will be home to approximately 450 residents which will have a minimal impact on public safety.

Public Libraries

The Potomac Branch of the Charles County Public Library serves the Indian Head Area. Located approximately 5 miles from the CIRI Property the library will be conveniently accessible to residents of the community.

Solid Waste

The Town of Indian Head provides refuse disposal and recycling services for its residents.