

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to Section 27-3403(g)(2) of the Zoning Ordinance and/or Section 24-3304(f) of the Subdivision Regulations, ***Informational Mailing*** letters regarding the application for SE-24006, Tranquility Ridge, were mailed to all adjoining property owners, registered associations, municipalities within one mile, and previous parties of record (if applicable) on January 10, 2025.

I, Meagan Evans, solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

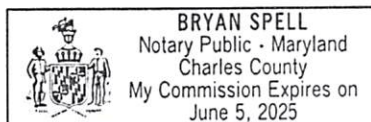
Meagan Evans

STATE OF MARYLAND *
COUNTY OF PRINCE GEORGE'S * To wit:

On this 17th day of January 2025, before me, the undersigned officer, personally appeared Meagan Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires:



Notary Public

ADDISON WOODS HOA
CORTEZ HARRINGTON
6718 MOUNTAIN LAKE PLACE,
CAPITOL HEIGHTS, MD 20743

APPLE GROVE/SQUIRES WOOD
CITIZENS ASSOCIATION
7611 JAYWICK AVENUE,
FORT WASHINGTON, MD 20744

BROOKE MANOR CIVIC
ASSOCIATION
212 ARAGONA DRIVE,
FORT WASHINGTON, MD 20744

RIVERBEND ESTATES NEIGHBORHOOD
ASSOCIATION (RENA)
MICHAEL BELL
611 BAY FRONT DRIVE,
FORT WASHINGTON, MD 20744

FORT WASHINGTON ESTATES CIVIC
ASSOCIATION (FWECA)
P. O. BOX 441454,
FORT WASHINGTON, MD 20749

DUPOINT VILLAGE NEIGHBORHOOD
WATCH
2218 WYNGATE ROAD,
SUITLAND, MD 20746

HILLCREST-MARLOW HEIGHTS CIVIC
ASSOCIATION
GEORGE W. HANNA
3212 BEAUMONT STREET,
TEMPLE HILLS, MD 20748

SKYLINE HILLS HOA
TONI HARRIS
4723 JOHN STREET,
SUITLAND, MD 20746

CITIZENS ENCOURAGING
COMMUNITY REVITALIZATION
4612 CEDELL PLACE,
TEMPLE HILLS, MD 20748

ACCOKEEK, MATTAWOMAN,
PISCATAWAY CREEKS COMMUNITY
COUNCIL
P.O. BOX 477,
ACCOKEEK, MD 20607

RIVERBEND CITIZENS
HOMEOWNERS ASSOCIATION
ZENO W. ST. CYR, II
601 RIVER BEND RD,
FORT WASHINGTON, MD 20744

PINE PLAINS CIVIC ASSOCIATION
3600 FARNNESS COURT,
TEMPLE HILLS, MD 20748

GREATER SOUTH COUNTY
COALITION FOR ABSOLUTE
PROGRESS
212 ARAGONA DRIVE,
FORT WASHINGTON, MD 20744

BROAD CREEK HISTORIC DISTRICT
LAC
MICHAEL LEVENTHAL
1130 APPLE VALLEY ROAD,
ACCOKEEK, MD 20607

BARNABY MANOR CITIZENS ASSN.
INC.
JAMES BEHR
5008 BOULDER DRIVE,
OXON HILL, MD 20745

BARNABY VALLEY PARK
HOMEOWNERS ASSOCIATION
ANGELENE JONES PERRY
2001 CHITA CT,
TEMPLE HILLS, MD 20748

PRINCE GEORGE'S COUNTY CIVIC
FEDERATION, INC.
P.O. BOX 212,
CHELTENHAM, MD 20623

BROADWATER ESTATE COMMUNITY
ASSOCIATION
519 BROAD CREEK DRIVE,
FORT WASHINGTON, MD 20744

PRESERVE AT PISCATAWAY
2800 ST MARY'S VIEW ROAD,
ACCOKEEK, MD 20607

OAK ORCHARD COMMUNITY ASSN
9306 PINE VIEW LANE,
CLINTON, MD 20735

LIVINGSTON WOODS HOA (LWHOA)
SHARON LAWRENCE
7513 CATONE COURT,
OXON HILL, MD 20745

CONSERVANCY OF BROAD CREEK
MICHAEL LEVENTHAL
ACCOKEEK, MD 20607

SILESIA CITIZENS FOUNDATION, INC.
ROBIN WALLER
525 BROAD CREEK DRIVE,
FORT WASHINGTON, MD 20744

BRANDYWINE/TB, SOUTHERN
REGION NEIGHBORHOOD
COALITION
8787 BRANCH AVENUE, SUITE 17
CLINTON, MD 20735

ASHFORD COMMUNITY
ASSOCIATION
NOVELLA JACKSON
4209 FARMER PLACE,
FORT WASHINGTON, MD 20744

BIRDLAWN HOMEOWNERS
ASSOCIATION
8806 8806 NANCY LANE, C/O
CHAMBERS MANAGEMENT, INC.
FORT WASHINGTON, MD 20744

MAXWELLS GRANT HOMEOWNERS
ASSOCIATION, INC.
P. O. BOX 1215,
TEMPLE HILLS, MD 20757

MARLTON HOME OWNERS
ASSOCIATION
EZEKIEL DENNISON, JR
10213 LILY GREEN COURT,
UPPER MARLBORO, MD 20772

FLEISCHMAN'S VILLAGE CITIZENS
ASSOCIATION
STEPHON MILLS
3407 ANDOVER PLACE,
SUITLAND, MD 20746

TANTALLON CITIZENS ASSOCIATION,
INC.
RON WEISS
12511 HAXALL CT.,
FORT WASHINGTON, MD 20744

SOUTHLAWN CITIZENS
ASSOCIATION
PATRICIA MONROE
OXON HILL, MD 20750

CAMP SPRINGS CIVIC ASSOCIATION
CAROLYN FLEMING
TEMPLE HILLS, MD 20748

TANTALLON SQUARE AREA CIVIC
ASSOCIATION
HAZEL ROBINSON
12025 BION DRIVE,
FORT WASHINGTON, MD 20744

PISCATAWAY HILLS CITIZENS
ASSOCIATION
DAISY MCCLELLAND
13721 PISCATAWAY DRIVE,
FORT WASHINGTON, MD 20744

VILLAGE OF MELWOOD
HOMEOWNERS ASSOCIATION
CELEIN GERALD
7202 TWINFLOWER PLACE,
UPPER MARLBORO, MD 20772

TANTALLON SQUARE HOA
LAUREENA SHAH
12100 FORTH WASHING ROAD,
FORT WASHINGTON, MD 20744

Prince George's Chamber of Commerce
David Harrington, President and CEO
4640 Forbes Boulevard, Suite 130
Lanham, Maryland 20706

Greater Prince George's Business Roundtable
M.H. Jim Estepp, President and CEO
10201 Martin Luther King, Jr. Highway, Suite
220
Bowie, MD 20720

5271 TEMPLE HILLS LLC
1400 WINTER PINE TRAIL
SEVERN, MD 21144

ADAMS RONALD & TONI A JOHNSON
3905 CRYSTAL LN
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5805 WALNUT ST
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TEMPLE HILLS, MD 20748

GARLAND DENNIS JR ETAL
5407 OLD TEMPLE HILL RD
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TEMPLE HILLS, MD 20748

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5611 LAMBERT DR
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5399 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

JIMERSON JOSEPH II ETAL
3811 GULL RD
TEMPLE HILLS, MD 20748

JONES OCTAVIA S H ETAL
5400 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

KABIRI NAIMA
APT 204
3101 NAYLOR RD NE
WASHINGTON, DC 20020

KELLY JOE L ETAL
5806 WALNUT ST
TEMPLE HILLS, MD 20748

KING REL S & GREGORY L
5618 LAMBERT DR
TEMPLE HILLS, MD 20748

LEMAINE SARAH
5275 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MARKS JASON
5427 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

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5420 OLD TEMPLE HILL RD
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3801 GULL RD
TEMPLE HILLS, MD 20748

MCMILLAN LEAKEESHA
5404 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MEJIA FLOR C ETAL
5436 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MERRITT SHAQUITA
5321 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MIMS DENISE M
3815 CRYSTAL LN
TEMPLE HILLS, MD 20748

MNCPPC
CHIEF PK&P DIVPKS & REC-ROOM
303
6600 KENILWORTH AVE
RIVERDALE, MD 20737

MONK RANDY DERIDRE
5614 LAMBERT DR
TEMPLE HILLS, MD 20748

MONTGOMERY ANTHONY &
EVANGELINA
3810 GULL RD
TEMPLE HILLS, MD 20748

MONTGOMERY TOMMIE E JR ETAL
5408 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MONTIE MICHAEL E
5411 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MOORE REGINALD W
3811 CRYSTAL LN
TEMPLE HILLS, MD 20748

MORENO DAVID
10921 DECATUR DR
FAIRFAX, VA 22030

MURPHY JAMES K & SHERRY D
3816 CRYSTAL LN
TEMPLE HILLS, MD 20748

NICHOLS SAMUEL P & SUZANNE M
TALLA
5802 WALNUT ST
TEMPLE HILLS, MD 20748

NINO EDWARD V ETAL
5424 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

OGDEN WILLIAM L JR
5800 LAMBERT DR
TEMPLE HILLS, MD 20748

OWENS FLOYD DERRELL OWENS
3806 CRYSTAL LN
TEMPLE HILLS, MD 20748

PRINCE GEORGES COUNTY
RM 3020 CAB
UPPER MARLBORO, MD 20772

RASCOE JOHNNIE L ETAL
3812 CRYSTAL LN
TEMPLE HILLS, MD 20748

RICKS TAVIA
3814 CRYSTAL LN
TEMPLE HILLS, MD 20748

ROBINSON KAREN J
4603 WELDON DR
TEMPLE HILLS, MD 20748

ROBINSON TILEENA L ETAL
5285 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

ROMAN VIOLETA M ETAL
5409 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

RYGH JENS M JR & ZOE A
3807 CRYSTAL LN
TEMPLE HILLS, MD 20748

SIMPSON LARRY D ETAL
5425 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

SMITH MICKLOS & BRENDA
5301 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

SNYDER WOODROW & NERIE E L
5402 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

STEED KENNETH A
5801 WALNUT ST
TEMPLE HILLS, MD 20748

STRATEGIC INVESTMENT
SOLUTIONS LLC
SUITE 888
2227 BEL PRE RD
ASPEN HILL, MD 20906

TAYLOR JAMES M III
5406 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

TAYLOR RUTHERFORD I JR
5416 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

WASHINGTON WARDELL E & GLORIA
C
3812 GULL RD
TEMPLE HILLS, MD 20748

WILLIAMS GLENN E & PAMELA L
PO BOX 71
TEMPLE HILLS, MD 20757

WILLIAMS JEROME & DEBORAH D
5620 LAMBERT DR
TEMPLE HILLS, MD 20748

WILLIAMS LESLIE ETAL
3807 GULL ROAD
TEMPLE HILLS, MD 20748

WILLIAMS MATTHEW A ETAL
3813 CRYSTAL LN
TEMPLE HILLS, MD 20748


WILLS IRIS E
5704 LAMBERT DR
TEMPLE HILLS, MD 20748

ZIMMERMAN CHRISTOPHER J
1524 CHURCH HILL PL
RESTON, VA 20194

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to Section 27-3403(g)(2) of the Zoning Ordinance and/or Section 24-3304(f) of the Subdivision Regulations, ***Acceptance Mailing*** letters regarding the application for SE-24006, Tranquility Ridge, were mailed to all adjoining property owners, registered associations, municipalities within one mile, and previous parties of record (if applicable) on March 17, 2025.

I, Meagan Evans, solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.



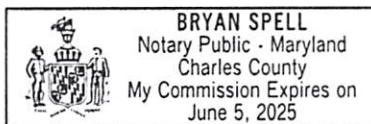
Meagan Evans

STATE OF MARYLAND *
COUNTY OF PRINCE GEORGE'S * To wit:

On this 18th day of March 2025, before me, the undersigned officer, personally appeared Meagan Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 6/5/25





Notary Public

WILLIAMS MATTHEW A ETAL
3813 CRYSTAL LN
TEMPLE HILLS, MD 20748

BROWN JAMES R
5807 WALNUT ST
TEMPLE HILLS, MD 20748

MIMS DENISE M
3815 CRYSTAL LN
TEMPLE HILLS, MD 20748

DAVIS ALBERT
5803 WALNUT ST
TEMPLE HILLS, MD 20748

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5305 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

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5406 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

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5408 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

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5409 OLD TEMPLE HILL RD
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5801 WALNUT ST
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TEMPLE HILLS, MD 20748

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LLC
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ASPEN HILL, MD 20906

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TEMPLE HILLS, MD 20748

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UPPER MARLBORO, MD 20772

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5402 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

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TEMPLE HILLS, MD 20748

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3818 CRYSTAL LN
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KABIRI NAIMA
APT 204
3101 NAYLOR RD NE
WASHINGTON, DC 20020

GIL NELSON E MARTINEZ ETAL
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HAMILTON SONYA R
3818 CRYSTAL LN
TEMPLE HILLS, MD 20748

CLARK MARK J & DEBORAH BAILEY
5405 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

BROWN JAMES R
5807 WALNUT ST
TEMPLE HILLS, MD 20748

KELLY JOE L ETAL
5806 WALNUT ST
TEMPLE HILLS, MD 20748

NICHOLS SAMUEL P & SUZANNE M
TALLA
5802 WALNUT ST
TEMPLE HILLS, MD 20748

NINO EDWARD V ETAL
5424 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

GIL NELSON E MARTINEZ ETAL
3810 CRYSTAL LN
TEMPLE HILLS, MD 20748

DLACIC ALEKSANDAR
3805 GULL RD
TEMPLE HILLS, MD 20748

CHESTER HARRIETTE
3809 GULL RD
TEMPLE HILLS, MD 20748

DUGGER DERRICK
3900 CRYSTAL LN
TEMPLE HILLS, MD 20748

ROBINSON TILEENA L ETAL
5285 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

AWITTA GREG ETAL
5353 TEMPLE HILL RD
TEMPLE HILLS, MD 20748

FITZHUGH DOROTHY F
5413 OLD TEMPLE HILLS RD
TEMPLE HILLS, MD 20748

MORENO DAVID
10921 DECATUR DR
FAIRFAX, VA 22030

TAYLOR RUTHERFORD I JR
5416 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

JONES OCTAVIA S H ETAL
5400 OLD TEMPLE HILL RD
TEMPLE HILLS, MD 20748

MR.SAMUEL NICHOLS
5802 WALNUT STREET
TEMPLE HILLS MD 20748

MR.GREGORY AWITTA
5353 TEMPLE HILL ROAD
TEMPLE HILLS MD 20748

MRS.DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743

PINE PLAINS CIVIC ASSOCIATION
3600 FARNESSE COURT,
TEMPLE HILLS, MD 20748

BIRDLAWN HOMEOWNERS
ASSOCIATION
8806 8806 NANCY LANE, C/O
CHAMBERS MANAGEMENT, INC.
FORT WASHINGTON, MD 20744

FLEISCHMAN'S VILLAGE CITIZENS
ASSOCIATION
STEPHON MILLS
3407 ANDOVER PLACE,
SUITLAND, MD 20746

SKYLINE HILLS HOA
TONI HARRIS
4723 JOHN STREET,
SUITLAND, MD 20746

HILLCREST-MARLOW HEIGHTS CIVIC
ASSOCIATION
GEORGE W. HANNA
3212 BEAUMONT STREET,
TEMPLE HILLS, MD 20748

ASHFORD COMMUNITY ASSOCIATION
NOVELLA JACKSON
4209 FARMER PLACE,
FORT WASHINGTON, MD 20744

LIVINGSTON WOODS HOA (LWHOA)
SHARON LAWRENCE
7513 CATONE COURT,
OXON HILL, MD 20745

GREATER SOUTH COUNTY COALITION
FOR ABSOLUTE PROGRESS
212 ARAGONA DRIVE,
FORT WASHINGTON, MD 20744

BROAD CREEK HISTORIC DISTRICT
LAC
MICHAEL LEVENTHAL
1130 APPLE VALLEY ROAD,
ACCOKEEK, MD 20607

CONSERVANCY OF BROAD CREEK
MICHAEL LEVENTHAL
ACCOKEEK, MD 20607

RIVERBEND ESTATES NEIGHBORHOOD
ASSOCIATION (RENA)
MICHAEL BELL
611 BAY FRONT DRIVE,
FORT WASHINGTON, MD 20744

FORT WASHINGTON ESTATES CIVIC
ASSOCIATION (FWECA)
P. O. BOX 441454,
FORT WASHINGTON, MD 20749

VILLAGE OF MELWOOD HOMEOWNERS
ASSOCIATION
CELEIN GERALD
7202 TWINFLOWER PLACE,
UPPER MARLBORO, MD 20772

MARLTON HOME OWNERS
ASSOCIATION
EZEKIEL DENNISON, JR
10213 LILY GREEN COURT,
UPPER MARLBORO, MD 20772

TANTALLON SQUARE HOA
LAUREENA SHAH
12100 FORTH WASHING ROAD,
FORT WASHINGTON, MD 20744

TANTALLON CITIZENS ASSOCIATION,
INC.
RON WEISS
12511 HAXALL CT.,
FORT WASHINGTON, MD 20744

PRINCE GEORGE'S COUNTY CIVIC
FEDERATION, INC.
P.O. BOX 212,
CHELTENHAM, MD 20623

PRESERVE AT PISCATAWAY
2800 ST MARY'S VIEW ROAD,
ACCOKEEK, MD 20607

BROOKE MANOR CIVIC ASSOCIATION
212 ARAGONA DRIVE,
FORT WASHINGTON, MD 20744

BARNABY VALLEY PARK
HOMEOWNERS ASSOCIATION
ANGELENE JONES PERRY
2001 CHITA CT,
TEMPLE HILLS, MD 20748

APPLE GROVE/SQUIRES WOOD
CITIZENS ASSOCIATION
7611 JAYWICK AVENUE,
FORT WASHINGTON, MD 20744

BROADWATER ESTATE COMMUNITY
ASSOCIATION
519 BROAD CREEK DRIVE,
FORT WASHINGTON, MD 20744

MAXWELLS GRANT HOMEOWNERS
ASSOCIATION, INC.
P. O. BOX 1215,
TEMPLE HILLS, MD 20757

CAMP SPRINGS CIVIC ASSOCIATION
CAROLYN FLEMING
TEMPLE HILLS, MD 20748

SILESIA CITIZENS FOUNDATION, INC.
ROBIN WALLER
525 BROAD CREEK DRIVE,
FORT WASHINGTON, MD 20744

CITIZENS ENCOURAGING COMMUNITY
REVITALIZATION
4612 CEDELL PLACE,
TEMPLE HILLS, MD 20748

SOUTHLAWN CITIZENS ASSOCIATION
PATRICIA MONROE
OXON HILL, MD 20750

TANTALLON SQUARE AREA CIVIC
ASSOCIATION
HAZEL ROBINSON
12025 BION DRIVE,
FORT WASHINGTON, MD 20744

BARNABY MANOR CITIZENS ASSN.
INC.
JAMES BEHR
5008 BOULDER DRIVE,
OXON HILL, MD 20745

ADDISON WOODS HOA
CORTEZ HARRINGTON
6718 MOUNTAIN LAKE PLACE,
CAPITOL HEIGHTS, MD 20743

ACCOKEEK, MATTAWOMAN,
PISCATAWAY CREEKS COMMUNITY
COUNCIL
P.O. BOX 477,
ACCOKEEK, MD 20607

OAK ORCHARD COMMUNITY ASSN
9306 PINE VIEW LANE,
CLINTON, MD 20735

PISCATAWAY HILLS CITIZENS
ASSOCIATION
DAISY MCCLELLAND
13721 PISCATAWAY DRIVE,
FORT WASHINGTON, MD 20744

RIVERBEND CITIZENS HOMEOWNERS
ASSOCIATION
ZENO W. ST. CYR, II
601 RIVER BEND RD,
FORT WASHINGTON, MD 20744

DUPOINT VILLAGE NEIGHBORHOOD
WATCH
2218 WYNGATE ROAD,
SUITLAND, MD 20746

BRANDYWINE/TB, SOUTHERN REGION
NEIGHBORHOOD COALITION
8787 BRANCH AVENUE, SUITE 17
CLINTON, MD 20735

Lakisha Hull
Planning Director
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

Edward Burroughs III
Council Member, District 8
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Jolene Ivey
Council Member-At-Large Ivey
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Calvin S. Hawkins, II
Council Member-At-Large Hawkins
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774



McNamee Hosea
Attorneys & Advisors

McNamee Hosea
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770

☎ 301.441.2420
☎ 301.982.9450

mhlawyers.com

March 14, 2025

Via First Class Mail

TO: Adjoining Property Owners, Municipalities within One Mile/Government Contacts, Parties of Record, and Registered Associations

FROM: Matthew C. Tedesco, Esq.

RE: SE-24006 and associated tree conservation plan or exemption; Tranquility Ridge

Dear Adjoining Property Owners, Municipalities/Government Contacts, Parties of Record, and/or Registered Associations:

This letter is to inform you that the Maryland-National Capital Park and Planning Commission ("M-NCPPC") is ready to accept the subject application. The address of the subject property is 5401 Temple Hill Road, Temple Hills, Maryland 20748, which is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road. The nature of the review is for a Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants total) in the prior R-80 Zone.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. Persons of Record are entitled to certain rights under zoning and subdivision laws, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
County Administration Office
Largo, MD 20774

If you have already registered to become a person of record from an earlier mailing for this application SE-24006, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may contact me at 301-441-2420 or mtedesco@mhlawyers.com or the M-NCPPC case reviewer, Evan King at 301-952-3530 or evan.king@ppd.mncppc.org.

Sincerely,

Matthew C. Tedesco

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐
 Acceptance Date: _____ 70-day limit: _____ Limit waived-New limit: _____
 Posting Waived ☐ Posting Date: _____ No. of Signs Posted: _____ Agenda Date: _____
 Application Fee: _____ Posting Fee: _____ Case Reviewer: _____
 Subdivision Development Review Committee Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: **SE** ☐ Revision of Case # _____ Companion Cases: _____
Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy: **Established Communities**

PROJECT NAME: Tranquility Ridge

Complete address (if applicable) 5401 Temple Hill Road, Temple Hills, Maryland 20748 Tax Account #: 1313931

Geographic Location (distance related to or near major intersection) Police District #: IV

West side of Temple Hill Road, at the eastern terminus of Gull Road.

Total Acreage: 3.63	Aviation Policy Area: N/A	Election District: 12
Tax Map/Grid: 97-C2	Current Zone(s): RSF-95	Council District: 8
WSSC Grid: 208SE04	Existing Lots/Blocks/Parcels: Lot 1	Dev. Review District: N/A
Planning Area: 76B	In Municipal Boundary: N/A	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

(2002) General Plan Tier: ☒ Developed ☐ Developing ☐ Rural Area of proposed LOD:

Proposed Use of Property and Request of Proposal:
 Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants total) in the prior R-80 Zone.

Please list and provide copies of resolutions of previously approved applications affecting the subject property:

Applicant Name, Address & Phone:

Tranquility Ridge, Inc.
 P.O. Box 1000
 Oxon Hill, Maryland 20750
 Attn: Delores Flowers

Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)

Delores Flowers
 P.O. Box 1000
 Oxon Hill, Maryland 20750

Consultant Name, Address & Phone:

McNamee Hosea, P.A.
 6404 Ivy Lane, Suite 820
 Greenbelt, Maryland 20770

Contact Name, Phone & E-mail:

Matthew C. Tedesco
 (301) 441-2420
 MTedesco@mhlawyers.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Delores Flowers

Delores Flowers

12/23/2024

Owner's Signature typed & signed

Date

Delores Flowers

Delores Flowers

12/23/2024

Applicant's Signature typed & signed

Date

Delores Flowers

Contract Purchaser's Signature typed & signed

Date

Applicant's Signature typed & signed

Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:**Type of Application (Check all that apply)**Conventional ☐ Comprehensive Design ☐ Conservation Sketch Plan ☐ Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s)

Yes ☒ No ☐

Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:

Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES – FINAL PLAT:Water/Sewer: DER ☐ Health Dept. ☐

Number of Plats:

CSP/DSP/SDP No.:

WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan:

URBAN DESIGN AND ZONING CASES:

Details of Request:

Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants total) in the prior R-80 Zone.

Zoning Ordinance Section(s):

27-1903(b)
27-317
27-344

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:

Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

Variance Request

Yes ☐ No ☐

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

Alternative Compliance Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY** required for **Special Exception and Zoning Map Amendment Applications**.

Owner(s) Name - printed	Signature and Date	Residence Address
Delores Flowers	<i>Delores Flowers</i>	Post Office Box 1000
	December 23, 2024	Oxon Hill, Maryland 20750

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address
Delores Flowers	02/13/2018	Post Office Box 1000	Post Office Box 1000
		Oxon Hill, Maryland 20750	Oxon Hill, Maryland 20750

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Historic Preservation/Archeology Pre-Submittal Checklist for Development Applications

Project Name: Tranquility Ridge Applicant's Name: Tranquility Ridge, Inc.
Application Type: Special Exception Project Number (if applicable): SE-24006
Contact/Agent: Matthew C. Tedesco Phone/Fax: (301) 441-2420
E-mail Address: MTedesco@mhlawyers.com Associated/Previous Project Numbers: _____

Subject Property Address: 5401 Temple Hill Road, Temple Hills, MD 20748

- Provide photographs of all standing structures or structural remains, such as foundations or man-made landscape features, on the property.
- Provide chain of title information on the property to at least 1900.
- Provide a list and location of any known historic resources or cemeteries on or adjacent to the property.

To be completed by Historic Preservation Section staff.

Required Information	Yes	No	N/A	Requirement for this Applicant
Photographs of all structures or structural remains	X			If checked Yes or N/A, no further information needed.
Chain of title	X			If checked Yes or N/A, no further information needed.
List of known historic resources and cemeteries			X	If checked Yes or N/A, no further information needed.

Additional Information Required: This proposal will not affect any Historic Sites or resources or

known archaeology sites. Phase I archaeology survey will not be recommended.

Jennifer Stabler 1/31/2025

Historic Preservation Staff Signature Date
Jennifer Stabler

Historic Preservation Staff Name (printed)
301-952-5595; jennifer.stabler@ppd.mncppc.org

Historic Preservation Staff Phone and E-mail



McNamee Hosea
Attorneys & Advisors

McNamee Hosea
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450
mhlawyers.com

January 10, 2025

Via First Class Mail

TO: Adjoining Property Owners, Municipalities Within a Mile, Parties of Record,
and/or Registered Associations

FROM: Matthew C. Tedesco, Esq.

RE: SE-24006; Tranquility Ridge

Dear Adjacent Property Owner, Municipality, Previous Party of Record and/or Registered Association:

A special exception site plan and a tree conservation plan or tree conservation plan exemption for the above-referenced project will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission, M-NCPPC.

The address of the subject property is 5401 Temple Hill Road, Temple Hills, Maryland 20748, which is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road. The nature of the review is for a Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants total) in the prior R-80 Zone.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. Being a Person of Record also gives you the right to seek reconsideration or request appeal. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above referenced pre-application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
County Administration Office
Largo, MD 20774

Being a Person of Record on a separate application on the same property does not make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time, no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact the applicant, Tranquility Ridge, Inc., c/o Matthew C. Tedesco at 301-441-2420 or MTedesco@mhlawyers.com.

Sincerely,



Matthew C. Tedesco

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 10/29/2024

MAILING LIST - RECEIPT

[X] Development Application **SE-24006**

[] County Application

This receipt is to acknowledge that Bryan Spell received the following lists as described by the categories below:

[X] Registered community organization list	Total Records: 36
[X] Adjoining property owners list	Total Records: 134
[X] Municipalities within one mile list	Total Records: 0

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 208SE04

Aaron Samuels
Development Review Division

Download Extracts:

[SE-24006_10292024112857_Reg_Assoc.xlsx](#)
[SE-24006_10292024112857_Adjoining_Property_Premise_Owner_Address.xlsx](#)
[SE-24006_10292024112857_Muni1Mile.xlsx](#)

A copy of the adjoining properties map has been included for your reference:

[SE-24006_10292024112857_Adjoining_Property.jpg](#)

A mailing list archive has been generated for your reference:

[SE-24006_10292024112857_MailingListArchive.zip](#)

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-24006
Date: 10/29/2024
Time: 11:28:57 AM

=====
Total Records(s): 36
=====

Registered Association Name	First Name
ADDISON WOODS HOA	CORTEZ
APPLE GROVE/SQUIRES WOOD CITIZENS ASSOCIATION	
BROOKE MANOR CIVIC ASSOCIATION	
RIVERBEND ESTATES NEIGHBORHOOD ASSOCIATION (RENA)	MICHAEL
FORT WASHINGTON ESTATES CIVIC ASSOCIATION (FWECA)	
DUPOINT VILLAGE NEIGHBORHOOD WATCH	
HILLCREST-MARLOW HEIGHTS CIVIC ASSOCIATION	GEORGE W.
SKYLINE HILLS HOA	TONI
CITIZENS ENCOURAGING COMMUNITY REVITALIZATION	
ACCOKEEK, MATTAWOMAN, PISCATAWAY CREEKS COMMUNITY COUNCIL	
RIVERBEND CITIZENS HOMEOWNERS ASSOCIATION	ZENO W.
PINE PLAINS CIVIC ASSOCIATION	
GREATER SOUTH COUNTY COALITION FOR ABSOLUTE PROGRESS	
BROAD CREEK HISTORIC DISTRICT LAC	MICHAEL
BARNABY MANOR CITIZENS ASSN. INC.	JAMES
BARNABY VALLEY PARK HOMEOWNERS ASSOCIATION	ANGELENE
PRINCE GEORGE'S COUNTY CIVIC FEDERATION, INC.	
BROADWATER ESTATE COMMUNITY ASSOCIATION	
PRESERVE AT PISCATAWAY	
OAK ORCHARD COMMUNITY ASSN	
LIVINGSTON WOODS HOA (LWHOA)	SHARON
CONSERVANCY OF BROAD CREEK	MICHAEL
SILESIA CITIZENS FOUNDATION, INC.	ROBIN
BRANDYWINE/TB, SOUTHERN REGION NEIGHBORHOOD COALITION	
ASHFORD COMMUNITY ASSOCIATION	NOVELLA
BIRDLAWN HOMEOWNERS ASSOCIATION	
MAXWELLS GRANT HOMEOWNERS ASSOCIATION, INC.	
MARLTON HOME OWNERS ASSOCIATION	EZEKIEL
FLEISCHMAN'S VILLAGE CITIZENS ASSOCIATION	STEPHON
TANTALLON CITIZENS ASSOCIATION, INC.	RON
SOUTHLAWN CITIZENS ASSOCIATION	PATRICIA
CAMP SPRINGS CIVIC ASSOCIATION	CAROLYN
TANTALLON SQUARE AREA CIVIC ASSOCIATION	HAZEL
PISCATAWAY HILLS CITIZENS ASSOCIATION	DAISY
VILLAGE OF MELWOOD HOMEOWNERS ASSOCIATION	CELEIN
TANTALLON SQUARE HOA	LAUREENA

Last Name	Address Number	Street Name & Type	Suite Number
HARRINGTON	6718	MOUNTAIN LAKE PLACE	
	7611	JAYWICK AVENUE	
	212	ARAGONA DRIVE	
BELL	611	BAY FRONT DRIVE	
		P. O. BOX 441454	
	2218	WYNGATE ROAD	
HANNA	3212	BEAUMONT STREET	
HARRIS	4723	JOHN STREET	
	4612	CEDELL PLACE	
		P.O. BOX 477	
ST. CYR, II	601	RIVER BEND RD	
	3600	FARNESS COURT	
	212	ARAGONA DRIVE	
LEVENTHAL	1130	APPLE VALLEY ROAD	
BEHR	5008	BOULDER DRIVE	
JONES PERRY	2001	CHITA CT	
		P.O. BOX 212	
	519	BROAD CREEK DRIVE	
	2800	ST MARY'S VIEW ROAD	
	9306	PINE VIEW LANE	
LAWRENCE	7513	CATONE COURT	
LEVENTHAL			
WALLER	525	BROAD CREEK DRIVE	
	8787	BRANCH AVENUE	SUITE 17
JACKSON	4209	FARMER PLACE	
	8806	8806 NANCY LANE	C/O CHAMBERS MANAGEMENT, INC.
		P. O. BOX 1215	
DENNISON, JR	10213	LILY GREEN COURT	
MILLS	3407	ANDOVER PLACE	
WEISS	12511	HAXALL CT.	
MONROE			
FLEMING			
ROBINSON	12025	BION DRIVE	
MCCLELLAND	13721	PISCATAWAY DRIVE	
GERALD	7202	TWINFLOWER PLACE	
SHAH	12100	FORTH WASHING ROAD	

City	State	Zip Code
CAPITOL HEIGHTS	MD	20743
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20749
SUITLAND	MD	20746
TEMPLE HILLS	MD	20748
SUITLAND	MD	20746
TEMPLE HILLS	MD	20748
ACCOKEEK	MD	20607
FORT WASHINGTON	MD	20744
TEMPLE HILLS	MD	20748
FORT WASHINGTON	MD	20744
ACCOKEEK	MD	20607
OXON HILL	MD	20745
TEMPLE HILLS	MD	20748
CHELTENHAM	MD	20623
FORT WASHINGTON	MD	20744
ACCOKEEK	MD	20607
CLINTON	MD	20735
OXON HILL	MD	20745
ACCOKEEK	MD	20607
FORT WASHINGTON	MD	20744
CLINTON	MD	20735
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
TEMPLE HILLS	MD	20757
UPPER MARLBORO	MD	20772
SUITLAND	MD	20746
FORT WASHINGTON	MD	20744
OXON HILL	MD	20750
TEMPLE HILLS	MD	20748
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
UPPER MARLBORO	MD	20772
FORT WASHINGTON	MD	20744

The Maryland-National Capital Park & Planning Co
Prince George's County Planning Department
Case Number: SE-24006
Date: 10/29/2024
Time: 11:28:57 AM
Premise Address - Table Columns G-M
Owner Address - Table Columns P-U

=====
Total Records(s): 134
=====

Tax Account	Lot	Block	Parcel	Plat
1249879		G		A12-0997
1271139		H		A12-0997
1373588				A12-5040
1305846	1			A12-5040
1286483			121	
1311042	26	G		A12-5529
1221225		EYE		A12-0997
1285402		EYE		A12-0997
1234541		L		A12-0997
1205061	25	L		A12-2468
1255363		EYE		A12-0997
1234541		L		A12-0997
1308808		I		A12-0997
1194489	16	L		A12-0997
1261213		L		A12-0997
1269653	30	L		A12-3045
1310010			078	
1252014				A12-5635
1276690	5			12135075
0464289	5			A06-5319
1306117		G		A12-0997
1354174		H		A12-0997
3422763		H		A12-0997
1232933		EYE		A12-5409
1291616	2			A12-5318
1208479	35	EYE		A12-6958
1285402		EYE		A12-0997
1227388	26	L		A12-2637
1248640		EYE		A12-0997
1374206		EYE		A12-0997
1269760			256	
1373570				A12-5040
0608646	3			06109009
0565291				A06-4227
1266501		G		A12-0997
1239680		G		A12-0997
1266501		G		A12-0997

1354174		H	A12-0997
1348812		H	A12-0997
1348812		H	A12-0997
1271139		H	A12-0997
1195353	1	H	A12-0997
1195387	12	H	A12-0997
1359926	3		A12-5318
1221225		EYE	A12-0997
1264761		EYE	A12-0997
1205053	24	L	A12-2468
1255363		EYE	A12-0997
1378249	15	L	A12-0997
1313931	1		A12-6690
1314350			A12-5635
0617076	4		A06-4227
1306117		G	A12-0997
1271139		H	A12-0997
1300797		EYE	A12-0997
1232008	36	EYE	A12-6958
1374826		G	A12-0997
1268788		EYE	A12-0997
1215383		EYE	A12-0997
1292291	19	K	A12-5799
1308808		I	A12-0997
1249945		L	A12-0997
1203041		L	A12-0997
1361690			239
1193671	2		A12-4227
1233022			A12-5318
0500850	2		A06-5319
0460766			A06-5952
1249879		G	A12-0997
1354174		H	A12-0997
1354174		H	A12-0997
1374545		EYE	A12-5409
1271147	17	EYE	A12-0997
1264761		EYE	A12-0997
1268762	16	EYE	A12-0997
1268770	15	EYE	A12-0997
1215383		EYE	A12-0997
1311273	11	EYE	A12-0997
1234541		L	A12-0997
1249945		L	A12-0997
1276682	4		12135075
0652859			A06-4227
0652859			A06-4227
0440073			A06-3151
0600221			A06-5952

1217587		G	A12-0997
1295708		G	A12-0997
1348812		H	A12-0997
1251743		H	A12-0997
3422763		H	A12-0997
1195379	11	H	A12-0997
1279983		EYE	A12-5409
1248640		EYE	A12-0997
1357342	27	L	A12-2637
1335751	10	EYE	A12-0997
1232180			077
1284694		EYE	A12-0997
1361716			A12-4227
1310002			079
1193689			A12-5635
0650523	5		A06-4227
0565283			A06-5319
0494617	7		A06-5319
0652073	4		A06-5319
0571406	3		A06-5319
1197342		G	A12-0997
1197342		G	A12-0997
1348812		H	A12-0997
1271139		H	A12-0997
1291624		EYE	A12-0997
1286491			A12-5318
1334721		G	A12-0997
1221613		K	A12-5799
1209410	12	EYE	A12-0997
1374206		EYE	A12-0997
1269638	28	L	A12-3045
1269646	29	L	A12-3045
0561209			A06-7678
1217587		G	A12-0997
1374826		G	A12-0997
1300359		G	A12-0997
1239680		G	A12-0997
1251743		H	A12-0997
1195361	2	H	A12-0997
1276708			A12-5040
1334721		G	A12-0997
1326008	28	EYE	A12-0997
1308808		I	A12-0997
1361682		L	A12-0997
1284694		EYE	A12-0997
0629931	6		A06-5319
0608455	1		A06-5319
0608638	2		06109009

0608620

1

06109009

mmission Results

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Property Description	House Number	House Suffix
S HALF LOTS 23,24	5803	
S HALF LOTS 7.8 & 9.10	5802	
PT LT 2 EQ 888 SF	5436	
	5424	
	0	
	5800	
N HALF LOTS 20.21	3801	
LOTS 22.23	3803	
LOT 5 EX S E 10X200 FT LOT 6.7	3804	
	5275	
LOTS 8.9	3818	
LOT 5 EX S E 10X200 FT LOT 6.7	3804	
LOTS 29,30 AND LOT 31 EX 4931 SF	3811	
	5283	
LOT 17 EX TRI STRIP AT FR	5285	
	5305	
ALL PAR 78	5315	
LOT 1 EX 10000 SQ FT AT SW PT	5353	
	5425	
4TH ADDN	5412	
N HALF LOTS 23,24	5801	
S HALF LOTS 3,4, 5,6	5806	
PT LTS 9&10(#ADDED NEW FR#1251743 2002 OWR REQ&APPR)	3905	
FR 175 FT LOT 34	3906	
	5427	
	5704	
LOTS 22.23	3803	
	5620	
LOTS 24.25	3805	
LOTS 26,27	3807	
	5610	
LT 3 EX TRI AT NW PT	5436	
	5420	
LOT 3 EX 1135 SQ FT AT S W COR	5406	
S HALF LOTS 1.2	5807	
N HALF OF LOTS 1,2 TTE 5-20-10	5805	
S HALF LOTS 1.2	5807	

S HALF LOTS 3,4, 5,6	5806
N HALF OF LOTS 3, 4,5,6	5804
N HALF OF LOTS 3, 4,5,6	5804
S HALF LOTS 7.8 & 9.10	5802
	0
	0
	5429
N HALF LOTS 20.21	3801
S HALF LOT 20.21	5702
	5271
LOTS 8.9	3818
	5281
	5401
10000 SQ FT AT SW PT OF LOT 1	5399
	5404
N HALF LOTS 23,24	5801
S HALF LOTS 7.8 & 9.10	5802
S PT LOT 1 EQ 10124 SQFT	3908
	5706
LOT 19 & N W 20 FT OF LOT 20	3811
N W HAL OF LOT 14	3808
LOT 13 & S E HALF OF LOT 14	3810
	5611
LOTS 29,30 AND LOT 31 EX 4931 SF	3811
LOT 3 & W 40 FT OF LOT 2	3810
LOT 4 & SE 10X200 FT LOT 5 T-DT S /B 07/08/04 L19891 F187	3808
	0
	5403
OUTLOT B	5403
4TH ADDN	5409
PARCEL B	5404
S HALF LOTS 23,24	5803
S HALF LOTS 3,4, 5,6	5806
S HALF LOTS 3,4, 5,6	5806
11375 SQ FT AT S PT LOT 33	3904
	3802
S HALF LOT 20.21	5702
	3806
	3808
LOT 13 & S E HALF OF LOT 14	3810
	3814
LOT 5 EX S E 10X200 FT LOT 6.7	3804
LOT 3 & W 40 FT OF LOT 2	3810
	5419
MILL ESTATES LOT 6 & OUTLOT A EQ 212 4 SQ FT L 9459 F 708	5405
MILL ESTATES LOT 6 & OUTLOT A EQ 212 4 SQ FT L 9459 F 708	5405
PARCEL A EQ 20004 SQFT	5402
PARCEL C	5400

LOTS 5.6	3808
S E 10 FT OF LOT 21, LOT 22	3815
N HALF OF LOTS 3, 4,5,6	5804
PT LTS 7 &8(10,000 SF TO #3422763 2002 OWR REQ&APPR)	5800
PT LTS 9&10(#ADDED NEW FR#1251743 2002 OWR REQ&APPR)	3905
	0
S 175 FT LOT 32	3902
LOTS 24.25	3805
	5618
	3816
	5614
LOTS 6,7	3900
PT LOT 1 EQ 4284 SQ FT	0
	5321
PT LOT 1 EQ	5425
	5402
4TH ADDN OUTLOT B	5406
	5408
4TH ADDN	5413
4TH ADDN	5411
LOTS 3,4	3810
LOTS 3,4	3810
N HALF OF LOTS 3, 4,5,6	5804
S HALF LOTS 7.8 & 9.10	5802
15614 SQ FT AT N PT LOT 1	0
OUTLOT A	0
LOTS 17.18	3807
LOT 20 EX WLY 1166.9 SQ FT	5617
	3812
LOTS 26,27	3807
	5301
	5303
PARCEL A	5300
LOTS 5.6	3808
LOT 19 & N W 20 FT OF LOT 20	3811
SE 30 FT OF LOT 20 & NW 40 FT OF LT 21	3813
N HALF OF LOTS 1,2 TTE 5-20-10	5805
PT LTS 7 &8(10,000 SF TO #3422763 2002 OWR REQ&APPR)	5800
	0
PT LT 2 EX 88 SF & PT LOT 3=2852 SF	5430
LOTS 17.18	3807
	3809
LOTS 29,30 AND LOT 31 EX 4931 SF	3811
LOT 1 EX 206 SQFT & E 20 FT LOT 2	3812
LOTS 6,7	3900
4TH ADDN	5410
4TH ADDN	5407
	5418

Street Name	Street Type	Unit Number	City	ZIP Code	WSSC Grid
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	207SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD	2301 3	TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	207SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	207SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04

WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
PORTAL	AVE		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	207SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	207SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	207SE04
GULL	RD	2301 3	TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
WALNUT	ST		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
LAMBERT	DR		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
CRYSTAL	LN		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
GULL	RD		TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD		TEMPLE HILLS	20748	208SE04

PORTAL	AVE	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
WALNUT	ST	TEMPLE HILLS	20748	208SE04
WALNUT	ST	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
GULL	RD	TEMPLE HILLS	20748	208SE04
LAMBERT	DR	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
LAMBERT	DR	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
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TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
PORTAL	AVE	TEMPLE HILLS	20748	208SE04
PORTAL	AVE	TEMPLE HILLS	20748	208SE04
WALNUT	ST	TEMPLE HILLS	20748	208SE04
WALNUT	ST	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
LAMBERT	DR	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
GULL	RD	TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD	TEMPLE HILLS	20748	207SE04
TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD	TEMPLE HILLS	20748	207SE04
PORTAL	AVE	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
WALNUT	ST	TEMPLE HILLS	20748	208SE04
WALNUT	ST	TEMPLE HILLS	20748	208SE04
PORTAL	AVE	TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
GULL	RD	TEMPLE HILLS	20748	208SE04
GULL	RD	TEMPLE HILLS	20748	208SE04
GULL	RD	TEMPLE HILLS	20748	208SE04
CRYSTAL	LN	TEMPLE HILLS	20748	208SE04
TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04
OLD TEMPLE HILL	RD	TEMPLE HILLS	20748	208SE04

OLD TEMPLE HILL RD

TEMPLE HILLS 20748 208SE04

Mailing Indicator	Owner Name	In Care Of Name
O	DAVIS ALBERT	
O	NICHOLS SAMUEL P & SUZANNE M TALLA	
O	MEJIA FLOR C ETAL	
O	NINO EDWARD V ETAL	
I	MNCPPC	CHIEF PK&P DIVPKS & REC-ROOM 303
O	OGDEN WILLIAM L JR	
O	MCINNIS PATRICIA	
O	BRANNUM PATRICE MCLEOD	
O	COBBS LAROY III ETAL	
O	LEMAINE SARAH	
O	HAMILTON SONYA R	
O	COBBS LAROY III ETAL	
O	JIMERSON JOSEPH II ETAL	
I	STRATEGIC INVESTMENT SOLUTIONS LLC	SUITE 888
O	ROBINSON TILEENA L ETAL	
O	CISNEROS JOSE O	
O	DAVIS SYLVESTER C N ETAL	
O	AWITTA GREG ETAL	
O	SIMPSON LARRY D ETAL	
O	GARDNER TORRANCE	
O	STEED KENNETH A	
O	KELLY JOE L ETAL	
O	ADAMS RONALD & TONI A JOHNSON	
O	BUSH ROBERT I & JOYCE E	
O	MARKS JASON	
O	WILLS IRIS E	
O	BRANNUM PATRICE MCLEOD	
O	WILLIAMS JEROME & DEBORAH D	
O	DLACIC ALEKSANDAR	
O	WILLIAMS LESLIE ETAL	
O	DESHAZO MICHELE CHERLYN	
O	MEJIA FLOR C ETAL	
O	MARTIN KIMBERLY J & EDWARD B	
O	TAYLOR JAMES M III	
O	BROWN JAMES R	
I	GARDNER ROBERT E & SANDRA J	88
O	BROWN JAMES R	

O	KELLY JOE L ETAL	
O	EPPS ATIYA E	
O	EPPS ATIYA E	
O	NICHOLS SAMUEL P & SUZANNE M TALLA	
O	PRINCE GEORGES COUNTY	
O	PRINCE GEORGES COUNTY	
O	BOYNTON WESLEY W	
O	MCINNIS PATRICIA	
O	CANNON RUSSELL P & JACQUELINE	
O	5271 TEMPLE HILLS LLC	
O	HAMILTON SONYA R	
O	ZIMMERMAN CHRISTOPHER J	
O	FLOWERS DELORES	
O	HOLLOWAY JAMES W & LINDA M	
O	MCMILLAN LEAKEESHA	
O	STEED KENNETH A	
O	NICHOLS SAMUEL P & SUZANNE M TALLA	
O	COOPER JAMES E & DOROTHY S	
O	GOMEZ ROGELIO RAMIRO CARRETO ET AL	
O	MOORE REGINALD W	
I	KABIRI NAIMA	APT 204
O	GIL NELSON E MARTINEZ ETAL	
O	HALL BARBARA A	
O	JIMERSON JOSEPH II ETAL	
O	MONTGOMERY ANTHONY & EVANGELINA	
O	BRAHAM KAISER J IV & EDWINA BECKETT	
O	WASHINGTON WARDELL E & GLORIA C	
O	BARRETT CANDICE L	
O	BARRETT CANDICE L	
O	ROMAN VIOLETA M ETAL	
O	AGAPE FAMILY FAITH CENTER INC	
O	DAVIS ALBERT	
O	KELLY JOE L ETAL	
O	KELLY JOE L ETAL	
O	CARRILLO EDGAR RENE	
O	HALSEY REUBINA	
O	CANNON RUSSELL P & JACQUELINE	
O	OWENS FLOYD DERRELL OWENS	
I	KABIRI NAIMA	APT 204
O	GIL NELSON E MARTINEZ ETAL	
O	RICKS TAVIA	
O	COBBS LAROY III ETAL	
O	MONTGOMERY ANTHONY & EVANGELINA	
O	BENSON WENDY M	
O	CLARK MARK J & DEBORAH BAILEY	
O	CLARK MARK J & DEBORAH BAILEY	
O	MORENO DAVID	
O	JONES OCTAVIA S H ETAL	

O	CLARK WILLIAM IVAN ETAL	
O	MIMS DENISE M	
O	EPPS ATIYA E	
O	DENNIS PATRICK A	
O	ADAMS RONALD & TONI A JOHNSON	
O	PRINCE GEORGES COUNTY	
O	BROWN JACQUELYN L	
O	DLACIC ALEKSANDAR	
O	KING REL S & GREGORY L	
O	MURPHY JAMES K & SHERRY D	
O	MONK RANDY DERIDRE	
O	DUGGER DERRICK	
O	WASHINGTON WARDELL E & GLORIA C	
O	MERRITT SHAQUITA	
O	PRINCE GEORGES COUNTY	
O	SNYDER WOODROW & NERIE E L	
O	TAYLOR JAMES M III	
O	MONTGOMERY TOMMIE E JR ETAL	
O	FITZHUGH DOROTHY F	
O	MONTIE MICHAEL E	
O	GURMU ANANIAS	
O	GURMU ANANIAS	
O	EPPS ATIYA E	
O	NICHOLS SAMUEL P & SUZANNE M TALLA	
O	MARKS JASON	
I	MNCPPC	CHIEF PK&P DIVPKS & REC-ROOM 303
O	RYGH JENS M JR & ZOE A	
O	CIFUENTES MERLOS	
O	RASCOE JOHNNIE L ETAL	
O	WILLIAMS LESLIE ETAL	
O	SMITH MICKLOS & BRENDA	
O	WILLIAMS GLENN E & PAMELA L	
I	MNCPPC	CHIEF PK&P DIVPKS & REC-ROOM 303
O	CLARK WILLIAM IVAN ETAL	
O	MOORE REGINALD W	
O	WILLIAMS MATTHEW A ETAL	
I	GARDNER ROBERT E & SANDRA J	88
O	DENNIS PATRICK A	
O	PRINCE GEORGES COUNTY	
O	GETHERS DEMETRIUS J	
O	RYGH JENS M JR & ZOE A	
O	CHESTER HARRIETTE	
O	JIMERSON JOSEPH II ETAL	
O	WASHINGTON WARDELL E & GLORIA C	
O	DUGGER DERRICK	
O	BALLARD KENNETH B	
O	GARLAND DENNIS JR ETAL	
O	ROBINSON KAREN J	

Mailing Street Address	Mailing City	Mailing State	Mailing ZIP Code
5803 WALNUT ST	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
5436 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5424 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
6600 KENILWORTH AVE	RIVERDALE	MD	20737
5800 LAMBERT DR	TEMPLE HILLS	MD	20748
3801 GULL RD	TEMPLE HILLS	MD	20748
3803 GULL RD	TEMPLE HILLS	MD	20748
3804 GULL RD	TEMPLE HILLS	MD	20748
5275 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3818 CRYSTAL LN	TEMPLE HILLS	MD	20748
3804 GULL RD	TEMPLE HILLS	MD	20748
3811 GULL RD	TEMPLE HILLS	MD	20748
2227 BEL PRE RD	ASPEN HILL	MD	20906
5285 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5305 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5315 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5353 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5425 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5412 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5801 WALNUT ST	TEMPLE HILLS	MD	20748
5806 WALNUT ST	TEMPLE HILLS	MD	20748
3905 CRYSTAL LN	TEMPLE HILLS	MD	20748
3906 CRYSTAL LN	TEMPLE HILLS	MD	20748
5427 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5704 LAMBERT DR	TEMPLE HILLS	MD	20748
3803 GULL RD	TEMPLE HILLS	MD	20748
5620 LAMBERT DR	TEMPLE HILLS	MD	20748
3805 GULL RD	TEMPLE HILLS	MD	20748
3807 GULL ROAD	TEMPLE HILLS	MD	20748
5610 LAMBERT DR	TEMPLE HILLS	MD	20748
5436 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5420 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5406 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5807 WALNUT ST	TEMPLE HILLS	MD	20748
5805 WALNUT ST	TEMPLE HILLS	MD	20748
5807 WALNUT ST	TEMPLE HILLS	MD	20748

5806 WALNUT ST	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
C A B LL	UPPER MARLBORO	MD	20772
C A B LL	UPPER MARLBORO	MD	20772
5429 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3801 GULL RD	TEMPLE HILLS	MD	20748
5702 LAMBERT DR	TEMPLE HILLS	MD	20748
1400 WINTER PINE TRAIL	SEVERN	MD	21144
3818 CRYSTAL LN	TEMPLE HILLS	MD	20748
1524 CHURCH HILL PL	RESTON	VA	20194
P O BOX 1000	OXON HILL	MD	20750
5399 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5404 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5801 WALNUT ST	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
3908 CRYSTAL LN	TEMPLE HILLS	MD	20748
5706 LAMBERT DR	TEMPLE HILLS	MD	20748
3811 CRYSTAL LN	TEMPLE HILLS	MD	20748
3101 NAYLOR RD NE	WASHINGTON	DC	20020
3810 CRYSTAL LN	TEMPLE HILLS	MD	20748
5611 LAMBERT DR	TEMPLE HILLS	MD	20748
3811 GULL RD	TEMPLE HILLS	MD	20748
3810 GULL RD	TEMPLE HILLS	MD	20748
3808 GULL RD	TEMPLE HILLS	MD	20748
3812 GULL RD	TEMPLE HILLS	MD	20748
5403 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5403 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5409 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5404 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5803 WALNUT ST	TEMPLE HILLS	MD	20748
5806 WALNUT ST	TEMPLE HILLS	MD	20748
5806 WALNUT ST	TEMPLE HILLS	MD	20748
3904 CRYSTAL LN	TEMPLE HILLS	MD	20748
3802 CRYSTAL LN	TEMPLE HILLS	MD	20748
5702 LAMBERT DR	TEMPLE HILLS	MD	20748
3806 CRYSTAL LN	TEMPLE HILLS	MD	20748
3101 NAYLOR RD NE	WASHINGTON	DC	20020
3810 CRYSTAL LN	TEMPLE HILLS	MD	20748
3814 CRYSTAL LN	TEMPLE HILLS	MD	20748
3804 GULL RD	TEMPLE HILLS	MD	20748
3810 GULL RD	TEMPLE HILLS	MD	20748
5419 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5405 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5405 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
10921 DECATUR DR	FAIRFAX	VA	22030
5400 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748

40 SPRING HILL CT	PRINCE FREDERICK	MD	20678
3815 CRYSTAL LN	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
5800 WALNUT ST	TEMPLE HILLS	MD	20748
3905 CRYSTAL LN	TEMPLE HILLS	MD	20748
C A B LL	UPPER MARLBORO	MD	20772
3902 CRYSTAL LN	TEMPLE HILLS	MD	20748
3805 GULL RD	TEMPLE HILLS	MD	20748
5618 LAMBERT DR	TEMPLE HILLS	MD	20748
3816 CRYSTAL LN	TEMPLE HILLS	MD	20748
5614 LAMBERT DR	TEMPLE HILLS	MD	20748
3900 CRYSTAL LN	TEMPLE HILLS	MD	20748
3812 GULL RD	TEMPLE HILLS	MD	20748
5321 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
RM 3020 CAB	UPPER MARLBORO	MD	20772
5402 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5406 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5408 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5413 OLD TEMPLE HILLS RD	TEMPLE HILLS	MD	20748
5411 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3810 PORTAL AVE	TEMPLE HILLS	MD	20748
3810 PORTAL AVE	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
5427 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
6600 KENILWORTH AVE	RIVERDALE	MD	20737
3807 CRYSTAL LN	TEMPLE HILLS	MD	20748
5617 LAMBERT DR	TEMPLE HILLS	MD	20748
3812 CRYSTAL LN	TEMPLE HILLS	MD	20748
3807 GULL ROAD	TEMPLE HILLS	MD	20748
5301 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
PO BOX 71	TEMPLE HILLS	MD	20757
6600 KENILWORTH AVE	RIVERDALE	MD	20737
40 SPRING HILL CT	PRINCE FREDERICK	MD	20678
3811 CRYSTAL LN	TEMPLE HILLS	MD	20748
3813 CRYSTAL LN	TEMPLE HILLS	MD	20748
5805 WALNUT ST	TEMPLE HILLS	MD	20748
5800 WALNUT ST	TEMPLE HILLS	MD	20748
C A B LL	UPPER MARLBORO	MD	20772
5430 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3807 CRYSTAL LN	TEMPLE HILLS	MD	20748
3809 GULL RD	TEMPLE HILLS	MD	20748
3811 GULL RD	TEMPLE HILLS	MD	20748
3812 GULL RD	TEMPLE HILLS	MD	20748
3900 CRYSTAL LN	TEMPLE HILLS	MD	20748
5410 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5407 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
4603 WELDON DR	TEMPLE HILLS	MD	20748

5416 OLD TEMPLE HILL RD

TEMPLE HILLS

MD

20748

The Maryland-National Capital Park & Planning Commission Results

Prince George's County Planning Department

Case Number: SE-24006

Date: 10/29/2024

Time: 11:28:57 AM

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Total Records(s): 0

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DEVELOPMENT REVIEW BULLETIN

Bulletin No. 4-2014

Subject: Informational Mailings to the Chamber of Commerce and the Greater Prince George's Business Roundtable

Resource: Development Review Division

Date: December 12, 2014

On October 28, 2014, the Prince George's County Council, sitting as the District Council adopted CB-59-2014 for the purpose of adding the requirement for applicants to send an informational mailing to the Prince George's Chamber of Commerce and the Greater Prince George's Business Roundtable for Detailed Site Plan (DSP), Specific Design Plan (SDP), and Special Exception (SE) applications.

Effective immediately informational mailing notice affidavits for DSPs, SDPs, and SEs must include a separate list documenting that the notices were mailed to the Prince George's Chamber of Commerce and the Greater Prince George's Business Roundtable at the following addresses: The

Prince George's Chamber of Commerce
David Harrington, President and CEO
4640 Forbes Boulevard, Suite 130
Lanham, Maryland 20706

Greater Prince George's Business Roundtable
M.H. Jim Estepp, President and CEO
10201 Martin Luther King, Jr. Highway, Suite 220
Bowie, MD 20720

If you have any questions regarding this process, please contact Cheryl Summerlin at 301-952-3578 or cheryl.summerlin@ppd.mncppc.org.

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 3/17/2025

MAILING LIST - RECEIPT

☒ Development Application **SE-24006**

☐ County Application

This receipt is to acknowledge that Matt Tedesco received the following lists as described by the categories below:

<input checked="" type="checkbox"/> Registered community organization list	Total Records: 36
<input checked="" type="checkbox"/> Adjoining property owners list	Total Records: 134
<input checked="" type="checkbox"/> Municipalities within one mile list	Total Records: 0
<input checked="" type="checkbox"/> Additional government contacts	Total Records: 4

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 208SE04

Aaron Samuels
Development Review Division

Download Extracts:

[SE-24006_03172025084702_Reg_Assoc.xlsx](#)
[SE-24006_03172025084702_Adjoining_Property_Premise_Owner_Address.xlsx](#)
[SE-24006_03172025084702_GovernmentContact.xlsx](#)

A copy of the adjoining properties map has been included for your reference:

[SE-24006_03172025084702_Adjoining_Property.jpg](#)

A mailing list archive has been generated for your reference:

[SE-24006_03172025084702_MailingListArchive.zip](#)

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results

Prince George's County Planning Department

Case Number: SE-24006

Date: 3/17/2025

Time: 08:47:02 AM

Premise Address - Table Columns A-H

Owner Address - Table Columns I-N

=====
Total Records(s): 134

=====
Tax Account Premise House Number Premise House Suffix Premise Street Name
1300359 3813 CRYSTAL
1266501 5807 WALNUT
1295708 3815 CRYSTAL
1249879 5803 WALNUT
1195361 0 PORTAL
1279983 3902 CRYSTAL
1300797 3908 CRYSTAL
1276708 5430 OLD TEMPLE HILL
1249945 3810 GULL
1203041 3808 GULL
1269760 5610 LAMBERT
1269653 5305 TEMPLE HILL
0565291 5406 TEMPLE HILL
0494617 5408 TEMPLE HILL
0500850 5409 OLD TEMPLE HILL
1306117 5801 WALNUT
1291624 0 CRYSTAL
1291616 5427 OLD TEMPLE HILL
1334721 3807 CRYSTAL
1221225 3801 GULL
1308808 3811 GULL
1194489 5283 TEMPLE HILL
1361682 3812 GULL
1361690 0 GULL
1193689 5425 TEMPLE HILL
0650523 5402 TEMPLE HILL
1373570 5436 OLD TEMPLE HILL
0565283 5406 TEMPLE HILL
0652859 5405 OLD TEMPLE HILL
0608455 5407 OLD TEMPLE HILL
0460766 5404 OLD TEMPLE HILL
1374826 3811 CRYSTAL
1354174 5806 WALNUT
1348812 5804 WALNUT
3422763 3905 CRYSTAL
1286483 0 TEMPLE HILL
1227388 5620 LAMBERT

1378249	5281	TEMPLE HILL
1249945	3810	GULL
1232180	5614	LAMBERT
1361716	0	TEMPLE HILL
1310010	5315	TEMPLE HILL
0617076	5404	TEMPLE HILL
1271139	5802	WALNUT
1271139	5802	WALNUT
1232933	3906	CRYSTAL
1359926	5429	OLD TEMPLE HILL
1374826	3811	CRYSTAL
1221225	3801	GULL
1285402	3803	GULL
1285402	3803	GULL
1292291	5611	LAMBERT
1374206	3807	GULL
1255363	3818	CRYSTAL
1234541	3804	GULL
1308808	3811	GULL
1284694	3900	CRYSTAL
1269638	5301	TEMPLE HILL
0464289	5412	TEMPLE HILL
0608638	5418	OLD TEMPLE HILL
1217587	3808	PORTAL
1239680	5805	WALNUT
1239680	5805	WALNUT
1306117	5801	WALNUT
1348812	5804	WALNUT
1249879	5803	WALNUT
1251743	5800	WALNUT
1251743	5800	WALNUT
1195353	0	PORTAL
1195379	0	CRYSTAL
1374545	3904	CRYSTAL
1286491	0	OLD TEMPLE HILL
1334721	3807	CRYSTAL
1268770	3808	CRYSTAL
1215383	3810	CRYSTAL
1234541	3804	GULL
1269646	5303	TEMPLE HILL
1313931	5401	TEMPLE HILL
1314350	5399	TEMPLE HILL
1193671	5403	TEMPLE HILL
1233022	5403	TEMPLE HILL
1276682	5419	TEMPLE HILL
0561209	5300	TEMPLE HILL
0608646	5420	OLD TEMPLE HILL
0571406	5411	OLD TEMPLE HILL

1197342	3810	PORTAL
1354174	5806	WALNUT
1348812	5804	WALNUT
1373588	5436	OLD TEMPLE HILL
1232008	5706	LAMBERT
1311042	5800	LAMBERT
1271147	3802	CRYSTAL
1264761	5702	LAMBERT
1221613	5617	LAMBERT
1311273	3814	CRYSTAL
1357342	5618	LAMBERT
1205053	5271	TEMPLE HILL
1374206	3807	GULL
1205061	5275	TEMPLE HILL
1308808	3811	GULL
1310002	5321	TEMPLE HILL
1276690	5425	OLD TEMPLE HILL
0629931	5410	TEMPLE HILL
1217587	3808	PORTAL
1197342	3810	PORTAL
3422763	3905	CRYSTAL
1271139	5802	WALNUT
1208479	5704	LAMBERT
1268762	3806	CRYSTAL
1264761	5702	LAMBERT
1268788	3808	CRYSTAL
1209410	3812	CRYSTAL
1248640	3805	GULL
1335751	3816	CRYSTAL
1234541	3804	GULL
1255363	3818	CRYSTAL
0652859	5405	OLD TEMPLE HILL
1266501	5807	WALNUT
1354174	5806	WALNUT
1348812	5804	WALNUT
1354174	5806	WALNUT
1271139	5802	WALNUT
1195387	0	CRYSTAL
1305846	5424	OLD TEMPLE HILL
1215383	3810	CRYSTAL
1248640	3805	GULL
1326008	3809	GULL
1284694	3900	CRYSTAL
1261213	5285	TEMPLE HILL
1252014	5353	TEMPLE HILL
0652073	5413	OLD TEMPLE HILL
0440073	5402	OLD TEMPLE HILL
0608620	5416	OLD TEMPLE HILL

0600221

5400

OLD TEMPLE HILL

Premise Street Type	Premise Unit Number	Premise City	Premise ZIP Code
LN		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
AVE		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD	2301 3	TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
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RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748

[illegible]

AVE		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD	2301 3	TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
AVE		TEMPLE HILLS	20748
AVE		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
DR		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
ST		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
LN		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748
RD		TEMPLE HILLS	20748

RD

TEMPLE HILLS 20748

Owner Name	In Care Of Name
WILLIAMS MATTHEW A ETAL	
BROWN JAMES R	
MIMS DENISE M	
DAVIS ALBERT	
PRINCE GEORGES COUNTY	
BROWN JACQUELYN L	
COOPER JAMES E & DOROTHY S	
GETHERS DEMETRIUS J	
MONTGOMERY ANTHONY & EVANGELINA	
BRAHAM KAISER J IV & EDWINA BECKETT	
DESHAZO MICHELE CHERLYN	
CISNEROS JOSE O	
TAYLOR JAMES M III	
MONTGOMERY TOMMIE E JR ETAL	
ROMAN VIOLETA M ETAL	
STEED KENNETH A	
MARKS JASON	
MARKS JASON	
RYGH JENS M JR & ZOE A	
MCINNIS PATRICIA	
JIMERSON JOSEPH II ETAL	
STRATEGIC INVESTMENT SOLUTIONS LLC	SUITE 888
WASHINGTON WARDELL E & GLORIA C	
WASHINGTON WARDELL E & GLORIA C	
PRINCE GEORGES COUNTY	
SNYDER WOODROW & NERIE E L	
MEJIA FLOR C ETAL	
TAYLOR JAMES M III	
CLARK MARK J & DEBORAH BAILEY	
GARLAND DENNIS JR ETAL	
AGAPE FAMILY FAITH CENTER INC	
MOORE REGINALD W	
KELLY JOE L ETAL	
EPPS ATIYA E	
ADAMS RONALD & TONI A JOHNSON	
MNCPPC	CHIEF PK&P DIVPKS & REC-ROOM 303
WILLIAMS JEROME & DEBORAH D	

ZIMMERMAN CHRISTOPHER J	
MONTGOMERY ANTHONY & EVANGELINA	
MONK RANDY DERIDRE	
WASHINGTON WARDELL E & GLORIA C	
DAVIS SYLVESTER C N ETAL	
MCMILLAN LEAKEESHA	
NICHOLS SAMUEL P & SUZANNE M TALLA	
NICHOLS SAMUEL P & SUZANNE M TALLA	
BUSH ROBERT I & JOYCE E	
BOYNTON WESLEY W	
MOORE REGINALD W	
MCINNIS PATRICIA	
BRANNUM PATRICE MCLEOD	
BRANNUM PATRICE MCLEOD	
HALL BARBARA A	
WILLIAMS LESLIE ETAL	
HAMILTON SONYA R	
COBBS LAROY III ETAL	
JIMERSON JOSEPH II ETAL	
DUGGER DERRICK	
SMITH MICKLOS & BRENDA	
GARDNER TORRANCE	
ROBINSON KAREN J	
CLARK WILLIAM IVAN ETAL	
GARDNER ROBERT E & SANDRA J	88
GARDNER ROBERT E & SANDRA J	88
STEED KENNETH A	
EPPS ATIYA E	
DAVIS ALBERT	
DENNIS PATRICK A	
DENNIS PATRICK A	
PRINCE GEORGES COUNTY	
PRINCE GEORGES COUNTY	
CARRILLO EDGAR RENE	
MNCPPC	CHIEF PK&P DIVPKS & REC-ROOM 303
RYGH JENS M JR & ZOE A	
KABIRI NAIMA	APT 204
GIL NELSON E MARTINEZ ETAL	
COBBS LAROY III ETAL	
WILLIAMS GLENN E & PAMELA L	
FLOWERS DELORES	
HOLLOWAY JAMES W & LINDA M	
BARRETT CANDICE L	
BARRETT CANDICE L	
BENSON WENDY M	
MNCPPC	CHIEF PK&P DIVPKS & REC-ROOM 303
MARTIN KIMBERLY J & EDWARD B	
MONTIE MICHAEL E	

GURMU ANANIAS
KELLY JOE L ETAL
EPPS ATIYA E
MEJIA FLOR C ETAL
GOMEZ ROGELIO RAMIRO CARRETO ET AL
OGDEN WILLIAM L JR
HALSEY REUBINA
CANNON RUSSELL P & JACQUELINE
CIFUENTES MERLOS
RICKS TAVIA
KING REL S & GREGORY L
5271 TEMPLE HILLS LLC
WILLIAMS LESLIE ETAL
LEMAINE SARAH
JIMERSON JOSEPH II ETAL
MERRITT SHAQUITA
SIMPSON LARRY D ETAL
BALLARD KENNETH B
CLARK WILLIAM IVAN ETAL
GURMU ANANIAS
ADAMS RONALD & TONI A JOHNSON
NICHOLS SAMUEL P & SUZANNE M TALLA
WILLS IRIS E
OWENS FLOYD DERRELL OWENS
CANNON RUSSELL P & JACQUELINE
KABIRI NAIMA
RASCOE JOHNNIE L ETAL
DLACIC ALEKSANDAR
MURPHY JAMES K & SHERRY D
COBBS LARROY III ETAL
HAMILTON SONYA R
CLARK MARK J & DEBORAH BAILEY
BROWN JAMES R
KELLY JOE L ETAL
EPPS ATIYA E
KELLY JOE L ETAL
NICHOLS SAMUEL P & SUZANNE M TALLA
PRINCE GEORGES COUNTY
NINO EDWARD V ETAL
GIL NELSON E MARTINEZ ETAL
DLACIC ALEKSANDAR
CHESTER HARRIETTE
DUGGER DERRICK
ROBINSON TILEENA L ETAL
AWITTA GREG ETAL
FITZHUGH DOROTHY F
MORENO DAVID
TAYLOR RUTHERFORD I JR

APT 204

JONES OCTAVIA S H ETAL

Mailing Street Address	Mailing City	Mailing State	Mailing ZIP Code
3813 CRYSTAL LN	TEMPLE HILLS	MD	20748
5807 WALNUT ST	TEMPLE HILLS	MD	20748
3815 CRYSTAL LN	TEMPLE HILLS	MD	20748
5803 WALNUT ST	TEMPLE HILLS	MD	20748
C A B LL	UPPER MARLBORO	MD	20772
3902 CRYSTAL LN	TEMPLE HILLS	MD	20748
3908 CRYSTAL LN	TEMPLE HILLS	MD	20748
5430 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3810 GULL RD	TEMPLE HILLS	MD	20748
3808 GULL RD	TEMPLE HILLS	MD	20748
5610 LAMBERT DR	TEMPLE HILLS	MD	20748
5305 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5406 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5408 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5409 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5801 WALNUT ST	TEMPLE HILLS	MD	20748
5427 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5427 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3807 CRYSTAL LN	TEMPLE HILLS	MD	20748
3801 GULL RD	TEMPLE HILLS	MD	20748
3811 GULL RD	TEMPLE HILLS	MD	20748
2227 BEL PRE RD	ASPEN HILL	MD	20906
3812 GULL RD	TEMPLE HILLS	MD	20748
3812 GULL RD	TEMPLE HILLS	MD	20748
RM 3020 CAB	UPPER MARLBORO	MD	20772
5402 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5436 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5406 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5405 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5407 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5404 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3811 CRYSTAL LN	TEMPLE HILLS	MD	20748
5806 WALNUT ST	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
3905 CRYSTAL LN	TEMPLE HILLS	MD	20748
6600 KENILWORTH AVE	RIVERDALE	MD	20737
5620 LAMBERT DR	TEMPLE HILLS	MD	20748

1524 CHURCH HILL PL	RESTON	VA	20194
3810 GULL RD	TEMPLE HILLS	MD	20748
5614 LAMBERT DR	TEMPLE HILLS	MD	20748
3812 GULL RD	TEMPLE HILLS	MD	20748
5315 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5404 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
3906 CRYSTAL LN	TEMPLE HILLS	MD	20748
5429 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3811 CRYSTAL LN	TEMPLE HILLS	MD	20748
3801 GULL RD	TEMPLE HILLS	MD	20748
3803 GULL RD	TEMPLE HILLS	MD	20748
3803 GULL RD	TEMPLE HILLS	MD	20748
5611 LAMBERT DR	TEMPLE HILLS	MD	20748
3807 GULL ROAD	TEMPLE HILLS	MD	20748
3818 CRYSTAL LN	TEMPLE HILLS	MD	20748
3804 GULL RD	TEMPLE HILLS	MD	20748
3811 GULL RD	TEMPLE HILLS	MD	20748
3900 CRYSTAL LN	TEMPLE HILLS	MD	20748
5301 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5412 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
4603 WELDON DR	TEMPLE HILLS	MD	20748
40 SPRING HILL CT	PRINCE FREDERICK	MD	20678
5805 WALNUT ST	TEMPLE HILLS	MD	20748
5805 WALNUT ST	TEMPLE HILLS	MD	20748
5801 WALNUT ST	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
5803 WALNUT ST	TEMPLE HILLS	MD	20748
5800 WALNUT ST	TEMPLE HILLS	MD	20748
5800 WALNUT ST	TEMPLE HILLS	MD	20748
C A B LL	UPPER MARLBORO	MD	20772
C A B LL	UPPER MARLBORO	MD	20772
3904 CRYSTAL LN	TEMPLE HILLS	MD	20748
6600 KENILWORTH AVE	RIVERDALE	MD	20737
3807 CRYSTAL LN	TEMPLE HILLS	MD	20748
3101 NAYLOR RD NE	WASHINGTON	DC	20020
3810 CRYSTAL LN	TEMPLE HILLS	MD	20748
3804 GULL RD	TEMPLE HILLS	MD	20748
PO BOX 71	TEMPLE HILLS	MD	20757
P O BOX 1000	OXON HILL	MD	20750
5399 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5403 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5403 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5419 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
6600 KENILWORTH AVE	RIVERDALE	MD	20737
5420 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5411 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748

3810 PORTAL AVE	TEMPLE HILLS	MD	20748
5806 WALNUT ST	TEMPLE HILLS	MD	20748
5804 WALNUT ST	TEMPLE HILLS	MD	20748
5436 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5706 LAMBERT DR	TEMPLE HILLS	MD	20748
5800 LAMBERT DR	TEMPLE HILLS	MD	20748
3802 CRYSTAL LN	TEMPLE HILLS	MD	20748
5702 LAMBERT DR	TEMPLE HILLS	MD	20748
5617 LAMBERT DR	TEMPLE HILLS	MD	20748
3814 CRYSTAL LN	TEMPLE HILLS	MD	20748
5618 LAMBERT DR	TEMPLE HILLS	MD	20748
1400 WINTER PINE TRAIL	SEVERN	MD	21144
3807 GULL ROAD	TEMPLE HILLS	MD	20748
5275 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3811 GULL RD	TEMPLE HILLS	MD	20748
5321 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5425 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5410 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
40 SPRING HILL CT	PRINCE FREDERICK	MD	20678
3810 PORTAL AVE	TEMPLE HILLS	MD	20748
3905 CRYSTAL LN	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
5704 LAMBERT DR	TEMPLE HILLS	MD	20748
3806 CRYSTAL LN	TEMPLE HILLS	MD	20748
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3805 GULL RD	TEMPLE HILLS	MD	20748
3816 CRYSTAL LN	TEMPLE HILLS	MD	20748
3804 GULL RD	TEMPLE HILLS	MD	20748
3818 CRYSTAL LN	TEMPLE HILLS	MD	20748
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5806 WALNUT ST	TEMPLE HILLS	MD	20748
5802 WALNUT ST	TEMPLE HILLS	MD	20748
C A B LL	UPPER MARLBORO	MD	20772
5424 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748
3810 CRYSTAL LN	TEMPLE HILLS	MD	20748
3805 GULL RD	TEMPLE HILLS	MD	20748
3809 GULL RD	TEMPLE HILLS	MD	20748
3900 CRYSTAL LN	TEMPLE HILLS	MD	20748
5285 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5353 TEMPLE HILL RD	TEMPLE HILLS	MD	20748
5413 OLD TEMPLE HILLS RD	TEMPLE HILLS	MD	20748
10921 DECATUR DR	FAIRFAX	VA	22030
5416 OLD TEMPLE HILL RD	TEMPLE HILLS	MD	20748

5400 OLD TEMPLE HILL RD TEMPLE HILLS MD 20748

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: SE-24006
Date: 3/17/2025
Time: 08:47:02 AM

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Total Records(s): 36
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Registered Association Name	First Name
PINE PLAINS CIVIC ASSOCIATION	
BIRDLAWN HOMEOWNERS ASSOCIATION	
FLEISCHMAN'S VILLAGE CITIZENS ASSOCIATION	STEPHON
SKYLINE HILLS HOA	TONI
HILLCREST-MARLOW HEIGHTS CIVIC ASSOCIATION	GEORGE W.
ASHFORD COMMUNITY ASSOCIATION	NOVELLA
LIVINGSTON WOODS HOA (LWHOA)	SHARON
GREATER SOUTH COUNTY COALITION FOR ABSOLUTE PROGRESS	
BROAD CREEK HISTORIC DISTRICT LAC	MICHAEL
CONSERVANCY OF BROAD CREEK	MICHAEL
RIVERBEND ESTATES NEIGHBORHOOD ASSOCIATION (RENA)	MICHAEL
FORT WASHINGTON ESTATES CIVIC ASSOCIATION (FWECA)	
VILLAGE OF MELWOOD HOMEOWNERS ASSOCIATION	CELEIN
MARLTON HOME OWNERS ASSOCIATION	EZEKIEL
TANTALLON SQUARE HOA	LAUREENA
TANTALLON CITIZENS ASSOCIATION, INC.	RON
PRINCE GEORGE'S COUNTY CIVIC FEDERATION, INC.	
PRESERVE AT PISCATAWAY	
BROOKE MANOR CIVIC ASSOCIATION	
BARNABY VALLEY PARK HOMEOWNERS ASSOCIATION	ANGELENE
APPLE GROVE/SQUIRES WOOD CITIZENS ASSOCIATION	
BROADWATER ESTATE COMMUNITY ASSOCIATION	
MAXWELLS GRANT HOMEOWNERS ASSOCIATION, INC.	
CAMP SPRINGS CIVIC ASSOCIATION	CAROLYN
SILESIA CITIZENS FOUNDATION, INC.	ROBIN
CITIZENS ENCOURAGING COMMUNITY REVITALIZATION	
SOUTHLAWN CITIZENS ASSOCIATION	PATRICIA
TANTALLON SQUARE AREA CIVIC ASSOCIATION	HAZEL
BARNABY MANOR CITIZENS ASSN. INC.	JAMES
ADDISON WOODS HOA	CORTEZ
ACCOKEEK, MATTAWOMAN, PISCATAWAY CREEKS COMMUNITY COUNCIL	
OAK ORCHARD COMMUNITY ASSN	
PISCATAWAY HILLS CITIZENS ASSOCIATION	DAISY
RIVERBEND CITIZENS HOMEOWNERS ASSOCIATION	ZENO W.
DUPOINT VILLAGE NEIGHBORHOOD WATCH	
BRANDYWINE/TB, SOUTHERN REGION NEIGHBORHOOD COALITION	

Last Name	Address Number	Street Name & Type	Suite Number
	3600	FARNESS COURT	
	8806	8806 NANCY LANE	C/O CHAMBERS MANAGEMENT, INC.
MILLS	3407	ANDOVER PLACE	
HARRIS	4723	JOHN STREET	
HANNA	3212	BEAUMONT STREET	
JACKSON	4209	FARMER PLACE	
LAWRENCE	7513	CATONE COURT	
	212	ARAGONA DRIVE	
LEVENTHAL	1130	APPLE VALLEY ROAD	
LEVENTHAL			
BELL	611	BAY FRONT DRIVE	
		P. O. BOX 441454	
GERALD	7202	TWINFLOWER PLACE	
DENNISON, JR	10213	LILY GREEN COURT	
SHAH	12100	FORTH WASHING ROAD	
WEISS	12511	HAXALL CT.	
		P.O. BOX 212	
	2800	ST MARY'S VIEW ROAD	
	212	ARAGONA DRIVE	
JONES PERRY	2001	CHITA CT	
	7611	JAYWICK AVENUE	
	519	BROAD CREEK DRIVE	
		P. O. BOX 1215	
FLEMING			
WALLER	525	BROAD CREEK DRIVE	
	4612	CEDELL PLACE	
MONROE			
ROBINSON	12025	BION DRIVE	
BEHR	5008	BOULDER DRIVE	
HARRINGTON	6718	MOUNTAIN LAKE PLACE	
		P.O. BOX 477	
	9306	PINE VIEW LANE	
MCCLELLAND	13721	PISCATAWAY DRIVE	
ST. CYR, II	601	RIVER BEND RD	
	2218	WYNGATE ROAD	
	8787	BRANCH AVENUE	SUITE 17

City	State	Zip Code
TEMPLE HILLS	MD	20748
FORT WASHINGTON	MD	20744
SUITLAND	MD	20746
SUITLAND	MD	20746
TEMPLE HILLS	MD	20748
FORT WASHINGTON	MD	20744
OXON HILL	MD	20745
FORT WASHINGTON	MD	20744
ACCOKEEK	MD	20607
ACCOKEEK	MD	20607
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20749
UPPER MARLBORO	MD	20772
UPPER MARLBORO	MD	20772
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
CHELTENHAM	MD	20623
ACCOKEEK	MD	20607
FORT WASHINGTON	MD	20744
TEMPLE HILLS	MD	20748
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
TEMPLE HILLS	MD	20757
TEMPLE HILLS	MD	20748
FORT WASHINGTON	MD	20744
TEMPLE HILLS	MD	20748
OXON HILL	MD	20750
FORT WASHINGTON	MD	20744
OXON HILL	MD	20745
CAPITOL HEIGHTS	MD	20743
ACCOKEEK	MD	20607
CLINTON	MD	20735
FORT WASHINGTON	MD	20744
FORT WASHINGTON	MD	20744
SUITLAND	MD	20746
CLINTON	MD	20735

The Maryland-National Capital Park & Planning Commission Results

Prince George's County Planning Department

Case Number: SE-24006

Date: 3/17/2025

Time: 08:47:02 AM

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Total Records(s): 4

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Name of the Municipaltiy	Officials Name	Officials Title
	Lakisha Hull	Planning Director
	Edward Burroughs III	Council Member, District 8
	Jolene Ivey	Council Member-At-Large Ivey
	Calvin S. Hawkins, II	Council Member-At-Large Hawkins

In Care Of	Address	Sub Address
Prince George's County Planning Department	1616 McCormick Drive	
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor

City	State	Zip Code
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774

CASE NO: SE-24006
CASE NAME: TRANQUILITY RIDGE
PARTY OF RECORD: 3
PB DATE:

MR.SAMUEL NICHOLS
5802 WALNUT STREET 5802 WALNUT STREET
TEMPLE HILLS MD 20748
(CASE NUMBER: SE-24006)

MR.GREGORY AWITTA
5353 TEMPLE HILL ROAD
TEMPLE HILLS MD 20748
(CASE NUMBER: SE-24006)

MRS.DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: SE-24006)

STATEMENT OF JUSTIFICATION

Tranquility Ridge SE-24006

OWNER: Delores Flowers
P.O. Box 1000
Oxon Hill, Maryland 20750

APPLICANT: Tranquility Ridge, Inc.
P.O. Box 1000
Oxon Hill, Maryland 20750
Attn: Delores Flowers

ATTORNEY/
AGENT: Matthew C. Tedesco, Esq.
Dominique A. Lockhart, AICP
McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax
Mtedesco@mhlawyers.com
Dlockhart@mhlawyers.com

CIVIL ENGINEER: Anthony M. Olekson, P.E.
COA Barrett
100 Jibsail Drive
Prince Frederick, Maryland 20678
(410) 257-2255
aolekson@coabarrett.com

REQUEST: In accordance with the provisions of Section 27-1704(d), and alternatively, Section 27-1903(b) of the Zoning Ordinance (and Sections 27-317 and 27-344 of the prior Zoning Ordinance), this application seeks a Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 total occupants) in the prior R-80 Zone.

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I. DESCRIPTION OF PROPERTY

1. Address – 5401 Temple Hill Road, Temple Hills, Maryland 20748.

2. Proposed Use – Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants) in the prior R-80 Zone.
3. Election District – 12.
4. Councilmanic District – 8.
5. Lots – Lot 1.
6. Total Gross Acreage – 3.63 Acres.
7. Total Net Acreage – 3.63 Acres.
8. Tax Map & Grid – 97-C-2.
9. Location – West side of Temple Hill Road, at the eastern terminus of Gull Road.
10. Zoning – RSF-95 (Residential, Single-Family – 95) Zone; R-80 (One-Family Detached Residential) Zone (prior).
11. WSSC Grid – 208SE04.
12. Water/Sewer Category – W3/S3
13. General Plan Growth Policy – Established Communities.

II. NATURE OF REQUEST

Tranquility Ridge, Inc. (hereinafter the “Applicant”) is requesting a Special Exception to increase the existing congregate living facility from 8 residents to 16 residents. The subject property is within the Residential, Single-Family-95 (RSF-95) Zone; however, this application is being reviewed and evaluated in accordance with the prior R-80 Zone and the prior Prince George’s County Zoning Ordinance, pursuant to Section 27-1903(b) of the Zoning Ordinance. This section allows proposals or permit applications to utilize the prior Zoning Ordinance for development of the subject property. The Applicant contends that the prior zoning ordinance, for which a recent building permit was issued pursuant to, provides the most efficient mechanism for review and processing of this application.

The Prior Zoning Ordinance requires a Special Exception application for a Congregate Living Facility of more than 8 residents in the R-80 Zone. This proposal will be in conformance with the requirements of Sections 27-317 and 27-344 of the prior Zoning Ordinance. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. This interior work (with a small 1,326 square foot addition) and minimal site grading for stormwater management facilities performed pursuant to a find

grading permit (Case No. 15877-2018) was completed circa 2020. No development is proposed with SE-24006. Instead, SE-24006 seeks to only facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility is approximately 9,223 square foot comprising of a one-story building (with a basement), to accommodate 14 bedrooms and 14 bathrooms (2 rooms qualify for double occupancy). Again, no actual development is proposed with SE-24006 and no increase to the existing and previously permitted gross floor area is proposed.

Transitional Provisions

On April 1, 2022, the approved County-wide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance and Subdivision Regulations became effective, thereby, rezoning the subject property to the newly created RSF-95 Zone. The new Zoning Ordinance provides for Transitional Provisions and Choice of Law Provisions for utilization on the prior Zoning Ordinance and prior Subdivision Regulations. This application falls within Section 27-1704(d). Specifically, the development on the subject property was previously permitted (Permit Case No. 19144-2018-CU & Case No. 15877-2018). Section 27-1704(d) provides that “[d]evelopment approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations or otherwise subject to this Section are ‘grandfathered’ and all buildings, uses, structures, or site features are deemed legal and conforming, and subject to the provisions of Section 27-1707. . . . All other development approvals shall have access to and utilization of the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032 or until the property is rezoned pursuant to a Zoning Map Amendment (Section 27-3601) or Planned Development Zoning Map Amendment (Section 27-3602), whichever occurs first.” Thus, since the existing development, pursuant to grandfathered permits, is approved under the prior Zoning Ordinance, it is otherwise subject to Section 27-1704 and is “grandfathered” with all buildings, uses, structures, or site features being deemed legal and conforming – meaning SE-24006 (to increase the current use from 8 residents to 16 residents) has access to and utilization of both the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032. Thus, SE-24006 will utilize the prior Zoning Ordinance pursuant to Section 27-1704.

Alternatively, Section 27-1903(b) provides for a choice of law provision that allow applicants, after April 1, 2022, to elect to utilize the prior Zoning Ordinance. Therefore, development pursuant to the prior Zoning Ordinance offers the most efficient and established framework for review and approval of the applicant’s desired use/development at this time. This is especially true given the prior permits that have been issued under the prior Zoning Ordinance to facilitate the existing development an use of the property, which is grandfathered. Notwithstanding, and out of the abundance of caution, Section 27-1903(b) provides, “[e]xcept as otherwise provided in this Section, development applications of any type for properties in all other zones of the County may utilize the prior Zoning Ordinance for development of the subject property.” Consequently, this application may also elect to use the prior Zoning Ordinance and prior Subdivision Regulations for review pursuant to the prior R-80 (One-Family Detached Residential) Zone.

III. NEIGHBORHOOD/SURROUNDING USES

The subject property is in Planning Area 76B and Councilmanic District 8. More specifically, the site is located on the west side of Temple Hill Road, at the terminus of Gull Road. The requested Special Exception area consists of the entire property, which is approximately 3.6367 acres. The site is currently developed with a one-story (with basement) congregate living facility for the elderly or physically handicapped.

The subject property is surrounded by the following uses:

North: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and beyond, Temple Hill Road.

South: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone, the terminus of Crystal Lane and vacant wooded land in the ROS (Reserved Open Space) Zone.

East: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and beyond, Temple Hill Road.

West: Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and the terminus of Gull Road.

The Applicant's neighborhood boundary consists of the following:

North: Capital Beltway

East: Temple Hills Road

South: Brinkley Road

West: Brinkley Road

IV. MASTER PLAN / SECTIONAL MAP AMENDMENT / GENERAL PLAN

The property is located within Planning Area 78 as governed by the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (Master Plan) and the 2014 *General Plan* ("Plan 2035"). The Master Plan recommends residential low density land uses on the site, and Plan 2035 placed the Property in the Established Communities Growth Policy Area.



Plan 2035 notes that Established Communities are most appropriate for context-sensitive infill and low-to-medium density development (page 20). Given the property's location within an existing residential neighborhood, expansion of the existing congregate living facility without an increase in gross floor area, minimal traffic generation, and minor proposed land disturbance activities for landscaping and roadway improvements, the subject application would constitute context-sensitive infill.

Plan 2035 states that the "The 55 to 64 age group, commonly referred to as the Baby Boomer Generation, grew by approximately 30,000 residents or 36 percent. This was more than any other age group in the County. Forecasts indicate that over the next ten years seniors aged 65 years and older will account for the largest population gains in the County" (page 57). Plan 2035 includes policies recommending that the County "[e]xpand housing options to meet the needs of the County's seniors who wish to age in place" and "[i]ncrease the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations ... [which]

include[s] the elderly, the homeless, and residents with special needs.” (pages 189-190). The proposed congregate living facility will aid in achieving the County’s goals by providing a quality housing option for the elderly that comes with resident-centered care. The range of services featured at the facility will include personal care and professional nursing services.

The proposed special exception use aligns with the goals for the Developed Tier as outlined in the master plan, which state to strengthen existing neighborhoods, encourage appropriate infill, and preserve, restore, and enhance natural features and provide open space (p.35).

Due to the physical compatibility of the congregate living facility with the surrounding neighborhood, preserved natural features on site, no land disturbance, and the minimal impact on traffic, the approval of the Special Exception as proposed would be in harmony with the recommendations of the Henson Creek-South Potomac Master Plan.

V. APPLICANT’S PROPOSAL

The Applicant presents in this Special Exception application (SE-24006) a request to increase the occupancy of the existing congregate living facility from 8 elderly or physically handicapped residents to 16 elderly or physically handicapped residents. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. The existing 9,223 sq. ft one-story building (with basement), will not require an addition or expansion to the building, nor any façade changes. The façade is in kind with other single family residential façades in the existing neighborhood.

The minimum required off street parking spaces for a congregate living facility for elderly/physically handicapped is 1 space per 4 residents. Per the minimum code requirements, 4 spaces are required, and 5 parking spaces are proposed as shown on the site plan (1 ADA and 4 standard parking spaces). The driveway and parking spaces are existing, fully paved, and striped. The site plan shows access directly from Temple Hill Road, which contains a 30-foot wide right of way for ingress and egress. No disturbance is proposed with this Special Exception application.

VI. CRITERIA FOR APPROVAL

Evaluation of a special exception application is not an equation to be balanced with formulaic precision. (*See Sharp v. Howard County Bd. of Appeals*, 98 Md.App. 57, 73, 632 A.2d 248, 256 (1993) (rejecting “appellants’ interpretation of the holding of *Schultz* as if it were the atomic chart of elements from which a formula for divining inherent and peculiar adverse effects could be derived”). Instead, a “special exception is a valid zoning mechanism that delegates to an administrative board a limited authority to permit enumerated uses which the legislative body has determined can, *prima facie*, properly be allowed in a specified use district, absent any fact or circumstance in a particular case which would change this presumptive finding.” *People’s Counsel v. Loyola College*, 406 Md. 54, 105-106 (2008) (internal citations omitted). Thus, there is a presumption that the proposed use is *prima facie* allowed.

The seminal case for special exception law in Maryland is *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 (1981). *Schultz*, among other things, “postulates an analytical paradigm for how individual special exception applications are to be evaluated.” The court explained:

Whereas, the applicant has the burden of adducing testimony which will show that his use meets the prescribed standards and requirements; he does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community. If he shows to the satisfaction of the [administrative body] that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest, he has met his burden. The extent of any harm or disturbance to the neighboring area and uses is, of course, material. . . . But if there is no probative evidence of harm or disturbance in light of the nature of the zone involved or of factors causing disharmony to the operation of the comprehensive plan, a denial of an application for a special exception use is arbitrary, capricious, and illegal.

Schultz, 291 Md. at 11-12, 432 A.2d at 1325.

In carrying out the *Shultz* test, however, “some of the language of Judge Davidson’s opinion . . . occasionally has been misperceived by subsequent appellate courts and frequently misunderstood by some attorneys, planners, governmental authorities, and other citizens.” *People’s Counsel for Baltimore County v. Loyola College in Maryland*, 406 Md. 54, 57, 956 A.2d 166, 167 (2008). Judge Harrell, writing for the Supreme Court of Maryland, used *Loyola* to clarify and explain the proper evaluative framework for special exception applications and dispelled any lingering misunderstandings of what the Court truly intended when it filed the opinion in *Schultz* almost forty years ago. *Id.*

“The *Schultz* standard, as presaged in *Anderson v. Sawyer*, 23 Md. App. 612, 329 A.2d 716 (1974), requires that the adverse effect ‘inherent’ in a proposed use be determined without recourse to a comparative geographic analysis.” *Id.* at 106, 956 A.2d at 197 (emphasis added); *Mills v. Godlove*, 200 Md. App. 213, 232, 26 A.3d 1034, 1045 (2011).

Loyola explains, and makes clear, that the *Schultz* analytical paradigm is

not a second, separate test (in addition to the statutory requirements) that an applicant must meet in order to qualify for the grant of a special exception. Rather, the *Schultz* explication speaks to two different contexts, one by which a legislative body decides to classify a particular use as requiring the grant of a special exception before it may be established in a given zone, and a second one by which individual applications for special exceptions are to be evaluated by the zoning body delegated with responsibility to consider and act on those applications in accordance with criteria promulgated in the zoning ordinance.

Id. at 69, 956 A.2d at 175. The Court’s explanation for arriving at this conclusion in *Loyola* is based upon the rationale that

[t]he local legislature, when it determines to adopt or amend the text of a zoning ordinance with regard to designating various uses as allowed only by special exception in various zones, considers in a generic sense that certain adverse effects, at least in type, potentially associated with (inherent to, if you will) these uses are likely to occur wherever in the particular zone they may be located. In that sense, the local legislature puts on its ‘Sorting Hat’ and separates permitted uses, special exceptions, and all other uses. That is why the uses are designated special exception uses, not permitted uses. The inherent effects notwithstanding, the legislative determination necessarily is that the uses conceptually are compatible in the particular zone with otherwise permitted uses and with surrounding zones and uses already in place, provided that, at a given location, adduced evidence does not convince the body to whom the power to grant or deny individual applications is given that actual incompatibility would occur. With this understanding of the legislative process (the ‘presumptive finding’) in mind, the otherwise problematic language in *Schultz* makes perfect sense. The language is a backwards-looking reference to the legislative ‘presumptive finding’ in the first instance made when the particular use was made a special exception use in the zoning ordinance. It is not a part of the required analysis to be made in the review process for each special exception application. It is a point of reference explication only.

Id. at 106-107, 956 A.2d at 197-198 (footnote 33 omitted). Consequently, so long as probative evidence exists to support the required findings, the special exception should be approved. In this case, the general findings that are required for granting a special exception are as follows.

The prior Zoning Ordinance requires compliance with Sections 27-317 and 27-344 to obtain Special Exception approval of a congregate living facility for more than 8 residents in the R-80 Zone. The sections of the Ordinance are as follows:

Section 27-317

Sec. 27-317. Required Findings.

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;

COMMENT: The general purposes of the Zoning Ordinance are set forth in Section 27-102,

which states:

(a) The purposes of the Zoning Ordinance are:

- (1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;**

COMMENT: This proposal complies with this criterion as it proposes to provide additional facilities for the increasing elderly population within the County. Accordingly, in order to protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County, alternative congregate care/independent living facilities should be offered to the growing elderly population. The location of this particular facility in a residential area allows the residents to be in a comfortable and safe setting. The proposed expanded congregate living facility will be operated in a building which has the appearance of a single-family dwelling. Adequate setbacks and existing woodland currently screen the views from adjoining properties and roadways. As such, it will promote the health and safety of the present and future inhabitants of the County by being a quiet, peaceful, low-impact, small-scaled facility, that continues to provide a compatible physical appearance so as not to change the character of the existing neighborhood.

(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;

COMMENT: The relevant plans which apply to this site are Plan 2035, the 2006 Approved Master Plan for the Henson Creek-Soth Potomac Planning Area (Master Plan), and a number of Functional Master Plans, including the 2009 *Countywide Master Plan of Transportation*, and the Functional Master Plan for Parks, Recreation, and Open Space 2040. As discussed herein, Plan 2035 and the Master Plan recommend lower density and residential uses for the subject property. The expansion of the existing congregate living facility would align with, and further the goal of permitting a residential use on the subject property. The footprint of the existing facility will not be changed, and therefore, does not affect the low-density character of the area.

General Plan

As noted above, Plan 2035 classified the subject site in its Growth Policy Map (page 107) in the Established Communities category, and the Generalized Future Land Use Map (page 101) designated the site for Residential Low Land Use.

Established Communities are described by Plan 2035 as “the County’s heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,” (page 106) and recommends that, “Established communities are most appropriate for context-sensitive infill and low-to-medium density development . . .” (page 20). Residential Low land use is described by Plan 2035 as, “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.” (Page 100). Consequently, the requested special exception is consistent with Plan 2035, as it will maintain the neighborhoods residential character.

Master Plan

As noted above, the applicable Master Plan is the 2006 Approved Master Plan for the Henson Creek-Soth Potomac Planning Area. The future land use map recommends the subject property for “Low Density Residential” land use. The Master Plan identified the main challenges for properties located within the Developed Tier of the Master Plan Area (p.35). These challenges include reinforcing the character of established residential neighborhoods, ensuring infill development is compatible, and restoring the natural features. The proposed use will retain the existing physical form of a single-family dwelling and will be a low impact use that will not affect the character of the existing surrounding neighborhood. No disturbance is proposed for the exterior of building interior, and the property is adequately screened from neighboring properties and roadways by existing trees on site.



Other Applicable Functional Master Plans

The 2009 *Countywide Master Plan of Transportation* includes a policy recommendation for the Developed Tier, in which the subject property is located, to encourage “quality infill, redevelopment, and restoration.” (page 3). The proposed use meets this policy goal by maintaining the look and feel of the existing residential neighborhood, and providing a high quality low impact use. Additionally, the proposal also meets the goals of the Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, which promotes connectivity, health, and wellness. (Page 9). The subject property is located 0.3 mile from the Temple Hills Community Center, and 0.4 mile from Henson Creek Park. Current and future residents of the congregate living facility will be able to have and enjoy close proximity to a community center and well-maintained park facilities for additional outdoor/indoor activity options.

The expansion of the existing congregate living facility will not be in conflict with the General Plan, Sector Plan, or any applicable Functional Master Plans. Given its proposed location within a residential area, no increase to the gross floor area of the existing facility, no land

disturbance, and the minimal impact on traffic, the approval of this Special Exception would constitute context-sensitive infill development. The application is also consistent with the Master Plan's land use recommendations and goals.

(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

COMMENT: As indicated above, the site is currently developed with a congregate living facility for 8 residents, which has been successfully operating for a number of years. The success of this site unequivocally evidences that the existing use provides the community with the services needed in a safe and comfortable manner. Furthermore, it is anticipated that the proposed increase in the number of residents from 8 to 16 will have a minimal (or de minimis) impact on traffic, which does not affect the level of service of the nearby intersections. Approval of the application as proposed would be in harmony with this purpose of promoting the conservation of a community which will be developed with adequate public facilities.

(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

COMMENT: The proposed Special Exception is in accordance with Master Plan's recommendation for residential land use. The property is located in the Established Communities of the Growth Policy Map, and the use/development is consistent with the vision of the Established Communities growth policy. This is further addressed above. Approval of the subject application would aid the orderly growth and development of the County by its compatible expansion of an existing congregate living facility in a developed residential area that is in accordance with the Master Plan's land use recommendation. As such, the subject application is in harmony with this purpose of the Ordinance.

(5) To provide adequate light, air, and privacy;

COMMENT: The site plan accompanying this application demonstrates all setbacks required in the prior Zoning Ordinance are met. The proposed application does not include the removal of any trees, which ensures the preservation of light, air, and privacy. Additionally, there will be no change to the building footprint further ensuring preservation of light, air, and privacy.

(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

COMMENT: The proposed increase to 16 residents will have no adverse impacts on adjacent landowners or adjoining development. The subject property is 3.63 acres in size, which facilitates more than adequate setbacks from adjoining developments. The existing trees located along the southern, eastern and western property lines will protect landowners from any implied potential adverse impacts associated with this proposal. Additionally, the existing building is more than

100-feet from the closest adjoining residential house in each direction, which mitigates any associated adverse impacts. No changes are proposed to the existing building footprint, and no removal of trees are proposed.



- (7) To protect the County from fire, flood, panic, and other dangers;**

COMMENT: This proposal will not result in the creation of a dangerous situation as it was designed and constructed in accordance with all applicable County, State and Federal regulations. Furthermore, the site is not located within a floodplain.

- (8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;**

COMMENT: The proposal to expand the existing congregate living facility from 8 to 16 residents will further a low-impact and compatible use that provides a sound, sanitary, and healthy living environment for the elderly citizens of the County. Residents will benefit from a wide range of services which include personal care, nursing, and clinical care.

- (9) Encourage economic development activities that provide desirable employment and a broad, protected tax base;**

COMMENT: This proposal complies with this criterion since the existing facility provides a range of employment opportunities for County residents. The economic impacts of the use on the local and regional economies are both direct, in the form of taxes and salaries, as well as indirect from the multiplier effect on existing service and support businesses in the neighborhood, community, and County. The property taxes and employment taxes serve to broaden and strengthen the tax base of Prince George's County. The proposed use will also encourage more

citizens to stay in the County by providing safe, sanitary housing for loved ones who might otherwise need to relocate elsewhere.

(10) To prevent the overcrowding of land;

COMMENT: The subject property is 3.63 acres (or 158,414 square feet) and the Special Exception site plan indicates that total lot coverage is 10.8%. The gross floor area of the existing 9,223 square foot building will not be increased. Thus, the proposed application prevents the overcrowding of land.

(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;

COMMENT: The proposed increase to the number of residents from 8 to 16 will not negatively impact the health safety and welfare of the community. It is anticipated that the proposed increase in residents will generate a minimal number of additional trips, which will have no discernable impact on the traffic in the area. Accordingly, this use will not add to traffic congestion on the streets.

(12) To insure the social and economic stability of all parts of the County;

COMMENT: The provided services of the congregate living facility would be a benefit to many lower income, elderly, and disabled citizens of the County. The location of this site in an existing residential area would allow residents to maintain close contact with their loved ones who may reside in the County. Additionally, families would have a peace of mind knowing their family members are being cared for and that their quality of life is being protected. Because this is a smaller-scale congregate living facility, the property owners are able to keep costs affordable for lower income citizens. Affordable care is at a premium, and the proposed use would continue to provide the County with an affordable congregate living option without sacrificing the quality of care for each of its residents. Additionally, the expansion of the congregate living facility would promote the economic and social stability of the County by contributing to the tax base, and providing a useful, convenient, and needed service to the community.

(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;

COMMENT: This proposal complies with this purpose since the site contains no regulated environmental features, is already developed, and there are no plans for expansion. Moreover, the site is exempt from the requirements of the Woodland and Wildfire Habitat Conservation Ordinance.

(14) To provide open space to protect scenic beauty and natural

**features of the County, as well as to provide recreational space;
and**

COMMENT: The expansion of the existing congregate living facility will have no impact on open space and natural features of the County. The subject property contains an existing building, and there will be no increase in the gross floor area of the building or lot coverage. The existing lot coverage is 10.8 percent.

(15) To protect and conserve the agricultural industry and natural resources.

COMMENT: This purpose does not apply. The expansion of the existing congregate living facility will have no impact on the agricultural industry or natural resources. The property is neither used for agricultural purposes, nor has any protected natural features.

In addition to the purposes set forth in Section 27-102(a), Section 27-317 goes on to require that the Applicant demonstrate the following:

Sec. 27-317 (cont.).

(2) The proposed use is in conformance with all of the applicable requirements and regulations of this Subtitle;

COMMENT: The proposal is in compliance with all requirements and regulations set forth in Subtitle 27. The Applicant is not requesting any departures or variances in conjunction with this application.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

COMMENT: As indicated above, the Master Plan recommends Low Density Residential land uses for the subject property. The land use is described by Plan 2035 as “uses with areas of agricultural and forestry production. Agricultural land (cropland, pasture, farm fields), forest and very low density residential.” (Page 100).

The site is also in the Established Communities growth policy area of Plan 2035, which describes these areas as most appropriate for context-sensitive infill and low- to medium-density development, and recommends maintaining and enhancing existing public services, facilities, and infrastructures to ensure that the needs of residents are met. The proposal is to expand a residential institutional use in a residential zone, without an increase to the gross floor area of the existing building. The proposed congregate living facility serving up to 16 elderly and/or physically handicapped residents does not impair the integrity or vision of the Master Plan or Plan 2035.

(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

COMMENT: The expansion of services at the existing congregate living facility from 8 residents to 16 will not adversely affect the health, safety, or welfare of the residents or workers in the area. There will be no expansion of the existing building for the increase in occupancy, existing trees currently buffer the facility from adjacent neighbors and roadways, and the existing physical character of the facility is compatible with the surrounding residential development. Additionally, the site has been designed to provide safe internal circulation flow for pedestrians and vehicles on-site, as well as a safe ingress and egress of vehicles.

- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood;**

COMMENT: The property is 3.63 acres, and the existing improvements thereon cover only 10.8% of the site area. The existing congregate living facility is a one-story building (with a basement) that will remain in architectural harmony with the existing surrounding residential development. The site is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road, surrounded by single-family detached residences. Existing trees currently buffer the facility from adjacent properties and roadways. These factors support a finding that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan; and**

COMMENT: The subject property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance.

- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

COMMENT: This Special Exception site plan does not contain any regulated environmental features and, therefore, conforms to this requirement.

As indicated above, in addition to the general Special Exception criteria set forth in Section 27-317, Section 27-344 sets forth the following requirements for a congregate living facility:

Section 27-344

Sec. 27-344 – Congregate Living Facility

- (a) A congregate living facility for more than 8 elderly or physically handicapped residents, as defined by Section 12-168(a) of this Code, may be permitted, subject to the following:**

(1) **There is a demonstrated need for the facility;**

COMMENT: The increase in occupancy of this congregate living facility from 8 to 16 elderly or physically handicapped residents, would support Plan 2035's Sustainable Growth Act, specifically, housing and neighborhood policies 3, 4, and 5.

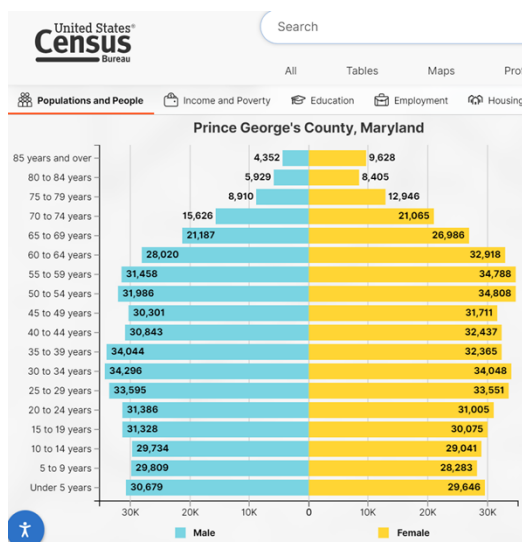
- **Policy 3 Stabilize existing communities and encourage revitalization and Rehabilitation. (page 188)**
- **Policy 4 Expand housing options to meet the needs of the County's seniors who wish to age in place. (page 189)**
- **Policy 5 Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs. (page 190)**

The 2022 Prince George's County Population, Housing, and Economic Survey also noted the following:

- **Growth in the senior population (over 65) is also evident. Where they comprised 8.9 percent of the County's population in 2010, this cohort increased to 13.3 percent in 2020. This gain is reflected in the old-age dependency ratio, which measures the number of older people (over 65) who tend not to be actively working, against the economically active population (age 15-64). This measurement increased from 13.4 percent in 2010 to 20.7 percent in 2020. This is an important indicator to keep track of in terms of planning for housing, transportation, and health care services. (page 12)**

The proposed expanded congregate living facility will continue to provide quality, around the clock resident centered care for the regions aging population. Residents will benefit from their range of services which include personal care, nursing, and clinical care.

Additionally, the 2020 US Census Bureau cites the following demographics for the County:



The above chart demonstrates the County has approximately 135,034 seniors over the age of 65. Also, the Maryland's Office of Healthcare Quality lists the number of available assisted living beds for the County at 3,089. This corresponds to 44 individuals over the age of 65 per bed in the County. (OHCQ Licensee Directories - Smartsheet.com). A comparison of several counties using the same data sources shows that we are lagging other counties in the key statistic of residents over 65 per bed:

County	Population over 65	Number of Beds	Residents per Bed
Howard	51,749	1,838	28
Anne Arundel	90,442	2,663	34
Montgomery	181,334	5,073	36
Prince George's	135,034	3,089	44

By increasing the occupancy, this facility, will be able to accommodate 8 additional residents, and provide rehabilitation services that comes as a benefit with residency at the facility.

- (2) **The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle; and**

COMMENT: Subtitle 12, Division 7, Sections 12-168 through 12-176 of the County Code, have been reserved. Therefore, this requirement is no longer applicable.

- (3) **There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodation requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.**


COMMENT: The existing building has 14 bedrooms and 14 bathrooms that will meet the stated size requirements as demonstrated on the plans associated with building permit case No. 19144-2018-06. Based on the above requirements two of the existing bedrooms will qualify for double occupancy.


VII. CONCLUSION

Pursuant to Sections 27-317 and 27-344, the proposed Special Exception is to increase the number of residents from 8 to 16. As indicated above, the proposed increase is in conformance with the applicable criteria of the prior Zoning Ordinance. Therefore, based on the foregoing, the Applicant respectfully submits that all criteria for granting the proposed Special Exception have been met, and therefore, the Applicant requests the approval of this application.

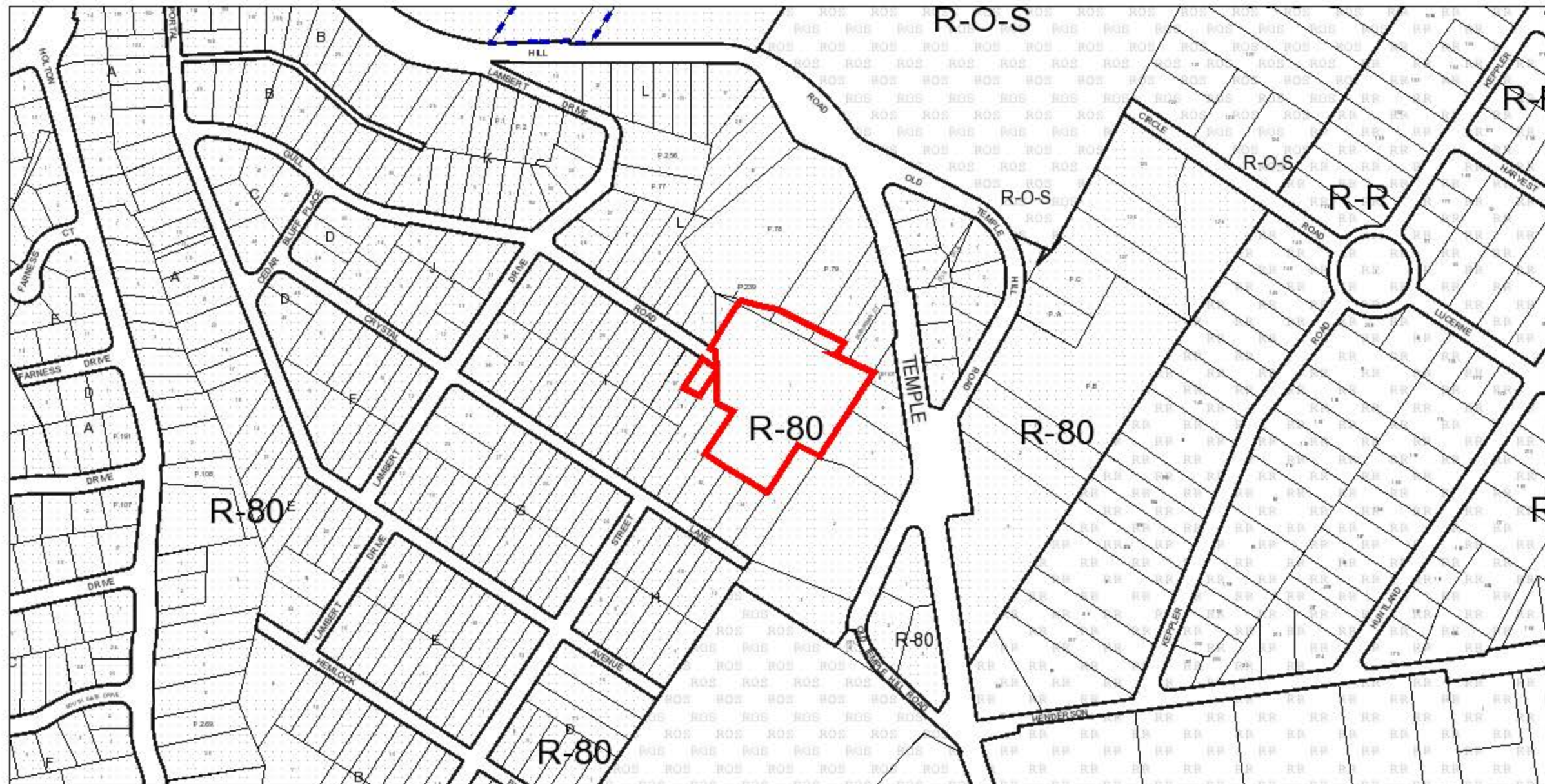
Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: 
Matthew C. Tedesco
Attorney for the Applicant

By: 
Dominique Lockhart
Senior Land Use Planner

Date: February 21, 2025



PRIOR ZONING SKETCH MAP

APP NO: SE-24006

EXISTING ZONE:

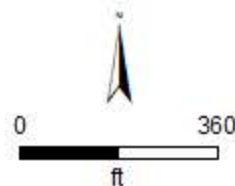
PLANNING AREA: 76B

WSSC GRID: 208SE04

TAX MAP: 97

TAX GRID: C2

COUNCIL DISTRICT: 8



1 inch = 350 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 10/29/2024

GENERAL NOTES:
LOT AREA = 158,414 SF, 3.63 AC.
TOPOGRAPHY = PRINCE GEORGES COUNTY GIS
SOIL TYPE = CbD 'C', CbB 'C', CwE 'C' & CxE 'C'

- EXISTING HOUSE ELEVATIONS:
FIRST FLOOR = 180.7
LOWER LEVEL = 171.1
- SUBDIVISION NAME: NORRIS PYLES OLD MILL ESTATES - 6TH ADDN
 - ZONING: R-80
 - PROPOSED USE OF PROPERTY: CONGREGATE LIVING FACILITY WITH MORE THAN 8 RESIDENTS
 - NO ADDITIONAL DWELLING UNITS ARE BEING PROPOSED
 - NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 1 EXISTING LOT, NO NEW LOTS OR PARCELS PROPOSED
 - 200' WSSC MAP REFERENCE: 208SE04
 - TAX MAP: 97 GRID: C2
 - WATER / SEWER DESIGNATION (EXISTING): W-3, S-3
 - WATER / SEWER DESIGNATION (PROPOSED): W-3, S-3
 - STORMWATER MANAGEMENT CONCEPT NUMBER: STORMWATER MANAGEMENT WAS PREVIOUSLY COMPLETED AND APPROVED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN (SCD-184-18) IN JULY OF 2018. NO DEVELOPMENT IS PROPOSED, THEREFORE NO STORMWATER MANAGEMENT IS PROPOSED ON THIS PLAN.
 - EXISTING STORMWATER MANAGEMENT FACILITY: BMP1 - MICRO BIORETENTION (N: 416730.73 E: 1329286.67)
 - MANDATORY PARK DEDICATION: N/A
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A 100-YEAR FLOODPLAIN: FEMA FRIM PANEL MAP #24033C0240E, EFFECTIVE DATE, SEPTEMBER 16, 2016.
 - THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY AND NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE STEEP SLOPES (15% - 25% & +25%) PRESENT (SHOWN ON PLAN).
 - OWNER & APPLICANT: DELORES FLOWERS (OWNER)
- P.O. BOX 1000, OXON HILL, MD 20750
 - EXISTING RIGHT-OF-WAYS & EASEMENTS:

- 30' R/W FOR INGRESS & EGRESS
- 10' PEPCO R/W (L. 3232 - F. 519)
- 15' R/W FOR STORM DRAIN & SANITARY SEWERS (WWW 41-73)
- 15' SEWER R/W (L. 2685 - F. 983)
- 15' WSSC SEWER R/W (L. 2623 - F. 115)
- 15' WSSC SEWER R/W (L. 2643 - F. 439)
- 15' SEWER R/W (L. 3194 - F. 124)

20. PRIOR APPROVALS: SWM APPROVAL #53459-2017-0; SDFG APPROVAL #15877-2018-0

21. EXISTING LOT COVERAGE BREAK DOWN: 17,092 S.F. (TOTAL)
BUILDING: 6,387 S.F.
CONCRETE/ASPHALT: 10,705 S.F.

22. PARKING DATA:
PARKING REQUIRED: 1 SPACE PER 4 RESIDENTS = 4 SPACES
PARKING PROVIDED: REGULAR = 4 SPACES
HANDICAP VAN ACCESSIBLE = 1 SPACE
TOTAL EXISTING = 5 SPACES

23. GROSS FLOOR AREA (GFA) / FLOOR AREA RATIO (FAR)
1ST FLOOR: 4,650 SF
LOWER FLOOR: 4,573 SF
TOTAL: 9,223 SF (0.06 FAR)
NOTE: ALL GROSS FLOOR AREA IS EXISTING. NO ADDITIONS ARE PROPOSED AS PART OF THIS PLAN.

24. THE SITE IS EXEMPT FROM A PRELIMINARY OF SUBDIVISION PURSUANT TO SEC. 24-111(C).

25. ALL OPERATIONS WILL OCCUR ON THE SUBJECT PROPERTY, LOT 1 NORRIS PYLES OLD MILL ESTATES, 5401 TEMPLE HILL ROAD. PRIMARY ACCESS IS FROM THE SUBURBAN COURT RIGHT-OF-WAY WITH SECONDARY ACCESS THROUGH THE EXISTING 30' RIGHT-OF-WAY ON LOT 4, 5419 TEMPLE HILL ROAD AS SHOWN ON THE PLAT RECORDED AT WWW. 67, P.3.

R-80 ZONING NOTES: SECTION 27-442

TABLE I - NET LOT AREA (MINIMUM SQUARE FEET)

REQUIRED (IN GENERAL): 9,500 S.F. ACTUAL: 158,414 S.F.

TABLE II - LOT COVERAGE AND GREEN AREA

LOT COVERAGE (MAXIMUM % OF NET LOT AREA):

MAXIMUM (OTHER ALLOWED USES): 60% ACTUAL: 10.8%

GREEN AREA (MINIMUM % OF NET LOT AREA):

MINIMUM: N/A ACTUAL: 10.8%

*NO MINIMUM GREEN AREA REQUIRED FOR R-80

TABLE III - LOT/WIDTH FRONTAGE (MINIMUM IN FEET)

AT FRONT BUILDING LINE

MINIMUM (OTHER ALLOWED USES): 50 FT. ACTUAL: 282.4 FT.

TABLE IV - YARDS/SETBACKS:

FRONT (OTHER ALLOWED USES): 25 FT.

SIDE (OTHER ALLOWED USES): 17 FT.

REAR (OTHER ALLOWED USES): 20 FT.

TABLE V - BUILDING HEIGHT (MAXIMUM IN FEET)

MAXIMUM (ALL ALLOWED USES): 40 FT. ACTUAL: 26 FT. - 10 IN.

TABLE VI - DISTANCE BETWEEN UNATTACHED MULTI-FAMILY DWELLINGS

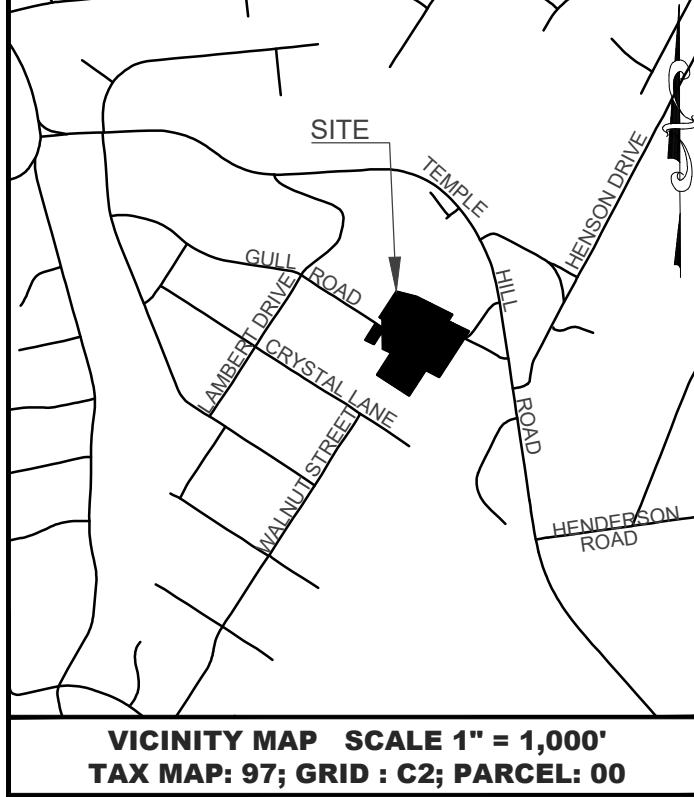
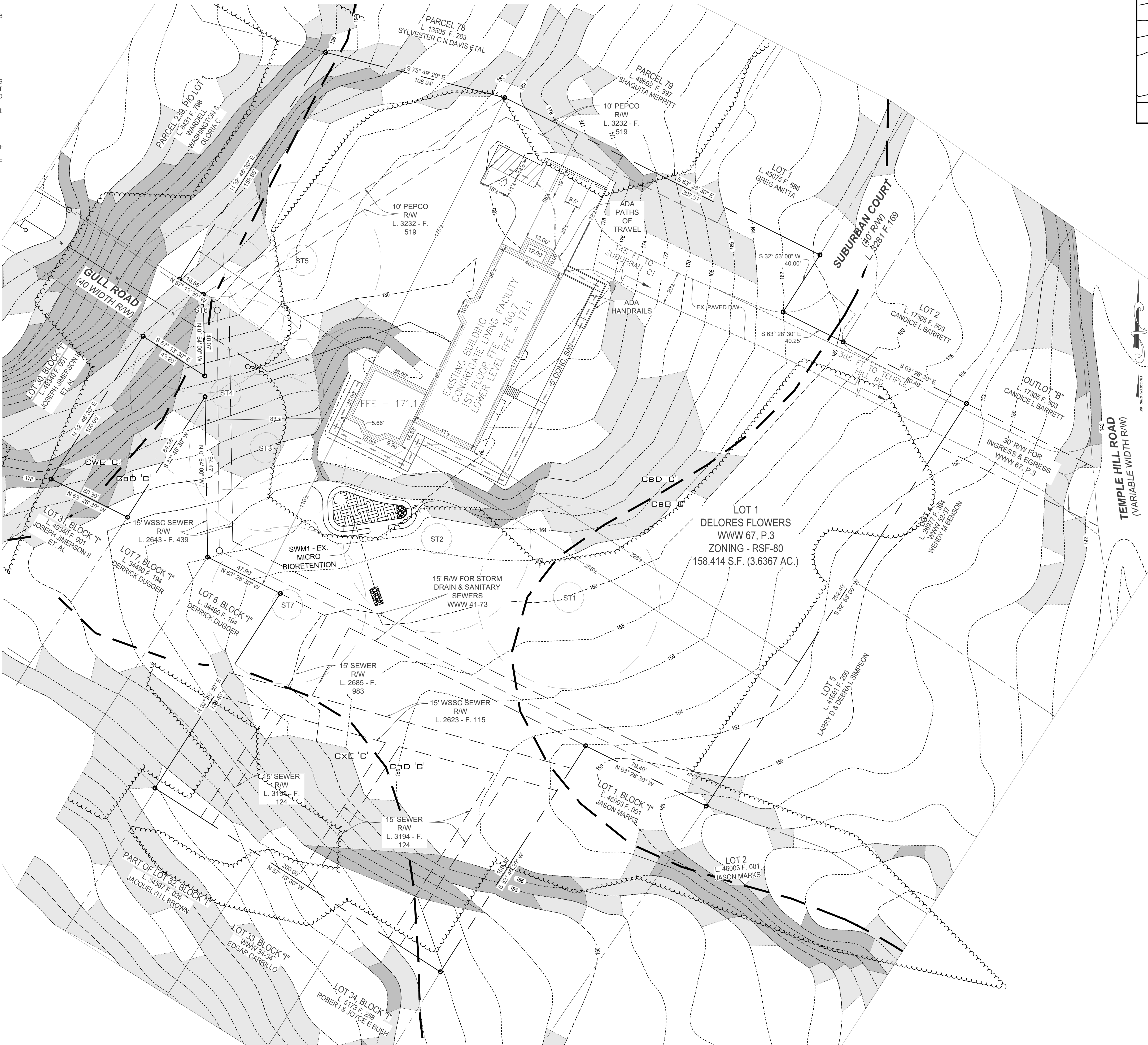
N/A

TABLE VII - DENSITY

N/A

TABLE VIII - ACCESSORY BUILDINGS

N/A



TAX I.D. : 12 - 1313931
ADDRESS : 5401 TEMPLE HILL ROAD
TEMPLE HILLS, MD 20748

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- MINOR CONTOURS
- MAJOR CONTOURS
- SOIL BOUNDARY
- WATER LINE
- EXISTING TREE LINE
- 15-25% STEEP SLOPES
- 25%+ STEEP SLOPES
- SPECIMEN TREES
- CRITICAL ROOT ZONES

REVISION	DATE	DATE	JOB NO.	FOLDER NO.	DESIGN / DRAWN	APPROVED
		FEB 2025	PG00006	TM: 97 G: C2	SAK	AMO
<div><div><div>DLIR CERTIFICATION</div><div>I hereby certify that these documents have been approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 379987. Expiration Date: 12/16/25</div></div><div><div>COA BARRETT</div><div>ENGINEERS ENVIRONMENTAL SURVEYORS LAND PLANNERS</div><div>410.257.2255 410.535.3101 WWW.COABARRETT.COM</div></div></div>						



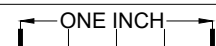
SPECIAL EXCEPTION PLAN

LOT 1 PLAT W.W.W. 67, P.3
NORRIS PYLES OLD MILL ESTATES
5401 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748
TAX MAP: 97 GRID: C2 SUBDIVISION: 4976
12TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

SHEET NUMBER:

1 of 1

SCALE: 1" = 30'





McNamee Hosea
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450

mhlawyers.com

Matthew C. Tedesco, Esquire
Admitted in Maryland

E-mail: MTedesco@mhlawyers.com
Direct Dial: Extension 222

February 28, 2025

Via Electronic Delivery

Evan King
Development Review Division
M-NCPPC
1616 McCormick Drive
Largo, MD 20774

**Re: SE-24006; Tranquility Ridge
Pre Review Point-By-Point Comment Response Letter**

Dear Evan:

On behalf of the applicant, please find below point-by-point responses to the Pre Review Comments transmitted to the applicant on February 18, 2025. Given the responses below and revised plans, we would respectfully request that SE-24006 be pre-accepted as soon as reasonably possible.

Supervisor Comments:

Show access easement on the SE plan.

Response: The property access is from Suburban Court as well as a 30' wide driveway for ingress and egress from Temple Hill Road. To further clarify, deed and plat references have been added to the SE Plan.

20ft driveway does not meet the minimum requirement. Will a departure request be submitted or will your site plan be revised?

Response: Sec. 27-560 requires a 22' dimension for driveways between rows of parking spaces and at least ten (10) feet wide for each lane of traffic driveways in areas where there is no parking. A dimension has been added to show that the parking area meets the 22' requirement and a 20' dimension is provided for the portion of the driveway that does not have any parking. A departure is not requested nor required since the code requirements are met.

Provide SOJ and address access in detail and all required findings.

Response: SOJ is included with this submission addressing access and all required findings. The SOJ was inadvertently omitted from the original submittal.

Provide a Landscape plan that addresses the requirements of the Landscape manual and

buffering of incompatible uses.

Response: A landscape plan has been included with this submission that includes the TCC Table and Section 4.7 Schedules.

Provide point-by-point response and additional comments may come once the SOJ is provided.

Response: This letter serves as the requested point-by-point response and is included with this submission.

Reviewer Comments:

Provide statement of justification.

Response: Statement of justification is included with this submission. The SOJ was inadvertently omitted from the original submittal.

Address items missing in above checklist:

- Pre-Acceptance Assessment Reviews from Transportation and Historic Preservation completely filled out & signed by their staff person

Response: The Historic Preservation checklist is included with this submission. A transportation checklist is not required. Specifically, regarding the latter, on February 28, 2025, Ms. Noelle Smith sent an email confirming that a transportation “checklist is not needed.”

- Receipt and All applicable pre-assessments checklist /Scoping Agreement

Response: All applicable pre-assessment checklists have been included with this submission. Again, by email dated February 28, 2025, Ms. Noelle Smith confirmed that a transportation “checklist is not needed.”

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Subdivision Comments:

Please provide a statement of justification clarifying the proposal.

Response: Statement of Justification is included with this submission. The SOJ was inadvertently omitted from the original submittal.

Development of the property is limited to that allowed under Section 24-111(c). On the site plan, please clearly provide the existing gross floor area, whether to remain, and proposed gross floor area (if any).

Response: General note 23 has been added to the site plan identifying existing gross floor and floor area ratio. There is no increase of gross floor area proposed as part of this application, and there is no disturbance (exterior or interior) proposed with this special exception. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. This prior interior work and minimal site

grading for stormwater management facilities was performed pursuant to a fine grading permit (Case No. 15877-2018) and was completed circa 2020. No development is proposed with SE-24006. Instead, SE-24006 seeks to only facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility will not change as a result of SE-24006.

Add a general note stating the section of the Subdivision Regulations under which exemption to PPS and new final plat are allowed.

Response: General note 24 has been added to the site plan indicating that pursuant to Section 24-111(c), the project is exempt from preliminary plan of subdivision review.

In the site plan, include all properties that will be subject to the proposed use (including access driveways, parking).

Response: General note 25 has been added to the site plan indicating that all operations will occur on the subject property, Lot 1 Norris Pyles Old Mill Estates, 5401 Temple Hill Road. Primary access is from Suburban Court with secondary access through the existing 30' right-of-way on Lot 4, 5419 Temple Hill Road as shown on the plat recorded at WWW. 67, P.3.

Environmental Planning Comments:

Items required:

1. Updated SWM Concept letter. DPIE approval expired in 2021

Response: Since this application does not propose any grading or improvements, and all associated grading was permitted and completed pursuant to a previously issued fine grading permit (Case No. 15877-2018), SE-24006 does not require a SDCP. Simply, all SWM facilities have been installed as previously permitted. The micro-bioretenention facility has been constructed in accordance with approved plans. Finally, Section 27-296(c) does not require a SDCP be submitted with a special exception application.

2. Do to the request for a DRD case (SE), a TCP2 plan is required using 2024WCO worksheet and specimen tree replacement table.

Response: On February 20 - 21, 2025, in response to this comment, undersigned counsel corresponded with Mr. Tom Burke, Supervisor of the Environmental Planning Section (EPS), regarding the requirements for a TCP-2. Given the circumstances of this application and the property in question, Mr. Burke confirmed that EPS would waive the TCP review for this matter. Again, this application does not propose any grading, therefore, a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet. Based upon the information submitted and PGAtlas, there are no regulated environmental features or unsafe soils on the property.

3. A specimen tree removal variance and not meeting woodland requirement on-site may be required.

Response: The subject application does not propose any grading or tree clearing variances.

4. NRI expired in 2017, and a new NRI is required.

Response: Based upon the information submitted and PGAtlas, there are no regulated environmental features or unsafe soils on the property. In addition, and again, on February 20 - 21, 2025, in response to this comment, undersigned counsel corresponded with Mr. Tom Burke, Supervisor of the Environmental Planning Section (EPS), regarding the requirements for a TCP-2. Given the circumstances of this application and the property in question, Mr. Burke confirmed that EPS would waive the TCP review for this matter, which includes the need for a new NRI.

Transportation Planning Comments:

Ok to accept. Provide trip generation memo detailing the existing trips and proposed expansion.

Response: A trip generation memo is included with this submission. By email dated February 28, 2025, Ms. Noelle Smith confirmed that a transportation “checklist is not needed.” Furthermore, the 2022 Transportation Review Guidelines identify a list of uses that require a mandatory Traffic Impact Analysis, and it should be noted that the proposed use is not one of the uses that require a mandatory Traffic Impact Study. However, and to be responsive to staff’s comment for a trip generation analysis, LTC conducted a trip generation analysis for the existing residents compared to the proposed increase to the number of residents. The proposed expansion to 16 residents will generate two (2) AM peak hour trips and five (5) PM peak hour trips. This results in no increase in the morning peak hour and an increase of one (1) trip in the evening peak hour. This is considered a De Minimis traffic impact that will not have a measurable impact on the traffic conditions.

Community Planning Comments:

OK to accept. Please provide the Statement of Justification to demonstrate conformance to the master plan: ‘2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area’

Response: Statement of justification is included with the submittal and includes applicable findings related to the approval of the requested special exception. The SOJ was inadvertently omitted from the original submittal.

Sincerely,



Matthew C. Tedesco

Enclosures



McNamee Hosea
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770

☎ 301.441.2420
☎ 301.982.9450

mhlawyers.com

Matthew C. Tedesco, Esquire
Admitted in Maryland

E-mail: MTedesco@mhlawyers.com
Direct Dial: Extension 222

March 19, 2025

Via Electronic Delivery

Evan King
Development Review Division
M-NCPPC
1616 McCormick Drive
Largo, MD 20774

**Re: SE-24006; Tranquility Ridge
Acceptance Point-By-Point Comment Response Letter**

Dear Evan:

On behalf of the applicant, please find below point-by-point responses to the Acceptance Comments transmitted to the applicant on March 17, 2025.

Submit Acceptance Package (all approved documents from staff review + acceptance mailing) and Fee.

Response: Acknowledged.

Preliminary plan of subdivision may be required. Applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use. SOJ indicates 1200+/- sf added in 2020, total sf for congregate living is now 9,223 sf. Please be advised that this SE does not grandfather the filing of a PPS under the prior subdivision regulations.

Response: The applicant and undersigned counsel will work with Staff to determine whether a PPS is required, but this comment cannot hold up acceptance of the special exception application for the proposed use. Furthermore, pursuant to Section 27-270(a), orders of approval, zoning approval (e.g., a special exception) precedes subdivision approval. Indeed, where a PPS is required, often the special exception approval precedes the former. Finally, and more importantly, the applicant and undersigned counsel disagree with the comment regarding the SE's grandfathering to utilize the prior Subdivision Regulations. We offer the following. Section 27-1903(f) provides that "[o]nce approved, development applications, not subject to Section 27-1905 of this Subtitle, that utilize the prior Zoning Ordinance shall be considered 'grandfathered' and subject to the provisions set forth in Section 27-1704 of this Subtitle." Section 27-1704 does not distinguish between any development approvals or permits – saving a ZMA, and Section 27-1704(b) provides that "[u]nless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps

in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations.” (Emphasis added). Consequently, if SE-24006 is approved, and in fact a PPS is required, Section 27-1704(b) allows the “project to proceed to the next steps in the approval process (including any subdivision steps that may be necessary)” and allows the project to “continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations.” (Emphasis added).

Please provide the Statement of Justification to demonstrate conformance to the master plan: ‘2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area.

Response: The SOJ at pages 10 and 14 includes an analysis of the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area.

Please Address Reviewer Comments identified on the checklist.

Reviewer Comments:

Address waste storage, loading space, and screening for these.

Response: This comments can be addressed after acceptance per the comment on the checklist.

Address lighting.

Response: This comments can be addressed after acceptance per the comment on the checklist.

Address whether site is in aviation policy area.

Response: This comments can be addressed after acceptance per the comment on the checklist.

Address presence/absence of perennial streams.

Response: This comments can be addressed after acceptance per the comment on the checklist.

Specify utility easement locations on Temple Hill Road right of way.

Response: This comments can be addressed after acceptance per the comment on the checklist.

Show driveway more clearly, differentiated from right of way.

Response: This comments can be addressed after acceptance per the comment on the checklist.

These items may be addressed following acceptance.

Response: Acknowledged that the foregoing reviewer comments will be addressed either with the acceptance submittal or with the post SDRC submittal package.

Subdivision Comments:

Preliminary plan of subdivision may be required. Applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use. SOJ indicates 1200+/- sf added in 2020, total sf for congregate living is now 9,223 sf. Please be advised that this SE does not grandfather the filing of a PPS under the prior subdivision regulations. Okay to accept.

Response: The applicant and undersigned counsel will work with Staff to determine whether a PPS is required, but this comment cannot hold up acceptance of the special exception application for the proposed use. Furthermore, pursuant to Section 27-270(a), orders of approval, zoning approval (e.g., a special exception) precedes subdivision approval. Indeed, where a PPS is required, often the special exception approval precedes the former. Finally, and more importantly, the applicant and undersigned counsel disagree with the comment regarding the SE's grandfathering to utilize the prior Subdivision Regulations. We offer the following. Section 27-1903(f) provides that "[o]nce approved, development applications, not subject to Section 27-1905 of this Subtitle, that utilize the prior Zoning Ordinance shall be considered 'grandfathered' and subject to the provisions set forth in Section 27-1704 of this Subtitle." Section 27-1704 does not distinguish between any development approvals or permits – saving a ZMA, and Section 27-1704(b) provides that "[u]nless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations." (Emphasis added). Consequently, if SE-24006 is approved, and in fact a PPS is required, Section 27-1704(b) allows the "project to proceed to the next steps in the approval process (including any subdivision steps that may be necessary)" and allows the project to "continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations." (Emphasis added).

THESE 2 MIGHT HAVE JUST BEEN MISSED OR NOT REVIEWED SINCE THE 2ND SUBMISSION AS THE COMMENTS ARE THE SAME.

Transportation Planning Comments:

Ok to accept. Provide trip generation memo detailing the existing trips and proposed expansion.

Response: A trip generation memo was included with February 28, 2025 submittal and is re-attached to this acceptance submission. By email dated February 28, 2025, Ms. Noelle Smith confirmed that a transportation "checklist is not needed." Furthermore, the 2022 Transportation Review Guidelines identify a list of uses that require a mandatory Traffic Impact Analysis, and it should be noted that the proposed use is not one of the uses that require a mandatory Traffic Impact Study. However, and to be responsive to staff's original comment for a trip generation analysis, LTC conducted a trip generation analysis for the existing residents compared to the proposed increase to the number of residents. The proposed expansion to 16 residents will generate two (2) AM peak hour trips and five (5) PM peak hour trips. This results in no increase in the morning peak hour and an increase of one (1) trip in the evening peak hour. This is considered a De Minimis traffic impact that will not have a measurable impact on the traffic conditions.

Community Planning Comments:

OK to accept. Please provide the Statement of Justification to demonstrate conformance to the master plan: '2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area'

Response: The SOJ that was included with the February 28, 2025 submittal included the applicable findings related to the approval of the requested special exception, and at pages 10 and 14, included an analysis of the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area.

We would like to thank staff for its review and acceptance of SE-24006.

Sincerely,



Matthew C. Tedesco

Enclosures

ELEVATIONS









LOT 1 NORRIS PYLES' "OLD MILL ESTATES"

6th ADDITION

12th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: OCT. 21, 1967

SCALE 1"=50'

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of the following: (1) part of the land conveyed by Rudolph H. Porter and Louise K. Porter, his wife, to Norris Pyles and Jean M. Pyles, his wife, by deed dated May 12, 1961 and recorded in Liber 2561 at Folio 463, said land being a resubdivision of part of Lot 1 as shown on a plat entitled "Norris Pyles' 'Old Mill Estates'" as recorded in Plat Book WNW 41 at Plat 73; (2) all of the land conveyed by Norris Pyles, Inc., a Maryland Corporation, to Norris Pyles and Jean M. Pyles, his wife, by deed dated October 10, 1967 and recorded in Liber 3522 at Folio 484, said land being a resubdivision of part of Lots 32 thru 34, Block I, as shown on a plat entitled "Resubdivision of Lots 2, 3, 4, 5, Block I, 'Temple Hills Park'" as recorded in Plat Book 52 at Plat 34; (3) all of the land conveyed by Norris Pyles, Inc., a Maryland Corporation, to Norris Pyles and Jean Pyles, his wife, by deed dated April 21, 1966 and recorded in Liber 3311 at Folio 630, said land being a resubdivision of part of Lot 31, Block I and part of Lot 1, Block L, as shown on a plat entitled "Temple Hills Park" as recorded in Plat Book 33 at Plat 63; and (4) part of the land conveyed by Rudolph H. Porter and Louise K. Porter, his wife, to Norris Pyles and Jean M. Pyles, his wife, by deed dated March 12, 1965 and recorded in Liber 3117 at Folio 596; all recorded among the Land Records of Prince George's County, Maryland; and that iron pipes marked thus \odot are in place as indicated.

That the total area included in this plan of subdivision is 3.6367 acres of which 2.5882 acres is out of Liber 2561 at Folio 463, 0.6766 of an acre is out of Liber 3522 at Folio 484, 0.1156 of an acre is out of Liber 3311 at Folio 630, and 0.2563 of an acre is out of Liber 3117 at Folio 596.

10-26-67
Date

W. L. Meekins
W. L. Meekins
Registered Land Surveyor
Md. #2134

OWNERS' DEDICATION

We, Norris Pyles and Jean M. Pyles, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines.

There are no suits of action, leases, liens, or trusts on the property included in this plan of subdivision, except a certain mortgage recorded among the Land Records of Prince George's County, Maryland in Liber 2636 at Folio 10 and all parties in interest thereto have below indicated their assent.

William Lawrence October 31, 1967
Witness Date

William Lawrence October 31, 1967
Witness Date

We assent to this plan of subdivision: Maryland State Savings Loan Association,
(Formerly the Mattsville Building Association)

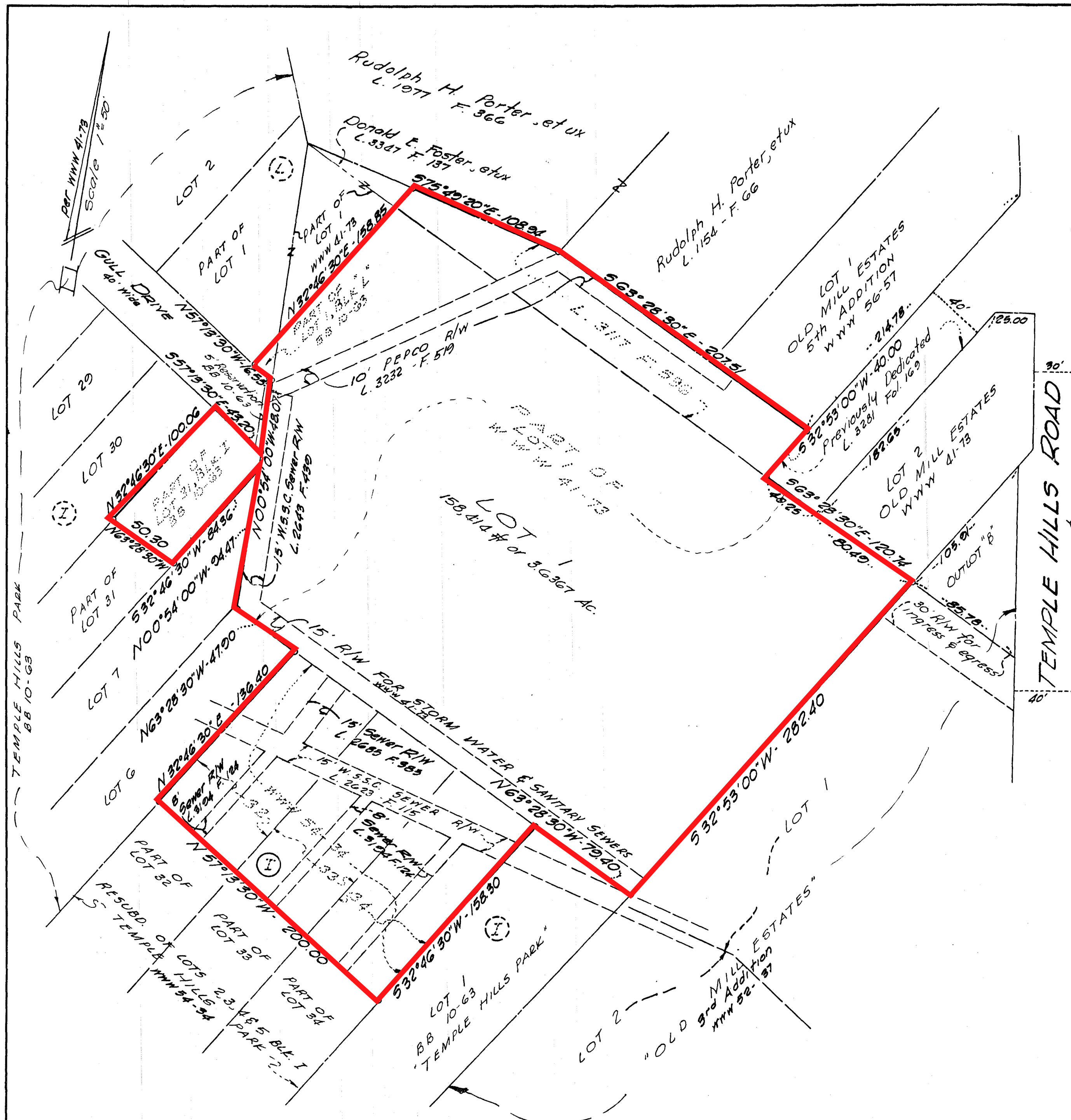
James A. Shegogue October 31, 1967
Witness Date

James A. Shegogue October 31, 1967
Witness Date

T. Hammond Welch, Jr.
T. Hammond Welch, Jr., President

George F. Brooks
George F. Brooks, Secretary

W. L. MEEKINS
Registered Land Surveyor #2134
6108 Old Silver Hill Road
Washington, D.C. 20028
REG-5366 REG-7115 REG-5364
REG-6387



"FOR PUBLIC SEWER & WATER SYSTEMS ONLY"

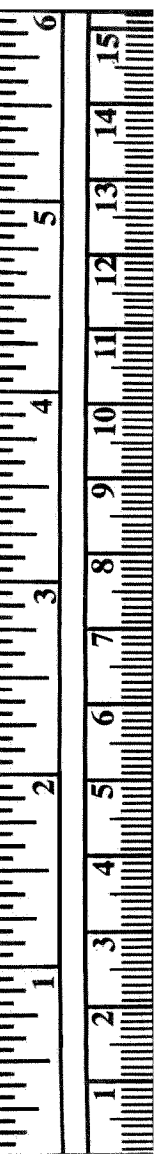
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED November 22, 1967

Chairman SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 5-67434

Sealed
W. L. Meekins
Registered Land Surveyor
Md. #2134





M-NCPPC Development Review Division Zoning, Special Exception and Departures Checklist

Submittal Date: 01/31/2025

Project Name & Number SE-24006 Tranquility Ridge

Technician Review Date: 01/31/2025 Date to Supervisor: _____

Reviewer: Evan King

Date Comments Transmitted to Applicant: _____

Revised Plans/Documents Received: _____

PLANNING TECHNICIAN - REVIEW OF BASIC REQUIREMENTS

DOCUMENTS REQUIRED:

- ☒ Typed and signed Application Form
- ☒ Business Entity with MD Verification & DAMS entry
- ☒ CD of all documents/plans required for acceptance
- ☒ Zoning Sketch Map (no older than 6 months)
- ☒ Conditions of all previous approvals, including comments from M-NCPPC Permits Office or DER violations
- ☒ Approval Letter for SWM Concept Plan
- ☒ Tree Conservation Plan or Exemption Letter
- ☒ State Ethics Commission Affidavit(s)
- ☒ Property Survey, sign/sealed+ bearings/distances

Property Survey:

- ☒ Professional Signed and Sealed
- ☒ Bearings and Distances in Feet

SITE PLAN Requirements:

General Notes:

- ☒ Subdivision Name
- ☒ Total Acreage (**broken down by all zones**)
- ☒ Existing Zoning
- ☒ Proposed Use of Property
- ☒ Number of Lot, Parcels, Outlots & Outparcels
- ☒ Breakdown of Proposed Dwelling Units by Type
- ☒ Gross Floor Area (Commercial/Industrial Only)
- ☒ 200 Foot Map Reference (WSSC)
- ☒ Tax map number and grid
- ☐ Aviation Policy Area (airport name and APA #)
- ☒ Water/Sewer Designation (Existing)
- ☒ Water/Sewer Designation (Proposed)
- ☒ Stormwater Management Concept Number
- ☒ 10-foot Public Utility Easement along all rights-of-way
- ☒ Mandatory Park Dedication (if applicable, how to be provided)
- ☒ Cemeteries on or contiguous to the property (indicate yes or no)
- ☒ Historic Sites on or in the vicinity of the property (indicate yes or no)

☐ Pre-Acceptance Assessment Reviews from Transportation and Historic Preservation completely filled out & signed by their staff person

- ☒ Affidavit of Informational Mailing (letter, "Receipt," list of addressees, & affidavit of mailing)
- ☐ Receipt and All applicable pre-assessments checklist /Scoping Agreement and
- ☒ Point-by-Point Response of Revised Submission
(to be submitted after our initial review comments)

- ☒ Wetlands (indicate yes or no)
- ☒ 100-year floodplain (indicate yes or no)
- ☒ Within Chesapeake Bay Critical Area (indicate yes or no)
- ☒ Source of topography
- ☒ Applicant (indicate either owner or contract purchaser)

Drawing Requirements:

- ☒ Title Block
- ☒ Revision Block
- ☒ Professional Signed and Sealed
- ☒ Location Map
- ☒ North Arrow
- ☒ Drawings at Same Scale
- ☒ Property Boundaries Outlined in Red with Bearings and Distances
- ☒ Zoning of Subject Property
- ☒ Total Area Calculation in Square Feet or Acres
- ☒ Adjacent Properties – Owner's Names, Lot, Block, Zoning,
- ☒ Use and Buildings Within 50 feet
- ☒ Location, Area, Height and Distance to Property Line for Existing and Proposed Buildings, Structures and Uses

- ☒ Dimensions of all Existing and Proposed Buildings and Structures
- ☒ Layout of Parking and Loading Facilities
- ☒ Access and Internal Circulation
- ☒ Schedules for Required Parking and Loading Spaces
- ☒ Typical Sizing of Parking and Loading Spaces
- ☐ Typical Screening of Loading Facilities
- ☒ Drive Aisles - Location, Width, Circulation and Street Connection
- ☒ Proposed Striping Method
- ☐ Lighting - Location, Height and Luminaire
- ☐ Waste Storage Areas and Typical Screening
- ☐ Typicals for Fences and Retaining Walls
- ☒ Existing and Proposed Rights-of-Way and Easements
- ☒ Street Names and Distance to Nearest Intersecting Street
- ☒ Existing Vegetation or Tree Cover
- ☒ Tidal and Nontidal Wetlands
- ☒ Stormwater Management Facilities

- ☒ Storm Drains
- ☒ Steep Slopes
- ☐ Perennial Streams
- ☒ 100-Year Floodplain
- ☒ Notes of Prior Approvals (i.e., Application # for all prior cases)
- ☒ Current Zone Standards -Yards or Building Setbacks, Lot Area, Lot Coverage and Lot Width
- ☒ Keyed Locations of Landscape Materials
- ☒ Planting Schedules:
 - ☐ Residential Requirements
 - ☐ Commercial/Residential Landscaped Strip
 - ☐ Parking Lot Landscaped Strip
 - ☐ Perimeter Area
 - ☐ Interior Planting
 - ☐ Buffering Res from Streets
 - ☐ Bufferyard Planting
 - ☐ Planting Details and Specifications
 - ☐ Plant Substitution Notes
 - ☐ Existing Trees and Preservation Deta

PLANNER - Statement of Justification Review:

Specific Special Exception Requirements - Section
General Special Exception Requirements - Section 27-317
Variances from Special Exception or Zoning Requirements - Section 27-230
Alternative Compliance with the Landscape Manual - Section 1.3
Certification of Non-conforming Use 27-244
Departure from Landscape Manual Requirements - Section 27-239.01(a)(9)(A)&(B)
Departure from Parking/Loading Design Standards - Section 27-239.01(b)(7)(A)
Departure from Parking and Loading Spaces - Section 27-588(b)(7)
Departure from Design Standards 27-239.01
Departure from Sign Design Standards - Section 27-239.01(a)(9)(A)
Special Permits 27-239.02
Conventional Zones - Section 27-157(a)

APPLICATION DEFICIENCIES

TECHNICIAN COMMENTS:

1. Documents have been received and forwarded for review. ALS

SUPERVISOR COMMENTS: JDH 2/18/25

X SCHEDULE FOR SDRC

~~~Show access easement on the SE plan.~~  
~~~20ft driveway does not meet the minimum requirement. Will a departure request be submitted or will your site plan be revised?~~  
~~~Provide SOJ and address access in detail and all required findings.~~  
~~~Provide a Landscape plan that addresses the requirements of the Landscape manual and buffering of incompatible uses.~~  
~~~provide point by point response and additional comments may come once the SOJ is provided.~~

### **REVIEWER COMMENT:**

~~Provide statement of justification.~~

~~Address items missing in above checklist.~~

~~Not ready to accept EJK 2/4/2025~~

~~Address waste storage, loading space, and screening for these.~~

~~Address lighting.~~



Address whether site is in aviation policy area.

Address presence/absence of perennial streams.

Specify utility easement locations on Temple Hill Road right of way.

Show driveway more clearly, differentiated from right of way.

**These items may be addressed following acceptance** - EJK 3/3/2025

## **Applications Tech Comments:**

**Subdivision Section:** ☒ Please provide a statement of justification clarifying the proposal. Development of the property is limited to that allowed under Section 24-111(e). On the site plan, please clearly provide the existing gross floor area, whether to remain, and proposed gross floor area (if any). Add a general note stating the section of the Subdivision Regulations under which exemption to PPS and new final plat are allowed. In the site plan, include all properties that will be subject to the proposed use (including access driveways, parking). Preliminary plan of subdivision may be required. Applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use. SOJ indicates 1200+/- sf added in 2020, total sf for congregate living is now 9,223 sf. Please be advised that this SE does not grandfather the filing of a PPS under the prior subdivision regulations. MG 2/1/25 Not Ready for Acceptance; okay to accept SKC 3/14/2025

## **Environmental Planning Section:** ☐ X

### **Items required:**

- ~~1. Updated SWM Concept letter. DPIE approval expired in 2021~~
- ~~2. Do to the request for a DRD case (SE), a TCP2 plan is required using 2024WCO worksheet and specimen tree replacement table.~~
- ~~3. A specimen tree removal variance and not meeting woodland requirement on-site may be required.~~
- ~~4. NRI expired in 2017, and a new NRI is required.~~

~~2/3/2025 ACS Not ready for acceptance~~

**3/12/2025 ACS OK TO ACCEPT**

## **Geotechnical review** ☐

No further information is required. OK to accept. DS 2/14/2025

## **Transportation Planning Section:** ☐

Ok to accept. Provide trip generation memo detailing the existing trips and proposed expansion. NS 2/5/2025

## **Historic-Archeology Section:** ☐

No further information is required. OK to accept. AGC 2/10/2025

## **Community Planning Division:** ☐



OK to accept. Please provide the Statement of Justification to demonstrate conformance to the master plan: '2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area'  
MT 2/12/2025

**Special Projects :** ☐

SPS has no comments for this case type

**Parks Department:** ☐



**Case Number & Name:** SE-24006 Tranquility Ridge

**Assigned Reviewer:** Evan King

Please use the box to state the purpose of the application, as you want it to appear in DAMS description:  
(Note DAMS description can only hold 180 characters)

**Congregate Living Facility for more than 8 elderly or physically handicap residents (16 occupants).**

SELECT the REVIEW level

|          |                                                                                    |
|----------|------------------------------------------------------------------------------------|
|          | <b>Planning Director level review</b><br>Posting is waived OR Posting is required? |
| <b>X</b> | <b>Planning Board level review</b>                                                 |

SELECT SDRC scheduling option-

|          |                                                                   |
|----------|-------------------------------------------------------------------|
| <b>X</b> | <b><u>YES</u>, application must be scheduled for SDRC</b>         |
|          | <b><u>NO</u>, application does NOT need be scheduled for SDRC</b> |

Date/Initials: SKC 3/14/2025 Ready for Pre-Acceptance. ~~I have reviewed the sign posting map linked and agree OR have changes.~~

Date/Initials: \_\_\_\_\_ Items needed to complete processing

Supervisor's Approval: Sherri Conner 3/14/2025





# M-NCPPC Development Review Division Zoning, Special Exception and Departures Checklist

Submittal Date: 01/31/2025

Project Name & Number SE-24006 Tranquility Ridge

Technician Review Date: 01/31/2025 Date to Supervisor: \_\_\_\_\_

Reviewer: Evan King

Date Comments Transmitted to Applicant: \_\_\_\_\_

Revised Plans/Documents Received: \_\_\_\_\_

## **PLANNING TECHNICIAN - REVIEW OF BASIC REQUIREMENTS**

### **DOCUMENTS REQUIRED:**

- ☒ Typed and signed Application Form
  - ☒ Business Entity with MD Verification & DAMS entry
- ☒ CD of all documents/plans required for acceptance
- ☒ Zoning Sketch Map (no older than 6 months)
- ☒ Conditions of all previous approvals, including comments from M-NCPPC Permits Office or DER violations
- ☒ Approval Letter for SWM Concept Plan
- ☒ Tree Conservation Plan or Exemption Letter
- ☒ State Ethics Commission Affidavit(s)
- ☒ Property Survey, sign/sealed+ bearings/distances

### **Property Survey:**

- ☒ Professional Signed and Sealed
- ☒ Bearings and Distances in Feet

### **SITE PLAN Requirements:**

#### **General Notes:**

- ☒ Subdivision Name
- ☒ Total Acreage (broken down by all zones)
- ☒ Existing Zoning
- ☒ Proposed Use of Property
- ☐ Number of Lot, Parcels, Outlots & Outparcels
- ☐ Breakdown of Proposed Dwelling Units by Type
- ☒ Gross Floor Area (Commercial/Industrial Only)
- ☒ 200 Foot Map Reference (WSSC)
- ☐ Tax map number and grid
- ☐ Aviation Policy Area (airport name and APA #)
- ☒ Water/Sewer Designation (Existing)
- ☒ Water/Sewer Designation (Proposed)
- ☒ Stormwater Management Concept Number
- ☐ 10-foot Public Utility Easement along all rights-of-way
- ☒ Mandatory Park Dedication (if applicable, how to be provided)
- ☒ Cemeteries on or contiguous to the property (indicate yes or no)
- ☒ Historic Sites on or in the vicinity of the property (indicate yes or no)

☐ Pre-Acceptance Assessment Reviews from Transportation and Historic Preservation completely filled out & signed by their staff person

- ☒ Affidavit of Informational Mailing (letter, "Receipt," list of addressees, & affidavit of mailing)
- ☐ Receipt and All applicable pre-assessments checklist /Scoping Agreement and
- ☐ Point-by-Point Response of Revised Submission  
(to be submitted after our initial review comments)

- ☒ Wetlands (indicate yes or no)
- ☒ 100-year floodplain (indicate yes or no)
- ☒ Within Chesapeake Bay Critical Area (indicate yes or no)
- ☒ Source of topography
- ☐ Applicant (indicate either owner or contract purchaser)

### **Drawing Requirements:**

- ☒ Title Block
- ☒ Revision Block
- ☒ Professional Signed and Sealed
- ☒ Location Map
- ☒ North Arrow
- ☒ Drawings at Same Scale
- ☒ Property Boundaries Outlined in Red with Bearings and Distances
- ☒ Zoning of Subject Property
- ☐ Total Area Calculation in Square Feet or Acres
- ☒ Adjacent Properties – Owner's Names, Lot, Block, Zoning,
- ☐ Use and Buildings Within 50 feet
- ☒ Location, Area, Height and Distance to Property Line for Existing and Proposed Buildings, Structures and Uses



- ☒ Dimensions of all Existing and Proposed Buildings and Structures
- ☒ Layout of Parking and Loading Facilities
- ☒ Access and Internal Circulation
- ☒ Schedules for Required Parking and Loading Spaces
- ☒ Typical Sizing of Parking and Loading Spaces
- ☐ Typical Screening of Loading Facilities
- ☐ Drive Aisles - Location, Width, Circulation and Street Connection
- ☒ Proposed Striping Method
- ☐ Lighting - Location, Height and Luminaire
- ☐ Waste Storage Areas and Typical Screening
- ☐ Typicals for Fences and Retaining Walls
- ☒ Existing and Proposed Rights-of-Way and Easements
- ☒ Street Names and Distance to Nearest Intersecting Street
- ☒ Existing Vegetation or Tree Cover
- ☒ Tidal and Nontidal Wetlands
- ☒ Stormwater Management Facilities

- ☒ Storm Drains
- ☒ Steep Slopes
- ☐ Perennial Streams
- ☐ 100-Year Floodplain
- ☐ Notes of Prior Approvals (i.e., Application # for all prior cases)
- ☒ Current Zone Standards - Yards or Building Setbacks, Lot Area, Lot Coverage and Lot Width
- ☐ Keyed Locations of Landscape Materials
- ☐ Planting Schedules:
  - ☐ Residential Requirements
  - ☐ Commercial/Residential Landscaped Strip
  - ☐ Parking Lot Landscaped Strip
  - ☐ Perimeter Area
  - ☐ Interior Planting
  - ☐ Buffering Res from Streets
  - ☐ Bufferyard Planting
  - ☐ Planting Details and Specifications
  - ☐ Plant Substitution Notes
  - ☐ Existing Trees and Preservation Deta

### **PLANNER - Statement of Justification Review:**

Specific Special Exception Requirements - Section  
 General Special Exception Requirements - Section 27-317  
 Variances from Special Exception or Zoning Requirements - Section 27-230  
 Alternative Compliance with the Landscape Manual - Section 1.3  
 Certification of Non-conforming Use 27-244  
 Departure from Landscape Manual Requirements - Section 27-239.01(a)(9)(A)&(B)  
 Departure from Parking/Loading Design Standards - Section 27-239.01(b)(7)(A)  
 Departure from Parking and Loading Spaces - Section 27-588(b)(7)  
 Departure from Design Standards 27-239.01  
 Departure from Sign Design Standards - Section 27-239.01(a)(9)(A)  
 Special Permits 27-239.02  
 Conventional Zones - Section 27-157(a)

## **APPLICATION DEFICIENCIES**

### **TECHNICIAN COMMENTS:**

**1. Documents have been received and forwarded for review. ALS**

**SUPERVISOR COMMENTS: JDH 2/18/25**

**X SCHEDULE FOR SDRC**

- ~Show access easement on the SE plan.
- ~20ft driveway does not meet the minimum requirement. Will a departure request be submitted or will your site plan be revised?
- ~Provide SOJ and address access in detail and all required findings.
- ~Provide a Landscape plan that addresses the requirements of the Landscape manual and buffering of incompatible uses.
- ~provide point-by-point response and additional comments may come once the SOJ is provided.



**REVIEWER COMMENT:**

Provide statement of justification.

Address items missing in above checklist.

Not ready to accept EJK 2/4/2025



## Applications Tech Comments:

**Subdivision Section:** ☒ Please provide a statement of justification clarifying the proposal. Development of the property is limited to that allowed under Section 24-111(c). On the site plan, please clearly provide the existing gross floor area, whether to remain, and proposed gross floor area (if any). Add a general note stating the section of the Subdivision Regulations under which exemption to PPS and new final plat are allowed.

In the site plan, include all properties that will be subject to the proposed use (including access driveways, parking).

MG 2/1/25 **Not Ready for Acceptance**

**Environmental Planning Section:** ☐ **X**

**Items required:**

1. Updated SWM Concept letter. DPIE approval expired in 2021
2. Do to the request for a DRD case (SE), a TCP2 plan is required using 2024WCO worksheet and specimen tree replacement table.
3. A specimen tree removal variance and not meeting woodland requirement on-site may be required.
4. NRI expired in 2017, and a new NRI is required.

2/3/2025 ACS **Not ready for acceptance**

**Geotechnical review** ☐

No further information is required. OK to accept. DS 2/14/2025

**Transportation Planning Section:** ☐

Ok to accept. Provide trip generation memo detailing the existing trips and proposed expansion.  
NS 2/5/2025

**Historic-Archeology Section:** ☐

No further information is required. OK to accept. AGC 2/10/2025

**Community Planning Division:** ☐

OK to accept. Please provide the Statement of Justification to demonstrate conformance to the master plan: '2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area'  
MT 2/12/2025

**Special Projects :** ☐

SPS has no comments for this case type

**Parks Department:** ☐



**Case Number & Name:** SE-24006 Tranquility Ridge

**Assigned Reviewer:** Evan King

Please use the box to state the purpose of the application, as you want it to appear in DAMS description:  
(Note DAMS description can only hold 180 characters)

|  |
|--|
|  |
|--|

SELECT the REVIEW level

|  |                                                                                    |
|--|------------------------------------------------------------------------------------|
|  | <b>Planning Director level review</b><br>Posting is waived OR Posting is required? |
|  | <b>Planning Board level review</b>                                                 |

SELECT SDRC scheduling option-

|  |                                                                   |
|--|-------------------------------------------------------------------|
|  | <b><u>YES</u>, application must be scheduled for SDRC</b>         |
|  | <b><u>NO</u>, application does NOT need be scheduled for SDRC</b> |

Date/Initials: \_\_\_\_\_ Ready for Pre-Acceptance. **I have reviewed the sign posting map linked and agree OR have changes.**

Date/Initials: \_\_\_\_\_ Items needed to complete processing

Supervisor's Approval: \_\_\_\_\_

\_\_\_\_\_



# THE PRINCE GEORGE'S COUNTY GOVERNMENT



## Department of Permitting, Inspections and Enforcement

### Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420  
Largo, Maryland 20774  
(301) 883-5710



## **STORMWATER MANAGEMENT CONCEPT APPROVAL**

CASE NAME: NORRIS PYLES OLD MILL ESTATES\_LOT 1 CASE #: 53459-2017-00  
APPLICANT'S NAME: Delores Flowers  
ENGINEER : Anthony Olekson Engineering, LLC

### **REQUIREMENTS:**

**Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.**

Type of Storm Drainage/SWM Construction is both PUBLIC and PRIVATE.

These additional approvals are required: None.

These fees apply: FEE-IN-LIEU.

These bonds apply: None.

Required water quality controls: MICROBIORETENTION.

Required water quantity controls: None.

A maintenance agreement is required.

No special conditions apply.

Required easements: SURFACE DRAINAGE.

**Storm Water Management fee payment of \$356.00 in lieu of providing on-site attenuation/quality control measures.  
(Fee-In-Lieu subject to change during technical review. )**

### **CONDITIONS OF APPROVAL:**

*Please see second page.*

APPROVED BY:

Rey De Guzman

APPROVAL DATE: March 20, 2018  
EXPIRATION DATE: March 20, 2021

CC: APPLICANT, SCD, PERMITS  
P.G.C. FORM #3693 (REV 04/93)

### **FOR OFFICE USE ONLY**

|                 |                 |                    |         |
|-----------------|-----------------|--------------------|---------|
| ADC MAP:        | 5765 K1         | 200' SHEET:        | 208SE04 |
| STREET NAME:    | TEMPLE HILL RD  |                    |         |
| WATERSHED:      | 50-Henson Creek |                    |         |
| NUMBER OF DU'S: | 1               | COST PER DWELLING: | 0       |



# THE PRINCE GEORGE'S COUNTY GOVERNMENT



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## **STORMWATER MANAGEMENT CONCEPT APPROVAL**

CASE NAME:

NORRIS PYLES OLD MILL ESTATES\_LOT 1

CASE #:

53459-2017-00

### **CONDITIONS OF APPROVAL:**

1. THIS CONCEPT IS TO CONSTRUCT A SINGLE STORY ADDITION AND NEW ADA COMPLIANCE WALKWAYS TO THE ASSISTED LIVING FACILITY BUILDING.
  2. FRONTAGE IMPROVEMENTS FOR SUBURBAN CT, TEMPLE HILL RD AND GULL ROAD ARE NOT REQUIRED AS PER 1/7/2018 MEETING BETWEEN DPIE AND THE CONSULTANTS.
  3. UNDERDRAIN TO BE PROVIDED FOR THE PROPOSED MICROBIORETENTION AT THE TIME OF TECHNICAL REVIEW.
  4. ACCESS TO THE SITE WILL BE THROUGH THE PROPOSED COMMERCIAL DRIVEWAY ENTRANCE AT THE TERMINUS OF SUBURBAN CT.
  5. LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
  6. AT THE TIME OF TECHNICAL REVIEW PROVIDE COPY OF EXISTING STORM DRAIN EASEMENT FOR EXISTING STORM DRAIN SYSTEM. IF THE RIGHT-OF-WAY DOES NOT EXIST THEN A RIGHT-OF-WAY MUST BE RECORDED.
  7. SITE DEVELOPMENT PERMIT REQUIRED INCLUDING ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORM DRAINAGE, STREET TREES AND STREET LIGHTING AND ON-SITE GRADING.
  8. RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG FRONTAGE OF THE SITE.
- REVIEWED BY MA



## GENERAL SITE NOTES:

- OWNER & APPLICANT: DELORES & JOYE FLOWERS  
P.O. BOX 1000  
OXON HILL, MD 20750
- PROPERTY DESCRIPTION: LOT 1 - NORRIS PYLES OLD MILL ESTATES  
TAX ACCOUNT NO: 1313937  
5401 TEMPLE HILL ROAD  
TEMPLE HILLS, MD 20748  
PLAT A12-6690 WWW 67, FOLIO 3  
TAX MAP 97; GRID C-2
- ZONING: R-80
- CURRENT USE: RESIDENTIAL
- PROPOSED USE: CONGREGATE LIVING FACILITY WITH 8 OR LESS RESIDENTS (MORE THAN 8 RESIDENTS WILL REQUIRE COMPLIANCE WITH THE LANDSCAPE MANUAL AND SPECIAL EXEMPTION)
- TRACT AREA: 158,414 S.F. OR 3.6367 AC.
- EXISTING LOT COVERAGE BREAK DOWN: 14,763 S.F. (TOTAL)  
BUILDING: 4,840 S.F.  
CONCRETE/ASPHALT: 9,923 S.F.
- PROPOSED LOT COVERAGE BREAK DOWN: 17,092 S.F. (TOTAL)  
BUILDING: 6,387 S.F.  
CONCRETE/ASPHALT: 10,705 S.F.
- GRADING QUANTITIES  
GRADED AREA: 16,600 S.F. MAX CUT DEPTH: 5 FT.  
CUT VOLUME: 520 C.Y. MAX CUT SLOPE: 3:1  
FILL VOLUME: 150 C.Y. MAX FILL HEIGHT: 4 FT.  
EXPORT VOLUME: 370 C.Y. MAX FILL SLOPE: 3:1
- PARKING DATA:  
PARKING REQUIRED: 1 SPACE PER 4 RESIDENTS = 2 SPACES  
PARKING PROVIDED: REGULAR 3 SPACES  
HANDICAP VAN ACCESSIBLE 1 SPACES  
4 SPACES
- NO PORTION OF THE PROPERTY IS WITHIN A 100-YEAR FLOOD PLAIN AS DESIGNATED ON FIRM PANEL 24033C0240E, EFFECTIVE 09/16/2016 AND AS VERIFIED BY DPFE FLOODPLAIN INFORMATION REQUEST FORM RESPONSE DATED 07/24/2017.
- THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM THE PLAT FOR LOT 1 OF THE "NORRIS PYLES OLD MILL ESTATE" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN PLAT BOOK WWW 67, FOLIO 3.
- THE TOPOGRAPHY SHOWN ON THE PLAN IS FROM FIELD RUN SURVEY PERFORMED BY RONALD JOSEPH PRETTYMAN, RLS 21411 ON JULY 26, 2017. NAD 1983 NGVD 1929
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE AS FIELD VERIFIED BY JM FORESTRY SERVICES, LLC ON AUGUST 28, 2017.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01.
- MARLBORO CLAY AND CHRISTIANA COMPLEX ARE NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THERE ARE STREAMS OR STREAM BUFFERS FOUND ON THIS PROPERTY AS DEFINED IN COMAR 27.01.01.01.
- HIGHLY ERODIBLE SOILS ARE FOUND ON THIS PROPERTY AS DEFINED IN PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT MANUAL. THESE INCLUDE CHILLUM-URBAN LAND COMPLEX (cbd) 5 TO 15 PERCENT SLOPES AND CROOM-MARR COMPLEX (cxe) 15 TO 25 PERCENT SLOPES.
- THE SITE IS NOT LOCATED WITHIN A WATERSHED WITH TDML FOR SEDIMENT, NITROGEN, OR PHOSPHORUS.
- THE SITE IS NOT LOCATED AND DOES NOT DISCHARGE INTO A TIER II WATERSHED.

### OWNER'S/DEVELOPER'S CERTIFICATION

"I/WE HEREBY CERTIFY THAT I/WE HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN AND THAT ANY CLEARING, GRADING, DRAINAGE, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. PRINCE GEORGE'S SOIL CONSERVATION DISTRICT AND THE ENFORCEMENT AUTHORITY SHALL HAVE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATIONS."

SIGNATURE: DeLore Flowers DATE: 7/6/2018

NAME(PRINTED): DELORES FLOWERS TITLE: OWNER

ADDRESS: P.O. BOX 1000, OXON HILL, MD 20750 PHONE: 240.388.7777

### CONSULTANT'S CERTIFICATION

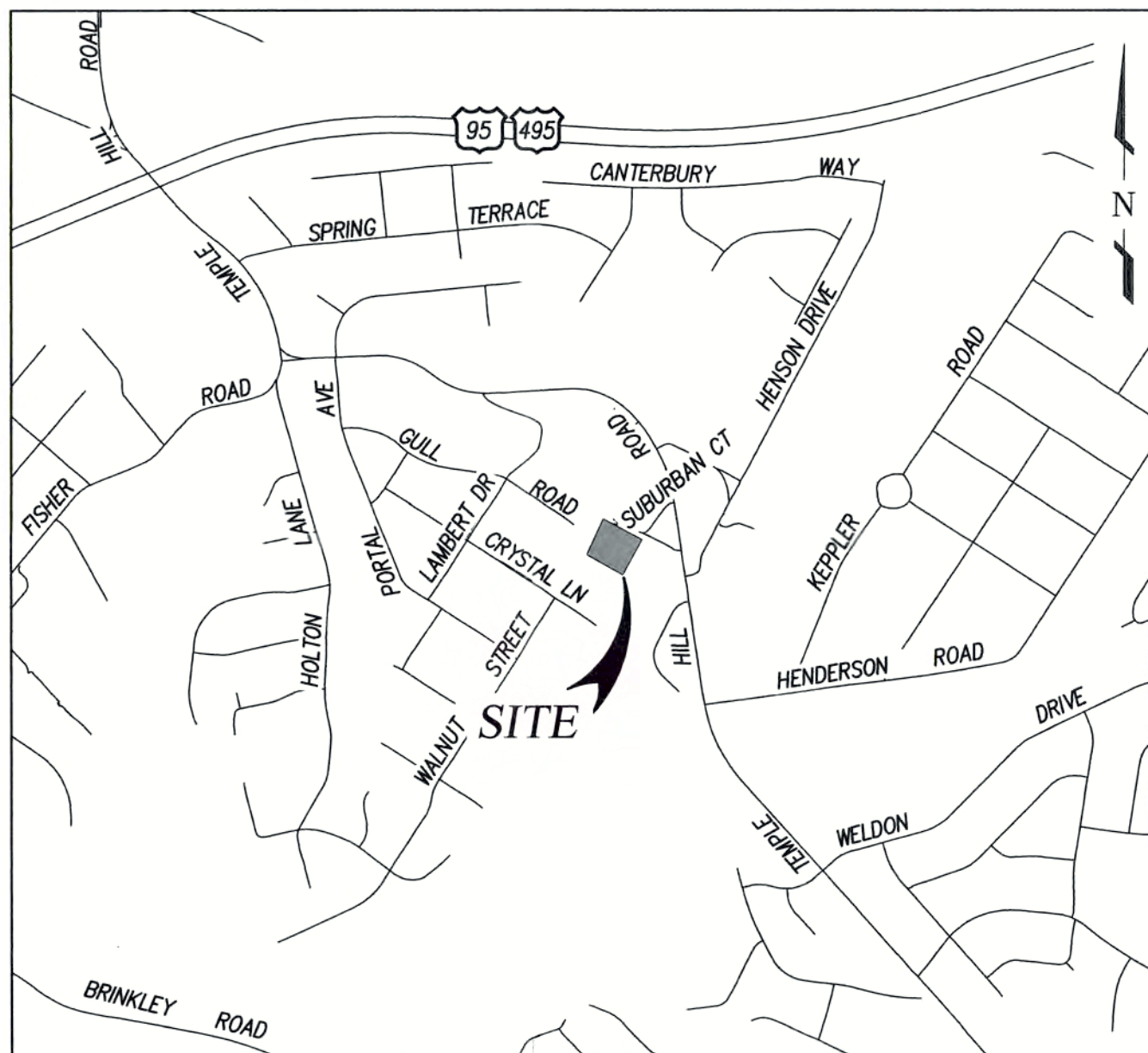
"I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS DESIGNED AND PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE GEORGE'S SOIL CONSERVATION DISTRICT AND "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL". I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

SIGNATURE: Anthony M. Olekson MD LICENSE#: 37967

NAME(PRINTED): ANTHONY M. OLEKSON DATE: 7/6/2018

## FINAL SITE DEVELOPMENT, GRADING STORM WATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLANS FOR:

# TRANQUILITY RIDGE CONGREGATE LIVING



VICINITY MAP: SCALE 1" = 1000'

## SHEET INDEX

|            |                                               |
|------------|-----------------------------------------------|
| C-001..... | TITLE SHEET                                   |
| C-100..... | EXISTING CONDITION & DEMOLITION PLAN          |
| C-200..... | SITE IMPROVEMENT & GRADING PLAN               |
| C-300..... | SITE IMPROVEMENT DETAILS                      |
| C-301..... | SITE IMPROVEMENT DETAILS & NOTES              |
| C-400..... | STORMWATER MANAGEMENT PLAN                    |
| C-401..... | STORMWATER MANAGEMENT LANDSCAPE & MAINTENANCE |
| C-500..... | SEDIEMENT AND EROSION CONTROL PLANS           |
| C-600..... | SEDIEMENT AND EROSION CONTROL DETAILS         |
| C-601..... | SEDIEMENT AND EROSION CONTROL DETAILS & NOTES |
| C-602..... | SEDIEMENT AND EROSION CONTROL NOTES           |
| C-603..... | SEDIEMENT AND EROSION CONTROL NOTES           |
| C-604..... | SEDIEMENT AND EROSION CONTROL NOTES           |

### ENGINEERS & DRAINAGE CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

SIGNATURE: Anthony M. Olekson

NAME: ANTHONY OLEKSON

DATE: 7/6/2018

MD. REG. NO.: 37967

### BMP & ESD DEVICE AS-BUILT CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE STORMWATER MANAGEMENT FACILITIES (BOTH BMP AND ESD) SHOWN ON THE PLANS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTION AND ENFORCEMENT.

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

MD. REG. NO.: \_\_\_\_\_

## R-80 ZONING NOTES: SECTION 27-442

### TABLE I - NET LOT AREA (MINIMUM SQUARE FEET)

REQUIRED (IN GENERAL): 9,500 S.F. ACTUAL: 158,414 S.F.

### TABLE II - LOT COVERAGE AND GREEN AREA

#### LOT COVERAGE (MAXIMUM % OF NET LOT AREA):

MAXIMUM (OTHER ALLOWED USES): 60% ACTUAL: 10.8%

#### GREEN AREA (MINIMUM % OF NET LOT AREA):

MINIMUM: N/A\* ACTUAL: 10.8%

\*NO MINIMUM GREEN AREA REQUIRED FOR R-80

### TABLE III - LOT/WIDTH FRONTAGE (MINIMUM IN FEET)

#### AT FRONT BUILDING LINE

MINIMUM (OTHER ALLOWED USES): 50 FT. ACTUAL: 282.4 FT.

### TABLE IV - YARDS/SETBACKS:

FRONT (OTHER ALLOWED USES): 25 FT.

SIDE (OTHER ALLOWED USES): 17 FT.

REAR (OTHER ALLOWED USES): 20 FT.

### TABLE V - BUILDING HEIGHT (MAXIMUM IN FEET)

MAXIMUM (ALL ALLOWED USES): 40 FT. ACTUAL: 26 FT. - 10 IN.

### TABLE VI - DISTANCE BETWEEN UNATTACHED

MULTI-FAMILY DWELLINGS

N/A

### TABLE VII - DENSITY

N/A

### TABLE VIII - ACCESSORY BUILDINGS

N/A

## LEGEND

### EXISTING IMPROVEMENTS

| ITEM                                | SYMBOL |
|-------------------------------------|--------|
| BOUNDARY OR PROPERTY LINE (PL)      | ---    |
| EXISTING EDGE OF PAVEMENT           | ---    |
| EXISTING CONTOURS                   | ---    |
| EXISTING CONCRETE PAVEMENT/SIDEWALK | ---    |
| EXISTING WATER MAIN                 | ---    |
| EXISTING GATE VALVE                 | ---    |
| EXISTING SEWER MAIN                 | ---    |
| EXISTING SEWER MANHOLE              | ---    |
| EXISTING BUILDING                   | ---    |
| EXISTING TREE LINE                  | ---    |
| EXISTING TREE AREA (NOT WOODLAND)   | ---    |
| SOILS                               | ---    |
| STEEP SLOPES (>15%)                 | ---    |
| SPECIMEN TREE                       | ---    |
| CRITICAL ROOT ZONE                  | ---    |

### WOODLAND DISTURBANCE

### PROPOSED IMPROVEMENTS

| ITEM                                                  | SYMBOL |
|-------------------------------------------------------|--------|
| PROPOSED CONTOURS                                     | ---    |
| PROPOSED CONCRETE PAVEMENT/SIDEWALK                   | ---    |
| PROPOSED WATER LINE                                   | ---    |
| PROPOSED BUILDING                                     | ---    |
| LIMITS OF DISTURBANCE                                 | ---    |
| SILT FENCE (MDE STD. DETAIL E-1)                      | ---    |
| PERIMETER DIKE/SWALE PDS-1 (MDE STD. DETAIL C-3)      | ---    |
| TEMPORARY STONE OUTLET (MDE STD. DETAIL E-7)          | ---    |
| STABILIZED CONSTRUCTION ENTRANCE (MDE ST. DETAIL B-1) | ---    |
| GRADED SWALE                                          | ---    |
| BORING LOCATION                                       | ---    |
| SCH-40 PVC STORM DRAIN                                | ---    |
| STORM DRAIN CLEAN OUT                                 | ---    |

### GRADING CERTIFICATION

"I HEREBY CERTIFY THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES."

SIGNATURE: Anthony M. Olekson MD LICENSE#: 37967

NAME(PRINTED): ANTHONY M. OLEKSON DATE: 7/6/2018



|                                                                                                       |                            |
|-------------------------------------------------------------------------------------------------------|----------------------------|
| PRINCE GEORGE'S SOIL CONSERVATION DISTRICT<br>FINAL APPROVAL<br>GRADING, EROSION AND SEDIMENT CONTROL |                            |
| FSC# 184-18                                                                                           | 7-16-21<br>EXPIRATION DATE |
| <u>Paul (P) X</u>                                                                                     |                            |
| <u>Brian K. Sfe</u>                                                                                   | 7-16-18<br>APPROVAL DATE   |
| DISTRICT SIGNATURE                                                                                    |                            |
|                                                                                                       |                            |
|                                                                                                       |                            |

CALL MISS UTILITY  
1.800.257.777  
48 HRS. BEFORE EXCAVATION



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland

Signature: Anthony M. Olekson  
License No: 37967 Exp Date: 12/16/2019

### FINAL SITE DEVELOPMENT PLANS FOR:

# TRANQUILITY RIDGE CONGREGATE LIVING

REVISION:  
INITIAL SUBMITTAL: 03/30/2018  
FINAL SUBMITTAL: 07/06/2018

ANTHONY OLEKSON  
ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-001

SC 1 of 13

TCP No.: N/A

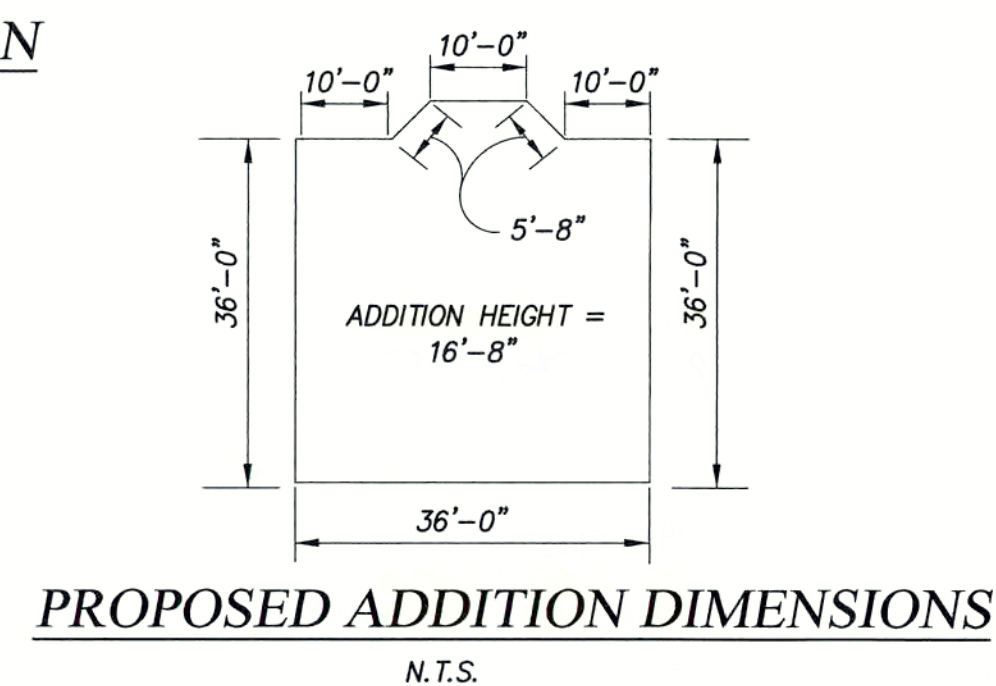
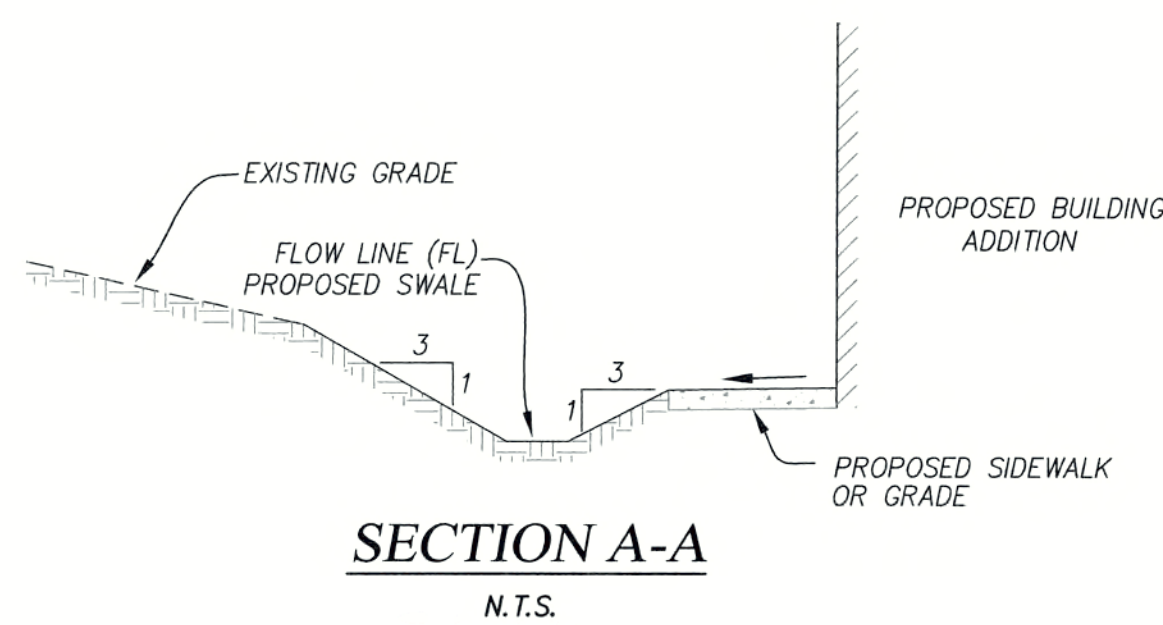
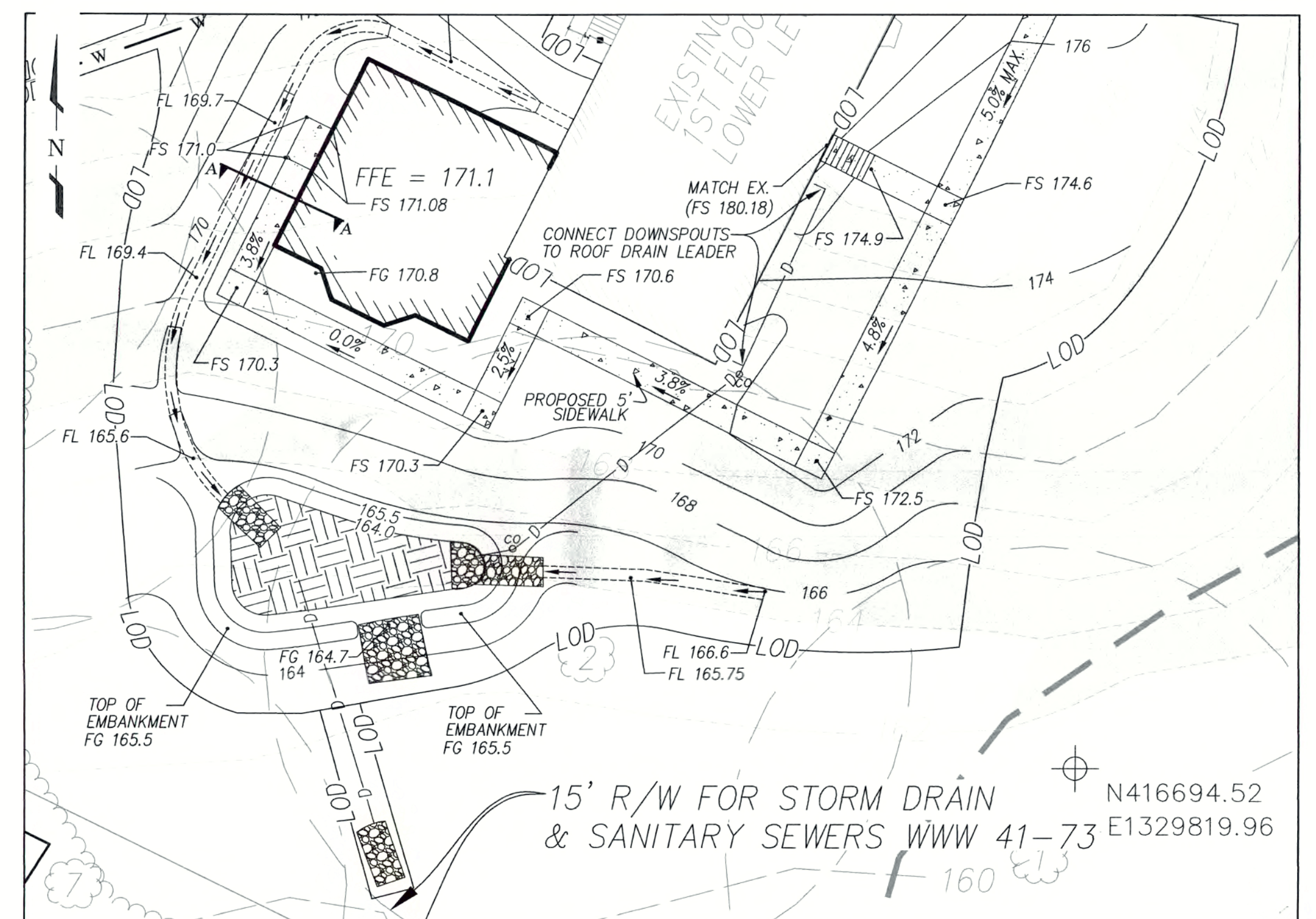
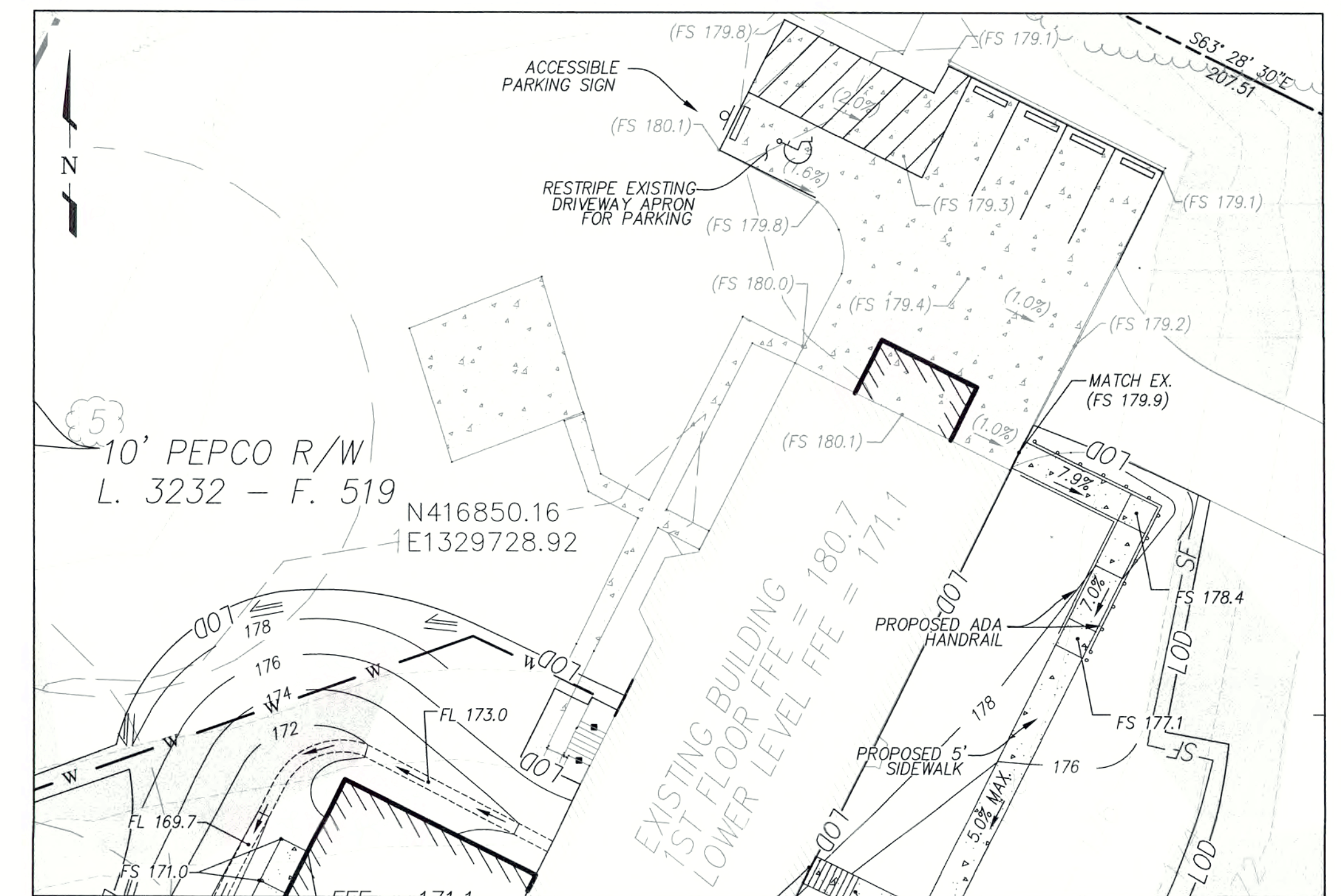
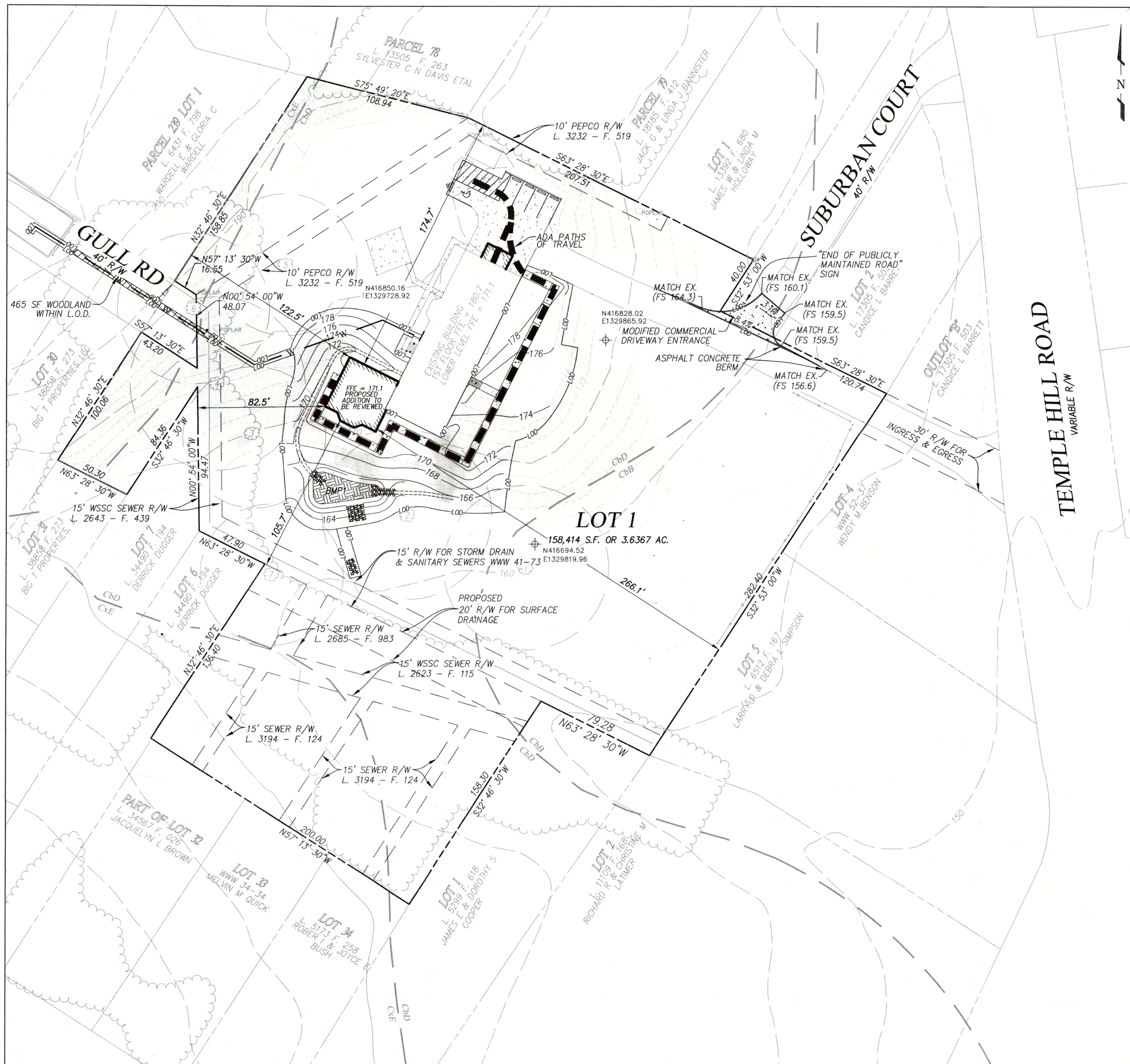
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SDCP No.: 53459-2017-0

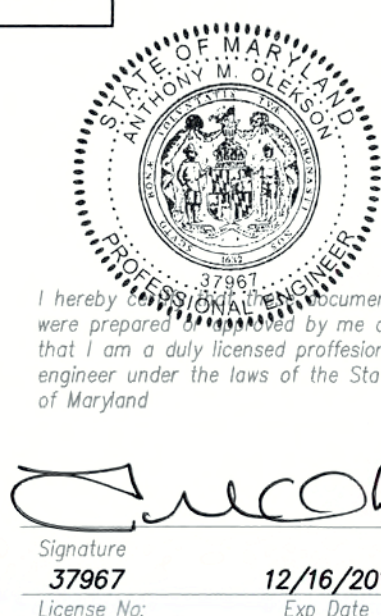
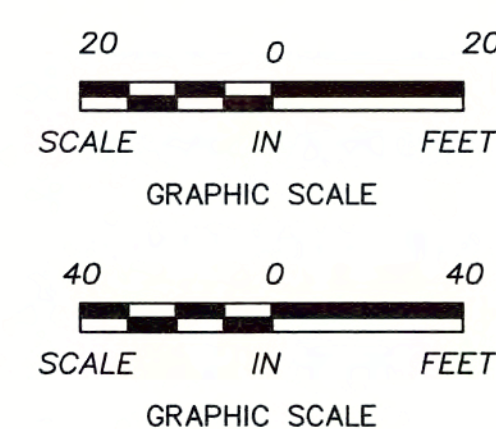








CALL MISS UTILITY  
1.800.257.777  
48 HRS. BEFORE EXCAVATION



FINAL SITE DEVELOPMENT PLANS FOR:

# TRANQUILITY RIDGE CONGREGATE LIVING

SITE IMPROVEMENT & GRADING PLAN

REVISION:  
INITIAL SUBMITTAL: 03/30/2018  
FINAL SUBMITTAL: 07/06/2018

ANTHONY OLEKSON

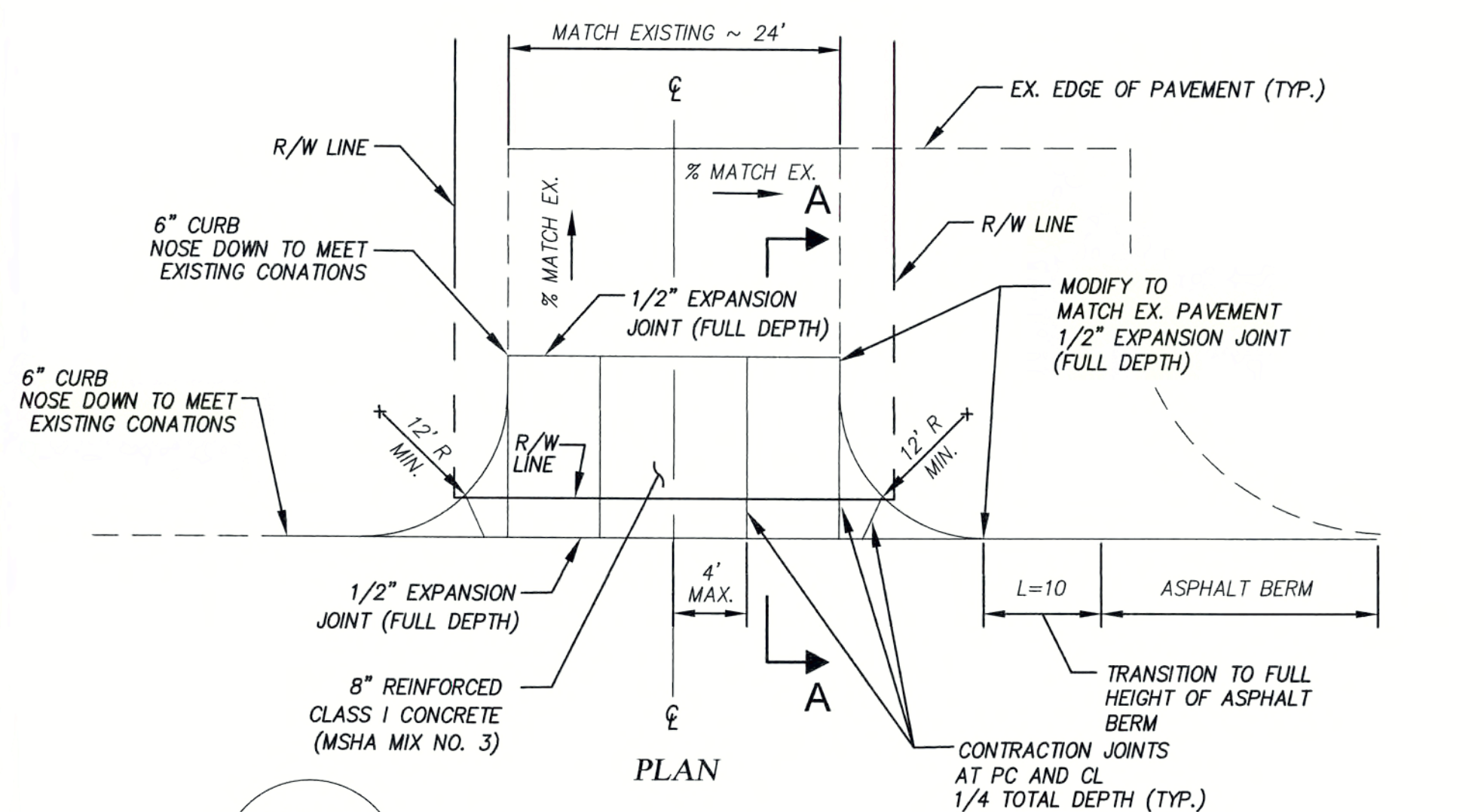
ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-200

SC 3 of 13

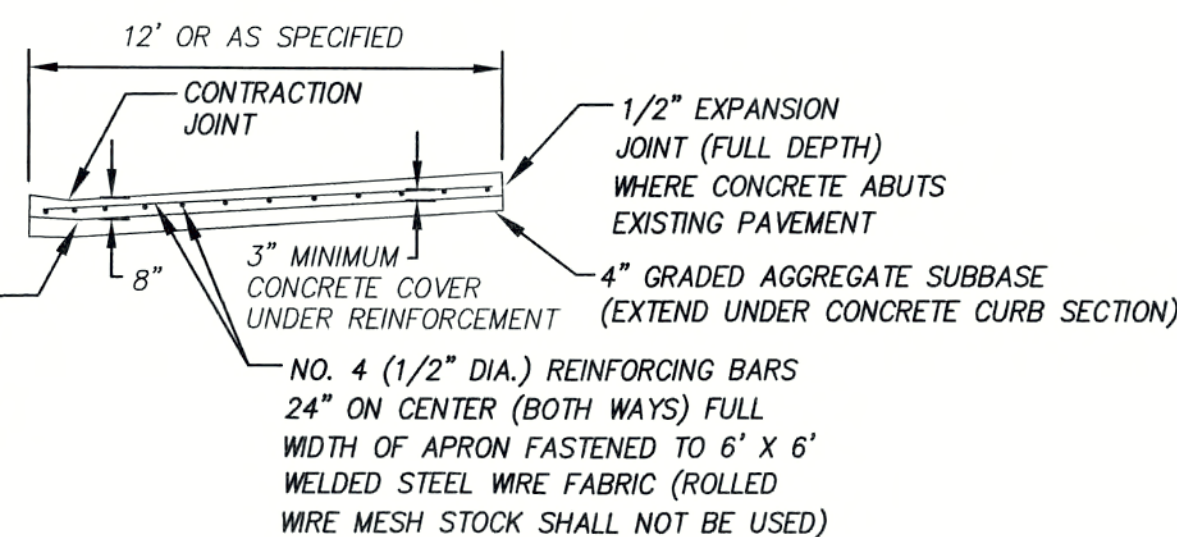
TCP No.: N/A  
SCD No.: 184-1B  
SDCP No.: 53459-2017-0





DEPRESSED CURB DETAIL

DEPRESSED CURB TO HAVE TWO (2) NO. 4 (1/2" DIA.) LONGITUDINAL REINFORCING BARS PARALLEL TO ROADWAY



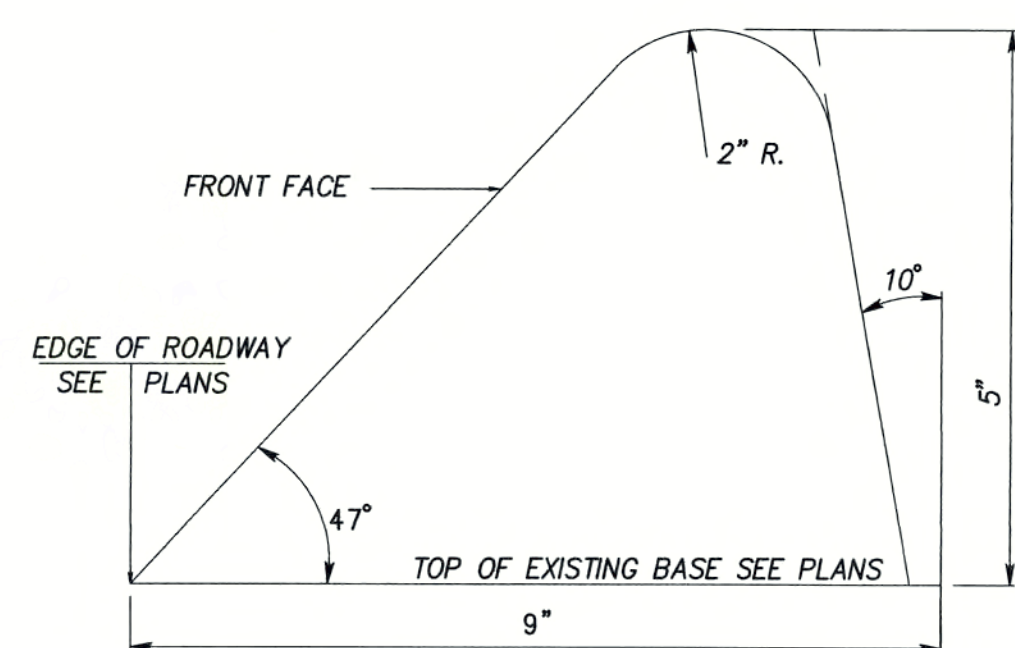
SECTION A-A

#### GENERAL NOTES

1. NEW ENTRANCE SHALL NOT BE LESS THAN 12' IN LENGTH MEASURED FROM THE EDGE OF EXISTING PAVEMENT
2. NEW ENTRANCE SHALL NOT PREVENT ACCESS TO EXISTING ADJACENT PROPERTIES.
3. ENTRANCE SHALL ALIGN WITH EXISTING PUBLIC ROADWAY.
4. EXPANSION JOINTS ARE REQUIRED WHERE DRIVEWAY ABUTS EXISTING PAVEMENT. ALL CONTRACTION JOINTS ARE TO BE CONSTRUCTED TO A DEPTH EQUAL TO 1/4 OF THE TOTAL DEPTH OF THE CONCRETE ENTRANCE.
5. DRIVEWAY PAVING AND CURB POURED MONOLITHICALLY.

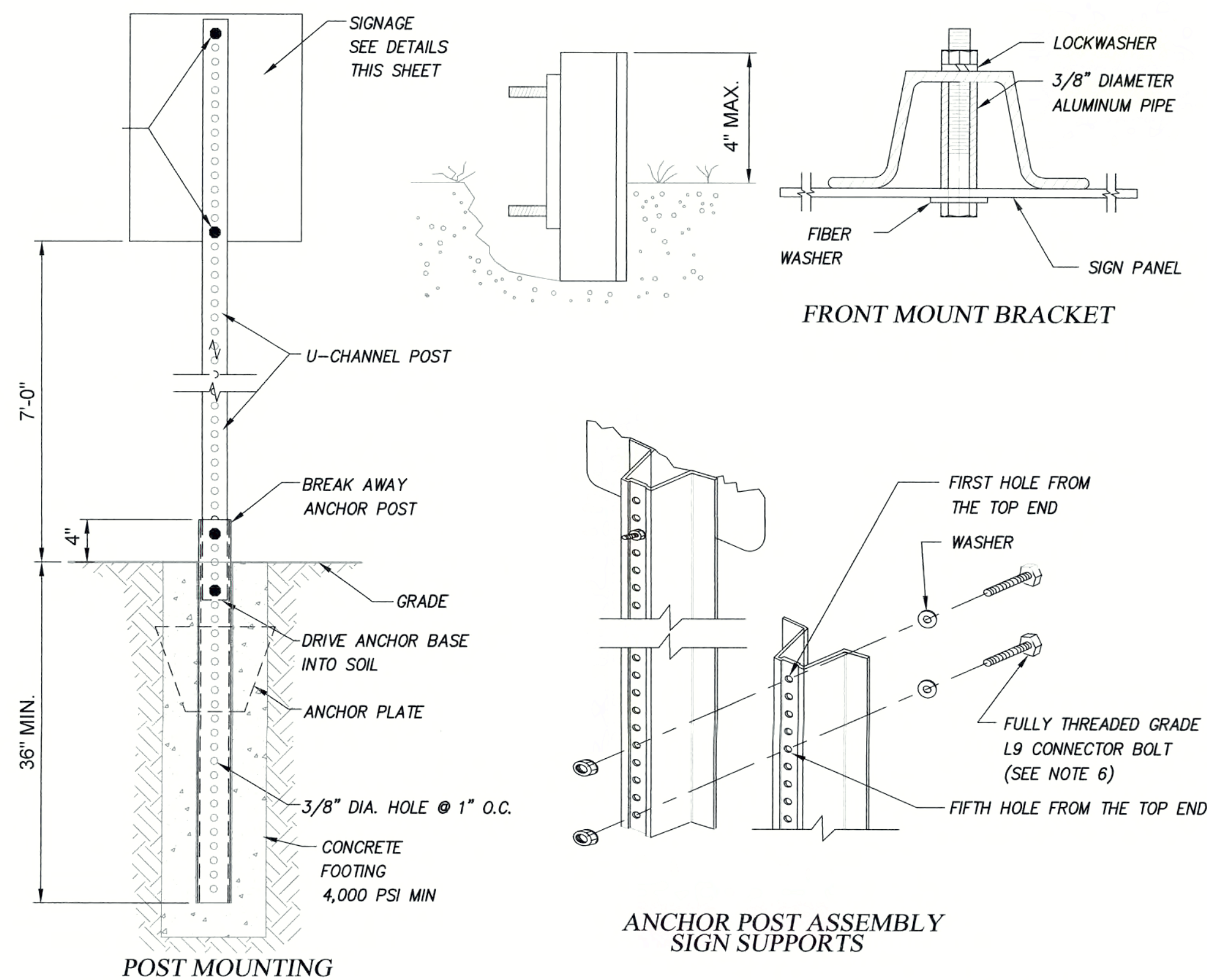
#### MODIFIED COMMERCIAL DRIVEWAY ENTRANCE

N.T.S.



#### ASPHALT CONCRETE BERM

N.T.S.

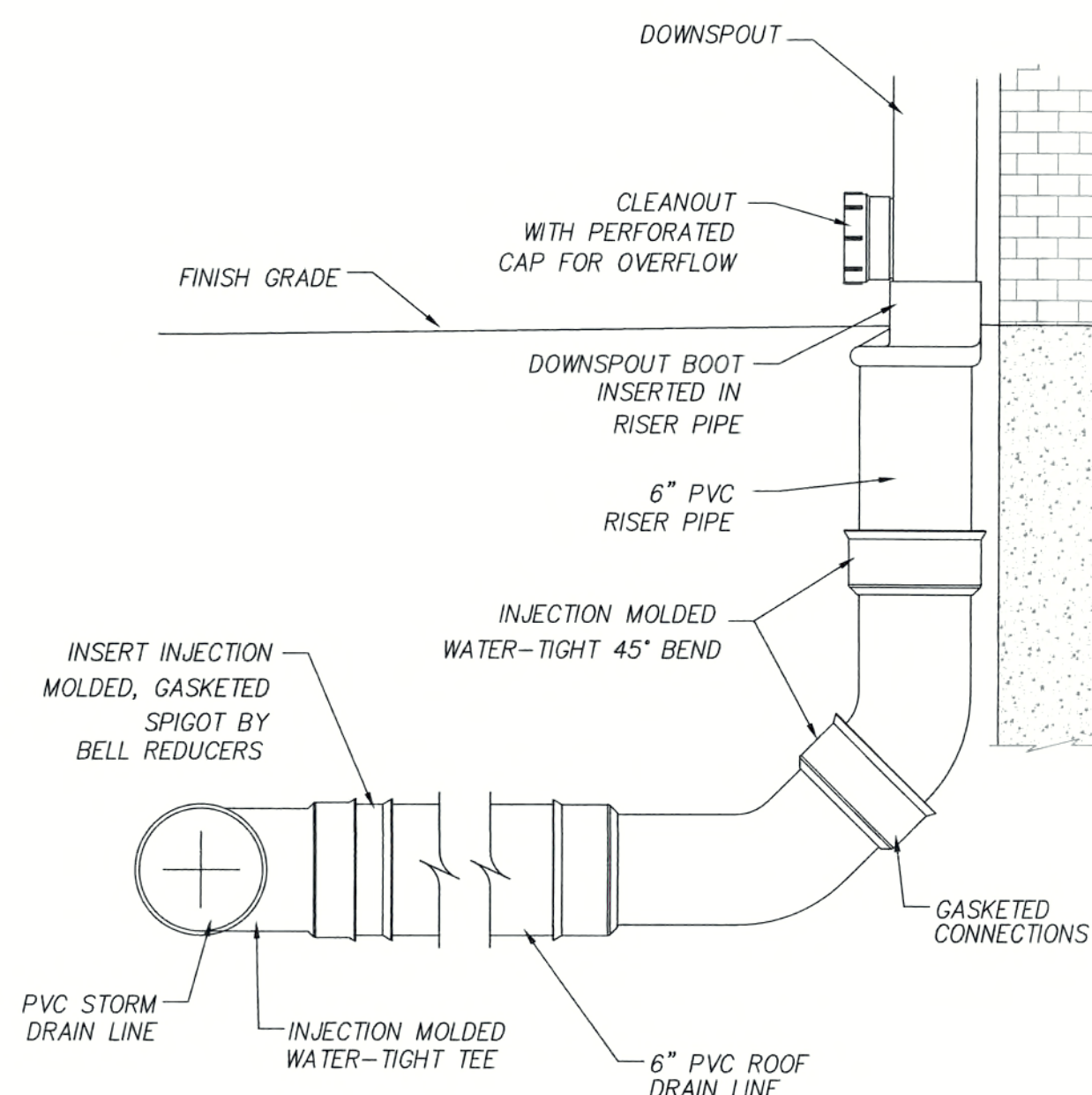


#### SIGN POST AND MOUNTING

N.T.S.

#### SIGN POST AND MOUNTING NOTES:

1. CONTRACTOR SHALL FURNISH & INSTALL SIGN POSTS, ANCHOR BASES AND SLEEVES AS SPECIFIED.
2. SIGN POST SHALL BE YIELDING BREAKAWAY TYPE.
3. PROVIDE 3 LB/FT STEEL U-CHANNEL POST WITH A MINIMUM SECTION MODULUS OF 0.43 IN<sup>2</sup> FOR 60 KSI STEEL, A MINIMUM SECTION MODULUS OF 0.37 IN<sup>2</sup> FOR 70 KSI STEEL, OR A MINIMUM SECTION MODULUS OF 0.34 IN<sup>2</sup> FOR 80 KSI STEEL.
4. U-CHANNEL POST SHALL BE GALVANIZED AND CONFORM WITH ASTM A499, GRADE 60, OR ASTM A576, GRADE 1080 (WITH A MINIMUM YIELD STRENGTH OF 60 KSI). GALVANIZING SHALL BE IN CONFORMANCE WITH ASTM A123.
5. FOR DIAMOND WARNING SIGNS UP TO 3 FT IN AREA, USE 4 LB/FT POST FOR UP TO 10 FT CLEAR HEIGHT (MEASURED FROM BOTTOM OF DIAMOND WARNING SIGN). 4 LB/FT POST MUST HAVE A MINIMUM SECTION MODULUS OF 0.56 IN<sup>2</sup> FOR 60 KSI STEEL OR A MINIMUM SECTION MODULUS OF 0.47 IN<sup>2</sup> FOR 70 OR 80 KSI.
6. SIGN POST SHALL BE INSTALLED FACING THE PREDOMINANT TRAFFIC FLOW OR AS INDICATED ON THE PLANS.
7. ANCHOR POST SHALL BE INSTALLED PLUMB.
8. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
9. SIGN FINISH SHALL BE HIGH INTENSITY.
10. SIGN LOCATION SHALL BE IN ACCORDANCE WITH MUTCD.



#### ROOF DRAIN DOWNSPOUT CONNECTION

N.T.S.

CALL MISS UTILITY  
1.800.257.777  
48 HRS. BEFORE EXCAVATION



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature  
37967  
License No.

12/16/2019  
Exp. Date

FINAL SITE DEVELOPMENT PLANS FOR:

## TRANQUILITY RIDGE CONGREGATE LIVING

SITE IMPROVEMENT DETAILS

REVISION:  
INITIAL SUBMITTAL: 03/30/2018  
FINAL SUBMITTAL: 07/06/2018

ANTHONY OLEKSON

ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-300

SC 4 of 13

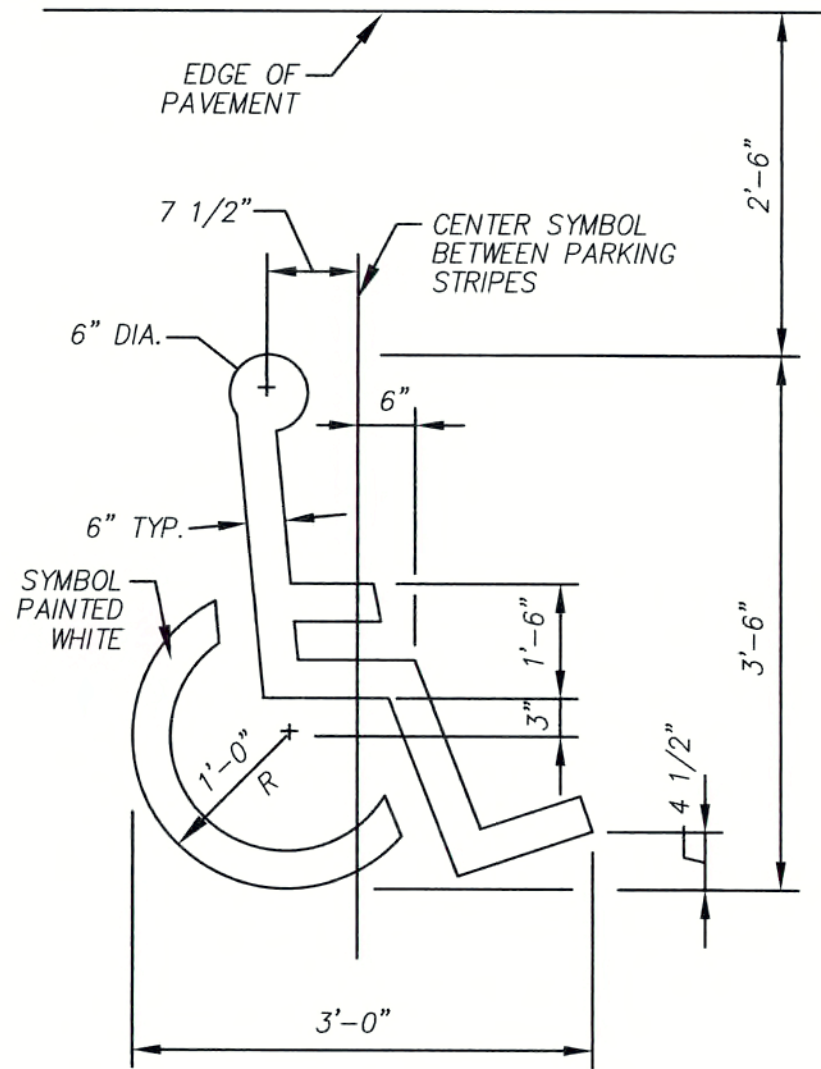
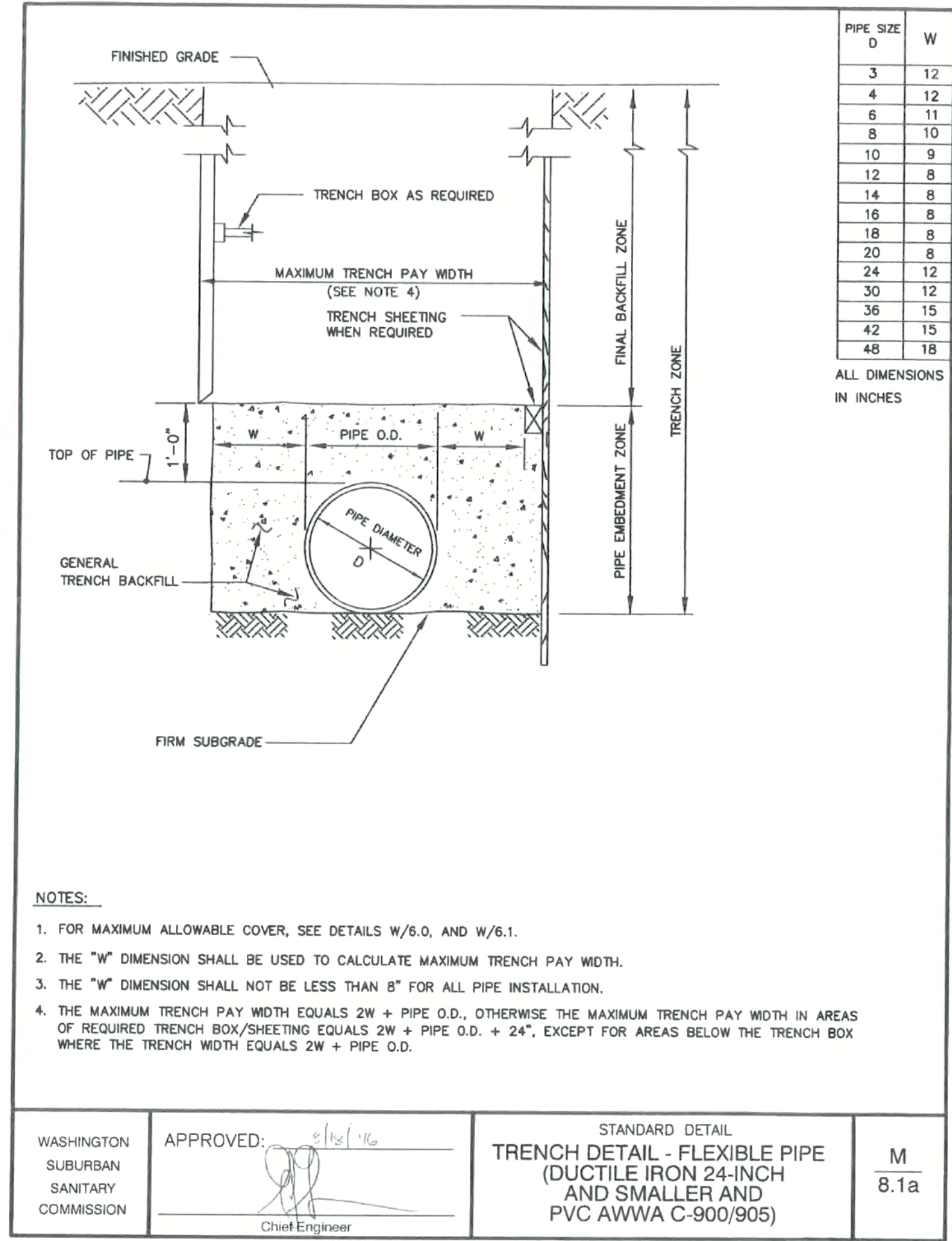
TCP No.: N/A

SDC No.: 184-18

SDCP No.: 53459-2017-0



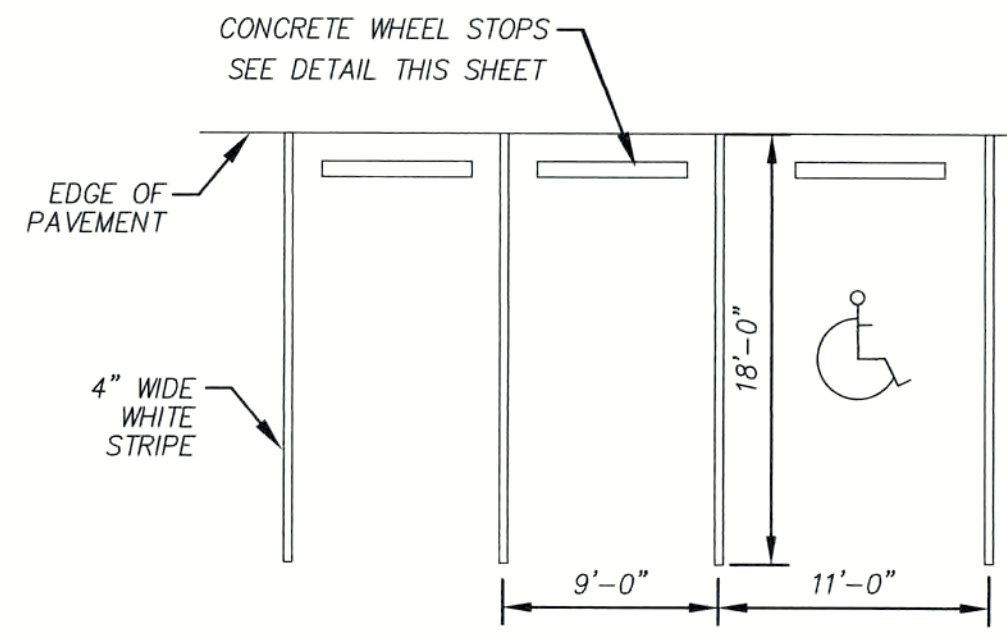




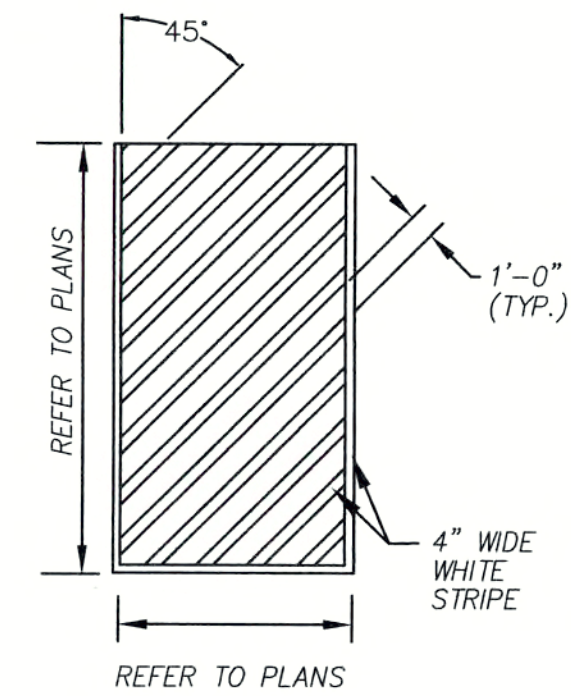
### ACCESSIBLE PARKING MARKING

### GENERAL STORM DRAIN AND PAVING NOTES:

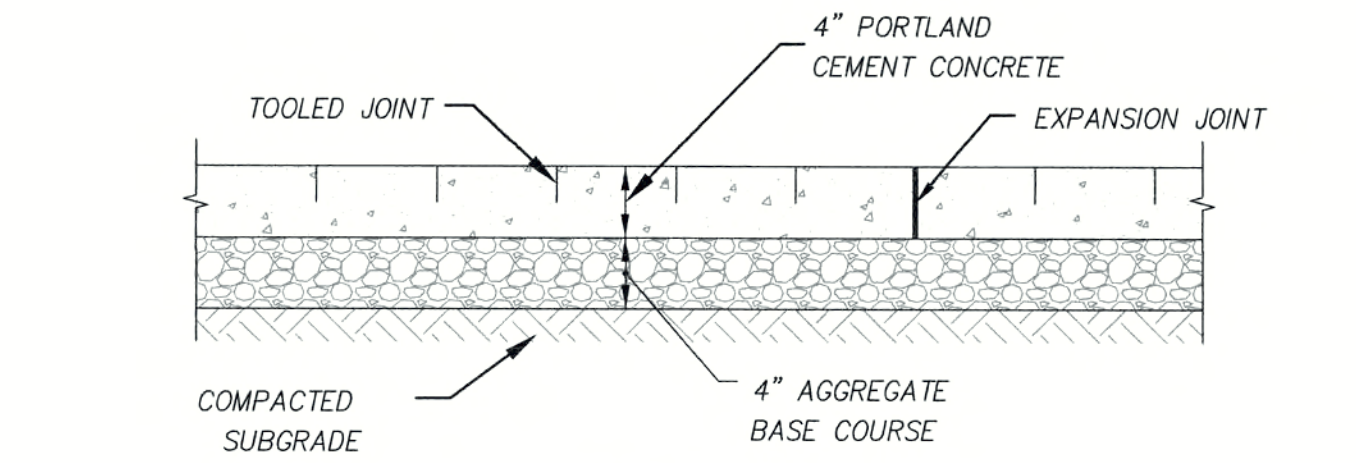
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS, BY HAND OR VACUUM, AT UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES TO WATER AND SEWER LINES ARE LESS THAN SHOWN ON THIS PLAN, OR LESS THAN TWELVE (12) INCHES, CONTACT THE DEPARTMENT OF PERMITTING INSPECTION AND ENFORCEMENT (DPIE) INSPECTOR BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL ROADWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING: THE DPW&T SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES, THE PRINCE GEORGE'S COUNTY CODE, SUBTITLE 23, ROAD ORDINANCE, AND THE PRINCE GEORGE'S COUNTY POLICY AND SPECIFICATION FOR UTILITY INSTALLATION AND MAINTENANCE.
- PRIOR TO DIGGING WITHIN THE PUBLIC RIGHT-OF-WAY, CALL "MISS UTILITY" TOLL FREE AT (800) 257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- PRIOR TO STARTING ANY WORK SHOWN ON THIS PLAN, THE PERMITEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DPIE INSPECTOR BY CALLING (301) 883-5730. AN INITIAL INSPECTION IS REQUIRED PRIOR TO FULL MASS GRADING OF THE SITE.
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE FOLLOWING: HORIZONTAL--MARYLAND COORDINATE SYSTEM (STATE PLANE GRID) BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 83); NATIONAL GEODOTIC VERTICAL DATUM OF 1929 (NGVD 29).
- TEMPORARY TRAFFIC CONTROL AND PERMANENT TRAFFIC SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE TO ARRANGE FOR THE ADJUSTMENT OR RELOCATION OF ALL UTILITIES.
- ALL UNSUITABLE MATERIAL WITHIN THE RIGHT-OF-WAY MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER, THE DPW&T INSPECTOR, AND/OR THE DEPARTMENT'S ENGINEER.
- EXCAVATION AND PLACEMENT OF FILL MATERIAL WITHIN THE RIGHT-OF-WAY SHALL BE PERFORMED UNDER THE SUPERVISION OF A MARYLAND-LICENSED ENGINEER.
- THE PERMITEE WILL BE REQUIRED TO FURNISH COMPACTION REPORTS CERTIFIED BY A MARYLAND-LICENSED ENGINEER ON EACH LAYER OF FILL MATERIAL PRIOR TO PLACING SUBSEQUENT LAYERS.
- DURING THE PLACEMENT OF A STANDARD PAVEMENT SECTION, NO PAVEMENT COURSE OR STONE LIFT SHALL BE PLACED UNTIL THE UNDERLYING COURSE OR SUBGRADE IS APPROVED BY THE DPW&T INSPECTOR. THE APPROVAL SHALL EXPIRE IF TRAFFIC OR INCLEMENT WEATHER AFFECTS THE SITE PRIOR TO PAVING.
- WHERE ROADWAY CONSTRUCTION IS ON OR IN THE VICINITY OF AN EXISTING ROAD, IN-KIND PAVEMENT MARKING AND STRIPING REPLACEMENT (E.G., THERMOPLASTIC, PAINTED, ETC.) ARE REQUIRED. ALSO, APPROPRIATE PAVEMENT MARKING AND STRIPING SHALL BE PROVIDED IN THE AREA OF PAVEMENT MENDING AND/OR RECONSTRUCTION AND/OR OVERLAY OF AN EXISTING ROAD.
- SAW CUT AND MILL A 2-INCH DEEP, 10-FOOT-WIDE NOTCH AT EXISTING EDGE OF PAVEMENT WHERE IT IS NECESSARY TO CONNECT TO OR TO EXTEND AN EXISTING ROAD. OVERLAY AT POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
- ALL CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH DPW&T STANDARDS NO. 300.01 THROUGH 300.04 UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.
- POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE AREA COVERED BY THIS PERMIT AND THROUGH ADJACENT PROPERTY FRONTAGES.
- ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODED.
- ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST DPW&T STANDARDS AND SHALL COMPLY WITH THE LATEST REVISION TO THE FEDERAL ACCESSIBILITY GUIDELINES OF AMERICANS WITH DISABILITIES ACT.
- ALL SIDEWALKS (EXCEPT AS NOTED HEREIN) ARE TO BE CONSTRUCTED BY THE SITE DEVELOPER.



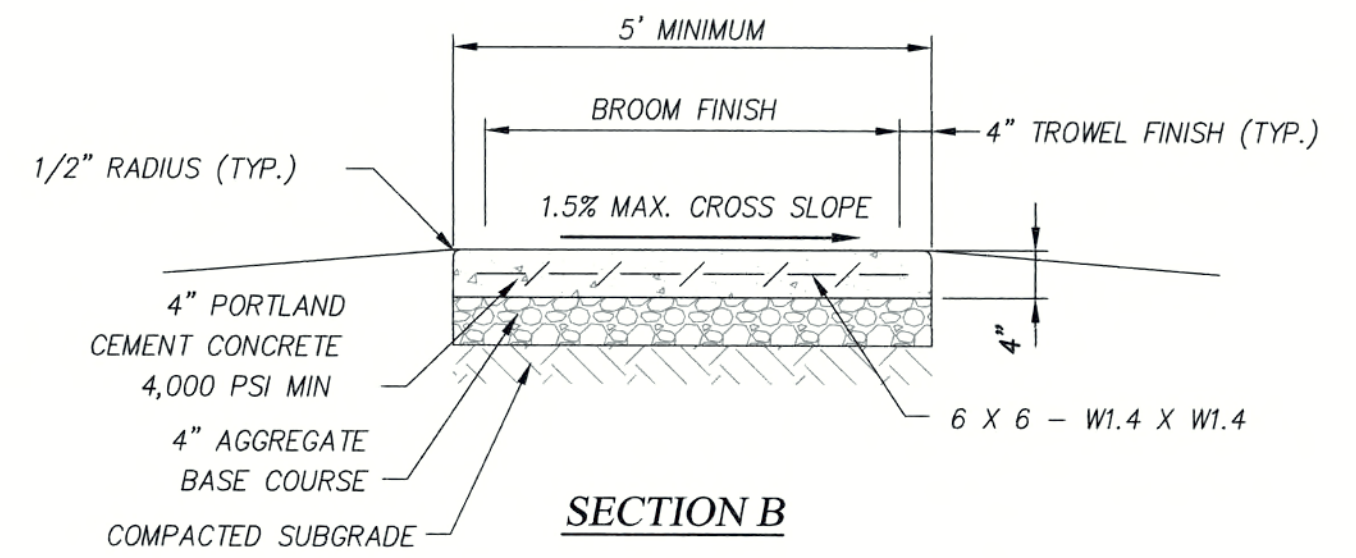
### PARKING SPACE STRIPING



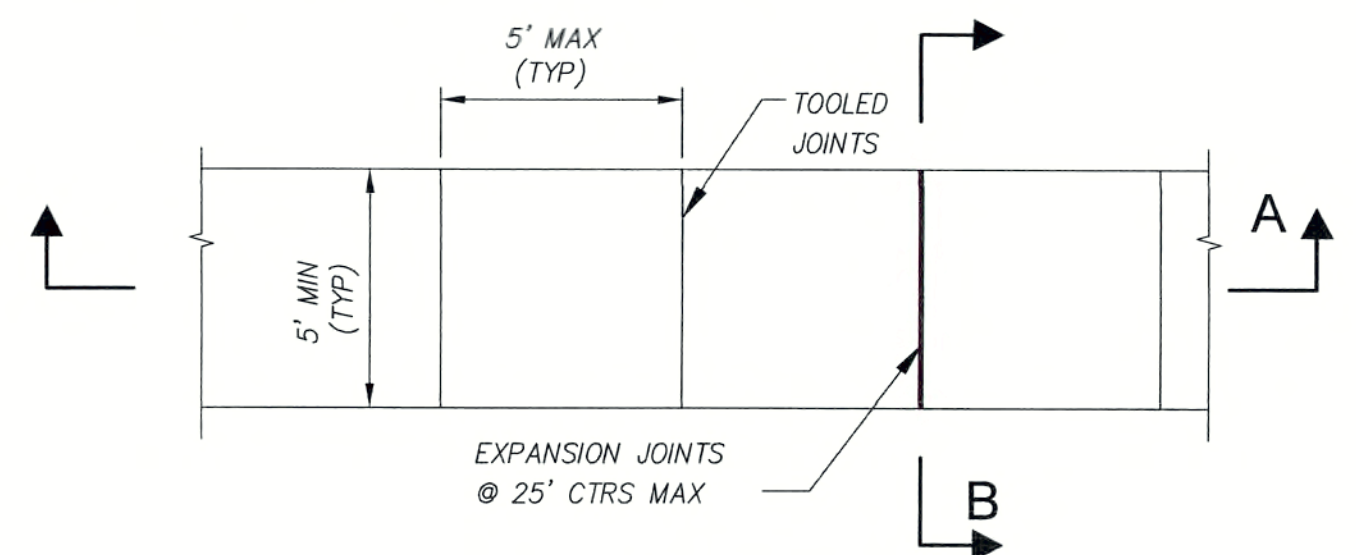
### NO PARKING STRIPING



### SECTION A



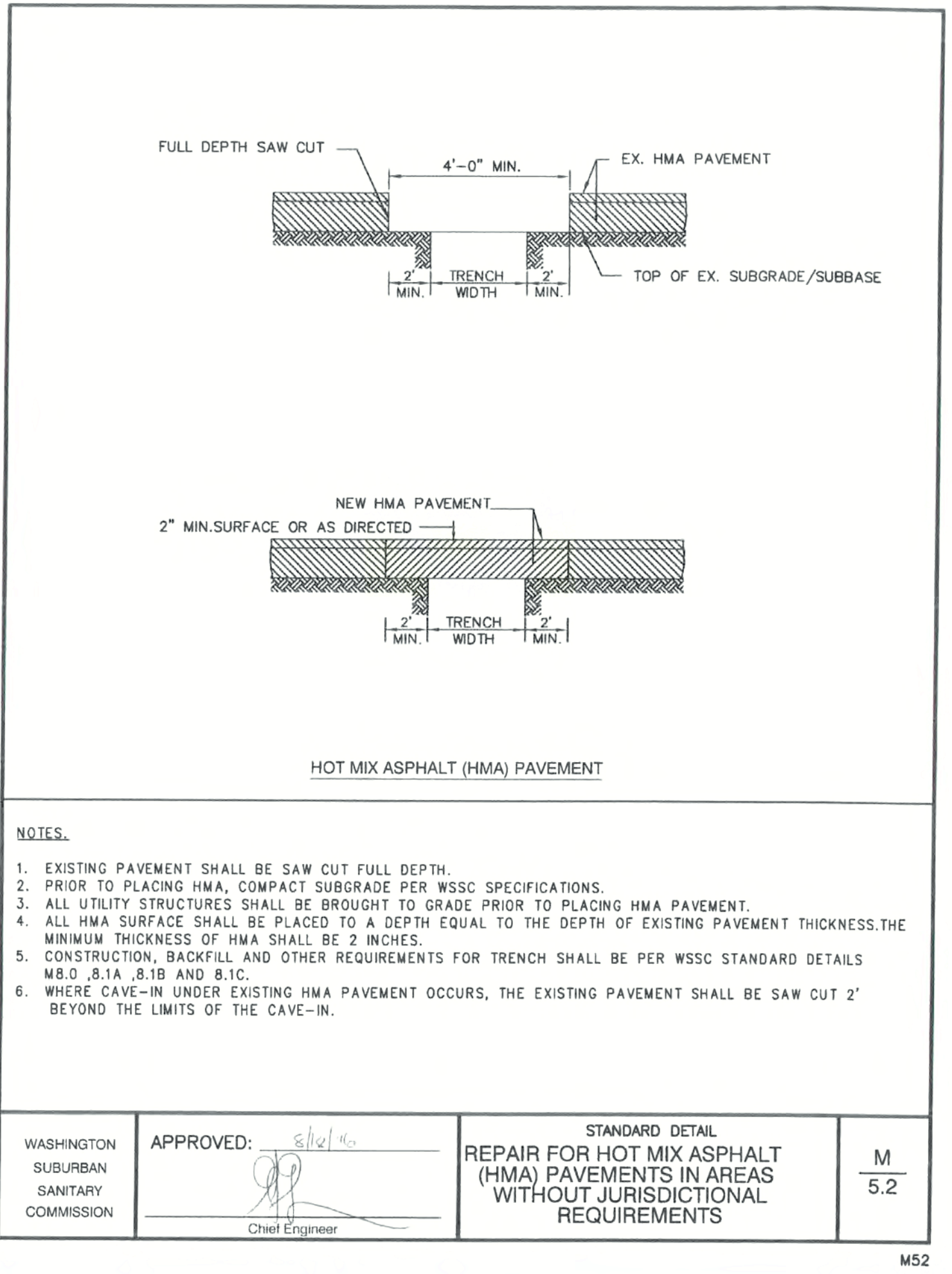
### SECTION B



### PLAN

- NOTES:
- BROOM FINISH SHALL BE APPLIED NORMAL TO DIRECTION OF TRAFFIC.

### CONCRETE SIDEWALK



CALL MISS UTILITY  
1.800.257.777  
48 HRS. BEFORE EXCAVATION



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature  
37967  
License No.

12/16/2019  
Exp. Date

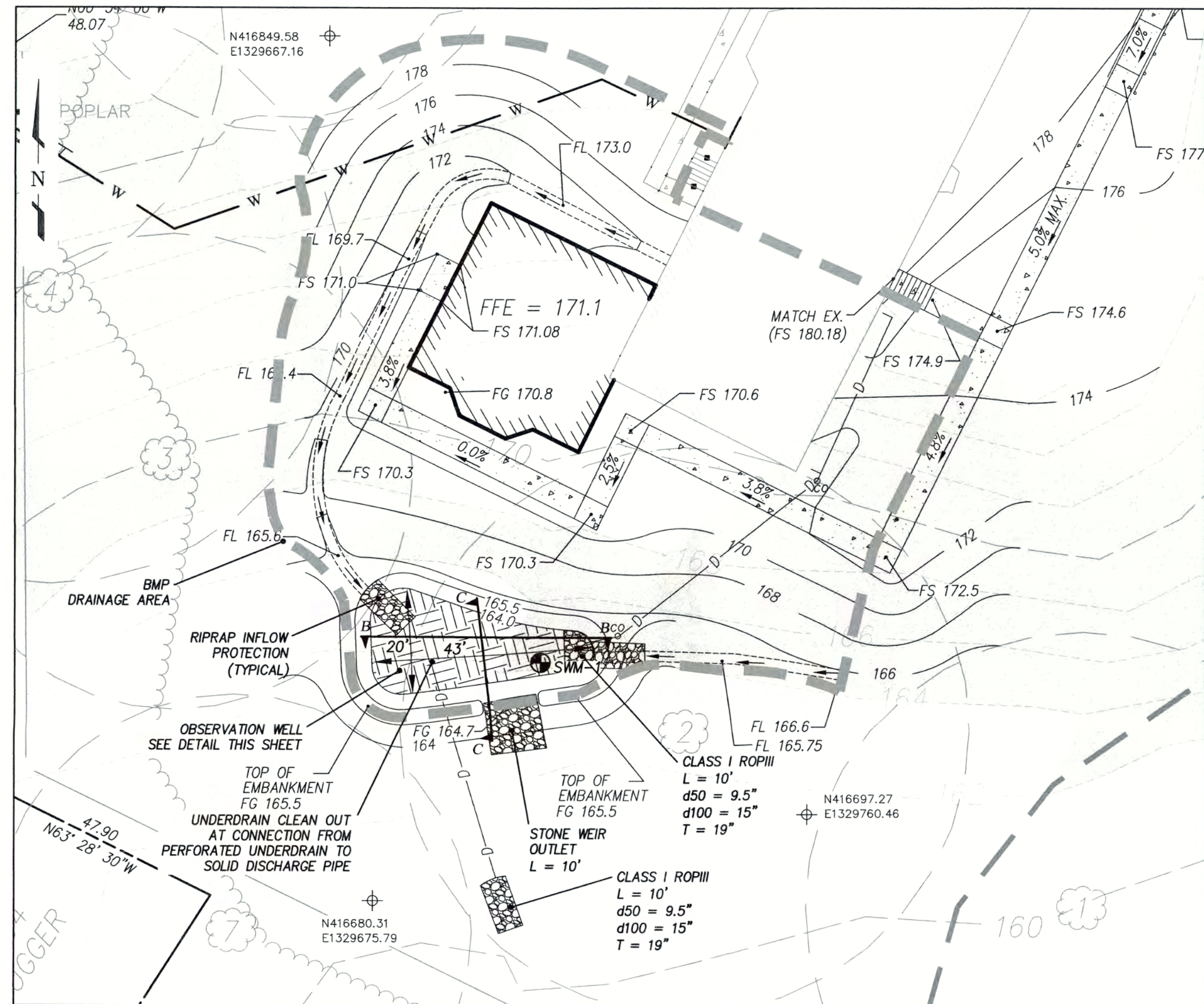
FINAL SITE DEVELOPMENT PLANS FOR:

## TRANQUILITY RIDGE CONGREGATE LIVING

SITE IMPROVEMENT DETAILS & NOTES

| REVISION:                                                                                                 | INITIAL SUBMITTAL: | 03/30/2018 | FINAL SUBMITTAL: | 07/06/2018 |
|-----------------------------------------------------------------------------------------------------------|--------------------|------------|------------------|------------|
| ANTHONY OLEKSON                                                                                           |                    |            |                  |            |
| ENGINEERING<br>255 SWAGGERS POINT RD<br>SOLOMONS, MD 20657<br>t: 410.610.9860<br>tony.olekson@outlook.com |                    |            |                  |            |
| C-301                                                                                                     |                    |            |                  |            |
| SC 5 of 13                                                                                                |                    |            |                  |            |
| TCP No.: N/A                                                                                              |                    |            |                  |            |
| SCD No.: 184-1B                                                                                           |                    |            |                  |            |
| SDCP No.: 53458-2017-0                                                                                    |                    |            |                  |            |





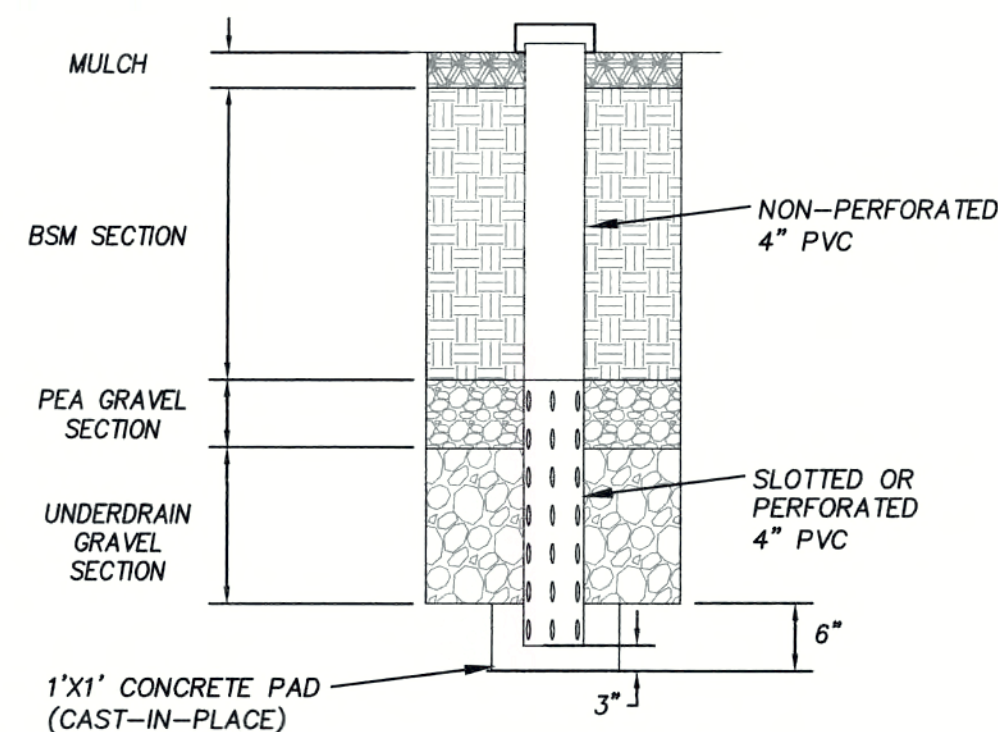
**SITE PLAN: BMP1 - MICRO BIORETENTION**

SCALE: 1" = 20'

### INSPECTION:

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

- DURING EXCAVATION TO SUBGRADE
- DURING PLACEMENT AND BACKFILL OF UNDERDRAIN PIPE AND GRAVEL
- DURING PLACEMENT OF GEOTEXTILE
- DURING PLACEMENT AND BACKFILL AND PLANTING SOIL
- DURING PLACEMENT OF MULCH
- DURING PLACEMENT OF PLANTS
- DURING UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.



**OBSERVATION WELL**

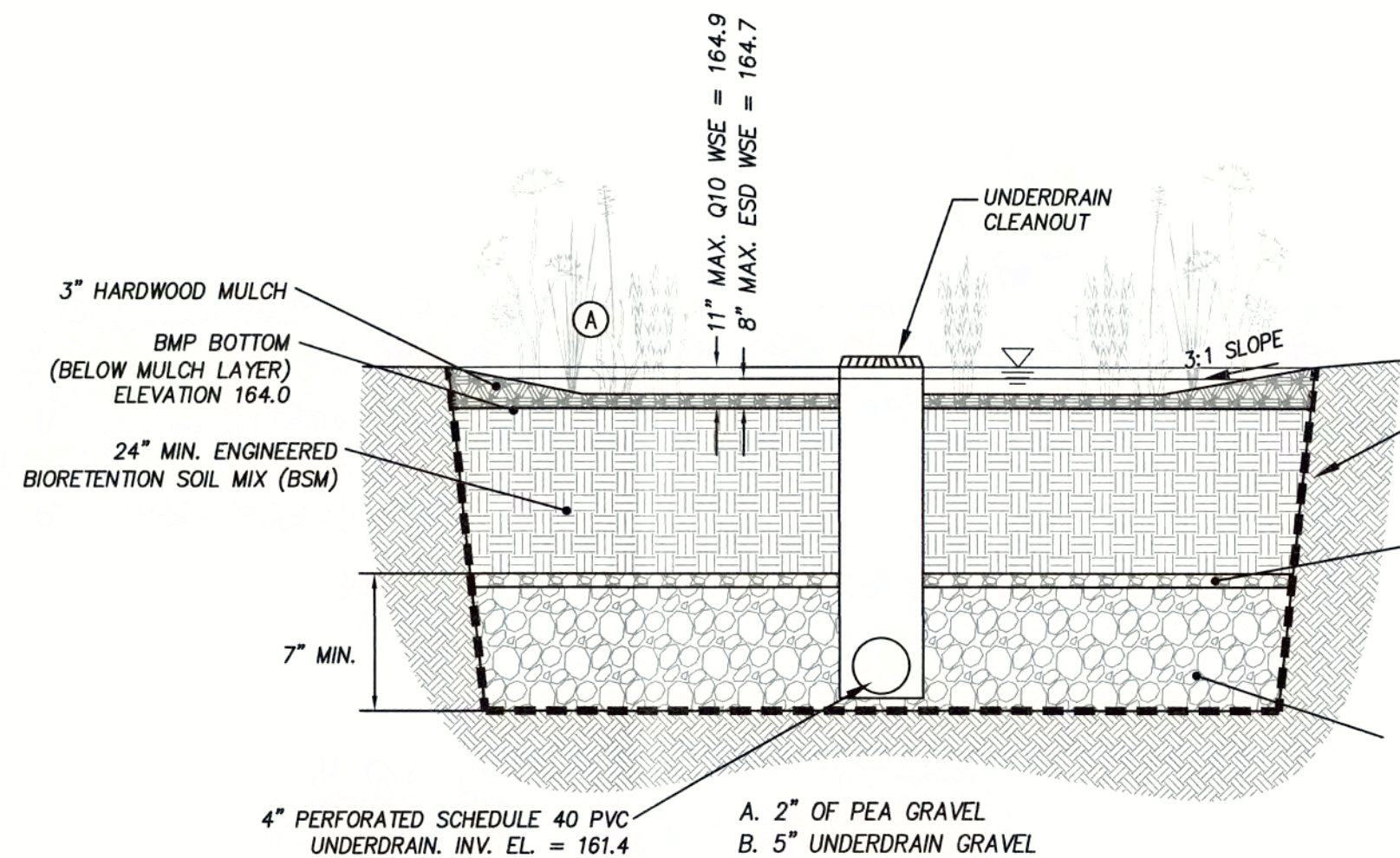
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### STORM WATER MANAGEMENT BMP SUMMARY TABLE

| POI | LABEL | NAME               | MD NORTH  | MD EAST    | LAND USE         | CONSTRUCTION PURPOSE | DRAINAGE AREA (SF) | TOTAL IMPERVIOUS AREA (SF) | NEW IMPERVIOUS AREA (SF) |
|-----|-------|--------------------|-----------|------------|------------------|----------------------|--------------------|----------------------------|--------------------------|
| 1   | BMP1  | MICRO-BIORETENTION | 416730.73 | 1329286.67 | RESIDENTIAL R-80 | RESIDENTIAL          | 12,830             | 3,708                      | 2,112                    |

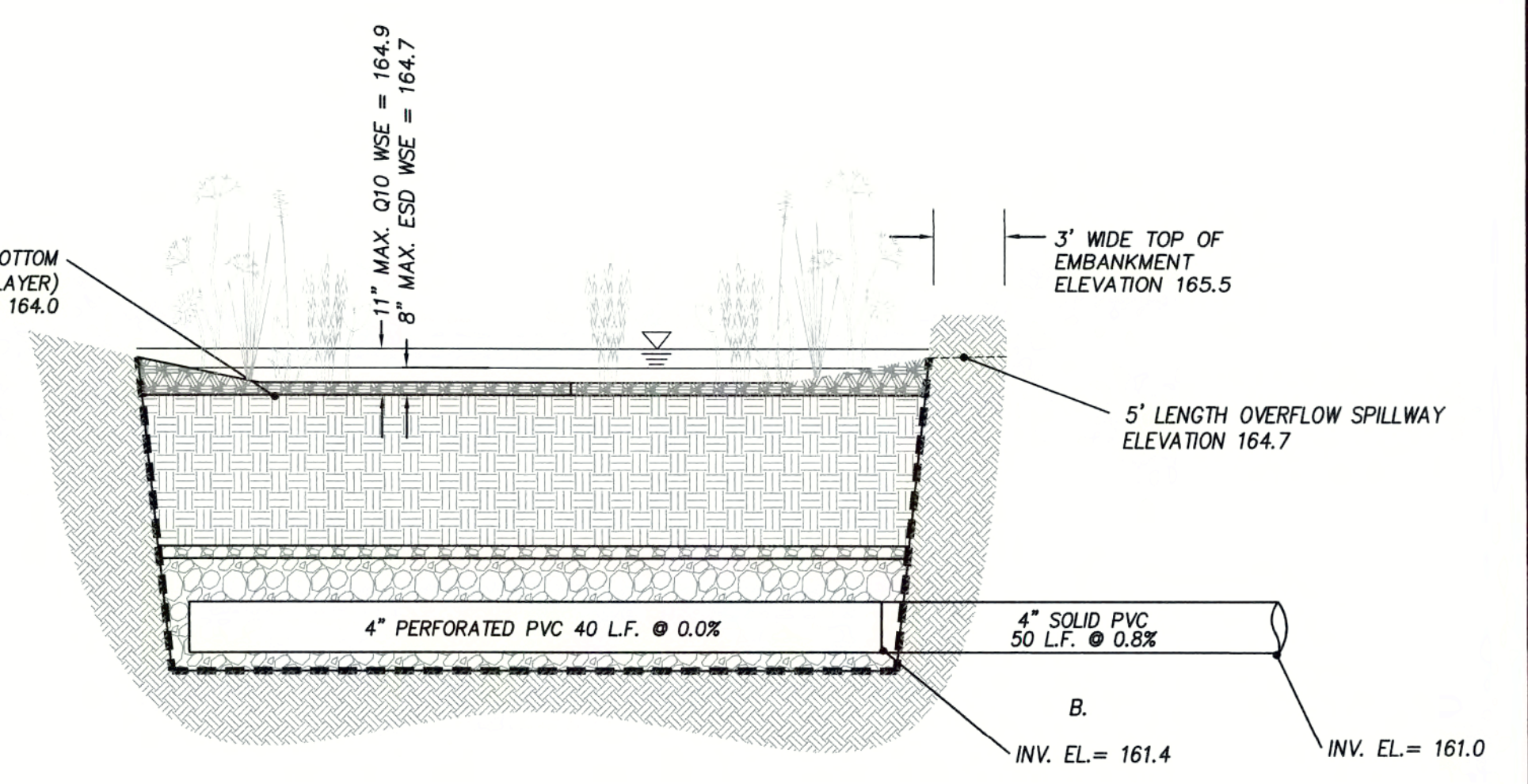
| EXISTING IMPERVIOUS AREA (SF) | PERCENT IMPERVIOUS | R <sub>v</sub> | TARGET P <sub>e</sub> (IN) | TARGET VOL (CF) | DESIGN VOL (CF) USING ESD PRACTICES | DESIGN VOL (CF) USING STRUCTURAL PRACTICES | MAX ESD VOL (CF) | RCN | ON/OFF SITE |
|-------------------------------|--------------------|----------------|----------------------------|-----------------|-------------------------------------|--------------------------------------------|------------------|-----|-------------|
| 1,596                         | 28.9%              | 0.31           | 1.4                        | 464             | 821                                 | 0                                          | 821              | 70  | ON          |

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**SECTION B-B**

N.T.S.



**SECTION C-C**

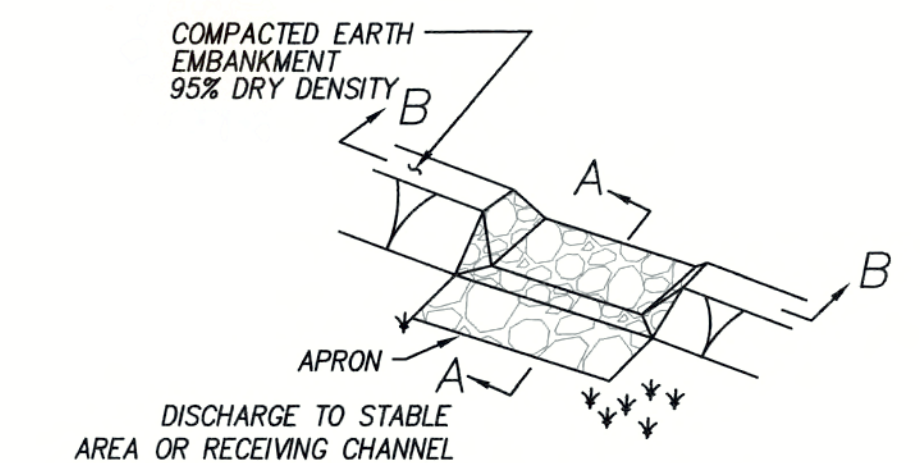
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### SPECIFICATIONS:

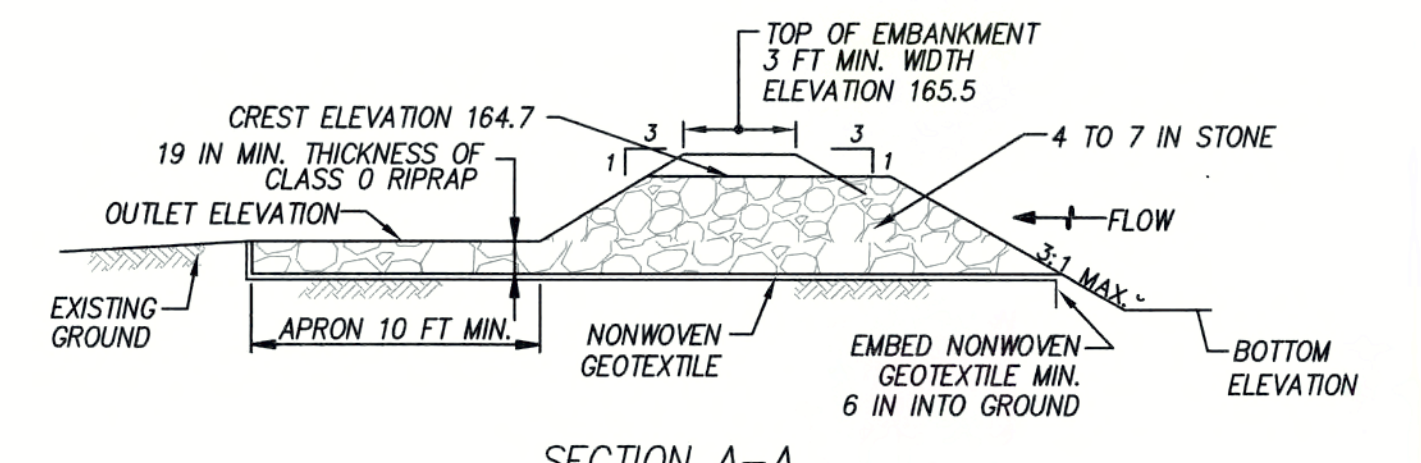
- SEE CHART BELOW.
- THE CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PERFORM ONE SOIL TESTS. TESTS ARE REQUIRED FOR BOTH IMPORTED SOIL AND RE-USED / AMENDED TOP SOIL. SOIL TESTS AND RESULTS SHALL INCLUDE AT A MINIMUM; PHOSPHORUS, ORGANIC MATTER, SOLUBLE SALTS, AND TEXTURAL ANALYSIS.
- MINIMIZE COMPACTION OF SUBGRADE SOILS IN MICRO-BIORETENTION AREAS. CONTRACTOR SHALL TILL THE SUBGRADE SOILS TO A DEPTH OF 12" BELOW THE BOTTOM OF EACH FACILITY. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN 12" TO 18" LIFTS. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND AGGREGATES. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR DOZER/LOADER WITH MARSH TRACKS.
- PLANT MATERIAL SHALL BE REPRESENTATIVE OF SPECIES AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60-2004.

### MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION

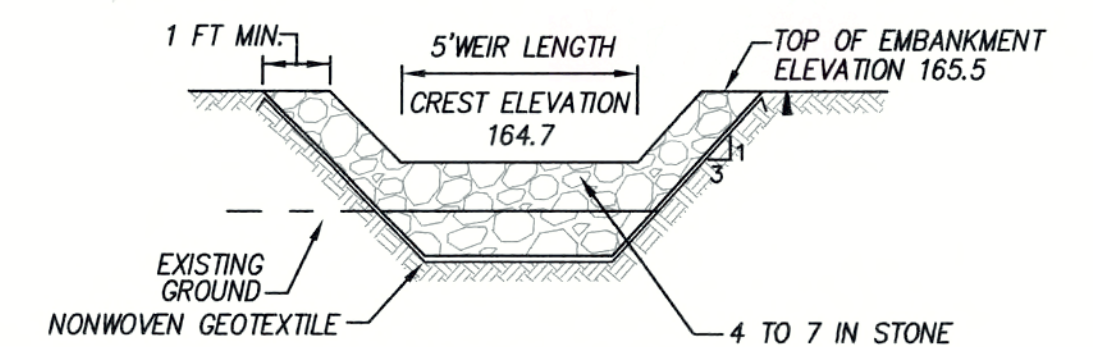
| MATERIAL               | SPECIFICATION                                                                                                        | SIZE                              | NOTES                                                                                                                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLANTINGS              | REFER TO PLANTING DETAILS                                                                                            | N/A                               | LANDSCAPING TO INCLUDE:<br>ONE (1) BETULA NIGRA - RIVER BIRCH<br>SIX (6) PANICUM VIRGATUM - SWITCHGRASS<br>IRIS VERSICOLOR - BLUE FLAG @ 18" O.C.                                                                                                                                                                                    |
| BSM                    | BIORETENTION SOIL MIX (BSM)<br>SHA SECTION 920.01.05<br>ORGANIC CONTENT<br>MINIMUM 5% BY DRY WEIGHT<br>(ASTM D 2974) | N/A                               | BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH PH RANGE OF 5.2-7.0, ORGANIC MATTER 1.5 - 4% (BY WEIGHT), MAGNESIUM 35 LB/AC, PHOSPHORUS 75 LB/AC, POTASSIUM 85 LB/AC, SOLUBLE SALTS NOT TO EXCEED 500 PPM. DO NOT USE MECHANICAL COMPACTION. PROVIDE MINIMUM OF ONE SOIL TEST TO CONFIRM. |
| MULCH                  | SHREDDED HARDWOOD                                                                                                    | N/A                               | AGED 6 MONTHS, MINIMUM; NO PINE OR WOOD CHIPS.                                                                                                                                                                                                                                                                                       |
| PEA GRAVEL             | ASTM D-448                                                                                                           | NO. 8 OR NO. 9,<br>(1/8" TO 3/8") |                                                                                                                                                                                                                                                                                                                                      |
| GEOTEXTILE             | ASTM D-4751, D-4632 & D-4833                                                                                         | N/A                               | NONWOVEN GEOTEXTILE TABLE H.1.2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.                                                                                                                                                                                                                           |
| UNDERDRAIN GRAVEL      | AASHTO M-43                                                                                                          | NO. 57 OR 67<br>(3/8" TO 3/4")    | AGED 6 MONTHS, MINIMUM; NO PINE OR WOOD CHIPS.                                                                                                                                                                                                                                                                                       |
| CAST-IN-PLACE CONCRETE | MSHA MIX. NO. 3<br>F'C = 3500 PSI @ 28 DAYS<br>NORMAL WEIGHT,<br>AIR-ENTRAINED; REINFORCING TO MEET ASTM-615-60      | N/A                               |                                                                                                                                                                                                                                                                                                                                      |



**ISOMETRIC VIEW**



**SECTION A-A**



**SECTION B-B**

**STONE WIER OUTLET**

N.T.S.



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature: *Anthony Olekson*  
37967  
License No.  
12/16/2019  
Exp. Date



FINAL SITE DEVELOPMENT PLANS FOR:

# TRANQUILITY RIDGE CONGREGATE LIVING

STORMWATER MANAGEMENT PLAN

REVISION:

|                    |            |
|--------------------|------------|
| INITIAL SUBMITTAL: | 03/30/2018 |
| FINAL SUBMITTAL:   | 07/06/2018 |

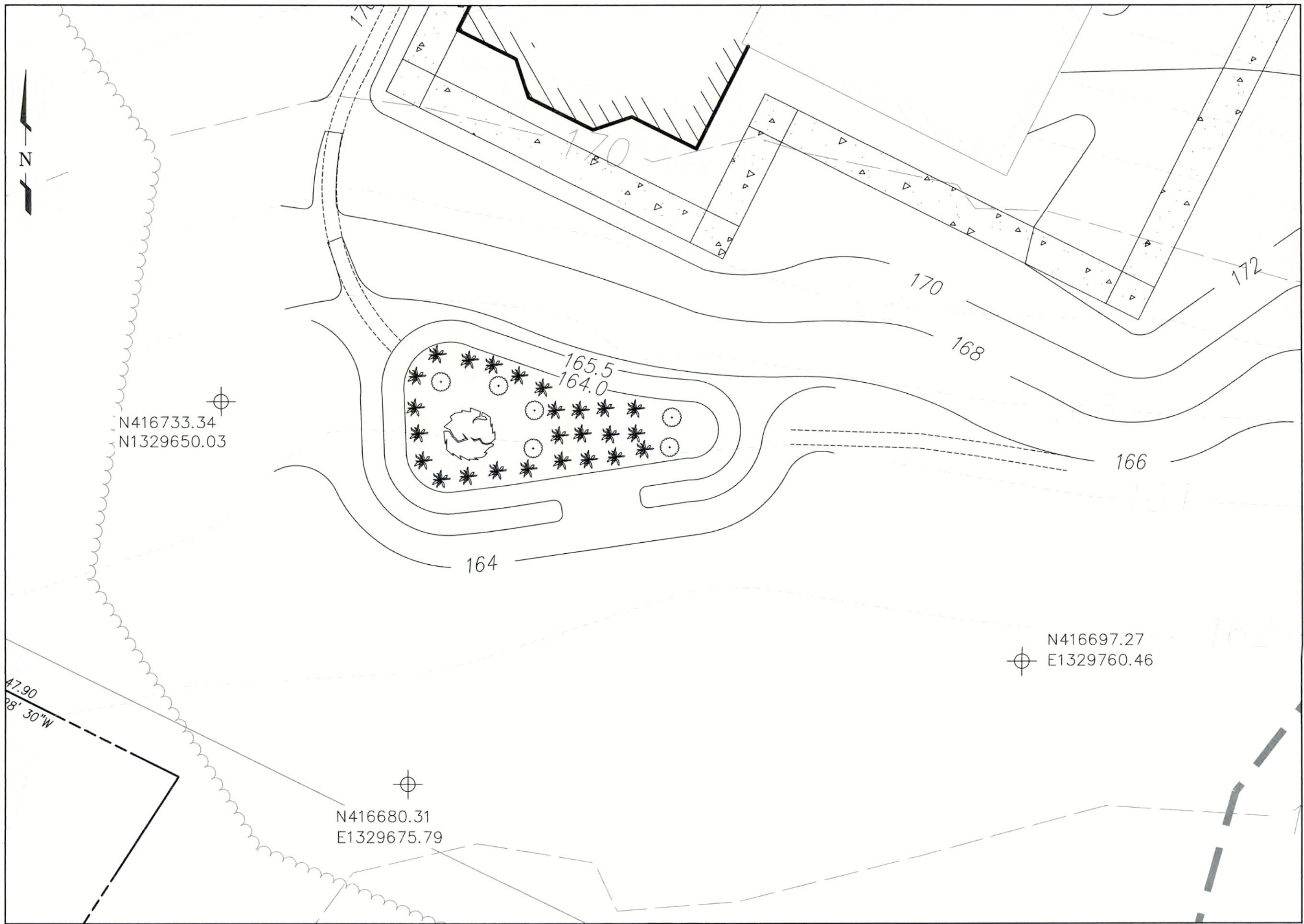
ANTHONY OLEKSON

ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-400  
SC 6 of 13

TCP No.: N/A  
SCD No.: 184-18  
SDCP No.: 53459-2017-0





PLANTING PAN: BMP1 - MICRO BIORETENTION  
SCALE: 1" = 20'

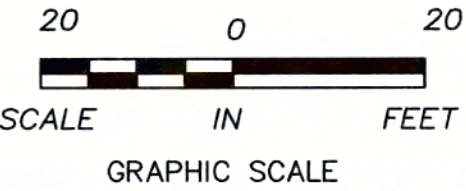
PLANTING SCHEDULE  
FOR MICRO BIORETENTION FACILITY

| SYMBOL | COMMON NAME  | BOTANICAL NAME   | QUANTITY | MIN. SIZE |
|--------|--------------|------------------|----------|-----------|
|        | RIVER BIRCH  | BETULA NIGRA     | 1        | 10'       |
|        | SWITCH GRASS | PANICUM VIRGATUM | 6        | 5 gal.    |
|        | BLUE FLAG    | IRIS VERSICOLOR  | 18" O.C. | 1 gal.    |

MAINTENANCE & INSPECTION CRITERIA FOR MICRO BIORETENTION

1. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY (E.G., WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 72 HOURS), THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED AND SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHOULD BE DISPOSED IN AN ACCEPTABLE MANNER (E.G., LANDFILL). SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH.
2. PROVIDE PLANT MAINTENANCE PER NURSERY STOCK PLANT LABELS.
3. A DROP OF AT LEAST SIX INCHES SHALL BE PROVIDED AT THE INLET OF THE BIORETENTION FACILITIES (STONE DIAPHRAGM). DEAD OR DISEASED PLANT MATERIAL SHALL BE REPLACED. AREAS DEVOID OF MULCH SHOULD BE RE-MULCHED ON AN ANNUAL BASIS.
4. CONSTRUCTION OF THE BIORETENTION AREA SHALL CONFORM TO THE SPECIFICATIONS OUTLINED IN APPENDIX B.3 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
5. MAINTENANCE OF THE BIORETENTION AREA SHALL BE IN ACCORDANCE WITH THE EXECUTED INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.

CALL MISS UTILITY  
1.800.257.777  
48 HRS. BEFORE EXCAVATION



I hereby certify that these documents  
were prepared or approved by me and  
that I am a duly licensed professional  
engineer under the laws of the State  
of Maryland.  
Signature  
37967  
License No.  
12/16/2019  
Exp. Date

FINAL SITE DEVELOPMENT PLANS FOR:

TRANQUILITY RIDGE  
CONGREGATE LIVING

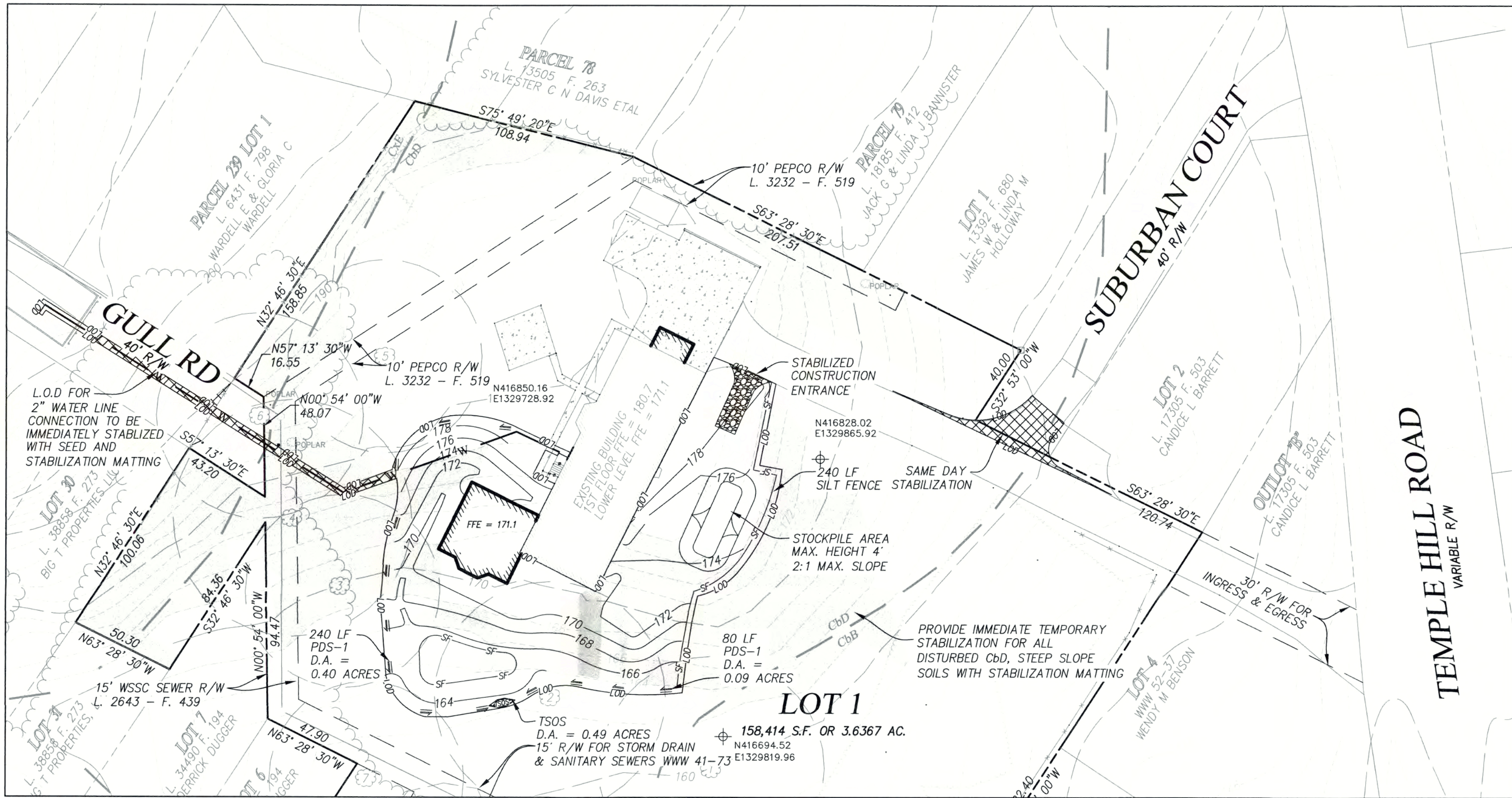
STORMWATER MANAGEMENT LANDSCAPE & MAINTENANCE

REVISION:  
INITIAL SUBMITTAL: 03/30/2018  
FINAL SUBMITTAL: 07/06/2018

ANTHONY OLEKSON  
ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

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SC 7 of 13  
TCP No.: N/A  
SCD No.: 184-18  
SDCP No.: 53459-2017-0

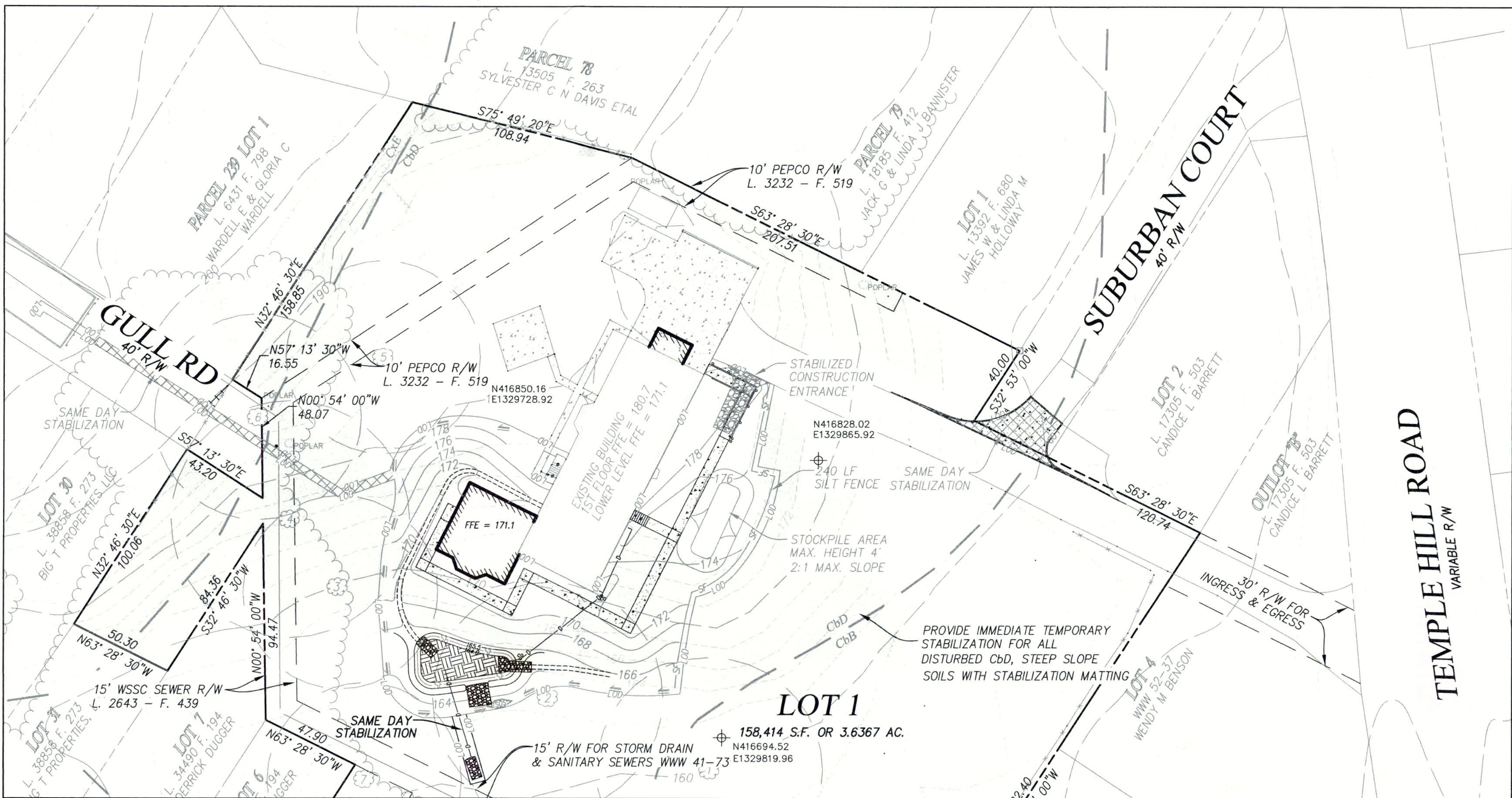




**SITE PLAN: PHASE I SEDIMENT AND EROSION CONTROL**  
SCALE: 1" = 40'

**SEQUENCE OF CONSTRUCTION: PHASE I (WEEKS 1-17)**

1. WEEK 1: PRIOR TO ANY DISTURBANCE OF SOILS, CLEARING OF TREES, INSTALLING SEDIMENT CONTROLS, OR GRADING, NOTIFY THE PRINCE GEORGES COUNTY DEPARTMENT OF PERMITS, INSPECTIONS & ENFORCEMENT (DPIE) AT 301.883.5900 FOR THE REQUIRED, ON SITE PRE-SITE CONSTRUCTION MEETING AT LEAST (7) SEVEN DAYS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. (7 DAYS)
2. WEEK 2: THE LIMITS OF DISTURBANCE SHALL BE FIELD MARKED PRIOR TO ANY CLEARING, GRUBBING, GRADING OR SEDIMENT CONTROL INSTALLATION. (1 DAY)
3. WEEK 2: UPON APPROVAL OF THE DPIE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB THE AREA FOR THE INSTALLATION OF PERIMETER SEDIMENT CONTROL DEVICES ONLY. FOR DEVICES LOCATED ON EXISTING PAVEMENT, THE PAVEMENT WHERE THE DEVICE IS TO BE LOCATED SHALL BE REMOVED. (1 DAY)
4. WEEK 2: INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE, PERIMETER EARTH DIKE/SWALE AND TEMPORARY STONE OUTLET STRUCTURE. (1 DAY)
5. WEEK 2: BEGIN DEMOLITION OF EXISTING PAVEMENT. (1 DAY)
6. WEEK 3: COMPLETE REMAINING CLEARING AND GRUBBING WITHIN INSTALLED PERIMETER CONTROLS. (2 DAYS)
7. WEEK 3: COMPLETE GRADING FOR REMAINDER OF SITE. (5 DAYS)
8. WEEK 4: COMPLETE UTILITY INSTALLATION, CONNECTIONS TO EXISTING STRUCTURE AND OFFSITE IMPROVEMENTS. IMMEDIATELY STABILIZE ALL DISTURBED AREA AT THE END OF EACH WORK DAY. (5 DAYS)
9. WEEKS 5 - 17: COMPLETE CONSTRUCTION OF BUILDING. (60 DAYS)



**SITE PLAN: PHASE II SEDIMENT AND EROSION CONTROL**  
SCALE: 1" = 40'

**SEQUENCE OF CONSTRUCTION: PHASE II (WEEKS 18-22)**

1. WEEK 18: FINE GRADE AND PERMANENTLY STABILIZE ALL DISTURBED AREAS. (2 DAYS)
2. WEEK 19: AFTER ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED AND WITH APPROVAL OF THE INSPECTOR AND CERTIFYING ENGINEER CONSTRUCT STORMWATER MANAGEMENT FACILITIES - PRIVATE ROOF LEADERS AND MICRO-BIORETENTION AREA. (5 DAYS)
3. WEEK 20: WITHIN A THREE DAY DRY WEATHER NOAA FORECAST CONSTRUCT PORTION OF SIDEWALK WHILE MAINTAINING STABILIZED CONSTRUCTION ENTRANCE. DURING THE SAME TIME, EXCAVATE FOR MICRO-BIORETENTION, PLACE GEOTEXTILE, UNDERDRAIN GRAVEL, PEA GRAVEL, PLANTING SOIL AND MULCH. (5 DAYS)
4. WEEK 21: REMOVE STABILIZED CONSTRUCTION ENTRANCE AND COMPLETE INSTALLATION OF REMAINDER OF SIDEWALK. (2 DAYS)
5. WEEK 21: PERMANENTLY STABILIZE ALL DISTURBED AREAS. (1 DAY)
6. WEEK 22: WITH APPROVAL OF THE INSPECTOR, REMOVE ALL SEDIMENT CONTROLS AND STABILIZE ALL AREAS THAT REMAINING DISTURBED AREAS. (3 DAYS)

NOTE: SEDIMENT AND EROSION CONTROL SHALL BE STRICTLY ENFORCED.

NOTE: NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED OVERNIGHT UNLESS RUNOFF IS DIRECTED TO AN APPROVED SEDIMENT CONTROL DEVICE.

NOTE: CONTRACTOR SHALL AVOID AREAS WHERE MICRO-BIORETENTION PRACTICES WILL BE CONSTRUCTION. COMPACTION IN THOSE AREAS SHALL BE KEPT TO A MINIMUM.

CALL MISS UTILITY  
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48 HRS. BEFORE EXCAVATION

FINAL SITE DEVELOPMENT PLANS FOR:

**TRANQUILITY RIDGE  
CONGREGATE LIVING**

SEDIMENT & EROSION CONTROL PLANS

REVISION:  
INITIAL SUBMITTAL: 03/30/2018  
FINAL SUBMITTAL: 07/06/2018

ANTHONY W. OLEKSON

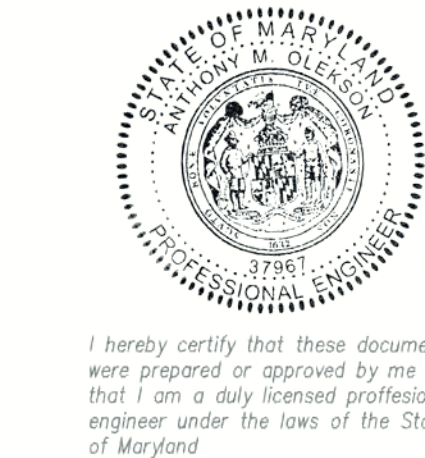
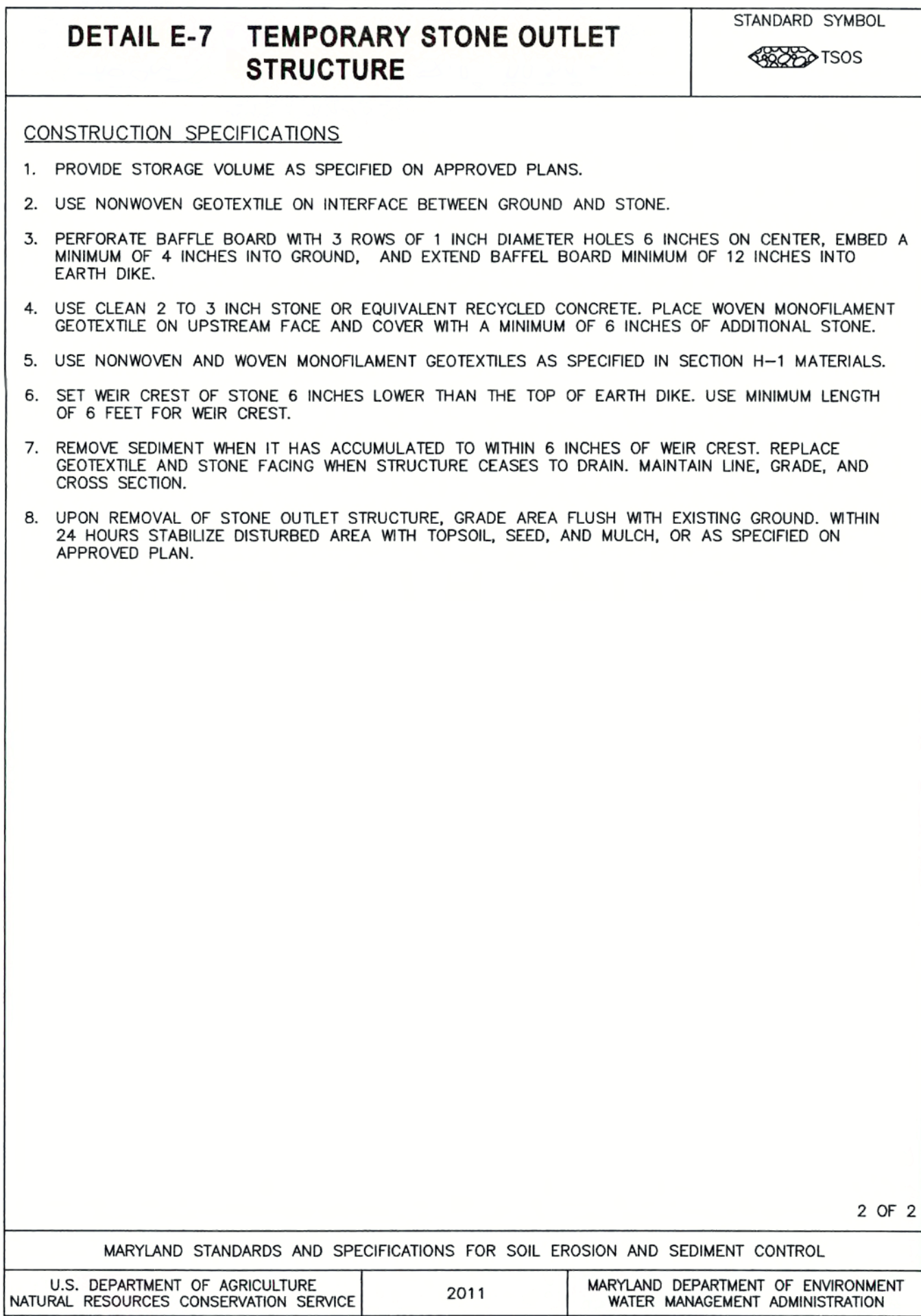
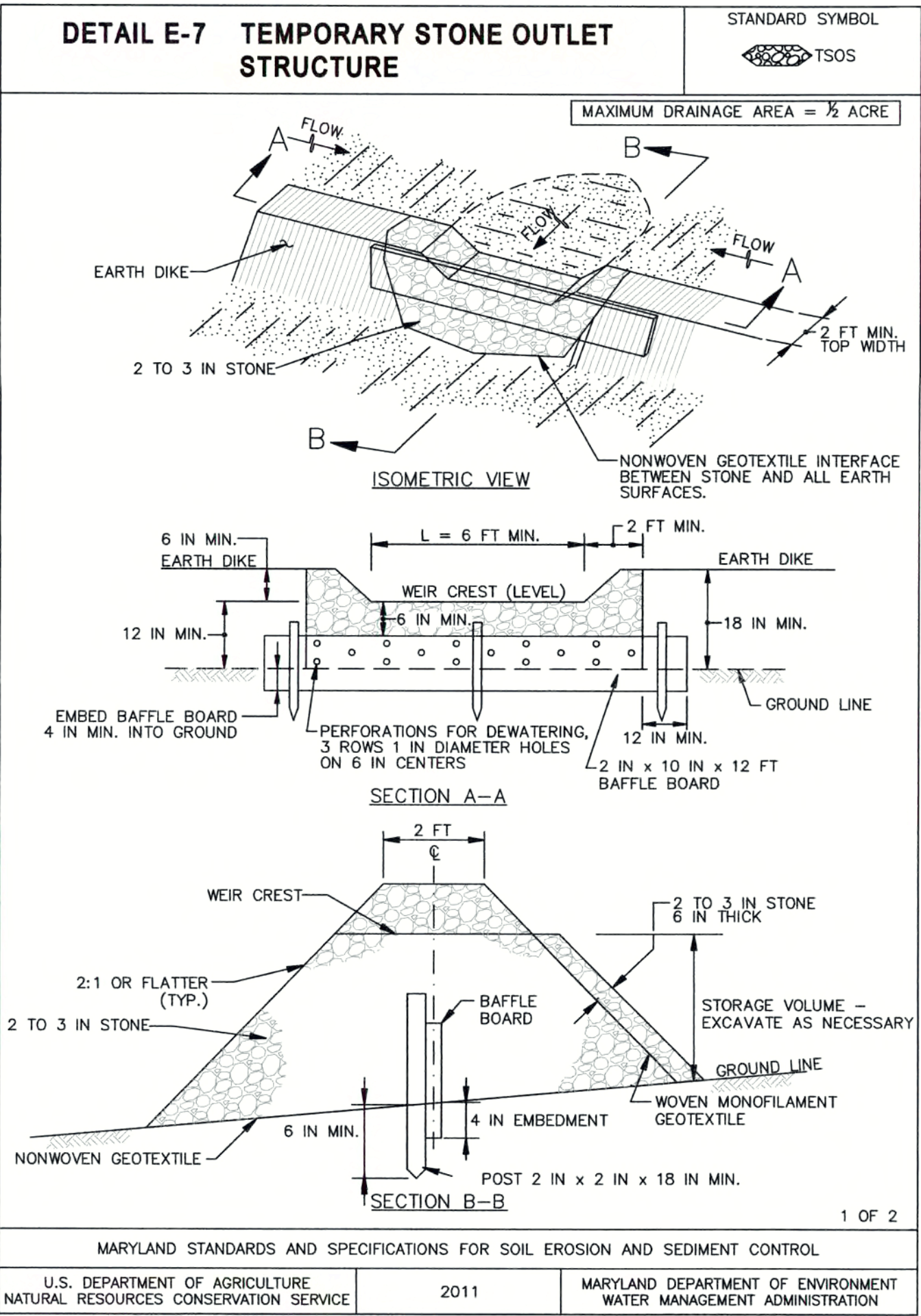
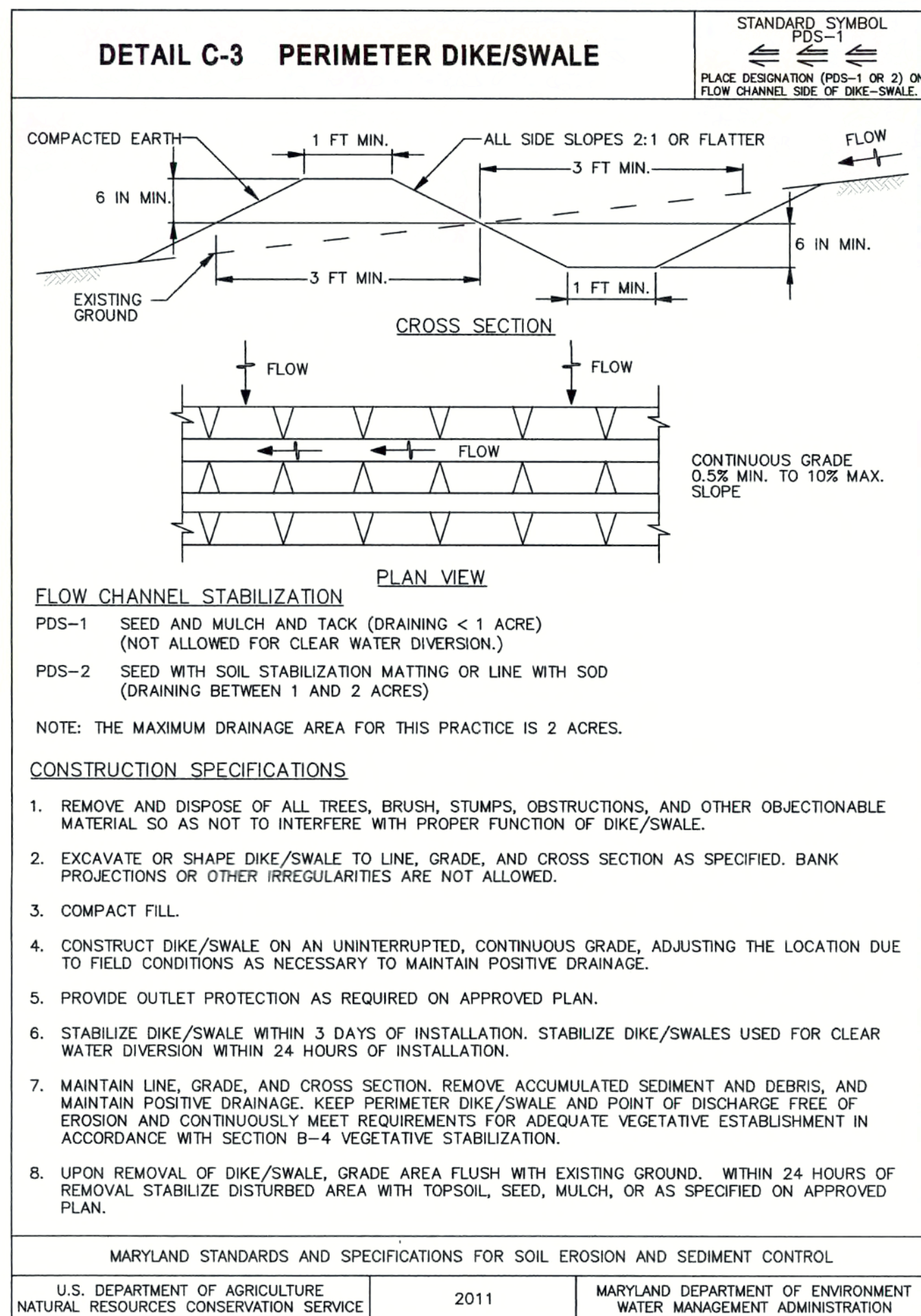
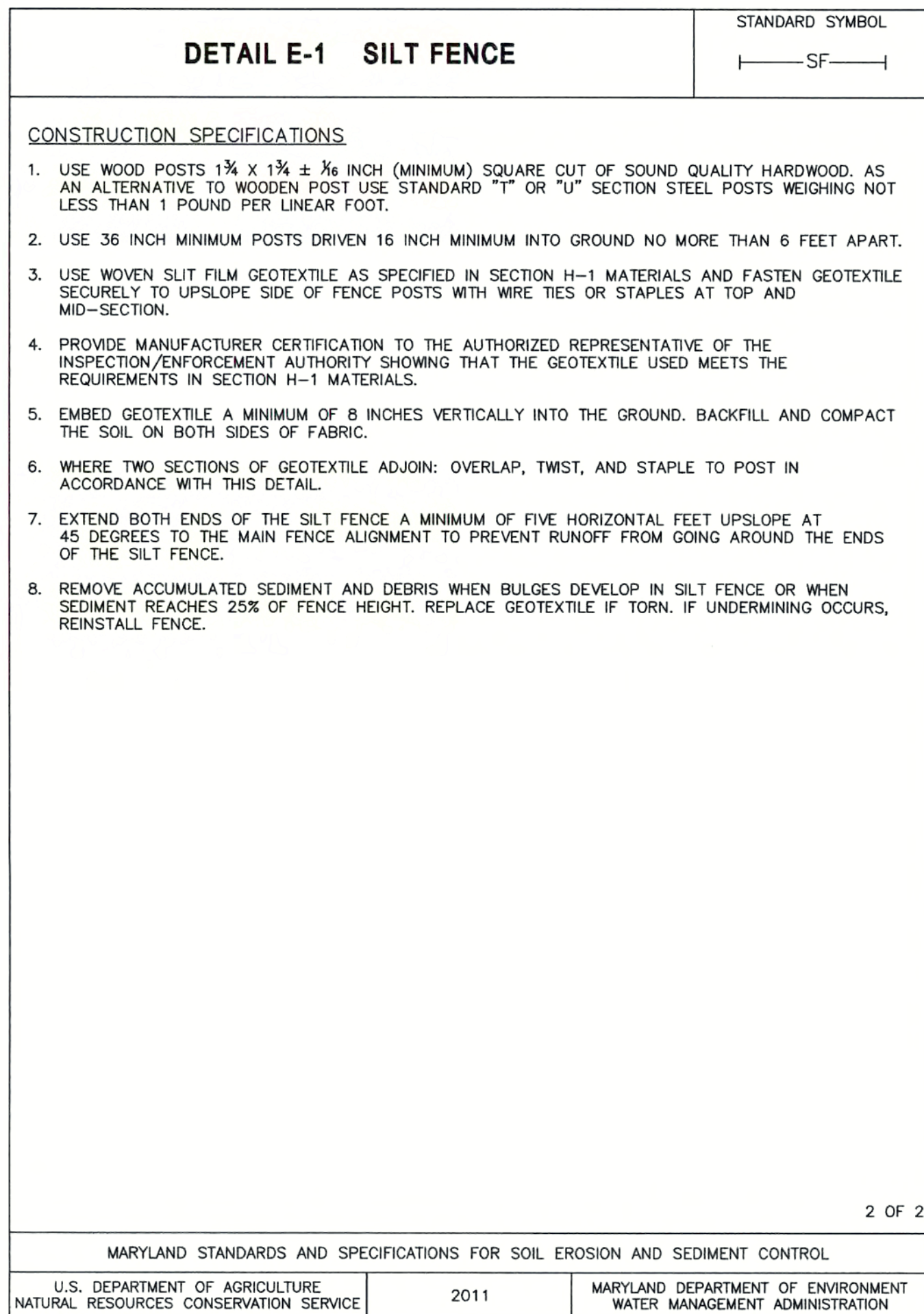
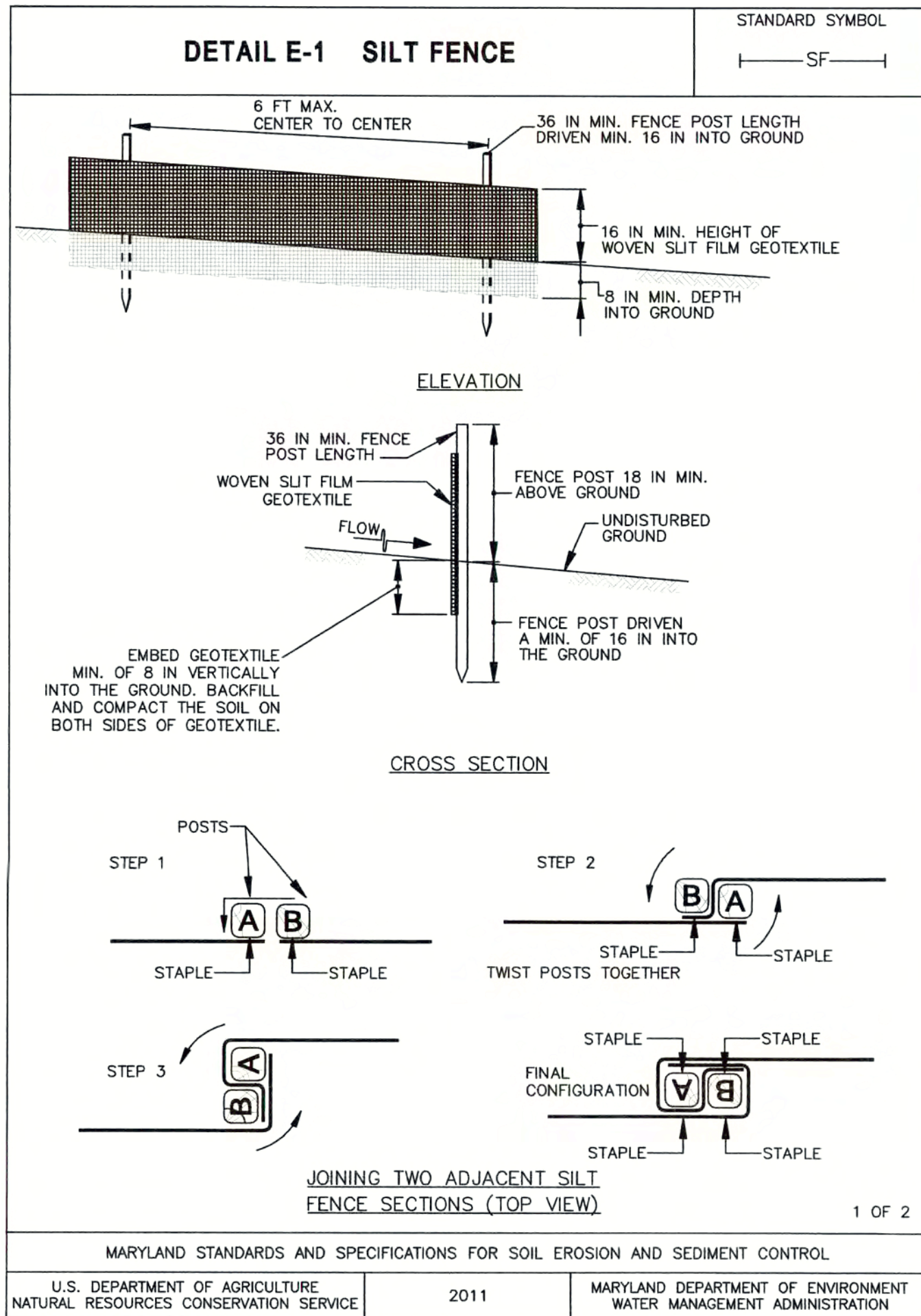
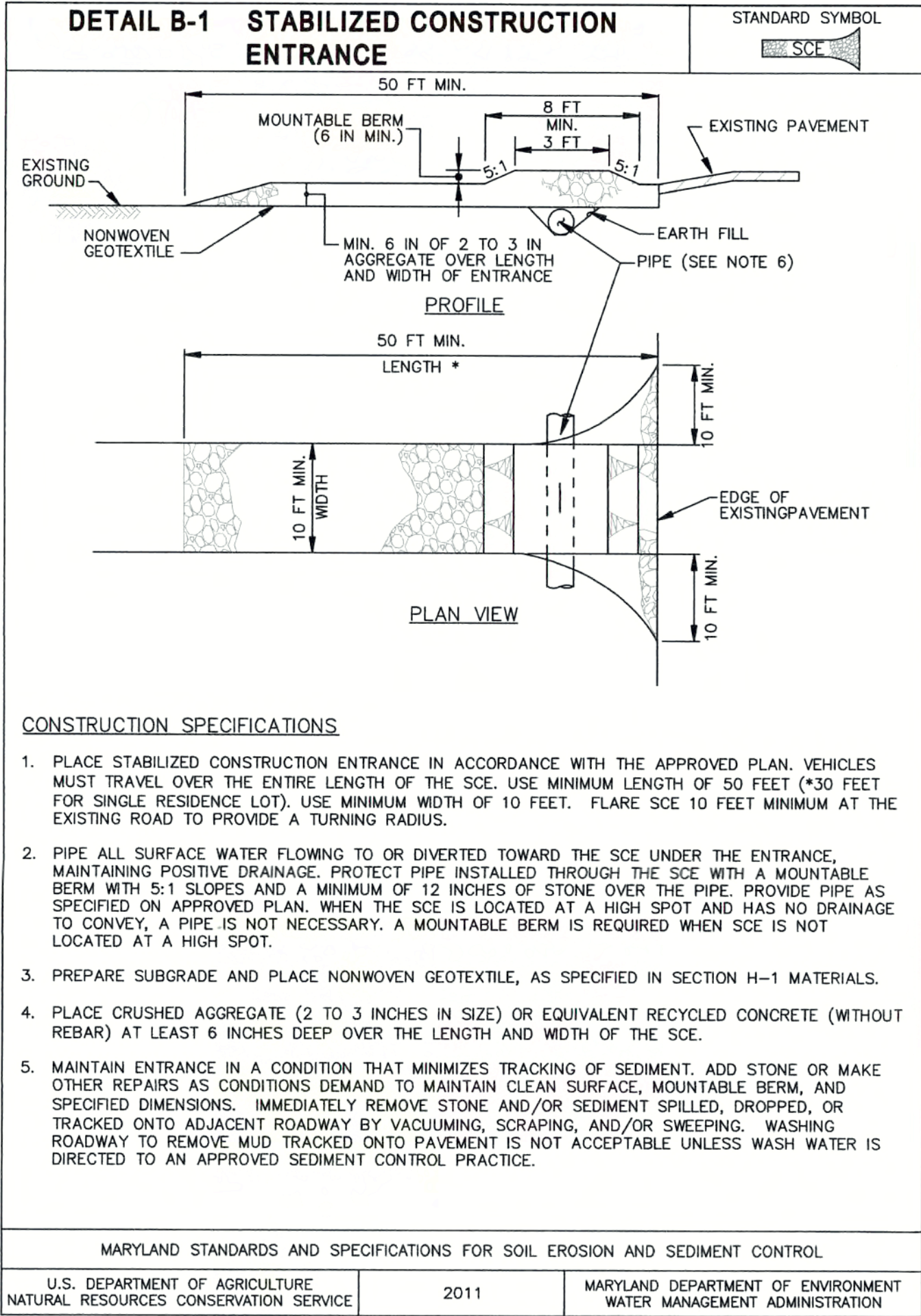
ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-500

SC 8 of 13

TCP No.: N/A  
SCD No.: 184-18  
SDCP No.: 53459-2017-0





I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature: *Anthony Olekson*  
37967 12/16/2019  
License No. Exp. Date

FINAL SITE DEVELOPMENT PLANS FOR:

# TRANQUILITY RIDGE CONGREGATE LIVING

SEDIMENT & EROSION CONTROL DETAILS

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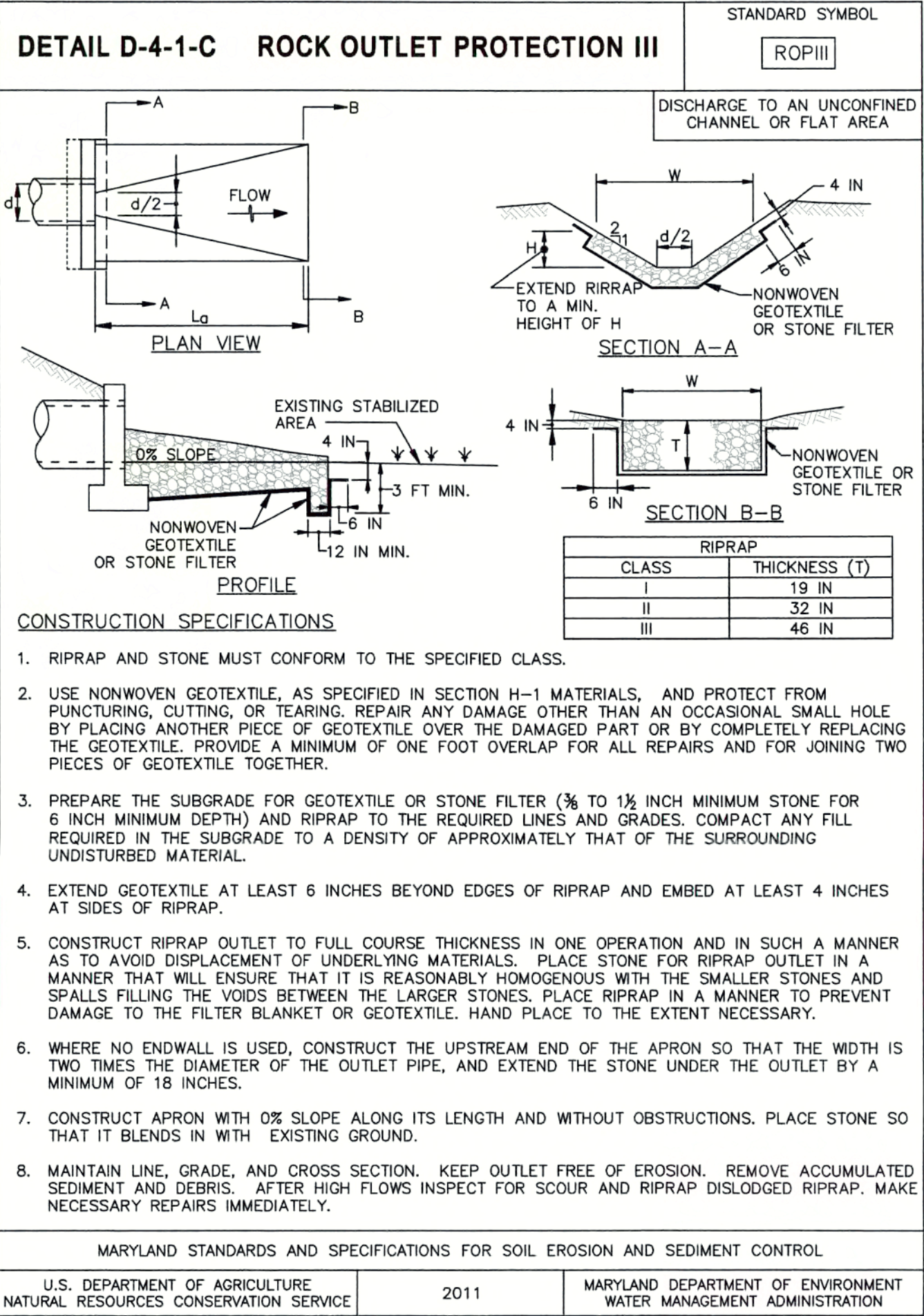
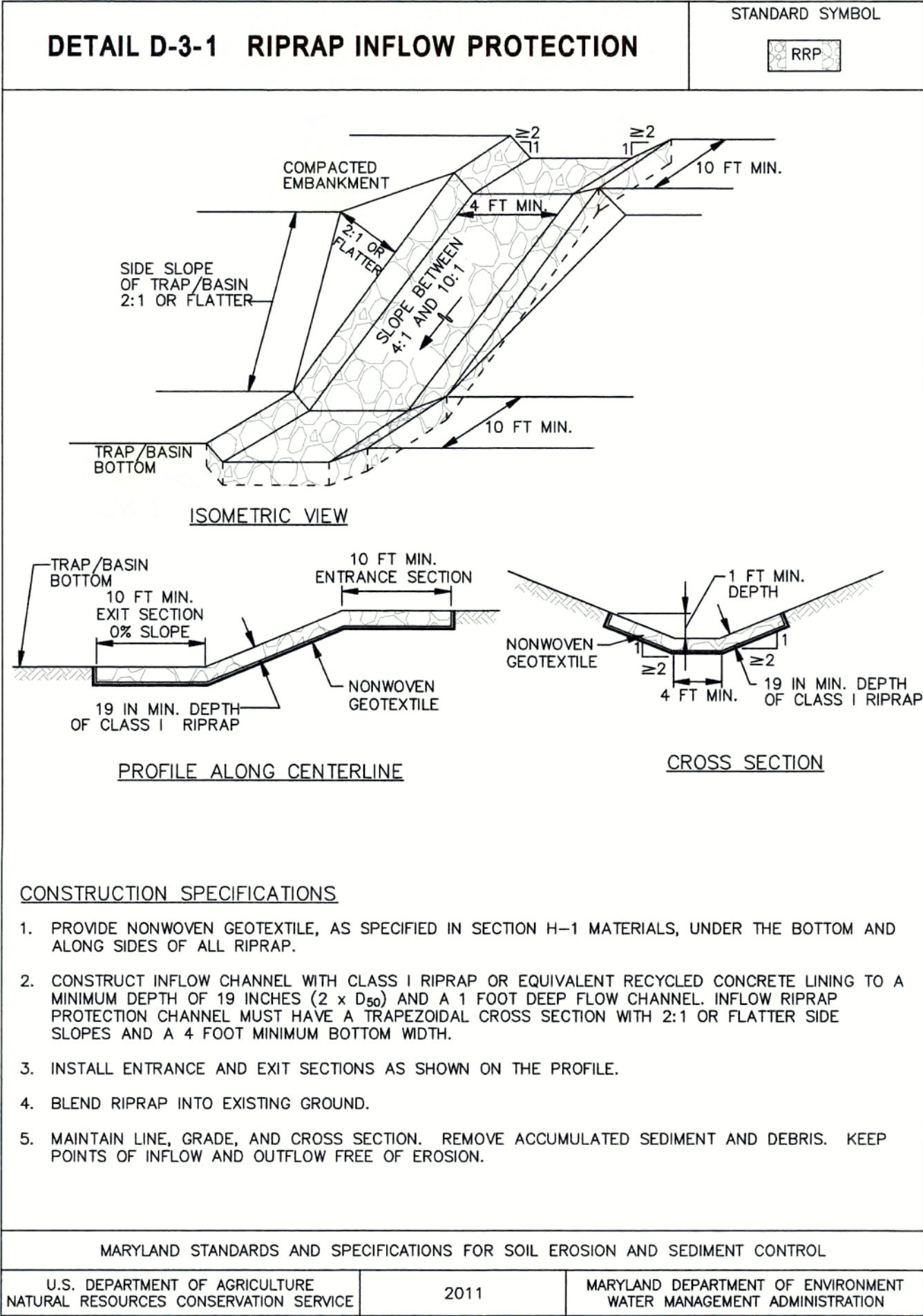
ANTHONY OLEKSON  
ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-600  
SC 9 of 13

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**SEDIMENT & EROSION CONTROL NARRATIVE:**

- A. **NATURAL RESOURCES PROTECTION, ENHANCEMENT AND PRESERVATION:**  
A NATURAL RESOURCE INVENTORY (NRI) HAS BEEN PREPARED FOR THE PROJECT BY JM FORESTRY SERVICES, LLC. BASED ON THE FINDINGS OF THE NRI, THE PROPERTY IS LOCATED WITHIN ENVIRONMENTAL STRATEGY AREA (ESA 1). THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, NOR A STRONGHOLD WATERSHED, NOR IS IT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA. EVALUATION OF THE PROPERTY DETERMINED THAT THERE ARE NO REGULATED 100-YEAR FLOODPLAINS, NO WETLANDS OF SPECIAL CONCERN, NO TIER II WATERBODIES OR APPLICABLE TMDLS, AND NO MARLBORO CLAY OR CHRISTIANA COMPLEX SOILS ON THE SITE. HIGHLY ERODIBLE SOILS ARE FOUND ON THIS PROPERTY AS DEFINED IN THE PRINCE GEORGE'S COUNTY SOIL CONSERVATION DISTRICT MANUAL. THESE INCLUDE CHILLUM-URBAN LAND COMPLEX (Cbd) 5 TO 15 PERCENT SLOPES AND CROOM-MARR COMPLEX (CxE) 15 TO 25 PERCENT SLOPES.
- B. **MAINTENANCE OF NATURAL FLOW PATTERNS:**  
EXISTING DRAINAGE PATTERNS HAVE BEEN MAINTAINED AND THE OVERALL GRADING FOOTPRINT WAS LIMITED TO PREVENT UNNECESSARY SOIL COMPACTION OR IMPACTS TO EXISTING WOODLANDS AND FOREST. ALL RUNOFF FROM THE PROJECT WILL CONTINUE TO DISCHARGE OVERLAND TO DOWNSTREAM CONFLUENCE POINTS CONSISTENT WITH THE EXISTING CONDITION.
- C. **REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES:**  
THE BUILDING ADDITION AND ADA COMPLIANT WALKWAYS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF AN ELDERLY AND DISABLED CARE FACILITY WHILE LIMITING THE AMOUNT OF NEW IMPERVIOUS AREA AND IMPACTS TO STEEP SLOPES. ALTHOUGH THE PROJECT WILL NOT TAKE ADVANTAGE OF DISCONNECT CREDITS, PROPOSED GRADES ADJACENT TO THE BUILDING AND WALKWAYS HAVE BEEN FLATTENED WHERE POSSIBLE TO SLOW RUNOFF AND PROMOTE INFILTRATION AND EVAPOTRANSPIRATION. BECAUSE OF THE RESIDENTIAL AND SENSITIVE NATURE OF THIS DISABLED AND ELDERLY ASSISTED CARE FACILITY, GREEN ROOFS AND ALTERNATIVE SURFACES ARE NOT PROPOSED AS PART OF THIS PROJECT.
- D. **INTERGRATION OF EROSION AND SEDIMENT CONTROL DEVICES INTO THE STORMWATER STRATEGY:**  
EROSION AND SEDIMENT CONTROL (E&SC) MEASURES WILL BE IMPLEMENTED TO CAPTURE SEDIMENT ON-SITE, MITIGATE ON-SITE SOIL EROSION, AND PROTECT AGAINST DOWNSTREAM EROSION BY PREVENTING RUNOFF INCREASES DURING CONSTRUCTION. THE LIMITS OF DISTURBANCE WILL ENCOMPASS APPROXIMATELY 16,600 SQUARE FEET OF THE OVERALL 158,414 SQUARE FEET PROPERTY AREA AND EXISTING WOODLANDS AND FOREST WILL NOT BE DISTURBED. THE FOLLOWING E&SC CONTROL MEASURES AND STRATEGIES WILL BE IMPLEMENTED IN THE PLAN:
- SILT FENCE WILL BE PROVIDED AT THE DOWNSTREAM END OF ALL DISTURBED AREAS TO INTERCEPT AND FILTER SEDIMENT-LADEN RUNOFF.
- A CONSTRUCTION ENTRANCE AND WILL BE PROVIDED AT THE PRIMARY ENTRANCE TO THE PROJECT SITE.
- A CONTRACTOR LAYDOWN AREA WILL BE ESTABLISHED ON THE EXISTING PAVED AREAS TO ENSURE ACCESSIBILITY, SAFE MOBILITY FOR TRANSPORT AND OFF-LOADING OF VEHICLES, AND STORAGE AREA FOR SITE STAGING AND STORAGE.
- EARTH DIKES AND SWALES WILL BE IMPLEMENTED TO DIVERT CLEAN WATER AROUND THE LIMITS OF DISTURBANCE AND DIRECT POINT DISCHARGE TO A TEMPORARY STONE OUTLET STRUCTURE.
- TOPSOIL WILL BE PLACED/REPLACED UPON COMPLETION OF GRADING TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
- PERMANENT SEEDING WILL BE PROVIDED IN ALL DISTURBED AREAS NOT TO BE PAVED. SEEDING WILL BE PLACED FOLLOWING GRADING AND PLACEMENT OF TOPSOIL.
- MULCHING WILL BE PROVIDED IN AREAS TO RECEIVE PERMANENT SEEDING TO PROTECT SEEDING FROM EROSION DURING THE ESTABLISHMENT PERIOD.
- ALL ESD PRACTICES WILL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION BY THE USE OF SILT FENCE.
- E. **EVALUATION OF STABILIZATION REQUIREMENTS:**  
TO ADDRESS HIGHLY ERODIBLE SOILS ON THE PROPERTY, THE PROJECT WILL IMPLEMENT IMMEDIATE TEMPORARY STABILIZATION OF ALL DISTURBED Cbd AND CxE SOILS USING STABILIZATION MATTING.
- F. **IMPLEMENTATION OF ESD TO THE MEP:**  
AS PART OF THE ESD APPROACH, A NEW MICRO-BIORETENTION FACILITY IS PROPOSED TO FULLY MANAGE THE TARGET PE RUNOFF AND MAINTAIN GROUNDWATER RECHARGE VOLUMES.

STATE OF MARYLAND  
DEPARTMENT OF ENVIRONMENT  
NATURAL RESOURCES  
PROFESSIONAL ENGINEER  
37967  
12/16/2019  
Exp. Date

I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature  
37967  
License No.

12/16/2019  
Exp. Date

FINAL SITE DEVELOPMENT PLANS FOR:

**TRANQUILITY RIDGE CONGREGATE LIVING**

SEDIMENT & EROSION CONTROL DETAILS & NOTES

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ANTHONY OLEKSON

ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
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SOIL CONSERVATION DISTRICT STANDARD GENERAL NOTES:

- A. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL REQUIRED EASEMENT, RIGHT AND/OR RIGHTS-OF-WAY PURSUANT TO THE DISCHARGE FROM THE EROSION AND SEDIMENT CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS AND GRADING OR OTHER WORK TO BE PERFORMED ON ADJACENT OR DOWNSTREAM PROPERTIES AFFECTED BY THIS PLAN.
- B. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) AND B) SEVEN (7) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE, THE IN-PLACE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS ARE MET.
- C. THE OWNER/DEVELOPER OR REPRESENTATIVE SHALL REQUEST THAT THE INSPECTION AUTHORITY APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT AND SHALL OBTAIN WRITTEN INSPECTION APPROVALS BY THE INSPECTOR AT THE FOLLOWING STAGES IN THE DEVELOPMENT OF THE SITE:
1. PRIOR TO THE START OF EARTH DISTURBANCE;

2. UPON COMPLETION OF INSTALLATION OF TREE PROTECTION DEVICES, FOLLOWED BY THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL INITIAL APPROVAL BY THE INSPECTOR IS MADE;

3. UPON COMPLETION OF STRIPPING, THE STOCKPILING OF TOPSOIL, THE CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES, DISPOSAL OF ALL WASTE MATERIAL AND PREPARATION OF THE GROUND;

4. UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS;

5. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT;

6. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES; AND

7. UPON COMPLETION OF FINAL GRADING, REFORESTING, PERMANENT DRAINAGEAND EROSION CONTROL FACILITIES INCLUDING ESTABLISHED GROUND COVERS AND PLANTING, AND ALL OTHER WORK OF THE BUILDING PERMITS.
- D. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBEDAREAS IN EXCESS OF TWO ACRES BEFORE REMOVAL OF CONTROLS.
- E. ALL PERMITS UNDER AN EROSION AND SEDIMENT CONTROL PLAN MUST AND CANONLY BE ISSUED TO THE OWNER/DEVELOPER THAT SIGNS THE CERTIFICATION ON THE PLAN. THE OWNER/DEVELOPER THAT SIGNS THE CERTIFICATION ON AN EROSION ANDSEDIMENT CONTROL PLAN IS THE RESPONSIBLE PARTY REGARDLESS OF ANY SALE OF THEPROPERTY OR WORK OF SUBCONTRACTORS. EROSION AND SEDIMENT CONTROL PLANS AREAPPROVED FOR ONE OWNER/DEVELOPER ONLY.
- F. PGSCD APPROVAL OF A EROSION AND SEDIMENT CONTROL PLAN, PURSUANT TOMEETING LOCAL PERMIT REQUIREMENTS FOR GRADING, BUILDING OR STREETPERMITS, ETC., IS VALID ONLY WHEN THE WORK TO BE PERFORMED UNDER THEPERMIT IS THE SAME AS (NO MORE/NO LESS THAN) THAT CONTAINED IN THE PLANAS APPROVED BY THE PGSCD.
- G. ANY CHANGES OR MODIFICATIONS TO AN APPROVED EROSION AND SEDIMENT CONTROLPLAN, NOT APPROVED BY THE PGSCD, SHALL INVALIDATE THE PLAN APPROVAL.
- H. OFFSITE BORROW OR SPOIL AREAS MUST HAVE AN APPROVED AND ACTIVE EROSIONAND SEDIMENT CONTROL PLAN.
- I. TEMPORARY DESIGNED SEDIMENT BASINS SHALL BE REMOVED WITHIN 36 MONTHSAFTER THE BEGINNING OF CONSTRUCTION OF THE BASIN.
- J. ON SMALL POND APPROVALS:

1. THE OWNER OR ENGINEER WILL NOTIFY PGSCD PROMPTLY IN WRITING WHEN CONSTRUCTION IS BEGUN AND WHEN CONSTRUCTION IS COMPLETED.
2. THE PROJECT SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF THE ENGINEER-IN-CHARGE. WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION, THE ENGINEER-IN-CHARGE THAT DESIGNED THE STRUCTURE SHALL PROVIDE PGSCD WITH AN AS-BUILT PLAN AND SHALL CERTIFY, WITH THE ENGINEER'S SEAL, THAT THE MD378 POND WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS.
3. THE APPROVAL IS VALID ONLY FOR USE BY THE APPLICANT AND MAY NOT BE TRANSFERRED TO ANOTHER UNLESS WRITTEN APPROVAL FOR SUCH TRANSFER IS OBTAINED FROM PGSCD.

|    |                                 |      |             |
|----|---------------------------------|------|-------------|
| K. | 1. DISTRUBED SURFACE AREA       | 0.38 | ACRES       |
|    | 2. VEGETATIVELY STABILIZED AREA | 0.33 | ACRES       |
|    | 3 VOLUME OF SPOIL MATERIAL      | 370  | CUBIC YARDS |
|    | 4. VOLUME OF CUT                | 520  | CUBIC YARDS |
|    | 5. VOLUME OF BORROW MATERIAL    | 0    | CUBIC YARDS |
|    | 6. VOLUME OF FILL               | 150  | CUBIC YARDS |

NOTE: THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES.

- L. LIST OF PREDOMINATE SOIL TYPES PER PGSCD SOIL SURVEY:
- CbB CHILLUM-URBAN LAND COMPLEX 0-5 PERCENT SLOPES
- CbD CHILLUM-URBAN LAND COMPLEX 5-15 PERCENT SLOPES
- CwE CROOM-MARR COMPLEX, 15-25 PERCENT SLOPES
- CxE CROOM-MARR URBAN LAND COMPLEXT 15-25 PERCENT SLOPES

DAILY STABILIZATION NOTE:

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY.

STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:

A.PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES.

B.PERMANENT SEED AND MULCH FOR ALL OTHER AREAS
3. ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.

EXISTING UTILITIES NOTE:

1. CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES IN THE AREA OF THE CONSTRUCTION ENTRANCE.

MAINTENANCE NOTE:

CONTRACTOR SHALL INSPECT AND MAINTAIN ALL SEDIMENT CONTROL MEASURES AND DEVICES AFTER EVERY STORM EVENT. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF ALL ACCUMULATED SEDIMENT. GEOTEXTILE FABRIC SHALL BE REPLACED AS NEEDED TO ENSURE PROPER FUNCTION.

UTILITY NOTE:

1. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND SHALL MAINTAIN UNINTERRUPTED SUPPLY. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
3. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
4. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

TEMPORARY STOCKPILE NOTE:

TEMPORARY STOCKPILES SHALL BE:

1. LOCATED WITHIN THE LIMIT OF DISTURBANCE (LOD).
2. DRAIN TO A FUNCTIONING SEDIMENT CONTROL DEVICE.
3. POSITIONED TO NOT IMPEDE UPON, OR IMPAIR THE FUNCTION OF SAID DEVICE.
4. POSITIONED TO NOT ALTER DRAINAGE DIVIDES.

GENERAL NOTES:

1. 100-YR FLOOD PLAIN IS NOT PRESENT ON SITE.
2. NO TIDAL WETLANDS PRESENT ON SITE.
3. NO CRITICAL AREA IS PRESENT ON SITE.

STANDARD STABILIZATION NOTE:

STABILIZATION PRACTICES ON ALL PROJECTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.17.1.08G REGULATIONS BY JANUARY 9, 2013, REGARDLESS OF WHEN AN EROSION AND SEDIMENT CONTROL PLAN WAS APPROVED. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

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I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland

Signature: *Anthony Olekson*  
37967 12/16/2019  
License No: Exp Date

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ANTHONY OLEKSON

ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-602

SC 11 of 13

TCP No.: N/A

SCD No.: 184-18

SDCP No.: 53459-2017-0



## A circular green ink stamp from the U.S. Forest Service. The outer ring contains the text "U.S. FOREST SERVICE" at the top and "MARYLAND" at the bottom. In the center, the word "MARYLAND" is printed above a horizontal line, which is above the year "1941". The stamp is partially obscured by a black vertical bar on the left and a black horizontal bar at the bottom.



SECTION B-4-5: PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA:

A. SEED MIXTURES

1. GENERAL USE

- a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
- b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 – CRITICAL AREA PLANTING.

- c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

- d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

- a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
- b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
  - KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
  - KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
  - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES:
  - CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
  - KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1½ TO 3 POUNDS PER 1000 SQUARE FEET.

NOTES:  
SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE

MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.

- c. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES  
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)  
CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)  
SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
- d. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1½ INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
- e. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (½ TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

| NO. | HARDINESS ZONE (from Figure B.3): 7a<br>SEED MIXTURE (from Table B.3):                 |                           |                           |                | FERTILIZER RATE (10–20–20) |                               |                            | LIME RATE                    |
|-----|----------------------------------------------------------------------------------------|---------------------------|---------------------------|----------------|----------------------------|-------------------------------|----------------------------|------------------------------|
|     | SPECIES                                                                                | APPLICATION RATE (lbs/ac) | SEEDING DATES             | SEEDING DEPTHS | N                          | P <sub>2</sub> O <sub>5</sub> | K <sub>2</sub> O           |                              |
| 2   | BIG BLUESTEM<br>INDIANGRASS<br>LITTLE BLUESTEM<br>CREEPING RED RESCUE<br>PARTRIDGE PEA | 6<br>6<br>4<br>15<br>4    | 3/15 – 5/31<br>6/1 – 6/15 | 1/4"–1/2"      | 45 lb/ac<br>(1 lb/1000 sf) | 90 lb/ac<br>(2 lb/1000 sf)    | 90 lb/ac<br>(2 lb/1000 sf) | 2 tons/ac<br>(90 lb/1000 sf) |

\* ADDITIONAL PLANTING DATES DURING WHICH SUPPLEMENTAL WATERING MAY BE NEEDED TO ENSURE PLANT ESTABLISHMENT.

- B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS

- a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
- b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ¾ INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
- d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
- e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION

- a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
- c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
- d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND

SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

3. SOD MAINTENANCE

- a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
- b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
- c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ⅓ OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE

SECTION B-4-8: STOCKPILE AREA

DEFINITION: A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA:

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B–3 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B–4–1 INCREMENTAL STABILIZATION AND STANDARD B–4–4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE: THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B–3 LAND GRADING.

SECTION B-4-4: TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA:

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B–4–3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

| NO. | HARDINESS ZONE (from Figure B.3): 7a<br>SEED MIXTURE (from Table B.1): |                          |                             | SEEDING DEPTHS | FERTILIZER RATE (10–20–20)   | LIME RATE                    |
|-----|------------------------------------------------------------------------|--------------------------|-----------------------------|----------------|------------------------------|------------------------------|
|     | SPECIES                                                                | APPLICATION RATE (lb/ac) | SEEDING DATES               |                |                              |                              |
|     | ANNUAL RYEGRASS                                                        | 40                       | 2/15 – 4/30<br>8/15 – 11/30 | 0.5 in.        | 436 lb/ac<br>(10 lb/1000 sf) | 2 tons/ac<br>(90 lb/1000 sf) |
|     | FOXTAIL MILLET                                                         | 30                       | 5/1 – 8/14                  | 0.5 in.        |                              |                              |



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland

Signature  
37967  
License No.

12/16/2019  
Exp. Date

CALL MISS UTILITY  
1.800.257.777  
48 HRS. BEFORE EXCAVATION

FINAL SITE DEVELOPMENT PLANS FOR:

TRANQUILITY RIDGE  
CONGREGATE LIVING

SEDIMENT & EROSION CONTROL NOTES

REVISION:  
INITIAL SUBMITTAL: 03/30/2018  
FINAL SUBMITTAL: 07/06/2018

ANTHONY OLEKSON  
ENGINEERING  
255 SWAGGERS POINT RD  
SOLOMONS, MD 20657  
t: 410.610.9860  
tony.olekson@outlook.com

C-604

SC 13 of 13

TCP No.: N/A  
SCD No.: 184–18  
SDCP No.: 53459–2017–0



# Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

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**Memorandum:**

**Date:** February 26, 2026

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**TO:** M-NCPPC  
1616 McCormick Drive  
Largo, MD 20774

**FROM:** Mike Lenhart

**RE:** Tranquility Ridge (S.E. 24006)

---

The purpose of this memorandum is to provide a trip generation analysis for the proposed Special Exception as requested by Transportation Staff.

The 2022 Transportation Review Guidelines identify a list of uses that require a mandatory Traffic Impact Analysis, but it should be noted that the proposed use is not one of the uses that require a mandatory Traffic Impact Study. A Transportation Checklist should not be required since this is a Special Exception for a use that does not require a traffic study.

The site is located at 5401 Temple Hill Road in Temple Hills, Maryland as shown on **Exhibit 1**. The property is currently developed with a 4,650 square foot first floor and 4,573 square foot lower floor, and is currently utilized as a congregate care facility with 8 residents. Special Exception 24006 proposes an increase of the number of residents to a maximum of 16 residents. The site has access to Temple Hills Road via Suburban Court and via a 30' right of way through Outlot B.

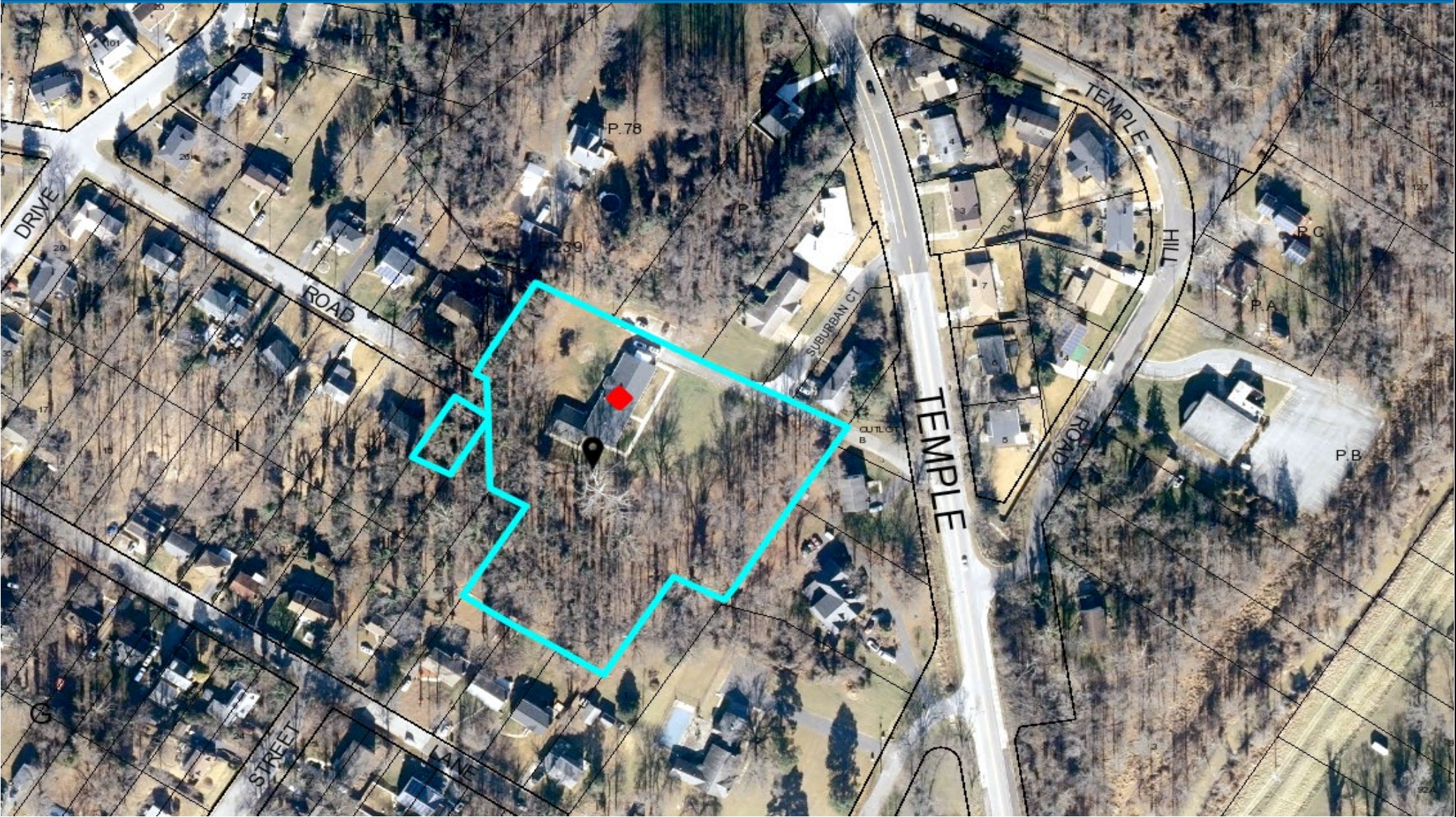
A trip generation analysis for the existing and proposed expansion is shown on **Exhibit 2**. The trip generation equations were obtained from the Institute for Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. The existing 8 resident facility generates two (2) AM peak hour trips and four (4) PM peak hour trips. The proposed expansion to 16 residents will generate two (2) AM peak hour trips and five (5) PM peak hour trips. This results in no increase in the morning peak hour and an increase of one (1) trip in the evening peak hour. This is considered a De Minimus traffic impact that will not have a measurable impact on the traffic conditions.

## **Required Findings:**

As it relates to transportation, Section 27-3604(e)(1) of the Zoning Ordinance require a finding of approval that, "The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area." Furthermore, subsection (e)(1) also requires a finding that, "The proposed use and site plan will not substantially impair the integrity of any validly approved Area Master Plan, Sector Plan, or Functional Master Plan, or, in the absence of an Area Master Plan, Sector Plan, or Functional Master Plan, the General Plan".

Based on the De Minimus impact of this project, the proposed Special Exception will not impact the master plan, and will not adversely impact the health, safety, or welfare of residents or workers in the area.





|                                               |  |                   |              |
|-----------------------------------------------|--|-------------------|--------------|
| Traffic Impact Analysis                       |  | Site Location Map | Exhibit<br>1 |
| Lenhart Traffic Consulting, Inc.              |  |                   |              |
| Traffic Engineering & Transportation Planning |  |                   |              |



### Trip Generation Rates

#### **Congregate Care Facility (ITE-253, Beds)**

Morning Trips =  $0.08 \times \text{Units} + 1.11$

Evening Trips =  $0.16 \times \text{Units} + 2.67$

Daily Trips =  $2.02 \times \text{Units}$

#### Trip Distribution (In/Out)

34/67

60/40

### Trip Generation Totals

|          |                                          |          | AM Peak |     |       | PM Peak |     |       |
|----------|------------------------------------------|----------|---------|-----|-------|---------|-----|-------|
|          |                                          |          | In      | Out | Total | In      | Out | Total |
| Existing | Congregate Care Facility (ITE-253, Beds) | 8 units  | 1       | 1   | 2     | 2       | 2   | 4     |
| Future   | Congregate Care Facility (ITE-253, Beds) | 16 units | 1       | 1   | 2     | 3       | 2   | 5     |

**Net Increases:**      **0**      **0**      **0**      **1**      **0**      **1**

**NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition**

Traffic Impact Analysis

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

Trip Generation for  
Site


**Exhibit  
2**



**AFFIDAVIT**

The purpose of this affidavit is to certify that pursuant to Section 27-3403(g)(2) of the Zoning Ordinance and/or Section 24-3304(f) of the Subdivision Regulations, ***Acceptance Mailing*** letters regarding the application for SE-24006, Tranquility Ridge, were mailed to all adjoining property owners, registered associations, municipalities within one mile, and previous parties of record (if applicable) on March 17, 2025.

I, Meagan Evans, solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

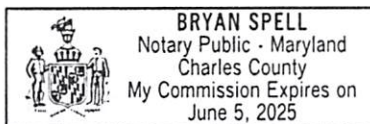
  
\_\_\_\_\_  
Meagan Evans

STATE OF MARYLAND \*  
COUNTY OF PRINCE GEORGE'S \* To wit:

On this 18th day of March 2025, before me, the undersigned officer, personally appeared Meagan Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

My Commission Expires: 6/5/25



  
\_\_\_\_\_  
Notary Public



WILLIAMS MATTHEW A ETAL  
3813 CRYSTAL LN  
TEMPLE HILLS, MD 20748

BROWN JAMES R  
5807 WALNUT ST  
TEMPLE HILLS, MD 20748

MIMS DENISE M  
3815 CRYSTAL LN  
TEMPLE HILLS, MD 20748

DAVIS ALBERT  
5803 WALNUT ST  
TEMPLE HILLS, MD 20748

BROWN JACQUELYN L  
3902 CRYSTAL LN  
TEMPLE HILLS, MD 20748

COOPER JAMES E & DOROTHY S  
3908 CRYSTAL LN  
TEMPLE HILLS, MD 20748

GETHERS DEMETRIUS J  
5430 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MONTGOMERY ANTHONY &  
EVANGELINA  
3810 GULL RD  
TEMPLE HILLS, MD 20748

BRAHAM KAISER J IV & EDWINA  
BECKETT  
3808 GULL RD  
TEMPLE HILLS, MD 20748

DESHAZO MICHELE CHERLYN  
5610 LAMBERT DR  
TEMPLE HILLS, MD 20748

CISNEROS JOSE O  
5305 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

TAYLOR JAMES M III  
5406 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MONTGOMERY TOMMIE E JR ETAL  
5408 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

ROMAN VIOLETA M ETAL  
5409 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

STEED KENNETH A  
5801 WALNUT ST  
TEMPLE HILLS, MD 20748

MARKS JASON  
5427 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

RYGH JENS M JR & ZOE A  
3807 CRYSTAL LN  
TEMPLE HILLS, MD 20748

MCINNIS PATRICIA  
3801 GULL RD  
TEMPLE HILLS, MD 20748

JIMERSON JOSEPH II ETAL  
3811 GULL RD  
TEMPLE HILLS, MD 20748

STRATEGIC INVESTMENT SOLUTIONS  
LLC  
SUITE 888  
2227 BEL PRE RD  
ASPEN HILL, MD 20906

WASHINGTON WARDELL E & GLORIA C  
3812 GULL RD  
TEMPLE HILLS, MD 20748

PRINCE GEORGES COUNTY  
RM 3020 CAB  
UPPER MARLBORO, MD 20772

SNYDER WOODROW & NERIE E L  
5402 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MEJIA FLOR C ETAL  
5436 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

CLARK MARK J & DEBORAH BAILEY  
5405 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

GARLAND DENNIS JR ETAL  
5407 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

AGAPE FAMILY FAITH CENTER INC  
5404 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MOORE REGINALD W  
3811 CRYSTAL LN  
TEMPLE HILLS, MD 20748

KELLY JOE L ETAL  
5806 WALNUT ST  
TEMPLE HILLS, MD 20748

EPPS ATIYA E  
5804 WALNUT ST  
TEMPLE HILLS, MD 20748



ADAMS RONALD & TONI A JOHNSON  
3905 CRYSTAL LN  
TEMPLE HILLS, MD 20748

MNCPPC  
CHIEF PK&P DIVPKS & REC-ROOM 303  
6600 KENILWORTH AVE  
RIVERDALE, MD 20737

WILLIAMS JEROME & DEBORAH D  
5620 LAMBERT DR  
TEMPLE HILLS, MD 20748

ZIMMERMAN CHRISTOPHER J  
1524 CHURCH HILL PL  
RESTON, VA 20194

MONTGOMERY ANTHONY &  
EVANGELINA  
3810 GULL RD  
TEMPLE HILLS, MD 20748

MONK RANDY DERIDRE  
5614 LAMBERT DR  
TEMPLE HILLS, MD 20748

DAVIS SYLVESTER C N ETAL  
5315 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MCMILLAN LEAKEESHA  
5404 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

NICHOLS SAMUEL P & SUZANNE M  
TALLA  
5802 WALNUT ST  
TEMPLE HILLS, MD 20748

BUSH ROBERT I & JOYCE E  
3906 CRYSTAL LN  
TEMPLE HILLS, MD 20748

BOYNTON WESLEY W  
5429 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MOORE REGINALD W  
3811 CRYSTAL LN  
TEMPLE HILLS, MD 20748

MCINNIS PATRICIA  
3801 GULL RD  
TEMPLE HILLS, MD 20748

BRANNUM PATRICE MCLEOD  
3803 GULL RD  
TEMPLE HILLS, MD 20748

HALL BARBARA A  
5611 LAMBERT DR  
TEMPLE HILLS, MD 20748

WILLIAMS LESLIE ETAL  
3807 GULL ROAD  
TEMPLE HILLS, MD 20748

HAMILTON SONYA R  
3818 CRYSTAL LN  
TEMPLE HILLS, MD 20748

COBBS LAROY III ETAL  
3804 GULL RD  
TEMPLE HILLS, MD 20748

JIMERSON JOSEPH II ETAL  
3811 GULL RD  
TEMPLE HILLS, MD 20748

DUGGER DERRICK  
3900 CRYSTAL LN  
TEMPLE HILLS, MD 20748

SMITH MICKLOS & BRENDA  
5301 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

GARDNER TORRANCE  
5412 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

ROBINSON KAREN J  
4603 WELDON DR  
TEMPLE HILLS, MD 20748

CLARK WILLIAM IVAN ETAL  
40 SPRING HILL CT  
PRINCE FREDERICK, MD 20678

GARDNER ROBERT E & SANDRA J  
88  
5805 WALNUT ST  
TEMPLE HILLS, MD 20748

STEED KENNETH A  
5801 WALNUT ST  
TEMPLE HILLS, MD 20748

DAVIS ALBERT  
5803 WALNUT ST  
TEMPLE HILLS, MD 20748

DENNIS PATRICK A  
5800 WALNUT ST  
TEMPLE HILLS, MD 20748

CARRILLO EDGAR RENE  
3904 CRYSTAL LN  
TEMPLE HILLS, MD 20748

RYGH JENS M JR & ZOE A  
3807 CRYSTAL LN  
TEMPLE HILLS, MD 20748



KABIRI NAIMA  
APT 204  
3101 NAYLOR RD NE  
WASHINGTON, DC 20020

GIL NELSON E MARTINEZ ETAL  
3810 CRYSTAL LN  
TEMPLE HILLS, MD 20748

COBBS LAROY III ETAL  
3804 GULL RD  
TEMPLE HILLS, MD 20748

WILLIAMS GLENN E & PAMELA L  
PO BOX 71  
TEMPLE HILLS, MD 20757

FLOWERS DELORES  
P O BOX 1000  
OXON HILL, MD 20750

HOLLOWAY JAMES W & LINDA M  
5399 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

BARRETT CANDICE L  
5403 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

BENSON WENDY M  
5419 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MARTIN KIMBERLY J & EDWARD B  
5420 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MONTIE MICHAEL E  
5411 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

GURMU ANANIAS  
3810 PORTAL AVE  
TEMPLE HILLS, MD 20748

MEJIA FLOR C ETAL  
5436 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

GOMEZ ROGELIO RAMIRO CARRETO  
ET AL  
5706 LAMBERT DR  
TEMPLE HILLS, MD 20748

OGDEN WILLIAM L JR  
5800 LAMBERT DR  
TEMPLE HILLS, MD 20748

HALSEY REUBINA  
3802 CRYSTAL LN  
TEMPLE HILLS, MD 20748

CANNON RUSSELL P & JACQUELINE  
5702 LAMBERT DR  
TEMPLE HILLS, MD 20748

CIFUENTES MERLOS  
5617 LAMBERT DR  
TEMPLE HILLS, MD 20748

RICKS TAVIA  
3814 CRYSTAL LN  
TEMPLE HILLS, MD 20748

KING REL S & GREGORY L  
5618 LAMBERT DR  
TEMPLE HILLS, MD 20748

5271 TEMPLE HILLS LLC  
1400 WINTER PINE TRAIL  
SEVERN, MD 21144

WILLIAMS LESLIE ETAL  
3807 GULL ROAD  
TEMPLE HILLS, MD 20748

LEMAINE SARAH  
5275 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

JIMERSON JOSEPH II ETAL  
3811 GULL RD  
TEMPLE HILLS, MD 20748

MERRITT SHAQUITA  
5321 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

SIMPSON LARRY D ETAL  
5425 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

BALLARD KENNETH B  
5410 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

CLARK WILLIAM IVAN ETAL  
40 SPRING HILL CT  
PRINCE FREDERICK, MD 20678

GURMU ANANIAS  
3810 PORTAL AVE  
TEMPLE HILLS, MD 20748

ADAMS RONALD & TONI A JOHNSON  
3905 CRYSTAL LN  
TEMPLE HILLS, MD 20748

NICHOLS SAMUEL P & SUZANNE M  
TALLA  
5802 WALNUT ST  
TEMPLE HILLS, MD 20748



WILLS IRIS E  
5704 LAMBERT DR  
TEMPLE HILLS, MD 20748

OWENS FLOYD DERRELL OWENS  
3806 CRYSTAL LN  
TEMPLE HILLS, MD 20748

CANNON RUSSELL P & JACQUELINE  
5702 LAMBERT DR  
TEMPLE HILLS, MD 20748

KABIRI NAIMA  
APT 204  
3101 NAYLOR RD NE  
WASHINGTON, DC 20020

RASCOE JOHNNIE L ETAL  
3812 CRYSTAL LN  
TEMPLE HILLS, MD 20748

DLACIC ALEKSANDAR  
3805 GULL RD  
TEMPLE HILLS, MD 20748

MURPHY JAMES K & SHERRY D  
3816 CRYSTAL LN  
TEMPLE HILLS, MD 20748

COBBS LAROE III ETAL  
3804 GULL RD  
TEMPLE HILLS, MD 20748

HAMILTON SONYA R  
3818 CRYSTAL LN  
TEMPLE HILLS, MD 20748

CLARK MARK J & DEBORAH BAILEY  
5405 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

BROWN JAMES R  
5807 WALNUT ST  
TEMPLE HILLS, MD 20748

KELLY JOE L ETAL  
5806 WALNUT ST  
TEMPLE HILLS, MD 20748

NICHOLS SAMUEL P & SUZANNE M  
TALLA  
5802 WALNUT ST  
TEMPLE HILLS, MD 20748

NINO EDWARD V ETAL  
5424 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

GIL NELSON E MARTINEZ ETAL  
3810 CRYSTAL LN  
TEMPLE HILLS, MD 20748

DLACIC ALEKSANDAR  
3805 GULL RD  
TEMPLE HILLS, MD 20748

CHESTER HARRIETTE  
3809 GULL RD  
TEMPLE HILLS, MD 20748

DUGGER DERRICK  
3900 CRYSTAL LN  
TEMPLE HILLS, MD 20748

ROBINSON TILEENA L ETAL  
5285 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

AWITTA GREG ETAL  
5353 TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

FITZHUGH DOROTHY F  
5413 OLD TEMPLE HILLS RD  
TEMPLE HILLS, MD 20748

MORENO DAVID  
10921 DECATUR DR  
FAIRFAX, VA 22030

TAYLOR RUTHERFORD I JR  
5416 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

JONES OCTAVIA S H ETAL  
5400 OLD TEMPLE HILL RD  
TEMPLE HILLS, MD 20748

MR.SAMUEL NICHOLS  
5802 WALNUT STREET  
TEMPLE HILLS MD 20748

MR.GREGORY AWITTA  
5353 TEMPLE HILL ROAD  
TEMPLE HILLS MD 20748

MRS.DENISE PONDER  
NORI NET  
7100 WILLOW HILL DRIVE  
CAPITOL HEIGHTS MD 20743



PINE PLAINS CIVIC ASSOCIATION  
3600 FARNESSE COURT,  
TEMPLE HILLS, MD 20748

BIRDLAWN HOMEOWNERS  
ASSOCIATION  
8806 8806 NANCY LANE, C/O  
CHAMBERS MANAGEMENT, INC.  
FORT WASHINGTON, MD 20744

FLEISCHMAN'S VILLAGE CITIZENS  
ASSOCIATION  
STEPHON MILLS  
3407 ANDOVER PLACE,  
SUITLAND, MD 20746

SKYLINE HILLS HOA  
TONI HARRIS  
4723 JOHN STREET,  
SUITLAND, MD 20746

HILLCREST-MARLOW HEIGHTS CIVIC  
ASSOCIATION  
GEORGE W. HANNA  
3212 BEAUMONT STREET,  
TEMPLE HILLS, MD 20748

ASHFORD COMMUNITY ASSOCIATION  
NOVELLA JACKSON  
4209 FARMER PLACE,  
FORT WASHINGTON, MD 20744

LIVINGSTON WOODS HOA (LWHOA)  
SHARON LAWRENCE  
7513 CATONE COURT,  
OXON HILL, MD 20745

GREATER SOUTH COUNTY COALITION  
FOR ABSOLUTE PROGRESS  
212 ARAGONA DRIVE,  
FORT WASHINGTON, MD 20744

BROAD CREEK HISTORIC DISTRICT  
LAC  
MICHAEL LEVENTHAL  
1130 APPLE VALLEY ROAD,  
ACCOKEEK, MD 20607

CONSERVANCY OF BROAD CREEK  
MICHAEL LEVENTHAL  
ACCOKEEK, MD 20607

RIVERBEND ESTATES NEIGHBORHOOD  
ASSOCIATION (RENA)  
MICHAEL BELL  
611 BAY FRONT DRIVE,  
FORT WASHINGTON, MD 20744

FORT WASHINGTON ESTATES CIVIC  
ASSOCIATION (FWECA)  
P. O. BOX 441454,  
FORT WASHINGTON, MD 20749

VILLAGE OF MELWOOD HOMEOWNERS  
ASSOCIATION  
CELEIN GERALD  
7202 TWINFLOWER PLACE,  
UPPER MARLBORO, MD 20772

MARLTON HOME OWNERS  
ASSOCIATION  
EZEKIEL DENNISON, JR  
10213 LILY GREEN COURT,  
UPPER MARLBORO, MD 20772

TANTALLON SQUARE HOA  
LAUREENA SHAH  
12100 FORTH WASHING ROAD,  
FORT WASHINGTON, MD 20744

TANTALLON CITIZENS ASSOCIATION,  
INC.  
RON WEISS  
12511 HAXALL CT.,  
FORT WASHINGTON, MD 20744

PRINCE GEORGE'S COUNTY CIVIC  
FEDERATION, INC.  
P.O. BOX 212,  
CHELTENHAM, MD 20623

PRESERVE AT PISCATAWAY  
2800 ST MARY'S VIEW ROAD,  
ACCOKEEK, MD 20607

BROOKE MANOR CIVIC ASSOCIATION  
212 ARAGONA DRIVE,  
FORT WASHINGTON, MD 20744

BARNABY VALLEY PARK  
HOMEOWNERS ASSOCIATION  
ANGELENE JONES PERRY  
2001 CHITA CT,  
TEMPLE HILLS, MD 20748

APPLE GROVE/SQUIRES WOOD  
CITIZENS ASSOCIATION  
7611 JAYWICK AVENUE,  
FORT WASHINGTON, MD 20744

BROADWATER ESTATE COMMUNITY  
ASSOCIATION  
519 BROAD CREEK DRIVE,  
FORT WASHINGTON, MD 20744

MAXWELLS GRANT HOMEOWNERS  
ASSOCIATION, INC.  
P. O. BOX 1215,  
TEMPLE HILLS, MD 20757

CAMP SPRINGS CIVIC ASSOCIATION  
CAROLYN FLEMING  
TEMPLE HILLS, MD 20748

SILESIA CITIZENS FOUNDATION, INC.  
ROBIN WALLER  
525 BROAD CREEK DRIVE,  
FORT WASHINGTON, MD 20744

CITIZENS ENCOURAGING COMMUNITY  
REVITALIZATION  
4612 CEDELL PLACE,  
TEMPLE HILLS, MD 20748

SOUTHLAWN CITIZENS ASSOCIATION  
PATRICIA MONROE  
OXON HILL, MD 20750

TANTALLON SQUARE AREA CIVIC  
ASSOCIATION  
HAZEL ROBINSON  
12025 BION DRIVE,  
FORT WASHINGTON, MD 20744

BARNABY MANOR CITIZENS ASSN.  
INC.  
JAMES BEHR  
5008 BOULDER DRIVE,  
OXON HILL, MD 20745

ADDISON WOODS HOA  
CORTEZ HARRINGTON  
6718 MOUNTAIN LAKE PLACE,  
CAPITOL HEIGHTS, MD 20743



ACCOKEEK, MATTAWOMAN,  
PISCATAWAY CREEKS COMMUNITY  
COUNCIL  
P.O. BOX 477,  
ACCOKEEK, MD 20607

OAK ORCHARD COMMUNITY ASSN  
9306 PINE VIEW LANE,  
CLINTON, MD 20735

PISCATAWAY HILLS CITIZENS  
ASSOCIATION  
DAISY MCCLELLAND  
13721 PISCATAWAY DRIVE,  
FORT WASHINGTON, MD 20744

RIVERBEND CITIZENS HOMEOWNERS  
ASSOCIATION  
ZENO W. ST. CYR, II  
601 RIVER BEND RD,  
FORT WASHINGTON, MD 20744

DUPOINT VILLAGE NEIGHBORHOOD  
WATCH  
2218 WYNGATE ROAD,  
SUITLAND, MD 20746

BRANDYWINE/TB, SOUTHERN REGION  
NEIGHBORHOOD COALITION  
8787 BRANCH AVENUE, SUITE 17  
CLINTON, MD 20735

Lakisha Hull  
Planning Director  
Prince George's County Planning Department  
1616 McCormick Drive  
Largo, MD 20774

Edward Burroughs III  
Council Member, District 8  
County Council, 2nd Floor  
1301 McCormick Drive  
Largo, MD 20774

Jolene Ivey  
Council Member-At-Large Ivey  
County Council, 2nd Floor  
1301 McCormick Drive  
Largo, MD 20774

Calvin S. Hawkins, II  
Council Member-At-Large Hawkins  
County Council, 2nd Floor  
1301 McCormick Drive  
Largo, MD 20774



## WOODLAND CONSERVATION LETTER OF EXEMPTION APPLICATION FORM

### APPLICANT TO FILL OUT THIS SECTION

|                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Owner Name(s), Address and Phone:</b><br>Delores and Joye Flowers<br>PO Box 1000, Oxon Hill, MD 20750                                                                                                                                                             | <b>Agent/Contact, Company, Address, Phone and E-mail (all required):</b><br>John P. Markovich, JM Forestry Services, LLC<br>11552 Timberbrook Dr. Waldorf, MD 20601<br>301-645-4977 JPMarkovich@comcast.net<br><br>Signature: <u>John P. Markovich</u> Date: <u>09/06/2017</u> |                                                                                                                                                                              |
| <b>Payment by check, money order, or cashier's check ONLY – made payable to M-NCPPC</b><br>Letter of Exemption from Woodland Conservation Ordinance (\$50)<br><br>Name on Check: <u>JM Forestry Services, LLC</u> Check No. <u>1275</u> Revision to Approved Plan # <u>NA</u> |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| <b>PROJECT NAME:</b> Flowers Congregate Living Facility                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| <b>Street Address (if available) and Geographic Location (related to or near major intersection):</b><br>5401 Temple Hills Road, Temple Hills, MD 20748                                                                                                                       |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| <b>Companion Case(s) and/or Resolutions (Preliminary Plan, Site Plan, or Special Exception, etc.):</b><br>NA                                                                                                                                                                  |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| <b>Total Area (acres):</b> 3.63                                                                                                                                                                                                                                               | <b>Tax Account #:</b> 1313931                                                                                                                                                                                                                                                  | <b>WSSC Grid:</b> 208SE04                                                                                                                                                    |
| <b>Total Number of Lots or Parcels:</b> 1                                                                                                                                                                                                                                     | <b>Current Zone:</b> R-80                                                                                                                                                                                                                                                      | <b>Environmental Strategy Area (ESA) (Plan 2035):</b> <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 |
| <b>Lot Numbers/Blocks/Parcels:</b> 1                                                                                                                                                                                                                                          | <b>Overlay Zone:</b> NA                                                                                                                                                                                                                                                        | <b>Municipality(ies):</b> NA                                                                                                                                                 |
| Is this site in a Priority Funding Area (PFA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                            |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| Is there a historic site or resource on the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Historic Site ID <u>N/A</u>                                                                                                                 |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                  |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |
| <b>Proposed Activity:</b> Congregate Living Facility                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                |                                                                                                                                                                              |

### RESPONSE (TO BE COMPLETED BY EPS STAFF)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>APPLICATION TYPE:</b> Numbered Exemption <input checked="" type="checkbox"/> Standard Exemption <input type="checkbox"/> Case No.(s): <u>E-046-2017</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                              |
| Acceptance Date: <u>9/11/2017</u> Plan Reviewer: <u>MG</u> Receipt Number <u>5921</u> Filing Fee: <u>\$50.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |
| Your request for a <b>Standard Letter of Exemption</b> ( ) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby <b>approved</b> . This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:<br><input type="checkbox"/> is less than 40,000 square feet in size; and/or<br><input type="checkbox"/> contains less than 10,000 square feet of woodland; or<br><input type="checkbox"/> the project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources                                                                                                                                                                                                                                                                                |                                                                              |
| Your request for a <b>Numbered Letter of Exemption</b> (E-046-2017) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby <b>approved</b> . The site plan is prepared by _____ and dated _____. This Letter of Exemption is issued because the site is over 40,000 square feet in size and contains over 10,000 square feet of woodland; however the project has no previous TCP approvals and:<br><input checked="" type="checkbox"/> results in the clearing of less than 5,000 square feet of woodland (acreage of proposed clearing is <u>ZERO</u> ); or<br><input type="checkbox"/> the project is a government or linear project that results in the clearing of less than 20,000 square feet of woodland (acreage of proposed clearing is _____); or<br><input type="checkbox"/> the proposed activity is for a timber harvest. |                                                                              |
| This letter is valid for two years from approval or until such time as the cumulative woodland disturbance exceeds the minimum specified above during the validity period. If a development review application (preliminary plan, detailed site plan, etc. is required the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(5)(A). A copy of this letter must be submitted at time of development activity or permit application.                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                              |
| Preparer Initials: _____<br>Approval Date: <u>9/11/2017</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Planner Initials: <u>Martin Grigsby</u><br>Expiration Date: <u>9/11/2019</u> |



GENERAL NOTES:  
LOT AREA = 158,414 SF, 3.63 AC.  
TOPOGRAPHY = PRINCE GEORGES COUNTY GIS  
SOIL TYPE = CbD 'C', CbB 'C', CwE 'C' & CxE 'C'

- EXISTING HOUSE ELEVATIONS:  
FIRST FLOOR = 180.7  
LOWER LEVEL = 171.1
- SUBDIVISION NAME: NORRIS PYLES OLD MILL ESTATES - 6TH ADDN
  - ZONING: R-80
  - PROPOSED USE OF PROPERTY: CONGREGATE LIVING FACILITY WITH MORE THAN 8 RESIDENTS
  - NO ADDITIONAL DWELLING UNITS ARE BEING PROPOSED
  - NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 1 EXISTING LOT, NO NEW LOTS OR PARCELS PROPOSED
  - 200' WSSC MAP REFERENCE: 208SE04
  - TAX MAP: 97 GRID: C2
  - WATER / SEWER DESIGNATION (EXISTING): W-3, S-3
  - WATER / SEWER DESIGNATION (PROPOSED): W-3, S-3
  - STORMWATER MANAGEMENT CONCEPT NUMBER: STORMWATER MANAGEMENT WAS PREVIOUSLY COMPLETED AND APPROVED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN (SCD-184-18) IN JULY OF 2018. NO DEVELOPMENT IS PROPOSED, THEREFORE NO STORMWATER MANAGEMENT IS PROPOSED ON THIS PLAN.
  - EXISTING STORMWATER MANAGEMENT FACILITY: BMP1 - MICRO BIORETENTION (N: 416730.73 E: 1329286.67)
  - MANDATORY PARK DEDICATION: N/A
  - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
  - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
  - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A 100-YEAR FLOODPLAIN: FEMA FRIM PANEL MAP #24033C0240E, EFFECTIVE DATE, SEPTEMBER 16, 2016.
  - THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY AND NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  - THERE ARE STEEP SLOPES (15% - 25% & +25%) PRESENT (SHOWN ON PLAN).
  - OWNER & APPLICANT: DELORES FLOWERS (OWNER)  
- P.O. BOX 1000, OXON HILL, MD 20750
  - EXISTING RIGHT-OF-WAYS & EASEMENTS:

- 30' R/W FOR INGRESS & EGRESS
- 10' PEPCO R/W (L. 3232 - F. 519)
- 15' R/W FOR STORM DRAIN & SANITARY SEWERS (WWW 41-73)
- 15' SEWER R/W (L. 2685 - F. 983)
- 15' WSSC SEWER R/W (L. 2623 - F. 115)
- 15' WSSC SEWER R/W (L. 2643 - F. 439)
- 15' SEWER R/W (L. 3194 - F. 124)

20. PRIOR APPROVALS: SWM APPROVAL #53459-2017-0; SDFG APPROVAL #15877-2018-0

21. EXISTING LOT COVERAGE BREAK DOWN: 17,092 S.F. (TOTAL)  
BUILDING: 6,387 S.F.  
CONCRETE/ASPHALT: 10,705 S.F.

22. PARKING DATA:  
PARKING REQUIRED: 1 SPACE PER 4 RESIDENTS = 4 SPACES  
PARKING PROVIDED: REGULAR = 4 SPACES  
HANDICAP VAN ACCESSIBLE = 1 SPACE  
TOTAL EXISTING = 5 SPACES

23. GROSS FLOOR AREA (GFA) / FLOOR AREA RATIO (FAR)  
1ST FLOOR: 4,650 SF  
LOWER FLOOR: 4,573 SF  
TOTAL: 9,223 SF (0.06 FAR)  
NOTE: ALL GROSS FLOOR AREA IS EXISTING. NO ADDITIONS ARE PROPOSED AS PART OF THIS PLAN.

24. THE SITE IS EXEMPT FROM A PRELIMINARY OF SUBDIVISION PURSUANT TO SEC. 24-111(C).

25. ALL OPERATIONS WILL OCCUR ON THE SUBJECT PROPERTY, LOT 1 NORRIS PYLES OLD MILL ESTATES, 5401 TEMPLE HILL ROAD. PRIMARY ACCESS IS FROM THE SUBURBAN COURT RIGHT-OF-WAY WITH SECONDARY ACCESS THROUGH THE EXISTING 30' RIGHT-OF-WAY ON LOT 4, 5419 TEMPLE HILL ROAD AS SHOWN ON THE PLAN RECORDED AT WWW. 67, P.3.

26. TWO INVERTED U-STYLE BICYCLE RACKS HAVE BEEN PROPOSED NEAR THE BUILDING ENTRANCE, AS SHOWN ON PLAN.

R-80 ZONING NOTES: SECTION 27-442

TABLE I - NET LOT AREA (MINIMUM SQUARE FEET)

REQUIRED (IN GENERAL): 9,500 S.F. ACTUAL: 158,414 S.F.

TABLE II - LOT COVERAGE AND GREEN AREA

LOT COVERAGE (MAXIMUM % OF NET LOT AREA):

MAXIMUM (OTHER ALLOWED USES): 60% ACTUAL: 10.8%

GREEN AREA (MINIMUM % OF NET LOT AREA):

MINIMUM: N/A ACTUAL: 10.8%

\*NO MINIMUM GREEN AREA REQUIRED FOR R-80

TABLE III - LOT/WIDTH FRONTAGE (MINIMUM IN FEET)

AT FRONT BUILDING LINE

MINIMUM (OTHER ALLOWED USES): 50 FT. ACTUAL: 282.4 FT.

TABLE IV - YARDS/SETBACKS:

FRONT (OTHER ALLOWED USES): 25 FT.

SIDE (OTHER ALLOWED USES): 17 FT.

REAR (OTHER ALLOWED USES): 20 FT.

TABLE V - BUILDING HEIGHT (MAXIMUM IN FEET)

MAXIMUM (ALL ALLOWED USES): 40 FT. ACTUAL: 26 FT. - 10 IN.

TABLE VI - DISTANCE BETWEEN UNATTACHED MULTI-FAMILY DWELLINGS

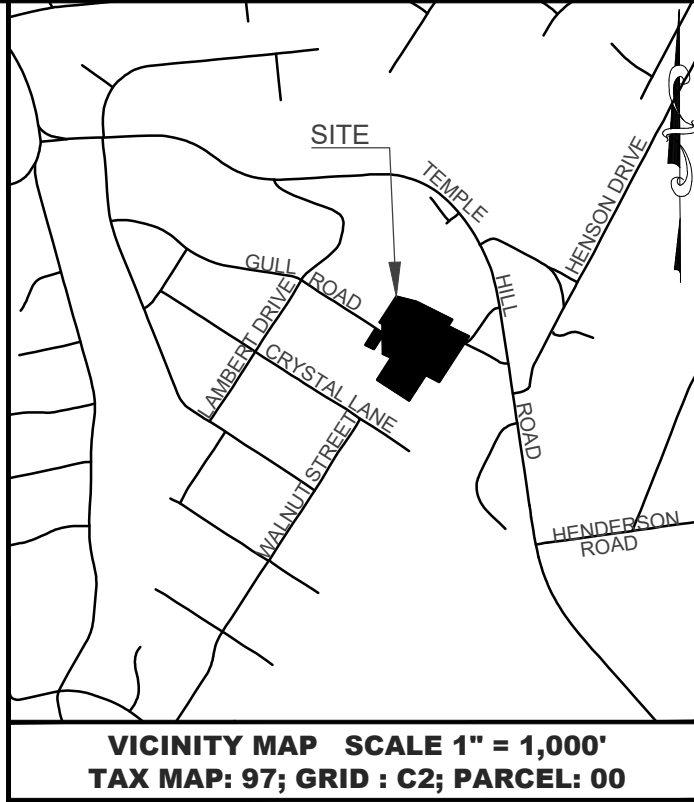
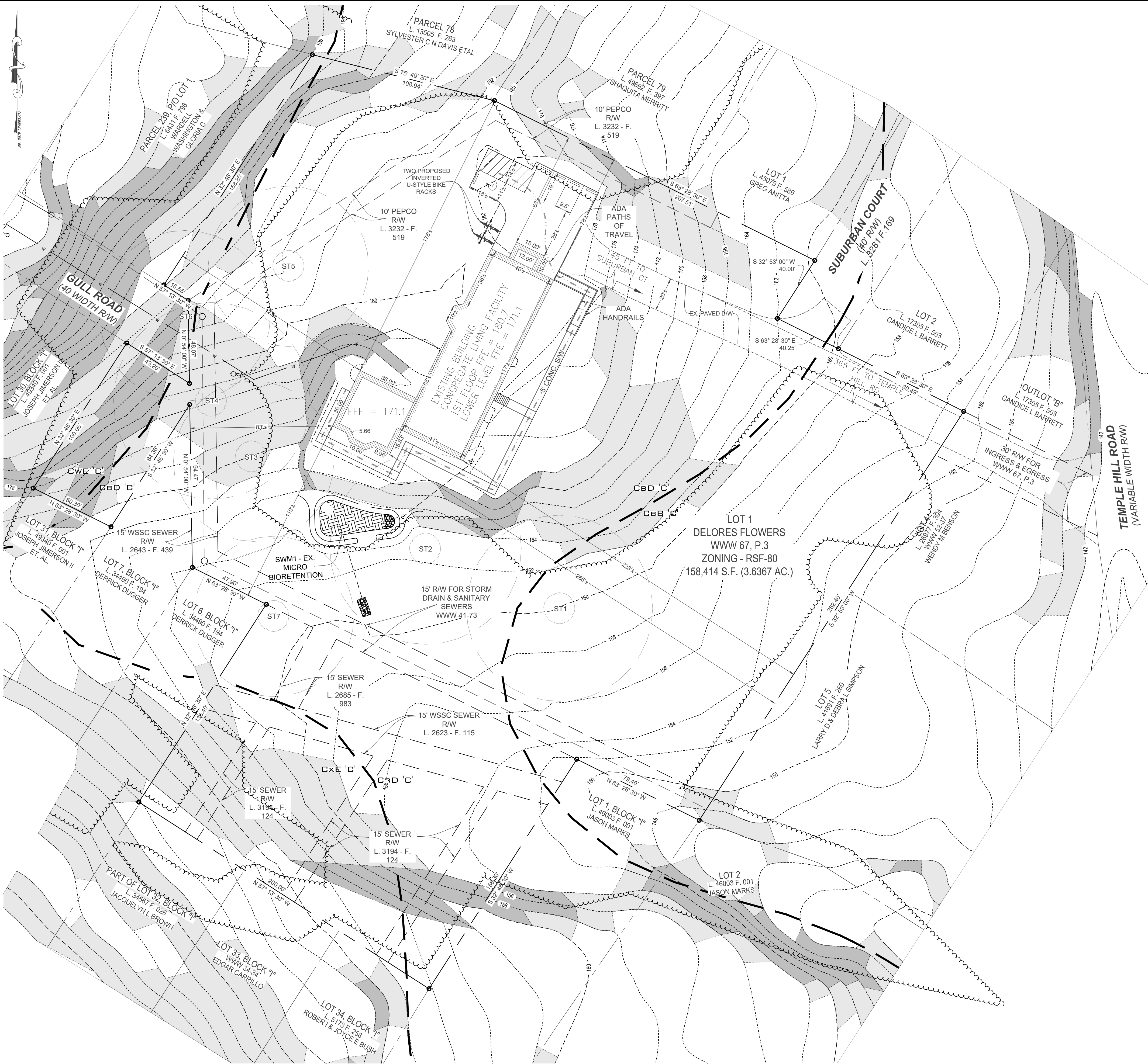
N/A

TABLE VII - DENSITY

N/A

TABLE VIII - ACCESSORY BUILDINGS

N/A



VICINITY MAP SCALE 1" = 1,000'  
TAX MAP: 97; GRID : C2; PARCEL: 00

TAX I.D. : 12 - 1313931  
ADDRESS : 5401 TEMPLE HILL ROAD  
TEMPLE HILLS, MD 20748

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- MINOR CONTOURS
- MAJOR CONTOURS
- SOIL BOUNDARY
- WATER LINE
- EXISTING TREE LINE
- 15-25% STEEP SLOPES
- 25%+ STEEP SLOPES
- SPECIMEN TREES
- CRITICAL ROOT ZONES

| REVISION | DATE | DATE     | JOB NO. | FOLDER NO.   | DESIGN / DRAWN | APPROVED |
|----------|------|----------|---------|--------------|----------------|----------|
|          |      | FEB 2025 | PG00006 | TM. 97 G. C2 | SAK            | AMO      |

DLIR CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 37987. Expiration Date: 12/16/25

COA BARRETT  
ENGINEERS | ENVIRONMENTAL SURVEYORS | LAND PLANNERS  
410.257.2255 | 410.535.3101 | WWW.COABARRETT.COM

SPECIAL EXCEPTION PLAN

LOT 1 PLAT W.W.W. 67, P.3  
NORRIS PYLES OLD MILL ESTATES  
5401 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748  
TAX MAP: 97 GRID: C2 SUBDIVISION: 4976  
12<sup>TH</sup> ELECTION DISTRICT: CHARLES COUNTY, MARYLAND

SHEET NUMBER:  
1 of 1

SCALE: 1" = 30'





**McNamee Hosea**  
Attorneys & Advisors

McNamee Hosea  
6404 Ivy Lane, Suite 820 O 301.441.2420  
Greenbelt, Maryland 20770 F 301.982.9450

[mhlawyers.com](http://mhlawyers.com)

Matthew C. Tedesco, Esquire  
Admitted in Maryland

E-mail: [MTedesco@mhlawyers.com](mailto:MTedesco@mhlawyers.com)  
Direct Dial: Extension 222

April 25, 2025

Via Electronic Delivery  
Ellen Shadle, Planner III  
Development Review Division  
M-NCPPC  
1616 McCormick Drive  
Largo, MD 20774

**Re: SE-24006; Tranquility Ridge**  
**SDRC Point-By-Point Comment Response Letter**  
**SDRC Date: April 14, 2025**

Dear Ellen:

On behalf of the applicant, please find below point-by-point responses to the SDRC Comments transmitted to the applicant on April 15, 2025.

Transportation Planning:

- ~~1. Submit Circulation plan.~~
- ~~2. Submit turning plan and notate design vehicle.~~
- ~~3. At the time of detailed site plan or permitting show the following:~~
  - ~~a. Marked crosswalks where applicable.~~
  - ~~b. Designated pathways for pedestrians to the building entrances.~~
  - ~~c. Minimum 2 inverted u style bicycle racks.~~

***Response: Pursuant to an email from Jon Wilson, Transportation Planner III, dated April 23, 2025, Transportation comments have been reduced to "provide and identify a minimum of two-inverted u-style bicycle racks at a location convenient to the building entrance". Two inverted u-style bicycle racks have been added to SE-24006.***

DPIE:

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout and exact impervious area locations are not shown on the plans.
- b) The exact acreage of impervious areas is to be provided with DSP for technical review.
- c) The proposed grading is to be shown in the plans.



- d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
- e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- f) A detailed SDFG report will be required for technical review.
- g) The applicant shall provide items (a-f) when filing final site permits..

***Response: There is no development proposed with this application. The Special Exception is to facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility will not change because of this Special Exception. A Detailed Site Plan and Building Permit will not be required.***

Urban Design:

**MAJOR ISSUES:**

There is no requirement for a DSP and Zoning no major issues. With that, of note is that the request does not include any stated needs or intentions for additional development to the existing structure or parcel. All modifications to progress its capacity from eight to sixteen residents will occur on the interior of the facility only. Subsequently, the exterior of the structure and surrounding space of parcel is to remain undisturbed. Additionally, the applicant has provided comments in response to the required findings for approval as outlined in Section 27-317 of the code.

***Response: Noted.***

Subdivision Section:

Preliminary plan of subdivision may be required. Applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use. SOJ indicates 1200+/- sf added in 2020, total sf for congregate living is now 9,223 sf. Please be advised that this SE does not grandfather the filing of a PPS under the prior subdivision regulations.

***Response: The applicant is still researching prior permit and prior development history for the subject property. Notwithstanding, the existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. This interior work (with a small building addition) and minimal site grading for stormwater management facilities was completed pursuant to a find grading permit (Case No. 15877-2018) circa 2020. No development is proposed with SE-24006. If a future PPS is required, the applicant will pursue the same should SE-24006 be approved.***



We would like to thank staff for its review and acceptance of SE-24006.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Tedesco', with a stylized, cursive script.

Matthew C. Tedesco

Enclosures



# TRANQUILITY RIDGE

Special Exception

**Staff Recommendation:** APPROVAL with conditions

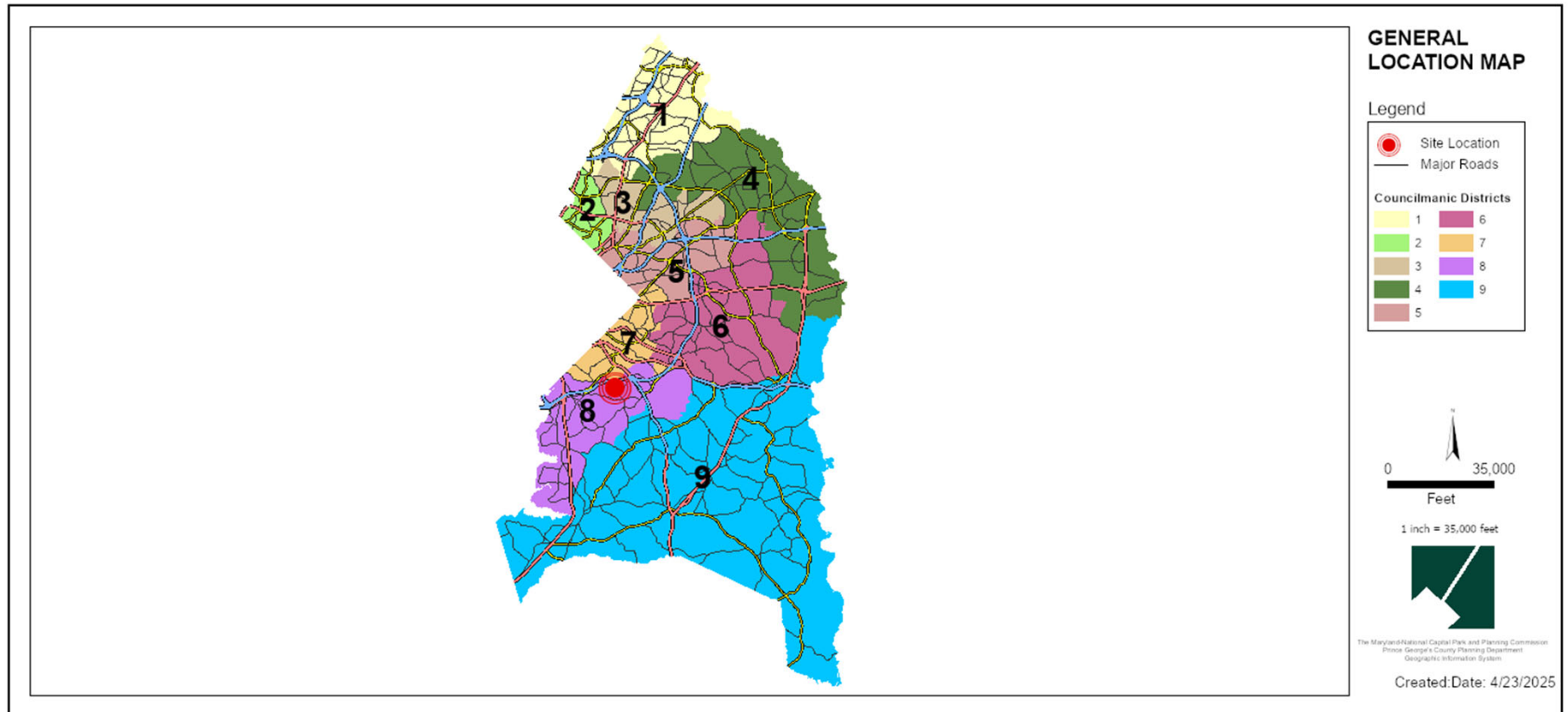




# GENERAL LOCATION MAP

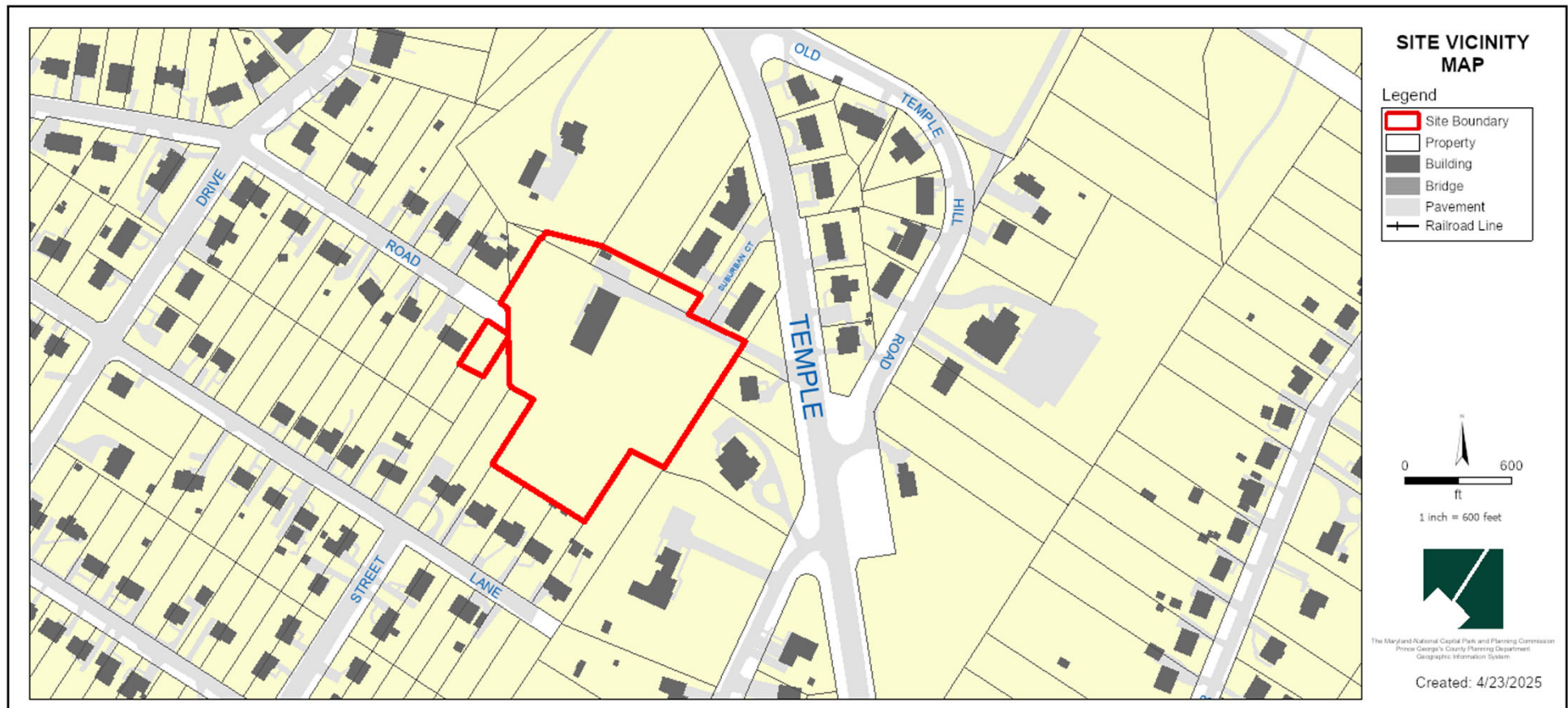
Council District: 08

Planning Area: 76B





# SITE VICINITY MAP



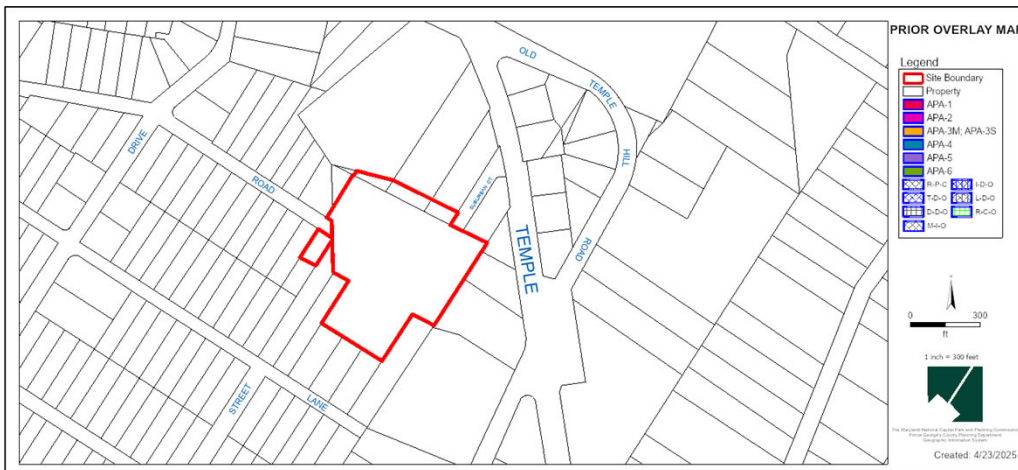




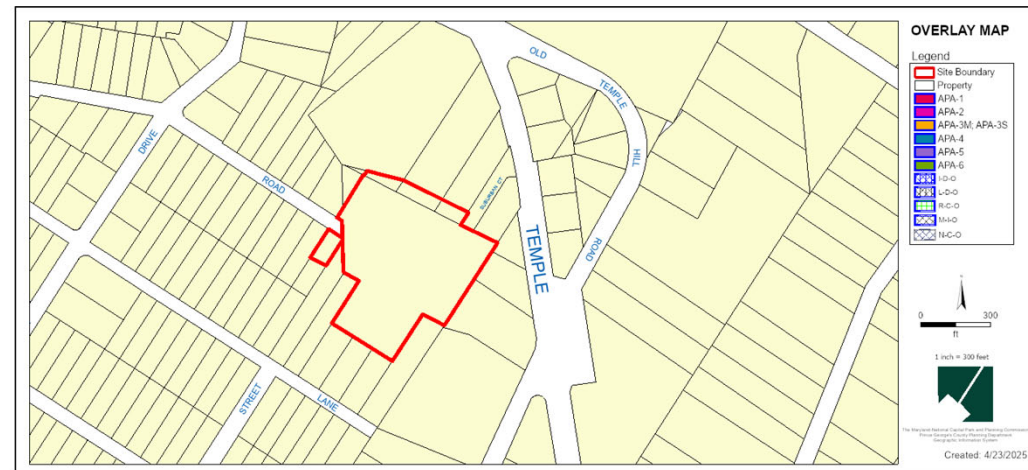


# OVERLAY MAP (PRIOR AND CURRENT)

Prior Overlay Map

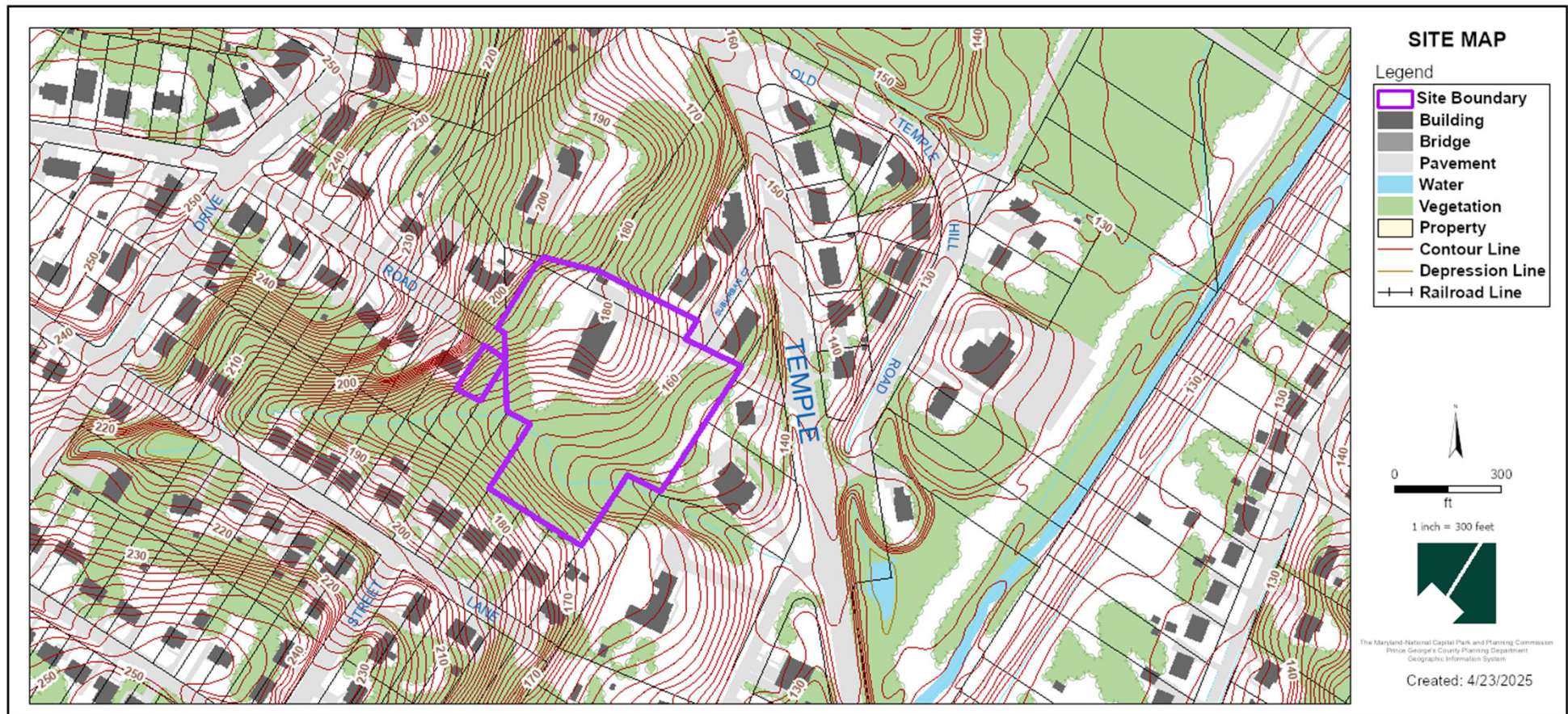


Current Overlay Map



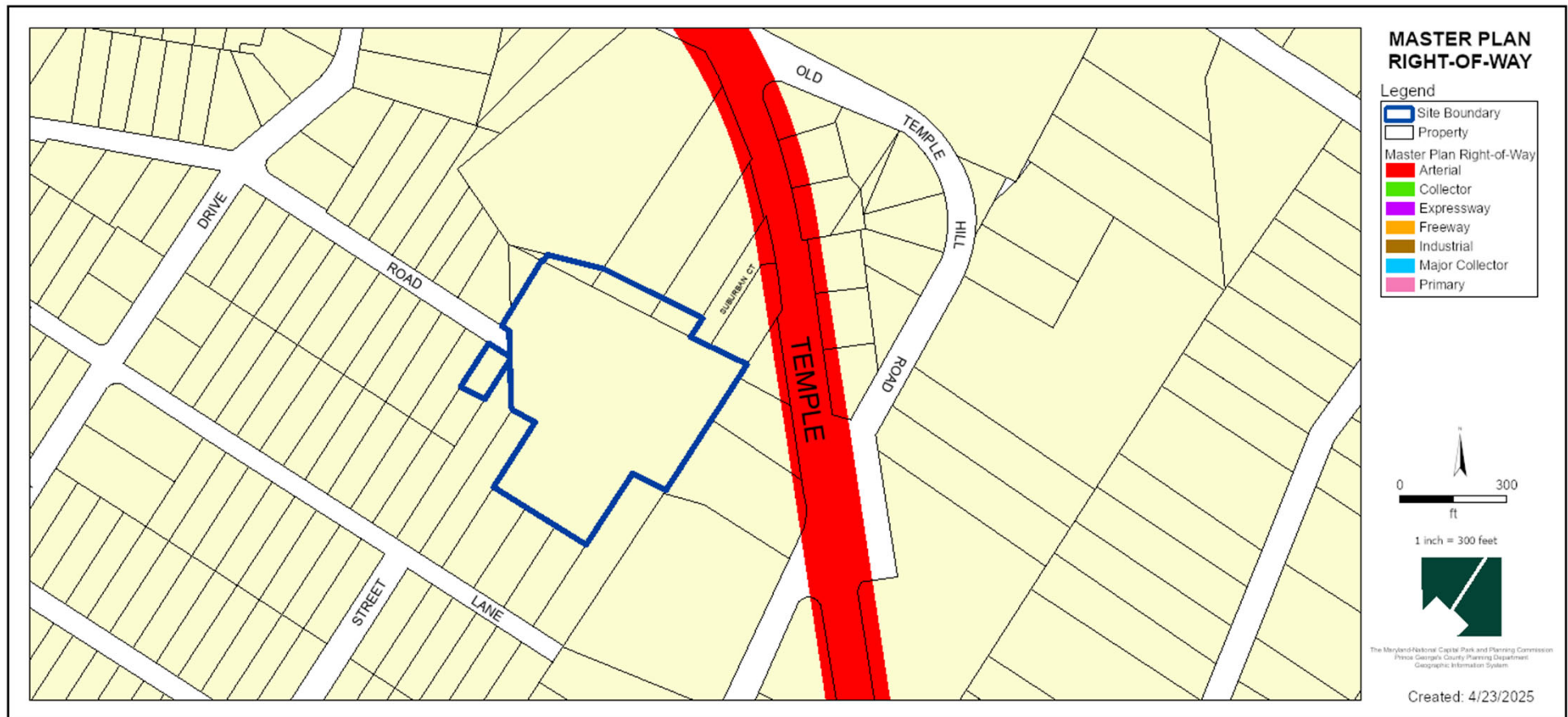


# SITE MAP



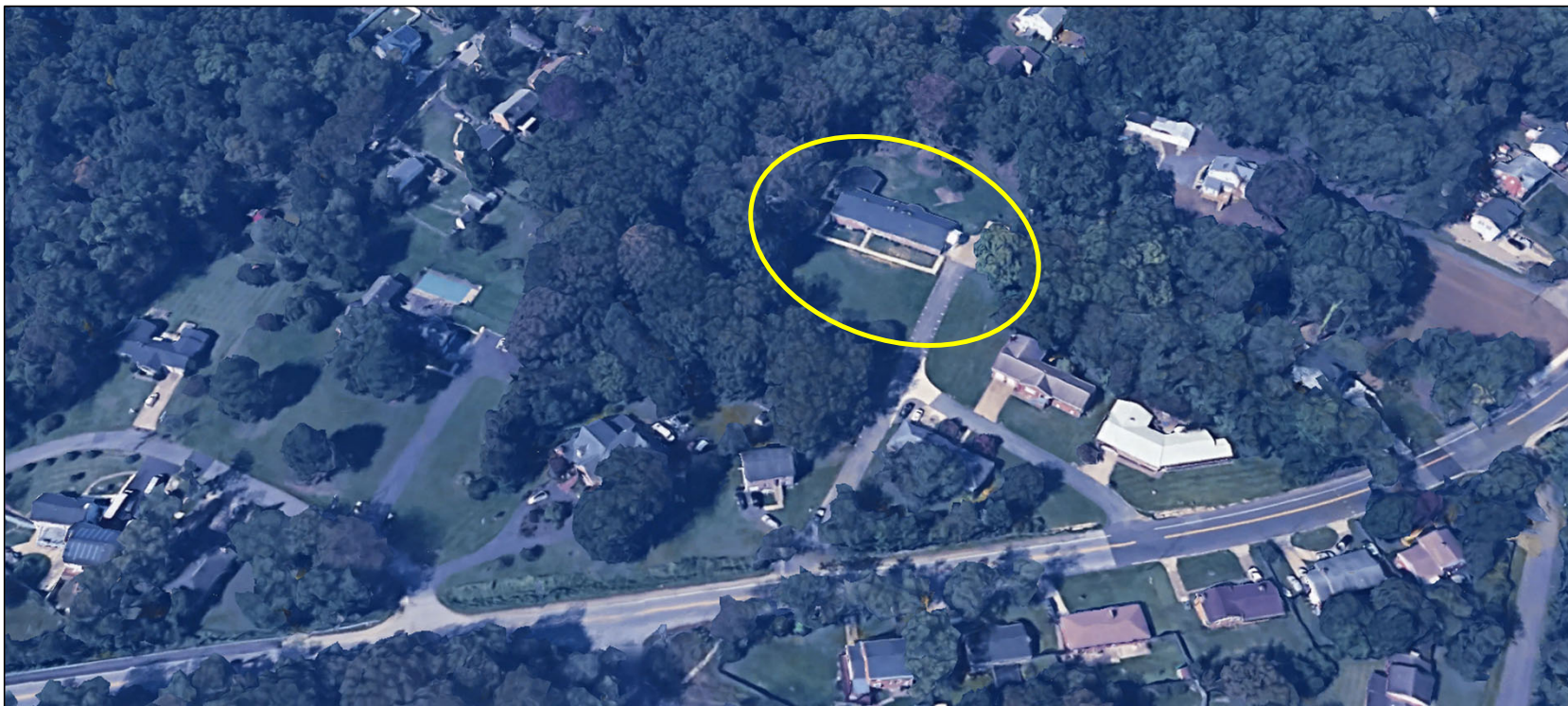


# MASTER PLAN RIGHT-OF-WAY MAP





## PROPERTY ORIENTATION IN SURROUNDING NEIGHBORHOOD





## SPECIAL EXCEPTIONS PLAN (EXISTING & PROPOSED)



SITE PLAN: CURRENT



SITE PLAN: PROPOSED



# LANDSCAPE PLAN





# ELEVATIONS





# STAFF RECOMMENDATION

## **APPROVAL** with conditions:

- 1) Applicant **provides? Installs?** a minimum of 2 inverted u style bicycle racks
- 2) Applicant employs a septic scavenger to pump out the tank periodically
- 3) Applicant conforms to Sections 4.4, 4.6, 4.7, and 4.9 of the 2010 Prince George's Landscape Manual

## **No major issues:**

## **Applicant Required Mailings:**

- Informational Mailing: 01/10/2025
- Acceptance Mailing: 03/17/2025
-





The Maryland-National Capital Park and Planning Commission

**PRINCE GEORGE'S COUNTY**  
**Planning Department**

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

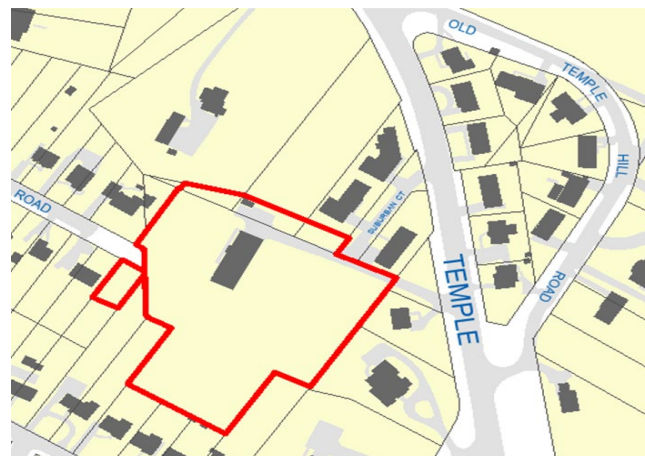
*Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>*

## Special Exception Tranquility Ridge

## SE-24006

| REQUEST                                                                                      | STAFF RECOMMENDATION                                                                    |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| A special exception for the increase of residents of an existing congregate living facility. | With the conditions recommended herein:<br><br>• APPROVAL of Special Exception SE-24006 |

|                                                                                                                        |                 |
|------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Location:</b> On the west side of Temple Hill Road, at the eastern terminus of Gull Road.                           |                 |
| Gross Acreage:                                                                                                         | 3.63            |
| Zone:                                                                                                                  | RSF-95          |
| Prior Zone:                                                                                                            | R-80            |
| Reviewed per prior Zoning Ordinance:                                                                                   | Section 27-1903 |
| Dwelling Units:                                                                                                        | 0               |
| Gross Floor Area:                                                                                                      | 0               |
| Lots:                                                                                                                  | 1               |
| Parcels:                                                                                                               | 0               |
| Planning Area:                                                                                                         | 76B             |
| Council District:                                                                                                      | 08              |
| Municipality:                                                                                                          | N/A             |
| <b>Applicant/Address:</b><br>Tranquility Ridge<br>P.O. Box 1000<br>Oxon Hill, MD 20750                                 |                 |
| <b>Staff Reviewer:</b> Ellen Shadle<br><b>Phone Number:</b> 301-952-4976<br><b>Email:</b> Ellen.Shadle@ppd.mnccppc.org |                 |



|                              |            |
|------------------------------|------------|
| Planning Board Date:         | 06/05/2025 |
| Planning Board Action Limit: | N/A        |
| Staff Report Date:           | 05/22/2025 |
| Date Accepted:               | 03/20/2025 |
| Informational Mailing:       | 01/10/2025 |
| Acceptance Mailing:          | 03/17/2025 |
| Sign Posting Deadline:       | N/A        |

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mnccppcapps.org/planning/Person\\_of\\_Record/](http://www.mnccppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: Prince George's County Planning Board  
Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section,  
Development Review Division

FROM: Ellen Shadle, Planner III, Zoning Section,  
Development Review Division

SUBJECT: Special Exception SE-24006  
Tranquility Ridge

REQUEST: A special exception for the increase of residents of an existing congregate living  
facility.

RECOMMENDATION: **APPROVAL, with conditions**

---

**NOTE:**

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of June 5, 2025.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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The Zoning staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

## **I. EVALUATION CRITERIA**

- A. Prince George's County Zoning Ordinance.** This property is located within the Residential, Single-Family-95 (RSF-95) Zone. It was previously located within the One-Family Detached Residential (R-80) Zone. This application is being reviewed and evaluated in accordance with the provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1900 *et. seq.* of the current Zoning Ordinance, until April 1, 2025, an applicant may elect to develop a property pursuant to the requirements of the prior Zoning Ordinance, in accordance with the former zoning. This application was accepted for review on March 20, 2025, and the applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance. Accordingly, staff considered the following criteria in reviewing this application:

A special exception is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, a special exception may only be approved upon a finding that all of the following standards are met:

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**
- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**



- B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, special exception applications shall include a Type 2 tree conservation plan or a standard letter of exemption.
- C. Prince George's County Tree Canopy Coverage Ordinance.** Per Section 25-127(a)(1) of the County Code, and Prince George's County Council Bill CB-21-2024, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

## II. BACKGROUND

- A. Summary and Request:** A special exception for the increase in occupancy of an existing congregate living facility, from 8 residents to 16.

- B. Development Data Summary:**

|                    | EXISTING                                             | EVALUATED                                                   |
|--------------------|------------------------------------------------------|-------------------------------------------------------------|
| Zone(s)            | RSF-95                                               | R-80                                                        |
| Use(s)             | Congregate living facility for up to eight residents | Congregate living facility for greater than eight residents |
| Acreage            | 3.63                                                 | 3.63                                                        |
| Lots               | 1                                                    | 1                                                           |
| Square Footage/GFA | 9,223                                                | 9,223                                                       |

- C. Location and Site Description:** The subject property is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road. It consists of a single structure accessed from an approximately 375-foot-long driveway west off Temple Hill Road, as well as southwest from Suburban Court. It is buffered by mature trees on its west, south, and east from adjacent homes on Lambert Drive, Crystal Lane, and Gull Road. The subject property is in Planning Area 76B and Council District 8. The requested special exception area consists of the entire property, which is approximately 3.6367 acres. The site is currently developed with a one-story (with basement) congregate living facility for the elderly or physically handicapped.
- D. Proposed Use:** The property is currently operating as a congregate living facility for eight residents which is permitted by right in the R-80 Zone. The applicant is seeking approval of a special exception to increase its current resident occupancy from eight to 16. The application is not proposing any additional square footage. According to the provisions of Section 27-441(b)(6) of the prior Zoning Ordinance, congregate living facilities for more than eight residents are permitted by special exception in the R-80 Zone.
- E. Neighborhood and Surrounding Uses:** The neighborhood is residential in character and is developed with single-family detached residential dwellings within the immediate vicinity of the subject property. The neighborhood is bound by I-95/495 (Capital Beltway) to the north, Brinkley Road to the south, and MD 5



(Branch Avenue) to the east. The property sits adjacent to a significant area zoned Residential Open Space (ROS) to the property's northeast and southwest, with remaining properties in the neighborhood in various residential zones. The subject property is surrounded by the following uses:

- North—** Single-family dwellings in the RSF-95 (previously R-80) Zone and Temple Hill Road beyond.
- South—** Single-family dwellings in the RSF-95 (previously R-80) Zone, the terminus of Crystal Lane and vacant wooded land in the ROS Zone.
- East—** Single-Family dwellings in the RSF-95 (previously R-80) Zone and Temple Hill Road beyond.
- West—** Single-Family dwellings in the RSF-95 (previously R-80) Zone and the terminus of Gull Road.

- F. History and Previous Approvals:** The subject property is recorded as Lot 1 of Norris Pyles' Old Mill Estates in Plat Book WWW 67 Plat No. 3, approved by the Prince George's County Planning Board on November 22, 1967.

The applicant has operated a congregate living facility, referred to as Tranquility Ridge, since 2020. Prior interior work and minimal site grading for stormwater management facilities was performed pursuant to a fine grading permit (Case No. 15877-2018) and was completed circa 2020.

### **III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE**

This application for increasing a congregate living facility from greater than eight residents through a special exception is being reviewed, in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

- A. Required Findings:** Section 27-317 of the prior Zoning Ordinance provides the following:

**(a) A Special Exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purpose of this Subtitle (Section 27-102);**

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102 of the prior Zoning Ordinance, are to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with these purposes and will not negatively impact the health, safety, and welfare of the public. The subject property is 9,223 square feet and configured on a



3.63-acre lot. It is accessed by a 365-foot-long driveway and surrounded by green buffer. These characteristics demonstrate the physical compatibility of the congregate living facility, with its surrounding neighborhood, and its preserved natural features on-site. Further, there is no land disturbance proposed, and the facility's configuration will have minimal impact on traffic. Subsequently, the approval of the special exception as proposed would be in harmony with the purpose of Section 27-102 of the prior Zoning Ordinance.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

The proposal is in compliance with all requirements and regulations set forth in prior Subtitle 27. The applicant does not request any departures or variances in conjunction with this application. The proposed use is evaluated according to the general required findings of approval. This is applicable to all special exception requirements specific to congregate living facilities, and requirements of the R-80 Zone contained in Sections 27-317, 27-344, 27-421.01, and 27-442 of the prior Zoning Ordinance, as discussed below.

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

The property is located within Planning Area 76B, as governed by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan). The master plan recommends Residential, Low-Density land use on the subject property, as illustrated on the Land Use, Transportation, and Public Facilities Map of the master plan. The master plan provides guidelines for residential zoning and states that the "Development proposals in the residential neighborhoods in Henson Creek-South Potomac should be guided by the policies contained in this master plan for each General Plan tier. To maintain the unique character of established residential neighborhoods, it is recommended that existing residential zoning patterns be maintained in this SMA as the base density zoning (page 106)."

The master plan describes Residential, Low Density in the Developed Tier (Center) that allows for 5.7 dwelling units/acre in R-80 Zone. (Table 4 -Residential Densities, Building Types, and Zones, page107). The proposed use of the site, to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants, is consistent with the master plan's land use recommendation.



**(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The expansion of services at the existing congregate living facility from 8 residents to 16 will not adversely affect the health, safety, or welfare of the residents or workers in the area. There will be no expansion of the existing building for the increase in occupancy. Existing trees currently buffer the facility from adjacent neighbors and roadways, and the existing physical character of the facility is compatible with the surrounding residential development of single-family dwellings. In addition, a 40-foot by 68-foot parking area illustrates safe internal circulation flow for pedestrians and vehicles on-site, as well as a safe ingress and egress of vehicles.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

The property is 3.63 acres, and the existing improvements thereon cover only 10.8 percent of the site area. The existing congregate living facility is a one-story building (with a basement) that will remain in architectural harmony with the existing surrounding residential development. The site is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road, surrounded by single-family detached residences. Existing trees currently buffer the facility from adjacent properties and roadways. These factors support a finding that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

**(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The subject application is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance. Our records do not indicate that a prior tree conservation plan is associated with the subject property.

**(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

This special exception site plan does not contain any regulated environmental features (REF) and therefore, conforms to this requirement.

**(b) In addition to the above required findings, in a Chesapeake Bay Critical Area (CBCA) Overlay Zone, a Special Exception shall not be granted:**



- (1) **Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
- (2) **Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

The subject property is not located in the Chesapeake Bay Critical Area; therefore, conformance with these required findings is not applicable.

**B. Additional Requirements for Specific Special Exceptions:** The Zoning Ordinance permits a congregate living facility by right up to and not exceeding eight residents. A special exception is required per Section 27-441(b)(7) for a congregate living facility for more than eight elderly or physically handicapped residents. Section 27-344, Congregate Living Facility, of the prior Zoning Ordinance states that “A congregate living facility for more than eight (8) elderly or physically handicapped residents, as defined by Section 12-168(a) of this Code, may be permitted, subject to the following”:

**1. There is a demonstrated need for the facility;**

The increase in occupancy of this congregate living facility, from 8 to 16 elderly or physically handicapped residents, would support the 2014 *Plan Prince George’s Approved General Plan* (Plan 2035) specifically, through fulfilling the following Housing and Neighborhood policies:

**Policy 4 Expand housing options to meet the needs of the County’s seniors who wish to age in place.**

**Policy 5 Increase the supply of housing types that are suitable for, and attractive to, the County’s growing vulnerable populations. These include the elderly, the homeless, and residents with special needs.**

The 2022 *Prince George’s County Population, Housing, and Economic Survey* also noted the following:

**Growth in the senior population (over 65) is also evident. While people over 65 comprised 8.9 percent of the County’s population in 2010, this cohort increased to 13.3 percent in 2020. This gain is reflected in the old-age dependency ratio, which measures the number of older people (over 65) who tend not to be actively working, against the economically active population (age 15-64). This measurement increased from 13.4 percent in 2010 to 20.7 percent in 2020.**

This is an important indicator track with respect to planning for housing, transportation, and health care services. The proposed extended congregate living facility will continue to provide equality, around-the-clock resident centered care for the region’s aging population. Residents will benefit from their range of services which include personal care, nursing, and clinical



care. Also, the Maryland's Office of Healthcare Quality lists the number of available assisted living beds for the County at 3,089. This corresponds to 44 individuals over the age of 65 per bed in the County (OHCQ Licensee Directories-Smartsheet.com). A comparison of several counties using the same available data from the Office of Healthcare Quality List along with data from the 2020 U.S. Census Bureau show that Prince George's County is lagging in comparison to other counties in the key statistics of residents over 65 per bed.

| County          | Population over 65 | Number of Beds | Residents per Bed |
|-----------------|--------------------|----------------|-------------------|
| Howard          | 51,749             | 1,838          | 28                |
| Anne Arundel    | 90,442             | 2,663          | 34                |
| Montgomery      | 181,334            | 5,073          | 36                |
| Prince George's | 135,034            | 3,089          | 44                |

2. **The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle; and**

Subtitle 12, Division 7, Sections 12-168 through 12-176 of the County Code, have been reserved. Therefore, this requirement is no longer applicable.

3. **There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodations requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.**

The existing building has 14 bedrooms and 14 bathrooms that will meet the stated size requirements as demonstrated on the plans associated with building permit Case No. 19144-2018-06. Based on the above requirements, two of the existing bedrooms will qualify for double occupancy.

**C. Regulations in the R-80 Zone:**

**Section 27-421.01. – Frontage**

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized, pursuant to prior Subtitle 24 of the Prince George's County Code.



## Section 27-442. - Regulations.

|                                                       | Required      | Provided           |
|-------------------------------------------------------|---------------|--------------------|
| Minimum Net Lot Area                                  | 9,500 sq. ft. | 58,414 sq. ft.     |
| Lot Coverage (Maximum % of Net Lot Area):             | 60%           | 10.8%              |
| Lot/Width Frontage at building line (Minimum in Feet) | 75            | 282.4              |
| Lot Width at Front Street Line (Minimum in Feet)      | 50            | 80*                |
| Building Height (Maximum in Feet, Main Building)      | 40            | 26 feet, 10 inches |
| Front setback                                         | 25            | 365+*              |
| Side setback                                          | 17/8          | +/- 110/68*        |
| Back setback                                          | 20            | +/- 123*           |

**Note:** \*The provided setbacks are taken from dimensions on the plan. The development standards table on the plans do not include the provided setbacks. A condition is included herein requiring that setbacks be provided prior to certification.

### Parking Regulations

In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, Congregate Living Facility, one space for every four residents is required. In accordance with Section 27-566, at least one parking space shall be reserved for the physically handicapped. The property will have 16 residents, which will require a minimum of 4 parking spaces. The special exception site plan shows a total of 5 existing parking spaces are provided, four standard parking spaces and one handicapped parking space.

### PART 12. – Signs

The site plan does not show any existing or proposed sign for approval.

## IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, conformance is required for Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping Requirements. Staff find that the proposed landscape plan meets these requirements.

## V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The site does not have a valid Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, or a natural resources inventory. This site would be subject to the provisions of the 2024 Prince George's County



Woodland and Wildlife Habitat Conservation Ordinance that came into effect July 1, 2024, and Prince George's County Council Bill CB-77-2024 which is effective on January 3, 2025; however, this application does not propose any grading, therefore a tree conservation plan is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

## **VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE**

Per Section 25-127(a) of the County Code, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

## **VII. REFERRAL COMMENTS**

The subject application was referred to the concerned agencies and divisions. No major issues impeding the proposed expansion were identified in the referrals that were received for the subject application. Any outstanding issues regarding the site plan and the landscape plans are addressed as recommended conditions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

- A. **Environmental Planning**—In a memorandum dated May 2, 2025 (Schneider to Shadle), the Environmental Planning Section found that the application is in conformance with the environmental regulations of Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), and 27-296(c)(1)(K) of the prior Zoning Ordinance. The site area contains six specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). No specimen trees are requested for removal. The site does not contain any REF. No disturbance is proposed as part of this application, and no updates or revisions to the prior approved natural resource inventory plan or site development concept plan are necessary as part of this special exception application.
- B. **Subdivision**—The subject property was platted in 1967 and requires resubdivision for development exceeding 5,000 square feet of gross floor area, in accordance with prior Subtitle 24 of the County Code, unless the existing development predates January 1, 1990. A preliminary plan of subdivision (PPS) may be required. Prior to approval of a use and occupancy permit for more than 8 residents, the applicant must demonstrate that development prior to 1990 was for congregate living. A change to congregate living after 1990 constitutes new development of the square footage for such a use, which will require a PPS prior to the approval of permits.
- C. **Permits**—In a memorandum dated April 22, 2025 (Shaffer to Shadle), the Permit Review Section provided the applicant with the following comments:

The driveway shall be dimensioned at 22 feet wide to allow for two-way traffic. The dimensions of the handicap parking space shall be at least 11 feet by 19 feet, with a 5-foot striped access aisle (the length of the space) or 8 feet by 19 feet, with an 8-foot striped access aisle. The total number of residents proposed shall be noted on the site plan. The zoning notes demonstrated on the lot on the site plan state



“Zoning – RSF-80”. The note shall be revised to demonstrate the R-80 Zone. This review does not include the review of any signage.

- D. **Transportation**—In a memorandum dated April 21, 2025 (Wilson to Shadle), the Transportation Planning Section provided the following comments:

The 2006 *Approved Henson Creek-South Potomac Master Plan* includes the following goals and objectives applicable to the site (pages 66–67):

**Goal: Provide a safe, affordable, multimodal, pedestrian-friendly transportation system in the master plan study area that:**

- **Provides a comprehensive network of pedestrian, bicycle, and trail facilities for recreation and to provide opportunities to make some trips by walking or bicycling.**

The site is currently developed with pedestrian and Americans with Disabilities Act accessible pathways from the parking area to the building entrances. Staff recommend bicycle parking be provided on-site to accommodate multimodal use, to meet the intent of the policy.

- E. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPPE)**—In a memorandum dated April 11, 2025 (Guzman to King), DPPE provided the following comments:

**Traffic Comments**

There is no development proposed with this application. The gross floor area of the facility will not change because of this SE. Therefore, there are no comments.

**Geotechnical Comment**

A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, was done under Fine Grading Plan 15877-2018.

**Floodplain**

There is no floodplain on this property.

**Water and Sewer Comments**

The 2018 Water and Sewer Plan designates Platted Lot 1 in water and sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Water and sewer lines in Gull Road are near the lot. A sewer line traverses the lot. Records and maps reflect that this developed lot is served via the public water and private septic systems.

**Storm Drain and Stormwater Management**

SE-24006 is in conformance with the associated Site Development Concept Plan, 53459-2017-00, which expired on March 20, 2021, and needs to be updated. The applicant must provide as-built approval for the micro-bio facility completed under Fine Grading Plan 15877-2018.



DPIE has no objection to SE-24006.

- F. **Prince George's County Health Department**—The Maryland Department of the Environment requires that the on-site sewage disposal systems of assisted living facilities have a minimum wastewater design flow of 100 gallons per day per bed space. The Health Department has reviewed the property's records on its current septic system. It was determined that the current septic tank size of 2,000 gallons and drain field design specifications are suitable to sustain the potential increase in wastewater flow. However, with the increase in occupancy, the property owner should continue proper septic system maintenance. Having a septic scavenger pump out the tank periodically would help reduce the chances of overloading the drain fields and minimizing potential system failures. Ultimately, proper inspection and maintenance would prevent the release of inadequately treated household wastewater into the environment and the associated risks to public health.
- G. **Community Planning**—In a memorandum dated May 2, 2025 (Tariq to Shadle), the Community Planning Division found that pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the master plan.
- H. **Historic Preservation/Archelogy**—This proposal will not impact any historic sites, historic resources, or known archeological sites.

## VIII. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

## IX. RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the requirements in Section 27-317(a) of the prior Zoning Ordinance, and the required findings per Section 27-441(b)(7) of the prior Zoning Ordinance, for a congregate living facility for more than eight elderly or physically handicapped residents.

Therefore, staff recommend APPROVAL of Special Exception SE-24006, for Tranquility Ridge, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a minimum of two inverted U-style bicycle racks at a location convenient to the building entrance, in accordance with the 2006 *Approved Henson Creek-South Potomac Master Plan*.
  - b. Indicate the provided setback for the existing building in the notes on the plan.



2. Prior to approval of a use and occupancy permit for more than eight residents, a preliminary plan of subdivision and final plat shall be required for the proposed development, unless the applicant demonstrates that an exemption from the Prince George's County Subdivision Regulations is met.



# TRANQUILITY RIDGE

Special Exception

**Staff Recommendation:** APPROVAL with conditions

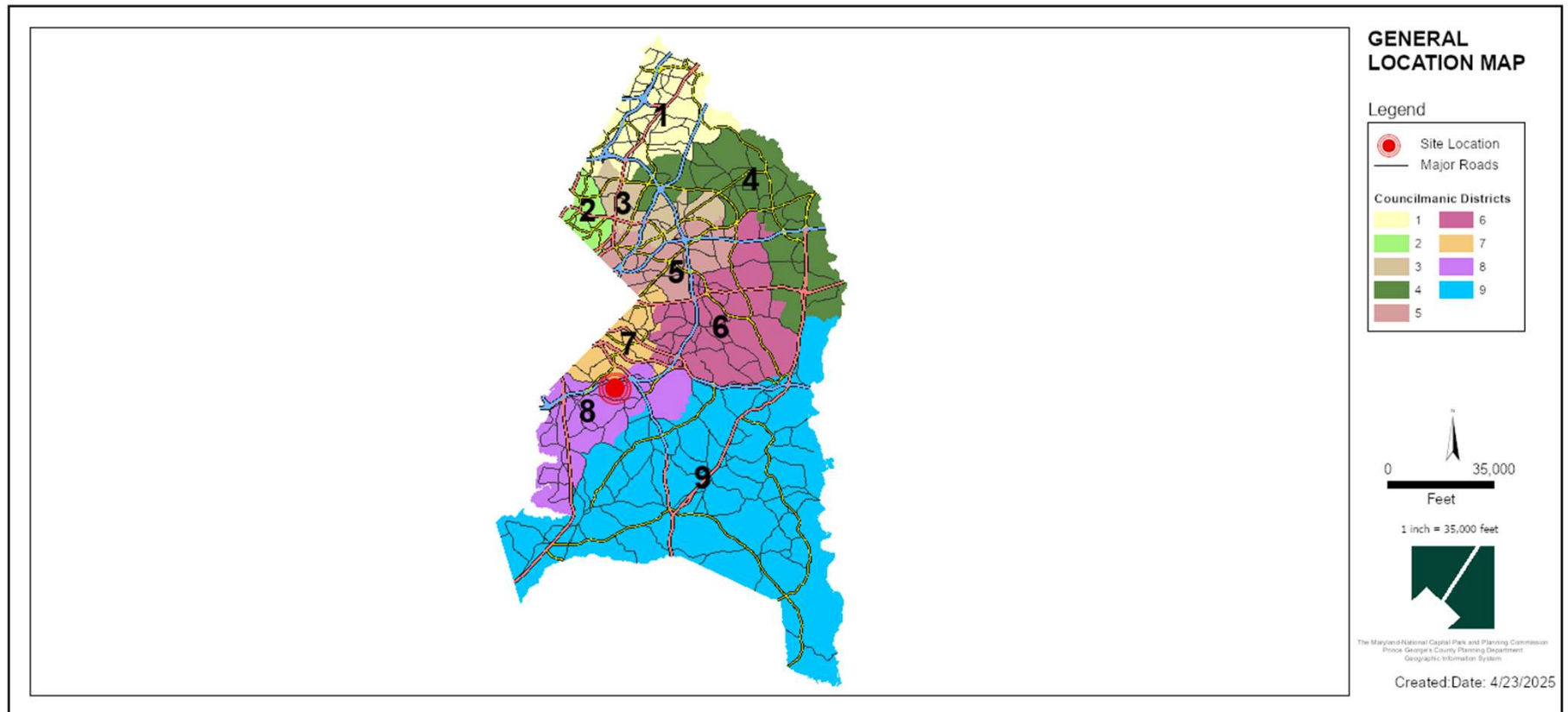




# GENERAL LOCATION MAP

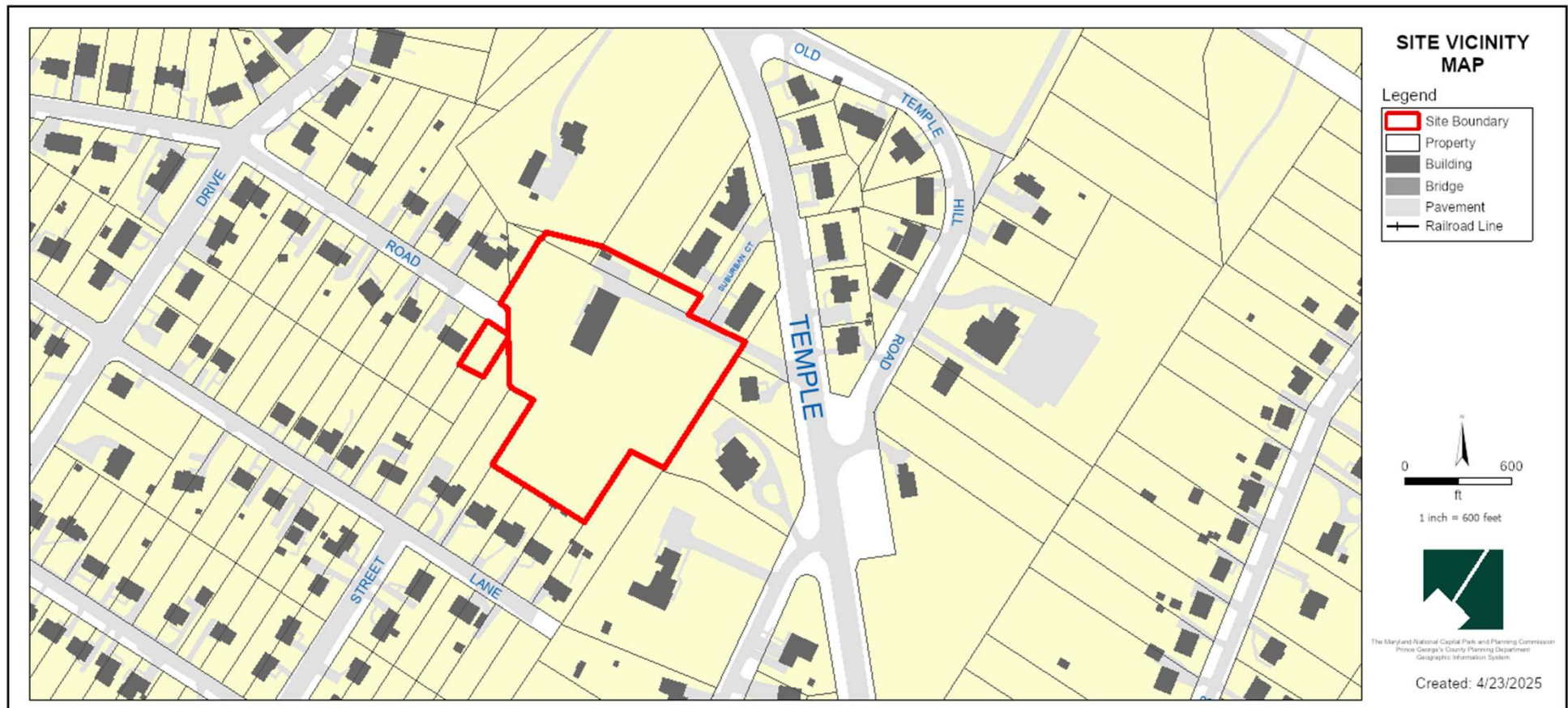
Council District: 08

Planning Area: 76B





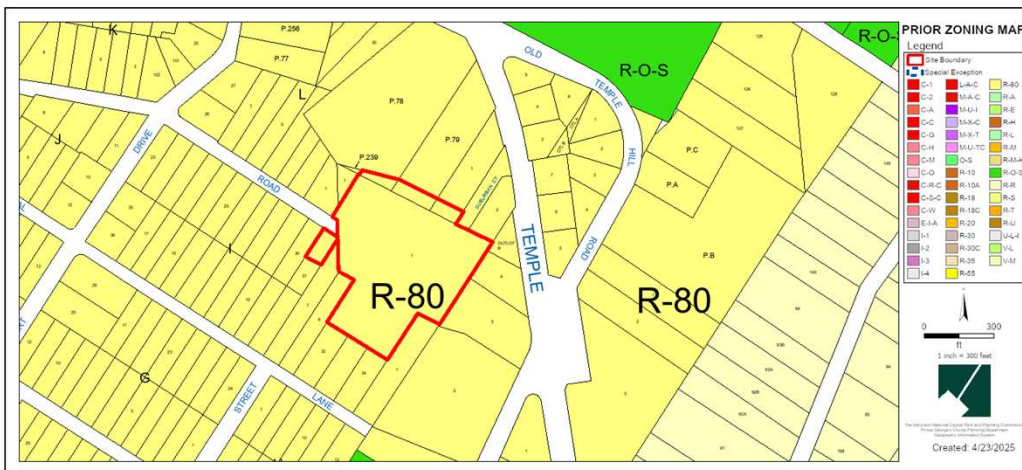
# SITE VICINITY MAP



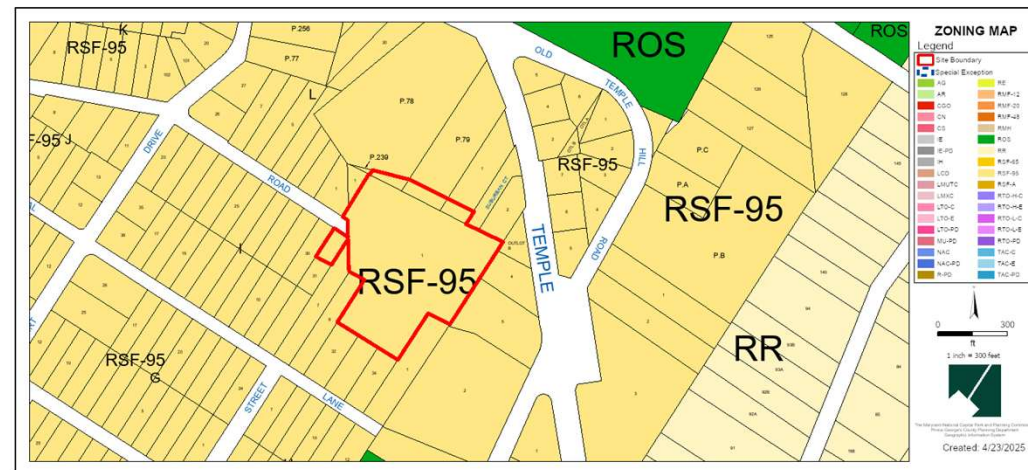


# ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: R-80



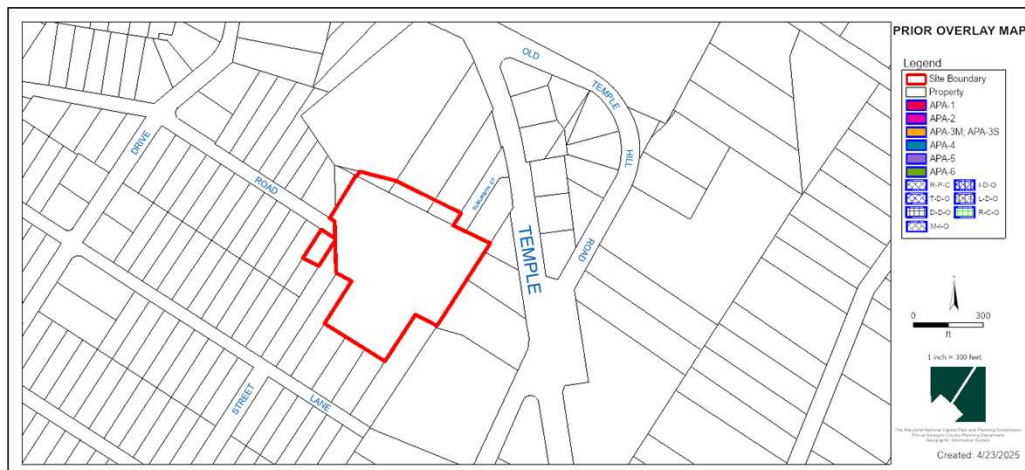
Current Zoning Map: RSF-95



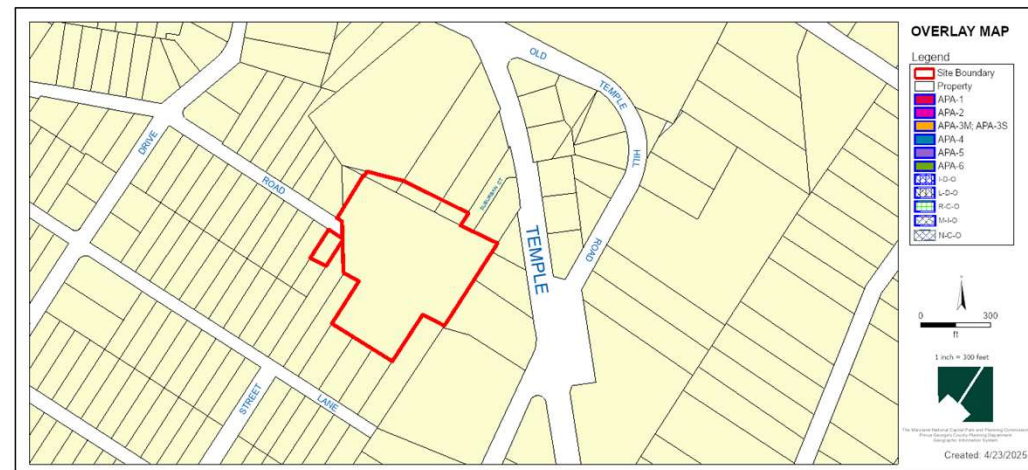


# OVERLAY MAP (PRIOR AND CURRENT)

Prior Overlay Map

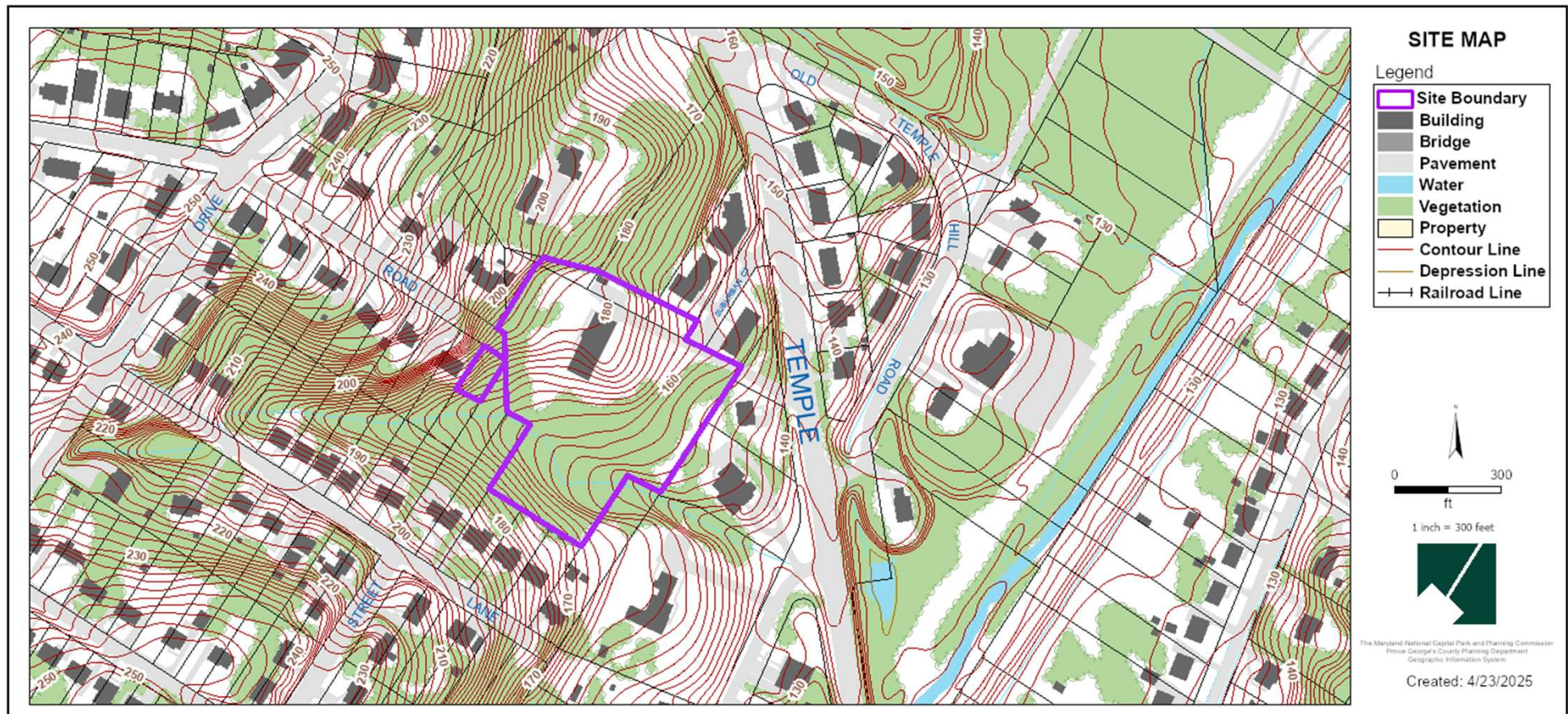


Current Overlay Map



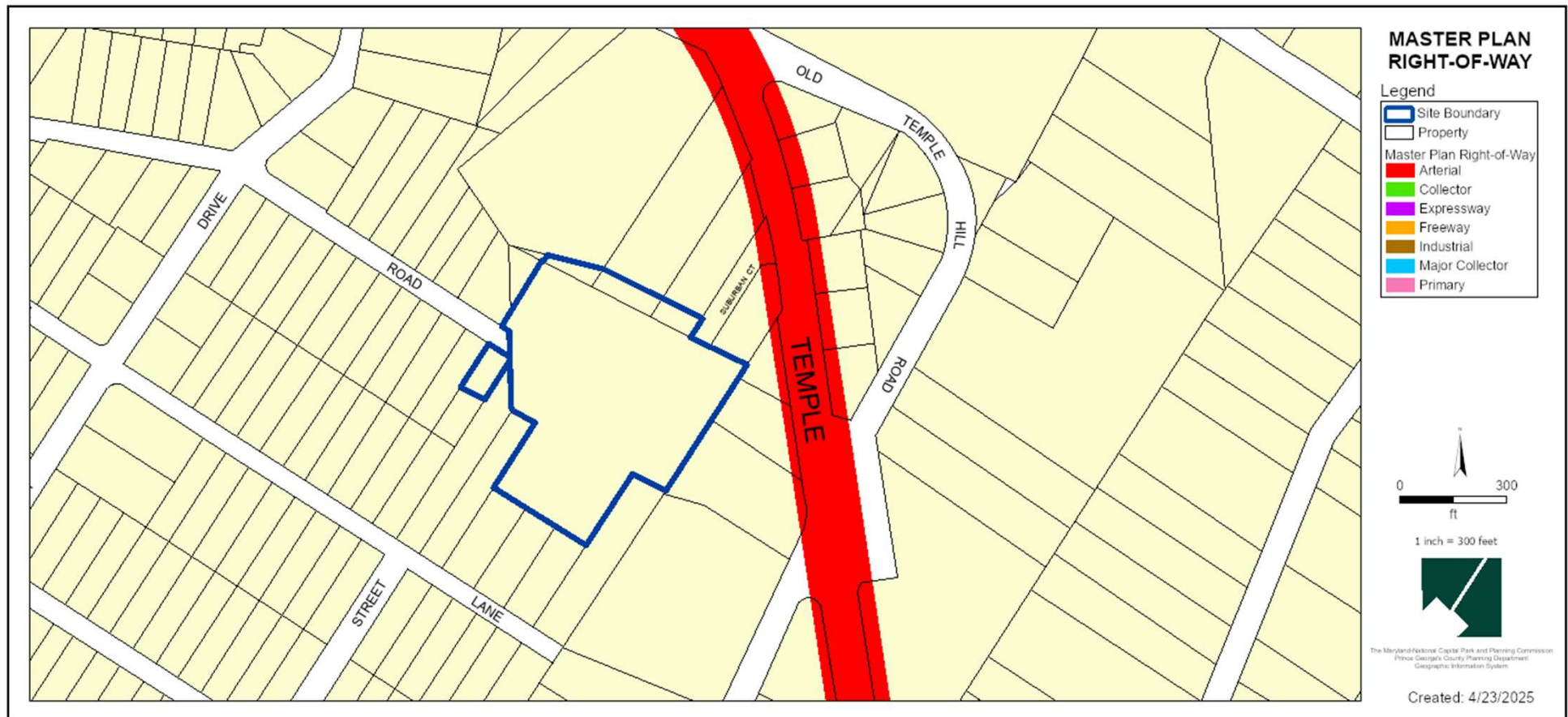


# SITE MAP



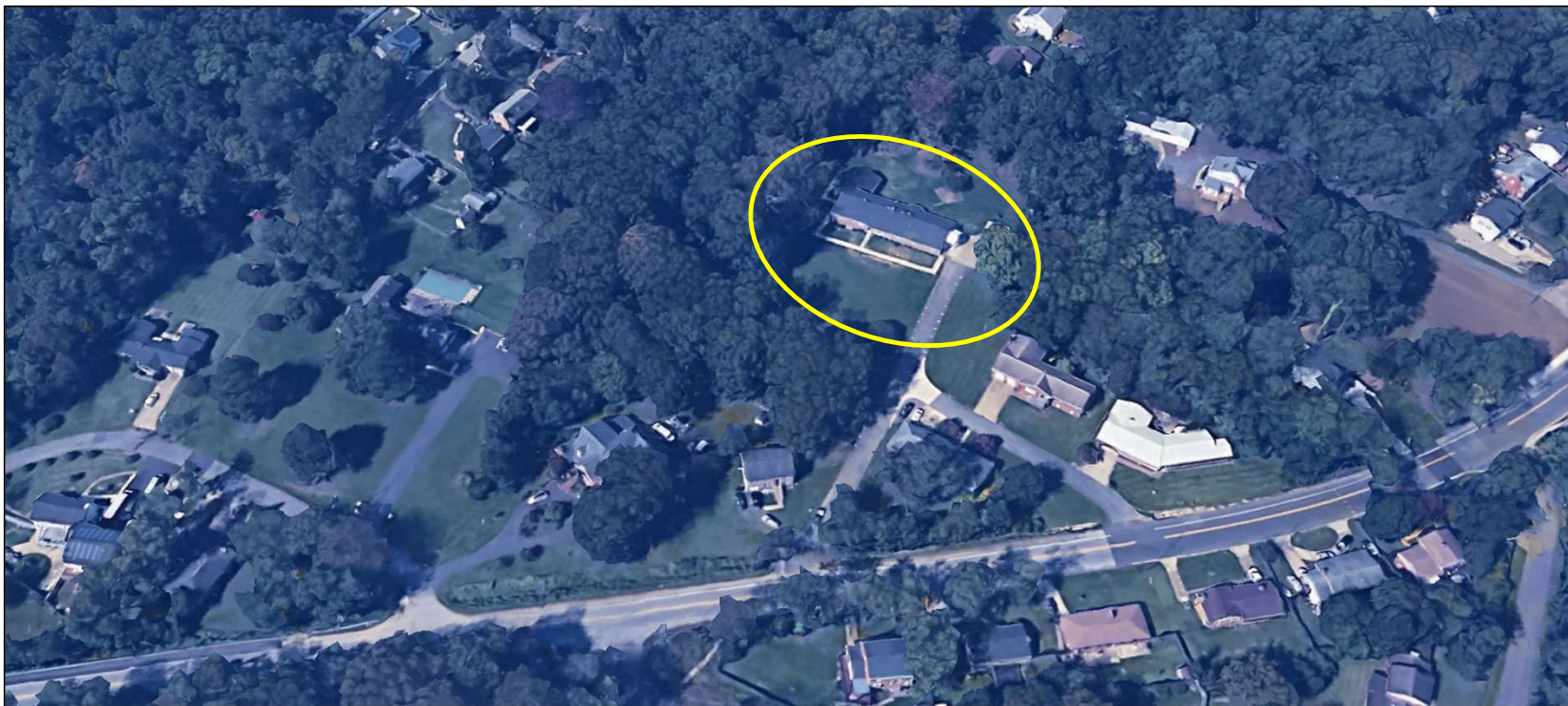


# MASTER PLAN RIGHT-OF-WAY MAP





## PROPERTY ORIENTATION IN SURROUNDING NEIGHBORHOOD





## SPECIAL EXCEPTIONS PLAN (EXISTING & PROPOSED)



SITE PLAN: CURRENT



SITE PLAN: PROPOSED







# ELEVATIONS





# STAFF RECOMMENDATION

## **APPROVAL** with conditions:

- 1) Installation of two inverted U-style bicycle racks

## **No major issues:**

## **Applicant Required Mailings:**

- Informational Mailing: 01/10/2025
- Acceptance Mailing: 03/17/2025



## **STATEMENT OF JUSTIFICATION**

### **Tranquility Ridge SE-24006**

OWNER: Delores Flowers  
P.O. Box 1000  
Oxon Hill, Maryland 20750

APPLICANT: Tranquility Ridge, Inc.  
P.O. Box 1000  
Oxon Hill, Maryland 20750  
Attn: Delores Flowers

ATTORNEY/  
AGENT: Matthew C. Tedesco, Esq.  
Dominique A. Lockhart, AICP  
McNamee Hosea, P.A.  
6404 Ivy Lane, Suite 820  
Greenbelt, Maryland 20770  
(301) 441-2420 Voice  
(301) 982-9450 Fax  
[Mtedesco@mhlawyers.com](mailto:Mtedesco@mhlawyers.com)  
[Dlockhart@mhlawyers.com](mailto:Dlockhart@mhlawyers.com)

CIVIL ENGINEER: Anthony M. Olekson, P.E.  
COA Barrett  
100 Jibsail Drive  
Prince Frederick, Maryland 20678  
(410) 257-2255  
[aolekson@coabarrett.com](mailto:aolekson@coabarrett.com)

REQUEST: In accordance with the provisions of Section 27-1704(d), and alternatively, Section 27-1903(b) of the Zoning Ordinance (and Sections 27-317 and 27-344 of the prior Zoning Ordinance), this application seeks a Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 total occupants) in the prior R-80 Zone.

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#### **I. DESCRIPTION OF PROPERTY**

1. Address – 5401 Temple Hill Road, Temple Hills, Maryland 20748.



2. Proposed Use – Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants) in the prior R-80 Zone.
3. Election District – 12.
4. Councilmanic District – 8.
5. Lots – Lot 1.
6. Total Gross Acreage – 3.63 Acres.
7. Total Net Acreage – 3.63 Acres.
8. Tax Map & Grid – 97-C-2.
9. Location – West side of Temple Hill Road, at the eastern terminus of Gull Road.
10. Zoning – RSF-95 (Residential, Single-Family – 95) Zone; R-80 (One-Family Detached Residential) Zone (prior).
11. WSSC Grid – 208SE04.
12. Water/Sewer Category – W3/S3
13. General Plan Growth Policy – Established Communities.

## **II. NATURE OF REQUEST**

Tranquility Ridge, Inc. (hereinafter the “Applicant”) is requesting a Special Exception to increase the existing congregate living facility from 8 residents to 16 residents. The subject property is within the Residential, Single-Family-95 (RSF-95) Zone; however, this application is being reviewed and evaluated in accordance with the prior R-80 Zone and the prior Prince George’s County Zoning Ordinance, pursuant to Section 27-1903(b) of the Zoning Ordinance. This section allows proposals or permit applications to utilize the prior Zoning Ordinance for development of the subject property. The Applicant contends that the prior zoning ordinance, for which a recent building permit was issued pursuant to, provides the most efficient mechanism for review and processing of this application.

The Prior Zoning Ordinance requires a Special Exception application for a Congregate Living Facility of more than 8 residents in the R-80 Zone. This proposal will be in conformance with the requirements of Sections 27-317 and 27-344 of the prior Zoning Ordinance. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. This interior work (with a small 1,326 square foot addition) and minimal site grading for stormwater management facilities performed pursuant to a find



grading permit (Case No. 15877-2018) was completed circa 2020. No development is proposed with SE-24006. Instead, SE-24006 seeks to only facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility is approximately 9,223 square foot comprising of a one-story building (with a basement), to accommodate 14 bedrooms and 14 bathrooms (2 rooms qualify for double occupancy). Again, no actual development is proposed with SE-24006 and no increase to the existing and previously permitted gross floor area is proposed.

### Transitional Provisions

On April 1, 2022, the approved County-wide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance and Subdivision Regulations became effective, thereby, rezoning the subject property to the newly created RSF-95 Zone. The new Zoning Ordinance provides for Transitional Provisions and Choice of Law Provisions for utilization on the prior Zoning Ordinance and prior Subdivision Regulations. This application falls within Section 27-1704(d). Specifically, the development on the subject property was previously permitted (Permit Case No. 19144-2018-CU & Case No. 15877-2018). Section 27-1704(d) provides that “[d]evelopment approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations or otherwise subject to this Section are ‘grandfathered’ and all buildings, uses, structures, or site features are deemed legal and conforming, and subject to the provisions of Section 27-1707. . . . All other development approvals shall have access to and utilization of the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032 or until the property is rezoned pursuant to a Zoning Map Amendment (Section 27-3601) or Planned Development Zoning Map Amendment (Section 27-3602), whichever occurs first.” Thus, since the existing development, pursuant to grandfathered permits, is approved under the prior Zoning Ordinance, it is otherwise subject to Section 27-1704 and is “grandfathered” with all buildings, uses, structures, or site features being deemed legal and conforming – meaning SE-24006 (to increase the current use from 8 residents to 16 residents) has access to and utilization of both the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032. Thus, SE-24006 will utilize the prior Zoning Ordinance pursuant to Section 27-1704.

Alternatively, Section 27-1903(b) provides for a choice of law provision that allow applicants, after April 1, 2022, to elect to utilize the prior Zoning Ordinance. Therefore, development pursuant to the prior Zoning Ordinance offers the most efficient and established framework for review and approval of the applicant’s desired use/development at this time. This is especially true given the prior permits that have been issued under the prior Zoning Ordinance to facilitate the existing development an use of the property, which is grandfathered. Notwithstanding, and out of the abundance of caution, Section 27-1903(b) provides, “[e]xcept as otherwise provided in this Section, development applications of any type for properties in all other zones of the County may utilize the prior Zoning Ordinance for development of the subject property.” Consequently, this application may also elect to use the prior Zoning Ordinance and prior Subdivision Regulations for review pursuant to the prior R-80 (One-Family Detached Residential) Zone.

### **III. NEIGHBORHOOD/SURROUNDING USES**



The subject property is in Planning Area 76B and Councilmanic District 8. More specifically, the site is located on the west side of Temple Hill Road, at the terminus of Gull Road. The requested Special Exception area consists of the entire property, which is approximately 3.6367 acres. The site is currently developed with a one-story (with basement) congregate living facility for the elderly or physically handicapped.

The subject property is surrounded by the following uses:

*North:* Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and beyond, Temple Hill Road.

*South:* Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone, the terminus of Crystal Lane and vacant wooded land in the ROS (Reserved Open Space) Zone.

*East:* Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and beyond, Temple Hill Road.

*West:* Single-Family Homes in the RSF-95 (Residential, Single Family - 95) Zone and the terminus of Gull Road.

The Applicant's neighborhood boundary consists of the following:

*North:* Capital Beltway

*East:* Temple Hills Road

*South:* Brinkley Road

*West:* Brinkley Road

#### **IV. MASTER PLAN / SECTIONAL MAP AMENDMENT / GENERAL PLAN**

The property is located within Planning Area 78 as governed by the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (Master Plan) and the 2014 *General Plan* ("Plan 2035"). The Master Plan recommends residential low density land uses on the site, and Plan 2035 placed the Property in the Established Communities Growth Policy Area.





Plan 2035 notes that Established Communities are most appropriate for context-sensitive infill and low-to-medium density development (page 20). Given the property’s location within an existing residential neighborhood, expansion of the existing congregate living facility without an increase in gross floor area, minimal traffic generation, and minor proposed land disturbance activities for landscaping and roadway improvements, the subject application would constitute context-sensitive infill.

Plan 2035 states that the “The 55 to 64 age group, commonly referred to as the Baby Boomer Generation, grew by approximately 30,000 residents or 36 percent. This was more than any other age group in the County. Forecasts indicate that over the next ten years seniors aged 65 years and older will account for the largest population gains in the County” (page 57). Plan 2035 includes policies recommending that the County “[e]xpand housing options to meet the needs of the County’s seniors who wish to age in place” and “[i]ncrease the supply of housing types that are suitable for, and attractive to, the County’s growing vulnerable populations ... [which]



include[s] the elderly, the homeless, and residents with special needs.” (pages 189-190). The proposed congregate living facility will aid in achieving the County’s goals by providing a quality housing option for the elderly that comes with resident-centered care. The range of services featured at the facility will include personal care and professional nursing services.

The proposed special exception use aligns with the goals for the Developed Tier as outlined in the master plan, which state to strengthen existing neighborhoods, encourage appropriate infill, and preserve, restore, and enhance natural features and provide open space (p.35).

Due to the physical compatibility of the congregate living facility with the surrounding neighborhood, preserved natural features on site, no land disturbance, and the minimal impact on traffic, the approval of the Special Exception as proposed would be in harmony with the recommendations of the Henson Creek-South Potomac Master Plan.

## **V. APPLICANT’S PROPOSAL**

The Applicant presents in this Special Exception application (SE-24006) a request to increase the occupancy of the existing congregate living facility from 8 elderly or physically handicapped residents to 16 elderly or physically handicapped residents. The existing congregate living facility has been permitted under Case No. 19144-2018-06 and was approved by DPIE for a maximum of 16 residents. The existing 9,223 sq. ft one-story building (with basement), will not require an addition or expansion to the building, nor any façade changes. The façade is in kind with other single family residential façades in the existing neighborhood.

The minimum required off street parking spaces for a congregate living facility for elderly/physically handicapped is 1 space per 4 residents. Per the minimum code requirements, 4 spaces are required, and 5 parking spaces are proposed as shown on the site plan (1 ADA and 4 standard parking spaces). The driveway and parking spaces are existing, fully paved, and striped. The site plan shows access directly from Temple Hill Road, which contains a 30-foot wide right of way for ingress and egress. No disturbance is proposed with this Special Exception application.

## **VI. CRITERIA FOR APPROVAL**

Evaluation of a special exception application is not an equation to be balanced with formulaic precision. (*See Sharp v. Howard County Bd. of Appeals*, 98 Md.App. 57, 73, 632 A.2d 248, 256 (1993) (rejecting “appellants’ interpretation of the holding of *Schultz* as if it were the atomic chart of elements from which a formula for divining inherent and peculiar adverse effects could be derived”). Instead, a “special exception is a valid zoning mechanism that delegates to an administrative board a limited authority to permit enumerated uses which the legislative body has determined can, *prima facie*, properly be allowed in a specified use district, absent any fact or circumstance in a particular case which would change this presumptive finding.” *People’s Counsel v. Loyola College*, 406 Md. 54, 105-106 (2008) (internal citations omitted). Thus, there is a presumption that the proposed use is *prima facie* allowed.



The seminal case for special exception law in Maryland is *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 (1981). *Schultz*, among other things, “postulates an analytical paradigm for how individual special exception applications are to be evaluated.” The court explained:

Whereas, the applicant has the burden of adducing testimony which will show that his use meets the prescribed standards and requirements; he does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community. If he shows to the satisfaction of the [administrative body] that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest, he has met his burden. The extent of any harm or disturbance to the neighboring area and uses is, of course, material. . . . But if there is no probative evidence of harm or disturbance in light of the nature of the zone involved or of factors causing disharmony to the operation of the comprehensive plan, a denial of an application for a special exception use is arbitrary, capricious, and illegal.

*Schultz*, 291 Md. at 11-12, 432 A.2d at 1325.

In carrying out the *Shultz* test, however, “some of the language of Judge Davidson’s opinion . . . occasionally has been misperceived by subsequent appellate courts and frequently misunderstood by some attorneys, planners, governmental authorities, and other citizens.” *People’s Counsel for Baltimore County v. Loyola College in Maryland*, 406 Md. 54, 57, 956 A.2d 166, 167 (2008). Judge Harrell, writing for the Supreme Court of Maryland, used *Loyola* to clarify and explain the proper evaluative framework for special exception applications and dispelled any lingering misunderstandings of what the Court truly intended when it filed the opinion in *Schultz* almost forty years ago. *Id.*

“The *Schultz* standard, as presaged in *Anderson v. Sawyer*, 23 Md. App. 612, 329 A.2d 716 (1974), requires that the adverse effect ‘inherent’ in a proposed use be determined without recourse to a comparative geographic analysis.” *Id.* at 106, 956 A.2d at 197 (emphasis added); *Mills v. Godlove*, 200 Md. App. 213, 232, 26 A.3d 1034, 1045 (2011).

*Loyola* explains, and makes clear, that the *Schultz* analytical paradigm is

not a second, separate test (in addition to the statutory requirements) that an applicant must meet in order to qualify for the grant of a special exception. Rather, the *Schultz* explication speaks to two different contexts, one by which a legislative body decides to classify a particular use as requiring the grant of a special exception before it may be established in a given zone, and a second one by which individual applications for special exceptions are to be evaluated by the zoning body delegated with responsibility to consider and act on those applications in accordance with criteria promulgated in the zoning ordinance.



*Id.* at 69, 956 A.2d at 175. The Court’s explanation for arriving at this conclusion in *Loyola* is based upon the rationale that

[t]he local legislature, when it determines to adopt or amend the text of a zoning ordinance with regard to designating various uses as allowed only by special exception in various zones, considers in a generic sense that certain adverse effects, at least in type, potentially associated with (inherent to, if you will) these uses are likely to occur wherever in the particular zone they may be located. In that sense, the local legislature puts on its ‘Sorting Hat’ and separates permitted uses, special exceptions, and all other uses. That is why the uses are designated special exception uses, not permitted uses. The inherent effects notwithstanding, the legislative determination necessarily is that the uses conceptually are compatible in the particular zone with otherwise permitted uses and with surrounding zones and uses already in place, provided that, at a given location, adduced evidence does not convince the body to whom the power to grant or deny individual applications is given that actual incompatibility would occur. With this understanding of the legislative process (the ‘presumptive finding’) in mind, the otherwise problematic language in *Schultz* makes perfect sense. The language is a backwards-looking reference to the legislative ‘presumptive finding’ in the first instance made when the particular use was made a special exception use in the zoning ordinance. It is not a part of the required analysis to be made in the review process for each special exception application. It is a point of reference explication only.

*Id.* at 106-107, 956 A.2d at 197-198 (footnote 33 omitted). Consequently, so long as probative evidence exists to support the required findings, the special exception should be approved. In this case, the general findings that are required for granting a special exception are as follows.

The prior Zoning Ordinance requires compliance with Sections 27-317 and 27-344 to obtain Special Exception approval of a congregate living facility for more than 8 residents in the R-80 Zone. The sections of the Ordinance are as follows:

**Section 27-317**

***Sec. 27-317. Required Findings.***

**(a) A Special Exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;**

COMMENT: The general purposes of the Zoning Ordinance are set forth in Section 27-102,



which states:

**(a) The purposes of the Zoning Ordinance are:**

- (1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;**

COMMENT: This proposal complies with this criterion as it proposes to provide additional facilities for the increasing elderly population within the County. Accordingly, in order to protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County, alternative congregate care/independent living facilities should be offered to the growing elderly population. The location of this particular facility in a residential area allows the residents to be in a comfortable and safe setting. The proposed expanded congregate living facility will be operated in a building which has the appearance of a single-family dwelling. Adequate setbacks and existing woodland currently screen the views from adjoining properties and roadways. As such, it will promote the health and safety of the present and future inhabitants of the County by being a quiet, peaceful, low-impact, small-scaled facility, that continues to provide a compatible physical appearance so as not to change the character of the existing neighborhood.

**(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;**

COMMENT: The relevant plans which apply to this site are Plan 2035, the 2006 Approved Master Plan for the Henson Creek-Soth Potomac Planning Area (Master Plan), and a number of Functional Master Plans, including the 2009 *Countywide Master Plan of Transportation*, and the Functional Master Plan for Parks, Recreation, and Open Space 2040. As discussed herein, Plan 2035 and the Master Plan recommend lower density and residential uses for the subject property. The expansion of the existing congregate living facility would align with, and further the goal of permitting a residential use on the subject property. The footprint of the existing facility will not be changed, and therefore, does not affect the low-density character of the area.

**General Plan**

As noted above, Plan 2035 classified the subject site in its Growth Policy Map (page 107) in the Established Communities category, and the Generalized Future Land Use Map (page 101) designated the site for Residential Low Land Use.

Established Communities are described by Plan 2035 as “the County’s heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,” (page 106) and recommends that, “Established communities are most appropriate for context-sensitive infill and low-to-medium density development . . .” (page 20). Residential Low land use is described by Plan 2035 as, “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.” (Page 100). Consequently, the requested special exception is consistent with Plan 2035, as it will maintain the neighborhoods residential character.



## Master Plan

As noted above, the applicable Master Plan is the 2006 Approved Master Plan for the Henson Creek-Soth Potomac Planning Area. The future land use map recommends the subject property for “Low Density Residential” land use. The Master Plan identified the main challenges for properties located within the Developed Tier of the Master Plan Area (p.35). These challenges include reinforcing the character of established residential neighborhoods, ensuring infill development is compatible, and restoring the natural features. The proposed use will retain the existing physical form of a single-family dwelling and will be a low impact use that will not affect the character of the existing surrounding neighborhood. No disturbance is proposed for the exterior of building interior, and the property is adequately screened from neighboring properties and roadways by existing trees on site.



## Other Applicable Functional Master Plans

The 2009 *Countywide Master Plan of Transportation* includes a policy recommendation for the Developed Tier, in which the subject property is located, to encourage “quality infill, redevelopment, and restoration.” (page 3). The proposed use meets this policy goal by maintaining the look and feel of the existing residential neighborhood, and providing a high quality low impact use. Additionally, the proposal also meets the goals of the Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, which promotes connectivity, health, and wellness. (Page 9). The subject property is located 0.3 mile from the Temple Hills Community Center, and 0.4 mile from Henson Creek Park. Current and future residents of the congregate living facility will be able to have and enjoy close proximity to a community center and well-maintained park facilities for additional outdoor/indoor activity options.

The expansion of the existing congregate living facility will not be in conflict with the General Plan, Sector Plan, or any applicable Functional Master Plans. Given its proposed location within a residential area, no increase to the gross floor area of the existing facility, no land



disturbance, and the minimal impact on traffic, the approval of this Special Exception would constitute context-sensitive infill development. The application is also consistent with the Master Plan's land use recommendations and goals.

**(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;**

COMMENT: As indicated above, the site is currently developed with a congregate living facility for 8 residents, which has been successfully operating for a number of years. The success of this site unequivocally evidences that the existing use provides the community with the services needed in a safe and comfortable manner. Furthermore, it is anticipated that the proposed increase in the number of residents from 8 to 16 will have a minimal (or de minimis) impact on traffic, which does not affect the level of service of the nearby intersections. Approval of the application as proposed would be in harmony with this purpose of promoting the conservation of a community which will be developed with adequate public facilities.

**(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;**

COMMENT: The proposed Special Exception is in accordance with Master Plan's recommendation for residential land use. The property is located in the Established Communities of the Growth Policy Map, and the use/development is consistent with the vision of the Established Communities growth policy. This is further addressed above. Approval of the subject application would aid the orderly growth and development of the County by its compatible expansion of an existing congregate living facility in a developed residential area that is in accordance with the Master Plan's land use recommendation. As such, the subject application is in harmony with this purpose of the Ordinance.

**(5) To provide adequate light, air, and privacy;**

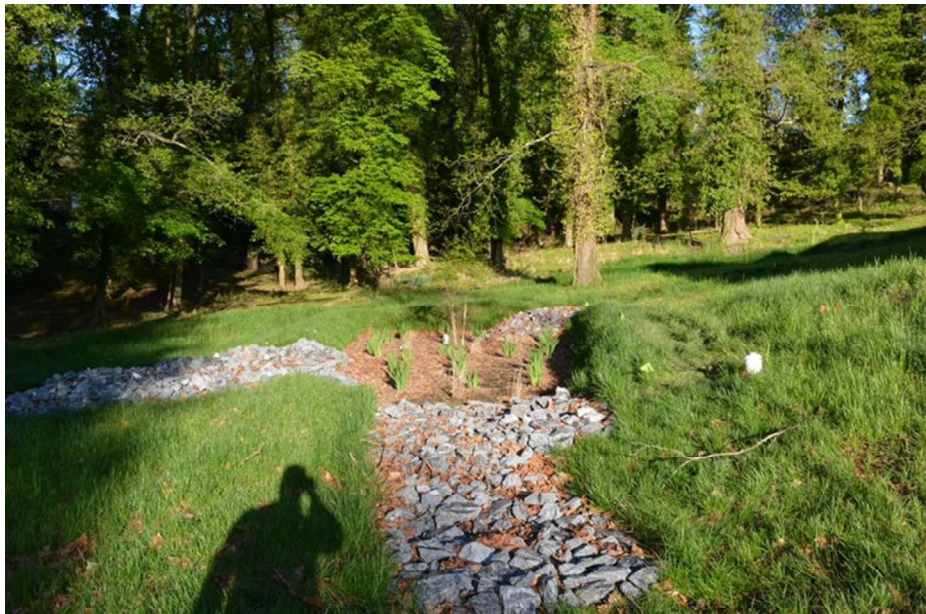
COMMENT: The site plan accompanying this application demonstrates all setbacks required in the prior Zoning Ordinance are met. The proposed application does not include the removal of any trees, which ensures the preservation of light, air, and privacy. Additionally, there will be no change to the building footprint further ensuring preservation of light, air, and privacy.

**(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;**

COMMENT: The proposed increase to 16 residents will have no adverse impacts on adjacent landowners or adjoining development. The subject property is 3.63 acres in size, which facilitates more than adequate setbacks from adjoining developments. The existing trees located along the southern, eastern and western property lines will protect landowners from any implied potential adverse impacts associated with this proposal. Additionally, the existing building is more than



100-feet from the closest adjoining residential house in each direction, which mitigates any associated adverse impacts. No changes are proposed to the existing building footprint, and no removal of trees are proposed.



- (7) To protect the County from fire, flood, panic, and other dangers;**

COMMENT: This proposal will not result in the creation of a dangerous situation as it was designed and constructed in accordance with all applicable County, State and Federal regulations. Furthermore, the site is not located within a floodplain.

- (8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;**

COMMENT: The proposal to expand the existing congregate living facility from 8 to 16 residents will further a low-impact and compatible use that provides a sound, sanitary, and healthy living environment for the elderly citizens of the County. Residents will benefit from a wide range of services which include personal care, nursing, and clinical care.

- (9) Encourage economic development activities that provide desirable employment and a broad, protected tax base;**

COMMENT: This proposal complies with this criterion since the existing facility provides a range of employment opportunities for County residents. The economic impacts of the use on the local and regional economies are both direct, in the form of taxes and salaries, as well as indirect from the multiplier effect on existing service and support businesses in the neighborhood, community, and County. The property taxes and employment taxes serve to broaden and strengthen the tax base of Prince George's County. The proposed use will also encourage more



citizens to stay in the County by providing safe, sanitary housing for loved ones who might otherwise need to relocate elsewhere.

**(10) To prevent the overcrowding of land;**

COMMENT: The subject property is 3.63 acres (or 158,414 square feet) and the Special Exception site plan indicates that total lot coverage is 10.8%. The gross floor area of the existing 9,223 square foot building will not be increased. Thus, the proposed application prevents the overcrowding of land.

**(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;**

COMMENT: The proposed increase to the number of residents from 8 to 16 will not negatively impact the health safety and welfare of the community. It is anticipated that the proposed increase in residents will generate a minimal number of additional trips, which will have no discernable impact on the traffic in the area. Accordingly, this use will not add to traffic congestion on the streets.

**(12) To insure the social and economic stability of all parts of the County;**

COMMENT: The provided services of the congregate living facility would be a benefit to many lower income, elderly, and disabled citizens of the County. The location of this site in an existing residential area would allow residents to maintain close contact with their loved ones who may reside in the County. Additionally, families would have a peace of mind knowing their family members are being cared for and that their quality of life is being protected. Because this is a smaller-scale congregate living facility, the property owners are able to keep costs affordable for lower income citizens. Affordable care is at a premium, and the proposed use would continue to provide the County with an affordable congregate living option without sacrificing the quality of care for each of its residents. Additionally, the expansion of the congregate living facility would promote the economic and social stability of the County by contributing to the tax base, and providing a useful, convenient, and needed service to the community.

**(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;**

COMMENT: This proposal complies with this purpose since the site contains no regulated environmental features, is already developed, and there are no plans for expansion. Moreover, the site is exempt from the requirements of the Woodland and Wildfire Habitat Conservation Ordinance.

**(14) To provide open space to protect scenic beauty and natural**



**features of the County, as well as to provide recreational space;  
and**

COMMENT: The expansion of the existing congregate living facility will have no impact on open space and natural features of the County. The subject property contains an existing building, and there will be no increase in the gross floor area of the building or lot coverage. The existing lot coverage is 10.8 percent.

**(15) To protect and conserve the agricultural industry and natural resources.**

COMMENT: This purpose does not apply. The expansion of the existing congregate living facility will have no impact on the agricultural industry or natural resources. The property is neither used for agricultural purposes, nor has any protected natural features.

In addition to the purposes set forth in Section 27-102(a), Section 27-317 goes on to require that the Applicant demonstrate the following:

**Sec. 27-317 (cont.).**

**(2) The proposed use is in conformance with all of the applicable requirements and regulations of this Subtitle;**

COMMENT: The proposal is in compliance with all requirements and regulations set forth in Subtitle 27. The Applicant is not requesting any departures or variances in conjunction with this application.

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

COMMENT: As indicated above, the Master Plan recommends Low Density Residential land uses for the subject property. The land use is described by Plan 2035 as “uses with areas of agricultural and forestry production. Agricultural land (cropland, pasture, farm fields), forest and very low density residential.” (Page 100).

The site is also in the Established Communities growth policy area of Plan 2035, which describes these areas as most appropriate for context-sensitive infill and low- to medium-density development, and recommends maintaining and enhancing existing public services, facilities, and infrastructures to ensure that the needs of residents are met. The proposal is to expand a residential institutional use in a residential zone, without an increase to the gross floor area of the existing building. The proposed congregate living facility serving up to 16 elderly and/or physically handicapped residents does not impair the integrity or vision of the Master Plan or Plan 2035.

**(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**



COMMENT: The expansion of services at the existing congregate living facility from 8 residents to 16 will not adversely affect the health, safety, or welfare of the residents or workers in the area. There will be no expansion of the existing building for the increase in occupancy, existing trees currently buffer the facility from adjacent neighbors and roadways, and the existing physical character of the facility is compatible with the surrounding residential development. Additionally, the site has been designed to provide safe internal circulation flow for pedestrians and vehicles on-site, as well as a safe ingress and egress of vehicles.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood;**

COMMENT: The property is 3.63 acres, and the existing improvements thereon cover only 10.8% of the site area. The existing congregate living facility is a one-story building (with a basement) that will remain in architectural harmony with the existing surrounding residential development. The site is located on the west side of Temple Hill Road, at the eastern terminus of Gull Road, surrounded by single-family detached residences. Existing trees currently buffer the facility from adjacent properties and roadways. These factors support a finding that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

**(6) The proposed site plan is in conformance with an approved Tree Conservation Plan; and**

COMMENT: The subject property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance.

**(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

COMMENT: This Special Exception site plan does not contain any regulated environmental features and, therefore, conforms to this requirement.

As indicated above, in addition to the general Special Exception criteria set forth in Section 27-317, Section 27-344 sets forth the following requirements for a congregate living facility:

**Section 27-344**

***Sec. 27-344 – Congregate Living Facility***

- (a) A congregate living facility for more than 8 elderly or physically handicapped residents, as defined by Section 12-168(a) of this Code, may be permitted, subject to the following:**



(1) **There is a demonstrated need for the facility;**

COMMENT: The increase in occupancy of this congregate living facility from 8 to 16 elderly or physically handicapped residents, would support Plan 2035's Sustainable Growth Act, specifically, housing and neighborhood policies 3, 4, and 5.

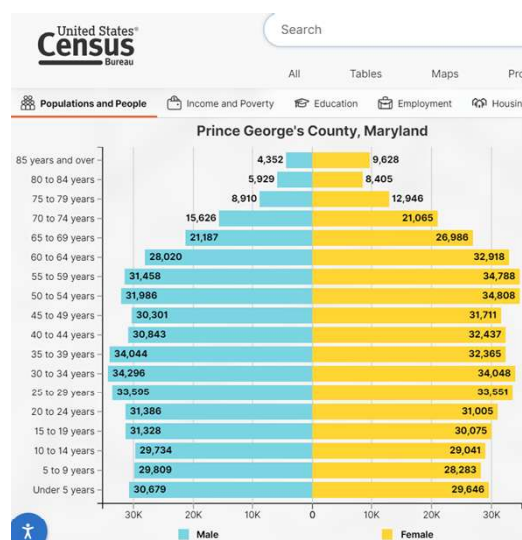
- **Policy 3 Stabilize existing communities and encourage revitalization and Rehabilitation. (page 188)**
- **Policy 4 Expand housing options to meet the needs of the County's seniors who wish to age in place. (page 189)**
- **Policy 5 Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs. (page 190)**

The 2022 Prince George's County Population, Housing, and Economic Survey also noted the following:

- **Growth in the senior population (over 65) is also evident. Where they comprised 8.9 percent of the County's population in 2010, this cohort increased to 13.3 percent in 2020. This gain is reflected in the old-age dependency ratio, which measures the number of older people (over 65) who tend not to be actively working, against the economically active population (age 15-64). This measurement increased from 13.4 percent in 2010 to 20.7 percent in 2020. This is an important indicator to keep track of in terms of planning for housing, transportation, and health care services. (page 12)**

The proposed expanded congregate living facility will continue to provide quality, around the clock resident centered care for the regions aging population. Residents will benefit from their range of services which include personal care, nursing, and clinical care.

Additionally, the 2020 US Census Bureau cites the following demographics for the County:





The above chart demonstrates the County has approximately 135,034 seniors over the age of 65. Also, the Maryland's Office of Healthcare Quality lists the number of available assisted living beds for the County at 3,089. This corresponds to 44 individuals over the age of 65 per bed in the County. (OHCQ Licensee Directories - Smartsheet.com). A comparison of several counties using the same data sources shows that we are lagging other counties in the key statistic of residents over 65 per bed:

| County          | Population over 65 | Number of Beds | Residents per Bed |
|-----------------|--------------------|----------------|-------------------|
| Howard          | 51,749             | 1,838          | 28                |
| Anne Arundel    | 90,442             | 2,663          | 34                |
| Montgomery      | 181,334            | 5,073          | 36                |
| Prince George's | 135,034            | 3,089          | 44                |

By increasing the occupancy, this facility, will be able to accommodate 8 additional residents, and provide rehabilitation services that comes as a benefit with residency at the facility.

- (2) **The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle; and**

COMMENT: Subtitle 12, Division 7, Sections 12-168 through 12-176 of the County Code, have been reserved. Therefore, this requirement is no longer applicable.

- (3) **There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodation requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.**

COMMENT: The existing building has 14 bedrooms and 14 bathrooms that will meet the stated size requirements as demonstrated on the plans associated with building permit case No. 19144-2018-06. Based on the above requirements two of the existing bedrooms will qualify for double occupancy.


## **VII. CONCLUSION**


Pursuant to Sections 27-317 and 27-344, the proposed Special Exception is to increase the number of residents from 8 to 16. As indicated above, the proposed increase is in conformance with the applicable criteria of the prior Zoning Ordinance. Therefore, based on the foregoing, the Applicant respectfully submits that all criteria for granting the proposed Special Exception have been met, and therefore, the Applicant requests the approval of this application.



Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:   
Matthew C. Tedesco  
Attorney for the Applicant

By:   
Dominique Lockhart  
Senior Land Use Planner

Date: February 21, 2025



## ELEVATIONS















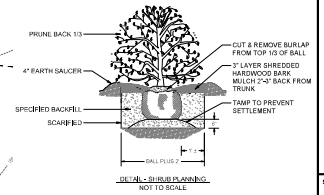
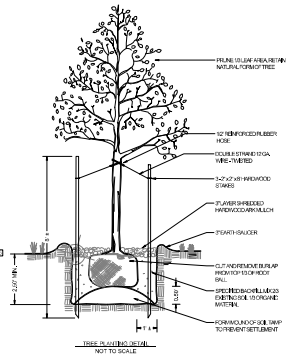








| SUPPORTING BIODIVERSITY USE REQUIREMENTS-A-1 |    |                |                |                |                |                |
|----------------------------------------------|----|----------------|----------------|----------------|----------------|----------------|
| <b>SHADE TREE</b>                            |    |                |                |                |                |                |
| FUNCTION                                     | TO | Obtain greater | COMPOST MADE   | IN             |                |                |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| <b>PERMANENT TREES</b>                       |    |                |                |                |                |                |
| FUNCTION                                     | TO | Obtain greater | COMPOST MADE   | IN             |                |                |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| <b>ORNAMENTAL TREES</b>                      |    |                |                |                |                |                |
| FUNCTION                                     | TO | Obtain greater | COMPOST MADE   | IN             |                |                |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| <b>EVERGREEN SCREENING SHRUBS</b>            |    |                |                |                |                |                |
| FUNCTION                                     | TO | Obtain greater | COMPOST MADE   | IN             |                |                |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |
| FUNCTION                                     | TO | Obtain greater | Obtain greater | Obtain greater | Obtain greater | Obtain greater |



|                                                                                                                                                                                                                                                                                                          |  |  |  |                                                                                                                        |  |                               |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|--|
| LANDSCAPE BUFFER YARD PLAN OVERALL                                                                                                                                                                                                                                                                       |  |  |  |                                                                                                                        |  | SHEET NUMBER:<br><b>L-101</b> |  |
| <p><b>LOT 1 PLAT W.W.V. 67 P.3</b><br/> <b>NORRIS PYLES OLD MILL ESTATES</b><br/>         560' TRIPLE ALIQUOT, TOWN &amp; HILLS RD. GRANT<br/>         132' ELECTRIC STREET CORNER LOT 1, MARYLAND</p>                                                                                                   |  |  |  |                                                                                                                        |  |                               |  |
|                                                                                                                                                                                                                                                                                                          |  |  |  | <p>DRAWN BY: <b>JANET DOWNEY</b><br/>         CHECKED BY: <b>T.H.</b><br/>         APPROVED: <b>[Signature]</b></p>    |  |                               |  |
| <p><b>BUILDING CODE:</b><br/>         I hereby certify that these documents were prepared by me or under my direct supervision and I am a duly licensed professional engineer active in the State of Maryland.<br/>         License No. <b>29227</b><br/>         Expiration Date: <b>12/31/2024</b></p> |  |  |  | <p><b>DATE:</b><br/>         DATE ISSUED:<br/>         JOB NO.:<br/>         ORDER NO.:<br/>         PROJECT NAME:</p> |  |                               |  |
|                                                                                                                                                                                                                                                                                                          |  |  |  | <b>REVISIONS:</b>                                                                                                      |  |                               |  |





Countywide Planning Division  
Environmental Planning Section

301-952-3650

May 2, 2025

**MEMORANDUM**

**TO:** Ellen Shadle, Planner III, Zoning Section, DRD

**VIA:** Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

**FROM:** Chuck Schneider, Planner III, Environmental Planning Section, CWPD *CS*

**SUBJECT:** **Tranquility Ridge: SE-24006**

The Environmental Planning Section (EPS) has reviewed the above-referenced Special Exception (SE) application, accepted on March 20, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 14, 2025. The EPS Section finds the application in conformance with the Environmental Regulations of Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), 27-296(c)(1)(K) of the prior Zoning Ordinance, and 24-131 of the prior Subdivision Regulations, and recommends approval of SE-24006, subject to recommended findings at the end of this memorandum.

**BACKGROUND**

The EPS has reviewed this site previously with the review of the following applications:

| Development Review Case | Associated TCP(s) | Authority      | Status   | Action Date | Resolution Number |
|-------------------------|-------------------|----------------|----------|-------------|-------------------|
| NRI-168-2017            | N/A               | Staff          | Approved | 9/11/2017   | N/A               |
| SE-24006                | N/A               | Planning Board | Pending  | Pending     | Pending           |

**PROPOSED ACTIVITY**

The current application is an SE to an existing congregate living facility to increase the occupancy from eight to 16 elderly or physically handicapped residents.

**APPLICABLE ENVIRONMENTAL REGULATIONS**

The project is subject to 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the 2018 Environmental Technical Manual and is subject to the environmental regulations in prior Subtitles 24 and 27 because this application proposes to increase the existing congregate living facility from 8 residents to 16 residents.

**SITE DESCRIPTION**

This SE consists of 3.63 acres and is located at 5401 Temple Hill Road in Temple Hills. The property currently contains a house structure, parking spaces, driveway, open maintained areas, several utility easements, and woodland.



The current zoning for the site is Residential, Single-Family-95 (RSF-95); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the One-Family Detached Residential (R-80) Zone.

From a review of available information, and as shown on the approved natural resources inventory (NRI), no regulated environmental features (REF) are located on the site. The site does not contain any Wetlands of Special State Concern, as mapped by the Maryland Department of Natural Resources (DNR). The County's Department of the Environment watershed map shows the entire site within the Henson Creek watershed of the Potomac River basin. The site features natural and developed slopes and drains to the east towards Temple Hills Road and residential lots. DNR does not identify the site as being within a stronghold watershed or within a Tier II catchment area. According to information obtained from the DNR Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. The *Master Plan of Transportation* (2009) designates Temple Hills Road as an arterial roadway.

#### **REVIEW OF PREVIOUSLY APPROVED CONDITIONS**

The application area is not part of any previous application and does not have any approved conditions.

#### **MASTER PLAN CONFORMANCE**

In conformance with Section 27-317(a)(3) of the prior zoning regulations, the SE shall not substantially impair the integrity of any applicable master plans. The site is located within the *Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area* (April 2006). It is mapped as containing both Evaluation Area and Regulated Area within the 2017 *Countywide Green Infrastructure Plan* (GI Plan).

#### **PLAN PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN (2014)**

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and within the Established Communities of the General Plan Growth Policy of Plan 2035. This project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

#### **Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area (April 2006)**

This application is not associated with a focus area and is located within Planning Area 76B. The Environmental Infrastructure section of this master plan contains the following policies which have been determined applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

**Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the Henson Creek planning area.**

##### **Strategies:**

- **Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.**



- **Preserve unique habitat areas to the fullest extent possible during the land development process.**

The GI Plan shows the majority of the site is comprised of Evaluation Areas with a Regulated Area in the southern portion of the site. The previously approved NRI does not identify any REF (streams or wetlands) within the Regulated Area. The application area is within Henson Creek watershed, but there are no REF located on-site. This SE proposes no grading or woodland clearing, only an increase of residents to the existing congregate living facility. The on-site woodland areas will be preserved as part of this application; however, if new development is proposed and requires a grading permit, a Type 2 tree conservation plan is required to preserve the on-site woodland areas.

**Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.**

**Strategies:**

- **Restore stream and wetland buffers to the fullest extent possible during the land development process.**

The previously approved NRI shows no REF or primary management area (PMA) within or in the vicinity of the site.

The stormwater management concept (SWM) design is required to be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE), to address surface water runoff issues in accordance with Subtitle 32, Water Resources Protection and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable (ESD to the MEP). An approved Concept Plan (53459-2017-00) was submitted with this application showing the use of one micro-bioretenion facility. This SWM plan expired on March 20, 2021. No grading or clearing is proposed with this application, but if new grading or woodland clearing occurs on-site then an updated SWM concept letter is required. The prior approval assessed an SWM fee of \$356.00 in lieu of providing on-site attenuation/quality control measures.

**Policy 3: Reduce Overall energy consumption and implement more environmentally sensitive building techniques.**

SE-24006 does not show any environmentally sensitive building techniques. Any use of environmentally sensitive building techniques will be addressed at time of permit.

**Policy 4: Reduce light pollution and intrusion into rural and environmentally sensitive areas.**



The application area contains on-site woodlands, but no REF areas. The adjacent properties are comprised of existing wooded residential lots. There are no rural or environmentally sensitive areas adjacent to the application area.

**Policy 5: Reduce noise impacts to meet State of Maryland noise standards.**

The site is adjacent to Temple Hills Road to the east, and residential lots to the north, south and west.

Temple Hills Road is identified as an arterial roadway and considered a noise generator. A noise study will be reviewed by the Development Review Division.

**Green Infrastructure Plan**

The 2017 *Countywide Green Infrastructure Plan* (GI Plan) was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the GI Plan, this site contains Regulated and Evaluation Areas.

The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the master plan and the plain text provides staff findings on plan conformance:

**POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.**

**1.1 Ensure that areas of connectivity and ecological functions are maintained, re-stored, and/or established by:**

- a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.
- b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.
- c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.
- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.

**1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**



- a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

The application area does not contain on-site REF areas but contains woodlands. This site is surrounded on all sides by developed residential lots and Temple Hill Road. The site is not located within or adjacent to environmentally sensitive species project review areas or SCA's.

Stormwater management will be reviewed by DPIE, and sediment and erosion control measures will be reviewed by Prince George's County's Soil Conservation District. These reviews require ESD to the MEP and that all on-site stormwater will be contained and treated on-site.

**POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.**

- 2.4 **Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 **Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 **Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

There are no Network Gaps or REF located on this property. It is surrounded on all sides by developed residential lots with a small area of on-site woodlands. This application proposes no woodland clearing or grading, therefore a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

- 3.3 **Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
  - a. **Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**



The approved NRI shows no on-site regulated environmental features (REF) but contains woodlands. This application does not propose roads or trails, and no woodland clearing or grading, therefore a tree conservation plan (TCP) is not required at this time. The on-site woodland areas are part of a contiguous woodland area behind residential houses. A wildlife corridor may be present, but no woodland impacts are proposed.

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are proposed with this application.

**POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

The application area does not contain REF but contains on-site woodlands. This application does not propose woodland clearing or grading; therefore, a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

An expired SWM concept plan was submitted with this application that shows use of one micro-bioretenion facility to meet the current requirements of ESD to the MEP. All on-site stormwater will be contained and treated on-site.

No grading or clearing is proposed with this application, but if new grading or woodland clearing occurs on-site then an updated concept letter is required. A stormwater management fee of \$356.00 is required lieu of providing on-site attenuation/quality control measures.



**POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.**

***General Strategies for Increasing Forest and Tree Canopy Coverage***

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

The application area contains on-site woodland areas; however, woodland impacts are not proposed with this application. The tree canopy coverage will be reviewed by the Development Review Division (DRD).

***Forest Canopy Strategies***

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**
- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

The application area contains on-site woodland areas; however, woodland impacts are not proposed with this application. Tree canopy coverage will be evaluated by DRD.



## **ENVIRONMENTAL REVIEW**

### **Natural Resources Inventory**

Section 27-296(c)(1)(J) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with special exception (SE) applications. NRI-168-2017 was approved on November 14, 2017, and expired on November 14, 2022. This NRI showed no REF and six specimen trees. Based upon the information submitted and PGAtlas, there are no regulated environmental features or unsafe soils on the property. The SE application does not propose woodland impacts or grading and the expired NRI is acceptable for this application. If the application area proposes future woodland clearing a revision to the NRI will be required to update the current environmental features and data.

### **Woodland Conservation**

The site does not have a valid Woodland Conservation Ordinance Letter of Exemption or a Natural Resources Inventory. This site would be subject to the provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and CB-77-2024, effective January 3, 2025; however, this application does not propose any grading, therefore a tree conservation plan (TCP) is not required at this time. If grading is proposed in the future, a tree conservation plan will be required because the site is larger than 40,000 square feet.

### **Specimen Trees**

Section 25-122(b)(1)(G) of the 2024 WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

According to the expired NRI, there are six on-site specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). Since no ground disturbance is proposed, this SE will not impact any specimen trees.

### **Regulated Environmental Features (REF)**

Section 27-317(a)(7) of the prior Zoning Ordinance states that the Planning Board may approve an SE if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the prior Subdivision Regulations. According to the expired NRI, there are no on-site REF areas.

### **Stormwater Management**

In accordance with Section 27-317(a)(5) and (7) of the prior Zoning Ordinance, an approved but no longer valid Concept Plan (53459-2017-00) was submitted with this application, which shows the use of one micro-bioretenion facility. This stormwater management plan expired on March 20, 2021. No grading or clearing is proposed with this application; however, if new grading or woodland clearing occurs on-site, then an updated stormwater concept letter is required. The prior approval assessed a stormwater management fee of \$356.00 in lieu of providing on-site attenuation/quality control measures.



### **Soils**

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Chillum-Urban land complex, Croom-Marr, and Croom-Marr-Urban land complex soils. There are no geotechnical concerns with this application.

### **Erosion and Sediment Control**

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code. This SE application does not propose any grading; therefore, a tree conservation plan (TCP) is not required at this time.

### **SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS**

The EPS has completed the review of SE-24006, and recommends approval, subject to the following findings:

#### **Recommended Findings**

1. The application area contains six specimen trees (ST-1, ST-2, ST-3, ST-4, ST-5, and ST-6). No specimen trees are requested for removal.
2. The application area does not contain regulated environmental features.





April 22, 2025

**MEMORANDUM**

**TO:** Ellen Shadle, Zoning Section

**FROM:** Kelsey Shaffer, Permit Review Section, Development Review Division *KLS*

**SUBJECT:** Referral Comments for SE-24006 Tranquility Ridge

1. The driveway shall be dimensioned at 22' to allow for two-way traffic.
2. The dimensions of the handicap parking space shall be at least 11' by 19' with a 5' striped access aisle (the length of the space) or 8' by 19' with an 8' striped access aisle.
3. The total number of residents proposed shall be noted on the site plan.
4. The zoning notes demonstrated on the lot on the site plan state "Zoning – RSF-80". The note shall be revised to demonstrate the R-80 zone.
5. This review does not include the review of any signage.





April 21, 2025

## **MEMORANDUM**

TO: Ellen Shadle, Subdivision Section, Development Review Division

FROM: *JEW* Jon Wilson, Transportation Planning Section, Countywide Planning Division

VIA: *ns* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: SE-24006, Tranquility Ridge

### **Prior Conditions of Approval**

The subject property has no prior approvals.

### **Master Plan Compliance**

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2004 *Approved Henson Creek-South Potomac Masterplan and Sectional Map Amendment*.

### **Right-of-Way (ROW)**

The property fronts a shared driveway along Suburban Court, which is not a master planned roadway.

### **Pedestrian and Bicycle Facilities**

There are no MPOT nor area master planned facilities that impact the subject site.

### **Recommendations, Policies, and Goals**

The 2004 *Approved Henson Creek-South Potomac Masterplan and Sectional Map Amendment* includes the following goals and objectives applicable to the site: (Pages 66-67)

**Goal: Provide a safe, affordable, multimodal, pedestrian-friendly transportation system in the master plan study area that:**

- **Provides a comprehensive network of pedestrian, bicycle, and trail facilities for recreation and to provide opportunities to make some trips by walking or bicycling.**

**Comment:** The site is currently developed with pedestrian and ADA accessible pathways from the parking area to the building entrances. Staff recommend bicycle parking be provided on site to accommodate multimodal use to meet the intent of the policy.





**Tara H. Jackson**  
Acting County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



**MEMORANDUM**

April 11, 2025

**TO:** Evan King Subdivision and Zoning Section  
Development Review Division, M-NCPPC

**FROM:** Rey de Guzman, P.E., Associate Director,  
Site/Road Plan Review Division, DPIE *Reynaldo de Guzman*

**RE:** SE-24006 Tranquility Ridge

This is in response to the Special Exception Site Plan-24006 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject property is within the Residential Single-Family-95 (RSF-95) Zone; however, this application is being reviewed and evaluated in accordance with the prior R-80 Zone and the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1903(b) of the Zoning Ordinance.
- Special Exception-24006 is for permission to increase the existing congregate living facility from 8 residents to 16 residents. The Prior Zoning Ordinance requires a Special Exception application for a Congregate Living Facility of more than 8 residents in the R-80 Zone. This proposal will conform with the requirements of Sections 27-317 and 27-344 of the prior Zoning Ordinance.

Background Information:

- **Temple Hill Road** is a County-maintained road to the East of the subject Property.

Traffic Comments:

- There is no development proposed with this. The Special Exemption is to facilitate the future issuance of a use and occupancy permit for up to 16 residents, as the facility currently legally operates with up to 8 residents. The gross floor area of the facility will not change because of this Special Exemption. Therefore, there are no comments.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, was done under 15877-2018.



### **Zoning Ordinance Compliance**

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

**(a) A special exception may be permitted if:**

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan.**

**Comment:** The development proposes to increase the operating congregate facility from 8 residents to 16, to meet the previously approved capacity. The development requires four parking spaces, of which five are provided to include one ADA accessible space. There are no master planned or area master planned facilities that impact the site to which the development would impair the integrity. The current and proposed resident quantity has a minimal impact on the surrounding network.

### **Recommendations**

Based on the findings presented above, staff conclude that the vehicle, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27, and meets the findings for pedestrian and bicycle transportation purposes.

1. At the time of permitting, the applicant and the applicant's heirs, successors, and/or assignees shall include the following on the site plan:
  - a. Minimum of two inverted U-style bicycle racks at a location convenient to the building entrance.



Floodplain:

- No Floodplain in this property.

Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates Platted Lot 1 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. The lot is developed with a 3,692 SF structure, presumably a residence.
- Water and sewer lines in Gull Road are near the lot. A sewer line traverses the lot. Records and maps reflect that this developed lot is served via the public water and sewer systems. Storm Drain and Stormwater Management:
- SE-24006 is in conformance with the associated Site Development Concept Plan 53459-2017-00, which expired on March 20, 2021, and needs to be updated. The applicant must provide as-built approval for the micro-bio facility completed under 15877-2018.
- DPIE has no objection to SE-24006.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout and exact impervious area locations are not shown on the plans.
- b) The exact acreage of impervious areas is to be provided with DSP for technical review.
- c) The proposed grading is to be shown in the plans.
- d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
- e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- f) A detailed SDFG report will be required for technical review.
- g) The applicant shall provide items (a-f) when filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Mariwan B. Abdullah, P.E Chief Engineer, S/RPRD, DPIE  
Rene Lord-Attivor, Chief, Traffic Engineering, DPIE  
Nanji Formukong, District Engineer, S/RPRD, DPIE  
Salman Babar, CFM, Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Tranquility Ridge, P.O. Box 1000, Oxon Hill, MD 20750  
Matthew c. Tedesco, esq. / McNamee Hosea, 6404 Ivy Lane, suite 820, greenbelt, MD 20770





May 02, 2025

## MEMORANDUM

**TO:** Ellen Shadle, Planner III, Zoning Section, Development Review Division

**VIA:** N. Andrew Bishop, Planner IV, Long-Range Planning Section, *NAB*  
Community Planning Division

**VIA:** Frederick Stachura, J.D., Planning Supervisor, Neighborhood Revitalization Section,  
Community Planning Division *D. E. F. Sams* for FCS

**FROM:** Maha Tariq, Planner II, Neighborhood Revitalization Section, *Mt*  
Community Planning Division

**SUBJECT:** **SE-24006 Tranquility Ridge**

## FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior zoning ordinance, this application will not substantially impair the integrity of the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (master plan).

## BACKGROUND

**Application Type:** Special Exception

**Planning Area:** 76B

**Community:** Henson Creek

**Location:** 5401 Temple Hill Road, Temple Hills, MD 20748

**Size:** 3.64 acres

**Existing Uses:** Congregate Living Facility

**Future Land Use:** Residential, Low-Density

**Proposal:** Requesting approval of a Special Exception application using the prior Zoning Ordinance to allow the site to continue operation as a congregate living facility and permit to



increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants.

**Zoning:** Residential, Single-Family-95 (RSF-95) Zone

**Prior Zoning:** One-Family Detached Residential (R-80) Zone

**Applicable Subdivision Regulations:** Prior Subdivision Regulations

## **GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application is located in the Established Communities. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met,” (p. 20). Plan 2035 recommends future land use (generalized) as Residential Low which allows for a maximum of 3.5 dwelling units per acre. Primarily single-family detached dwellings (p.100).

**Analysis:** *The proposed development of the site to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants is consistent with Plan 2035’s Established Communities Designation as it represents low density development.*

**Master Plan:** The subject property is located within the boundaries of the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (master plan). The master plan recommends a **Residential, Low-Density** land use on the subject property (Map: Land Use, Transportation and Public Facilities Map at the back of the Plan) The master plan provides guidelines for residential zoning and states that the “Development proposals in the residential neighborhoods in Henson Creek-South Potomac should be guided by the policies contained in this master plan for each General Plan tier. To maintain the unique character of established residential neighborhoods, it is recommended that existing residential zoning patterns be maintained in this SMA as the base density zoning.” (p.106)

The master plan describes Residential, Low Density in the Developed Tier that allows for 5.7 dwelling units/acre in R-80 zone. (Table 4 -Residential Densities, Building Types, and Zones, pg.107). This application is consistent with this and proposes a density of approximately 4.39 dwelling units per acre. The proposed development of the site to continue operation as a congregate living facility and permit to increase the existing facility from 8 elderly and physically handicapped occupants to 16 occupants is consistent with the Master Plan’s Residential, Low Density land use recommendation.



To support the approval of the Special Exception, staff encourages the applicant to consider the following master plan policies, strategies, and goals:

### **Chapter: Land use and Development Pattern**

**Developed Tier Policy 1:** Policy 1: Preserve and enhance existing suburban residential neighborhoods. (p.36)

**Strategies:**

- Design institutional or special exception uses to reflect the scale and character of the surrounding neighborhood. (p.36)
- Enhance existing multifamily apartment developments. Identify improvements to the physical environment that will enhance the visual appearance of apartment buildings and grounds and improve safety and security. Implement programs to improve appearance, safety, and security in high-density multifamily housing areas, including incentives for physical improvements, rehabilitation, more effective management, and code enforcement. (p.36)

**Analysis:** *Staff directs the applicant's attention to the importance of building practices, which should be employed with this proposed addition. Steps may include enhancing the existing development by using visually appealing building materials, to be consistent and not adversely impact the scale and character of the surrounding neighborhood. Considering the subject property will double the capacity in operations as a congregate living facility, so the use of stormwater management facilities can be designed to activate the place by making other physical improvements such as including furniture or pathways around retentions ponds, fountains and planter boxes along walkways that would have direct impact on the health of the residents.*

**Housing Policy 2:** Provide opportunities for low to moderate density, high-quality, high-value housing outside of centers and designated high-density areas. (p.92)

**Strategy:**

- Encourage the development of active retirement housing, the incorporation of Americans with Disabilities Act design features to meet the needs of those with disabilities, and safe, affordable housing options for low-and moderate-income families. (p.92)

**Analysis:** *The staff directs the applicant's attention to the importance of incorporating the Americans with Disabilities Act design features which may include an unobstructed path connecting all accessible spaces of the building and other facilities on the property; provision of sufficient space for a person with wheelchair to maneuver and access specific areas; raised and textured surfaces on walkways to alert people with visual impairments about changes in level, like the edge of a sidewalk or a ramp; signage with clear and legible lettering, sufficient contrast, and tactile symbols to convey information to people with various disabilities.*



**Urban Design Policy 3:** Ensure that development is safe and comfortable for residents and visitors through the application of Crime Prevention Through Environmental Design (CPTED) principles. (p.97)

**Strategies:**

- Territoriality. Encourage low walls, fences, visually permeable screening methods, and elevated ground floors of residential dwellings to establish a clear delineation between public and private space and to foster a sense of ownership and territoriality that results in more oversight and maintenance of public areas. (p.97)
- Natural Surveillance. Design structures and physical features to maximize visibility to enhance natural surveillance by keeping potential intruders under observation. Provide windows, storefronts, clearly visible entrances, balconies, porches, outdoor activity areas, and benches. Ensure that windows, especially storefront windows, are not obscured and may allow people to see and be seen. Maintain a low, even level of lighting to illuminate parking lots, walkways, entrances, and related areas to enhance safety while limiting light pollution. (p.98)
- Natural Access Control. Utilize well-designed sidewalk pathways, special materials and landscaping, attractive gates, and distinctive architectural elements to clearly guide people to and from building entrances. Provide attractive, high-quality gates, fences, and walls integrated with the design of new development to contribute to natural access control. Minimize use of unattractive materials such as chain-link fencing, concrete or cinder block walls, and barbed wire as access control methods in favor of durable, attractive materials. (p.98)

**Analysis:** *Staff directs the applicant's attention to the importance of Crime Prevention Through Environmental Design (CPTED) principles, which should be employed with this proposed addition. Steps may include design features that maximize visibility and create a sense of territoriality such as visually permeable screenings, clearly visible entrances, balconies and porches. Use high-quality materials and provide distinct architectural elements and low, even level of lighting to illuminate parking lots, walkways, entrances, and related areas to enhance safety. Incorporate Americans with Disabilities Act design features such as, but not limited to, ramps and wide doorways for mobility.*

**Aviation/MIOZ:** This application is not located within the Military Installation Overlay Zone.

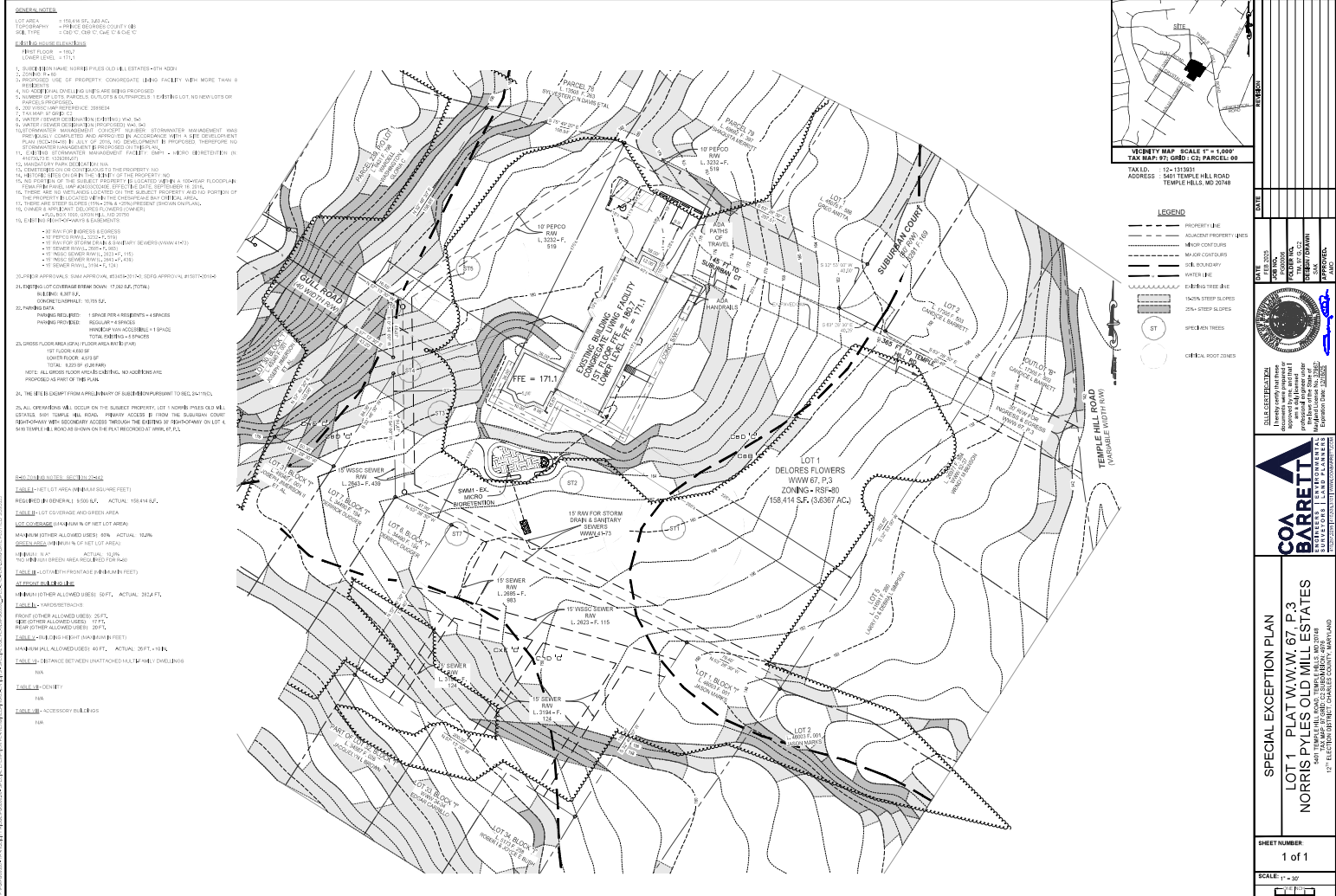
**SMA/Zoning:** The 2006 Approved Sectional Map Amendment for the Henson Creek-South Potomac Planning Area retained the subject property in the R-80 Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the R-80 Zone to the RSF-95 Zone, effective April 1, 2022.

**MASTER PLAN and OVERLAY ZONE CONFORMANCE ISSUES**

None.

cc: Long-Range Agenda Notebook





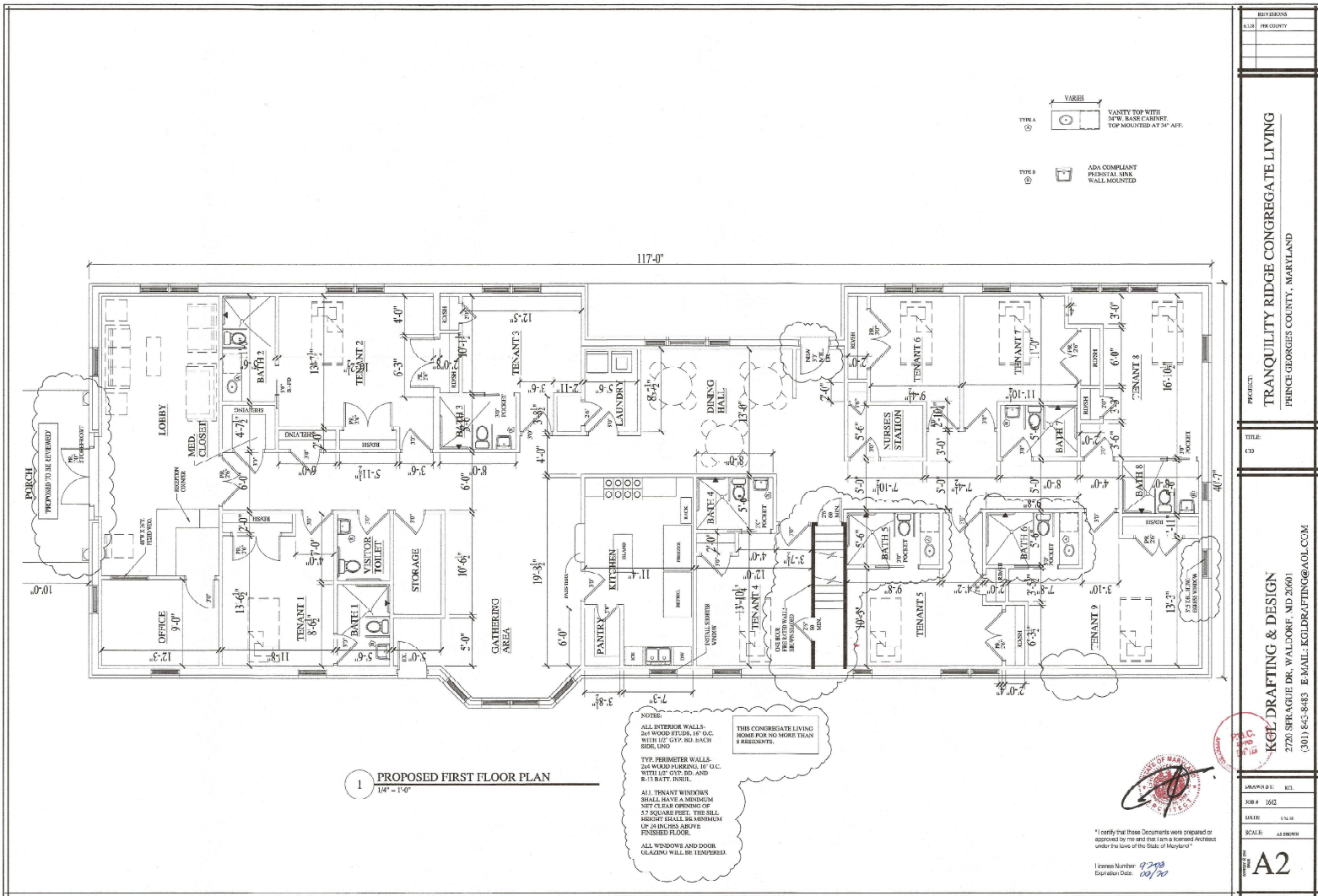




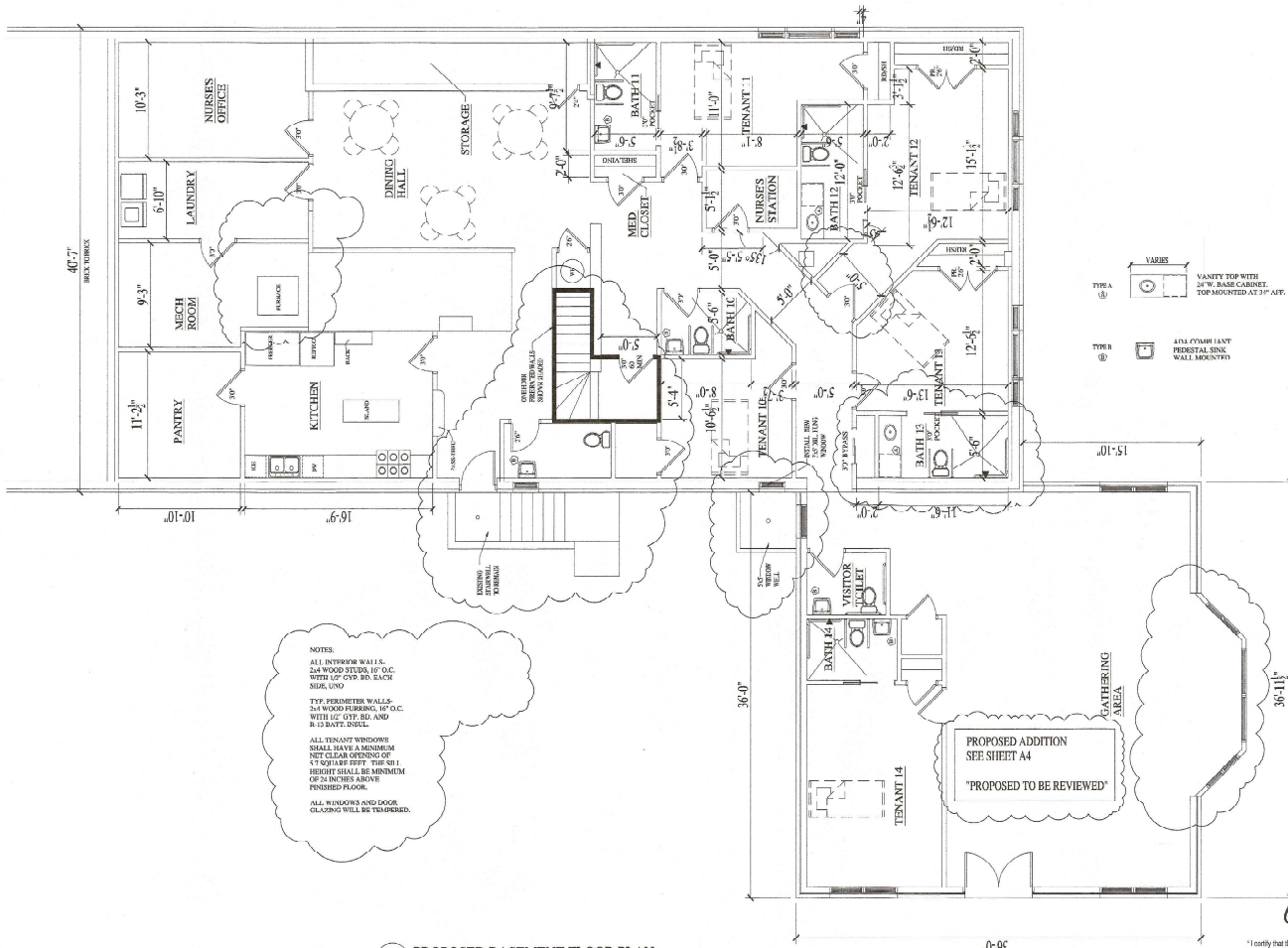










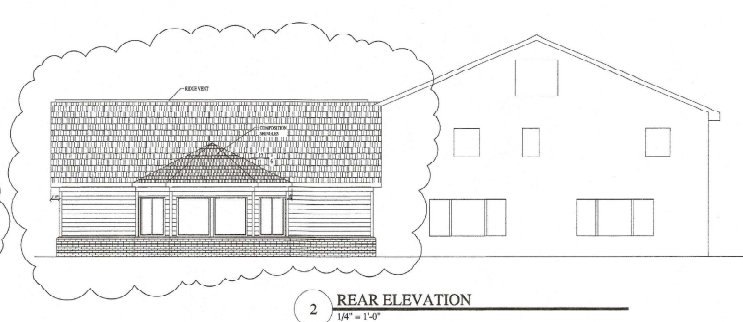
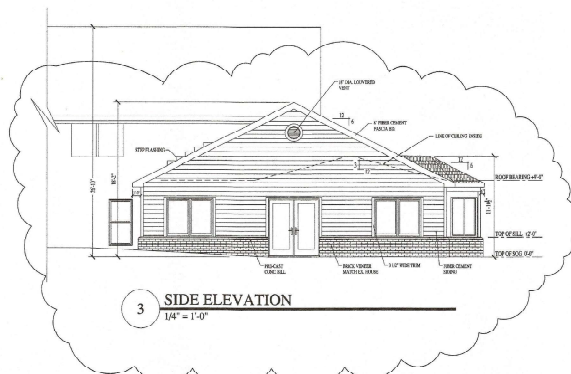


1 PROPOSED BASEMENT FLOOR PLAN  
1/8" = 1'-0"

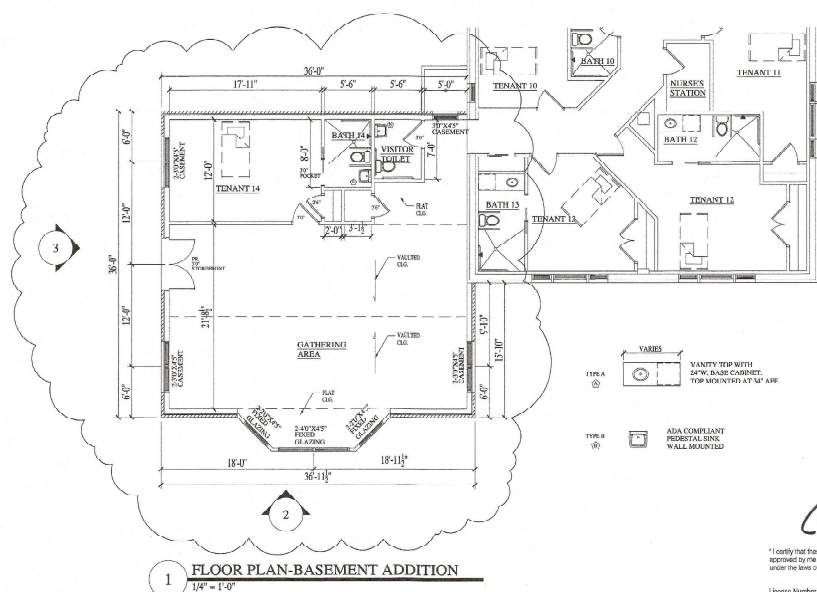
I certify that these documents were prepared or approved by me and that I am a licensed architect under the laws of the State of Maryland.  
License Number: 9008  
Expiration Date: 09/20

|                                            |                                     |
|--------------------------------------------|-------------------------------------|
| PROJECT:                                   | TRANQUILITY RIDGE CONGREGATE LIVING |
| CLIENT:                                    | PRINCE GEORGES COUNTY, MARYLAND     |
| DATE:                                      | 09/20                               |
| SCALE:                                     | AS SHOWN                            |
| SHEET:                                     | A3                                  |
| DESIGNER:                                  | KGL DRAFTING & DESIGN               |
| 2720 SERRAQUE DR. WILDORF, MD 20690        |                                     |
| (301) 845-8483 E-MAIL: KGLDRAFTING@aol.com |                                     |





"PROPOSED TO BE REVIEWED"



VARIES  
TYPE A  
TYPE B  
VANITY TOP WITH  
24" W. BASE CABINET.  
TOP MOUNTED AT 48" AFF  
ADA COMPLIANT  
PERISTAL SINKE  
WALL MOUNTED

I certify that these Documents were prepared or approved by me and that I am a licensed Architect under the laws of the State of Maryland.

License Number: 9700  
Expiration Date: 06/00

|                                            |  |                                     |  |
|--------------------------------------------|--|-------------------------------------|--|
| PROJECT:                                   |  | TRANQUILITY RIDGE CONGREGATE LIVING |  |
| TITLE:                                     |  | PRINCE GEORGES COUNTY, MARYLAND     |  |
| C3D                                        |  |                                     |  |
| KGL DRAFTING & DESIGN                      |  |                                     |  |
| 2720 SRAEGUE DR, WALDORF, MD 20601         |  |                                     |  |
| (301) 845-8483 E-MAIL: KGLDRAFTING@AOL.COM |  |                                     |  |
| ARCHITECT BY:                              |  | KGL                                 |  |
| JOB # 1562                                 |  |                                     |  |
| DATE:                                      |  | 1 TO 138                            |  |
| SCALE:                                     |  | AS SHOWN                            |  |
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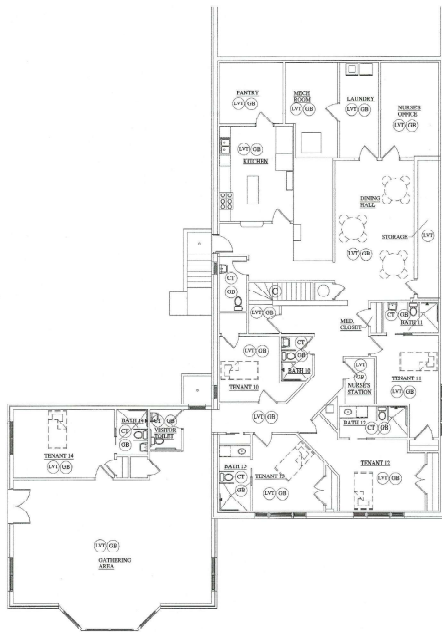


# ROOM FINISHES

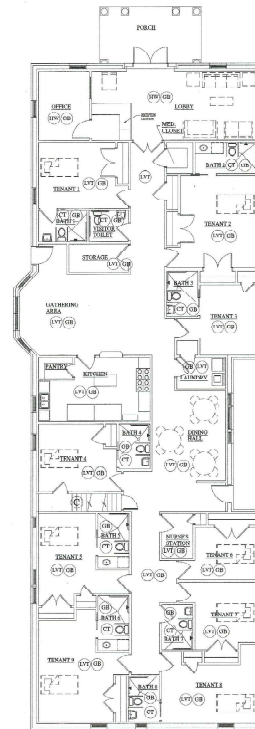
- (H) HARDWOOD GLUED DOWN FLOORING
- (LVT) LUXURY VINYL TILE FLOORING
- (C) CARPETING
- (CF) CERAMIC FLOORING
- (GWB) GYPSUM BOARD WALLS AND CEILING

## NOTES:

1. ALL INTERIOR DOORS- SOLID CORE MFP (20 MIN.)
2. ALL WINDOWS HAVE THERMOPIST GLASS
3. WOOD TRIM ABOVE MD ALL WINDOWS WITH WOOD BASE TRIM AND CEILING MOULDING



2 BASEMENT FLOOR-INTERIOR FINISHES PLAN  
1/8" = 1'-0"



1 FIRST FLOOR-INTERIOR FINISHES PLAN  
1/8" = 1'-0"



\*I certify that these Documents were prepared or approved by me and that I am a Licensed Architect under the laws of the State of Maryland \*

License Number: 9758  
Expiration Date: 0620

|           |                                            |
|-----------|--------------------------------------------|
| REVISIONS |                                            |
| ALL       | REV. COUNTY                                |
|           |                                            |
| PROJECT:  | TRANQUILITY RIDGE CONGREGATE LIVING        |
|           | PERCE GEORGE'S COUNTY, MARYLAND            |
| TITLE:    |                                            |
| CD        |                                            |
|           | KGL DRAFTING & DESIGN                      |
|           | 2720 STRAGUE DR. WALDORF, MD 20600         |
|           | (301) 843-8483 E-MAIL: KGLDRAFTING@AOL.COM |
| DRAWN BY: | ALL                                        |
| DATE:     | 10/02                                      |
| DATE:     | 12/18                                      |
| SCALE:    | AS SHOWN                                   |
| DATE:     |                                            |
| SCALE:    | A5                                         |







Diagram illustrating the roof structure and connections:

- 12**: Ridge purlin.
- 5 ±**: Slope of the roof.
- OUTSHEATHING WOOD-CABLE TRUSSER AT 4' O.C. FROM EAVE-ADDED WITH TRUSSING ROOF**: Trussing system added to the roof.
- UPWARD STRUTTING CLIP AT EACH TRUSS**: Clip used for upward strutting.
- ROOFING CHORD REDUCED TO 2" X 6" (1" LVL) COORDINATE WITH MECH DRAGS FOR HVAC SYSTEM**: Reduced roofing chord for HVAC system coordination.
- OPEN SPACE**: Area below the roof structure.

3)  $\frac{1}{4}'' = 1'-0''$



**JAN 29 2018**  
EDWARD J. REED PE  
23795 LANDS END ROAD  
CHESTERTOWN, MD 21620  
(410) 610-4783

|           |          |
|-----------|----------|
| RAWN DI:  | KEL      |
| W #       | 1642     |
| RIE:      | 1 IN 18  |
| SCALE:    | AS SHOWN |
| <b>A7</b> |          |



THU 01/20/01 PRODUCED PCL - Type B, Type C

TENANT 11

OFFICE





June 10, 2025

Maurene Epps-McNeil  
Zoning Hearing Examiner  
County Administration Building  
Upper Marlboro, MD 20772

**RE: SE-24006 - Tranquility Ridge**

Dear Ms. Epps-McNeil:

On June 5, 2025, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner.

Very truly yours,

*Sherri Conner*

Sherri Conner, Acting Chief  
Development Review

Enclosure

cc: Persons of Record



# *STATE OF MARYLAND*

## *Department of Assessments and Taxation*

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I, BOB YEAGER OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT TRANQUILITY RIDGE INC. (D18588426), INCORPORATED FEBRUARY 13, 2018, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS AUGUST 18, 2025.



Bob Yeager  
Director



*700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202*  
*Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941*  
*MRS (Maryland Relay Service) (800) 735-2258 TT/Voice*

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Pictures of the Facility

























## **Mark G. L. Ferguson, R.A.**

### **Senior Land Planner**

Site Design, Inc./RDA

5407 Water Street, Suite 206

Upper Marlboro, Maryland 20772

(301) 952-8200

mglferguson@engsite.tech

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### **Education:**

Bachelor of Architecture

University of Maryland, College Park, 1985

### **Licensure:**

Registered Architect

Maryland Registration #7621, 1987

### **Employment:**

|                  |                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------|
| 5/05 to Present: | Senior Land Planner<br>RDA Engineering Company, Inc./Site Design, Inc.<br>Upper Marlboro & Largo, Maryland        |
| 5/99 to 5/05:    | Principal<br>Mark G. L. Ferguson, R.A., Architect & Planner<br>Hyattsville, Maryland                              |
| 5/89 to 5/99:    | Architect/Planner<br>Robertson-Dhalwala Associates, LLC<br>Upper Marlboro, Maryland<br>Prince Frederick, Maryland |
| 9/87 to 5/89     | Architect<br>AIP Architects<br>Adelphi, Maryland                                                                  |
| 6/85 to 9/87     | Intern Architect<br>AIP Architects<br>Adelphi, Maryland                                                           |
| 2/84 to 6/85     | Intern<br>AIP Architects<br>Adelphi, Maryland                                                                     |



## **Professional Experience:**

Mr. Ferguson has broad experience in the fields of architecture, land planning and civil engineering, with projects ranging in scope from small residential additions to community planning. He has provided expert planning testimony before the Circuit Court for Prince George's County, the Prince George's District Council, Planning Board, Zoning Hearing Examiner and Board of Zoning Appeals for numerous planning cases, as well as testimony before similar boards in other Southern Maryland jurisdictions.

Cases on which Mr. Ferguson has provided expert testimony or litigative assistance include:

- Queens Chapel Town Center  
Hyattsville, Maryland  
Expert planning testimony in a request to amend the conditions of the zoning approval allowing continuation of an existing restaurant with drive-through service in the C-S-C (T-D-O) zone in the West Hyattsville Local Center.
- National Capital Business Park (formerly Willowbrook)  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9968/03, requesting revision of the Basic Plan and prior conditions of the zoning approval for a planned community in the R-S comprehensive design zone being developed under the E-I-A Zone's table of uses and standards.
- Signature Club at Manning Village  
Accokeek, Maryland  
Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.
- Clay Property  
Hyattsville, Maryland  
Expert planning testimony in application CSP-20001, requesting rezoning from the R-80 (T-D-O) zone to the R-20 (T-D-O) zone in the Prince George's Plaza Regional Transit District.
- Vista95 Logistics Center  
Camp Springs, Maryland  
Expert planning testimony in a request to amend conditions of zoning approval A-9706-C for a tract in the I-1 industrial zone.
- Signature Club at Manning Village  
Accokeek, Maryland  
Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.
- National View  
Oxon Hill, Maryland  
Expert planning testimony in application A-10055, requesting rezoning from the R-55 and R-R residential zones to the M-X-T mixed use zone.



- National Capital Business Park (formerly Willowbrook)  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9968/02, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the R-S comprehensive design zone, to allow it to be developed under the E-I-A Zone's table of uses and standards.
- Wintergreen Tract  
Bryantown, Maryland  
Expert Planning testimony in Charles County zoning map amendment application 20-01, requesting rezoning from the RC residential zone to the CV commercial zone.
- Cecil Real Properties, LLC Tract  
Elkton, Maryland  
Expert Planning testimony in Cecil County zoning map amendment application 2020-02, requesting rezoning from the ST suburban transition residential zone to the M2 heavy industrial zone.
- Timothy Branch  
Brandywine, Maryland  
Expert planning testimony in application A-9988/01, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the L-A-C comprehensive design zone.
- Sears Parcel, Bowie Town Center  
Bowie, Maryland  
Expert planning testimony in application A-8589/04, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a tract in a planned community in the M-A-C comprehensive design zone.
- Callicott Property  
Upper Marlboro, Maryland  
Expert planning testimony in application A-10054, requesting rezoning from the C-S-C commercial zone to the R-80 residential zone.
- Khan Property  
Brandywine, Maryland  
Expert planning testimony in application A-10049, requesting rezoning from the R-R residential zone to the C-M commercial zone.
- Saint Barnabas Mixed-Use Park  
Temple Hills, Maryland  
Expert planning testimony in application A-10047, requesting rezoning from the C-S-C commercial and I-1 industrial zones to the M-X-T mixed use zone.
- Locust Hill  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9975/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-L comprehensive design zone.



- Willowbrook  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9968/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-S comprehensive design zone.
- Renard Lakes  
Brandywine, Maryland  
Expert planning testimony in application A-10046, requesting rezoning from the R-S comprehensive design zone to the I-1 industrial zone.
- Moore's Corner  
Brandywine, Maryland  
Expert planning testimony in application A-10044, requesting rezoning from the R-R residential zone to the M-X-T mixed use zone.
- Linda Lane Commercial Park  
Camp Springs, Maryland  
Expert planning testimony in application A-10043, requesting rezoning from the R-80 residential and C-S-C commercial zones to the M-X-T mixed use zone.
- Brandywine-Waldorf Medical Clinic  
Brandywine, Maryland  
Expert planning testimony in application A-10042, requesting rezoning from the C-O commercial zone to the M-X-T mixed use zone.
- Glenn Dale Commons  
Glenn Dale, Maryland  
Expert planning testimony in application A-10038, requesting rezoning from the I-1 industrial zone to the M-X-T mixed use zone.
- American Rescue Workers  
Capitol Heights, Maryland  
Expert planning testimony in application A-10037, requesting rezoning from the R-R residential zone to the I-2 heavy industrial zone.
- Donnell Drive  
Forestville, Maryland  
Expert planning testimony in application A-10036, requesting rezoning from the R-T townhouse zone to the C-M commercial zone.
- Virginia Linen  
Capitol Heights, Maryland  
Expert planning testimony in application A-10033, requesting rezoning from the I-3 planned industrial zone to the I-1 light industrial zone.
- Amber Ridge  
Bowie, Maryland  
Expert planning testimony in application A-10031, requesting rezoning from the C-S-C commercial zone to the M-X-T mixed use zone.



- Oakcrest  
Laurel, Maryland  
Expert planning testimony in application A-10030, requesting rezoning from the R-55 residential zone to the C-S-C commercial zone.
- Fairview Commercial Property  
Lanham, Maryland  
Expert planning testimony in application A-10024, requesting rezoning from the R-80 residential zone to the C-S-C commercial zone.
- King Property  
Largo, Maryland  
Expert planning testimony in application A-10020, requesting rezoning from the I-3 planned industrial zone to the M-X-T mixed use zone.
- Cafritz Tract  
Riverdale Park, Maryland  
Expert planning testimony in application A-10018, requesting rezoning from the R-55 residential zone to the M-U-TC mixed use zone.
- Jemal's Post  
Forestville, Maryland  
Expert planning testimony in application A-10003, requesting rezoning from the I-1 industrial zone to the C-S-C commercial zone.
- Defiance Drive  
Fort Washington, Maryland  
Expert planning testimony in application A-10000, requesting rezoning from the R-E estate zone to the R-R residential zone.
- Sauerwein Property  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9977, requesting approval of rezoning from the R-R residential zone to the R-T (townhouse) residential zone.
- Renard Lakes  
Brandywine, Maryland  
Expert planning testimony in application A-9970, requesting approval of a Basic Plan and rezoning from the I-1 industrial zone to the R-S comprehensive design zone.
- Bevard East  
Piscataway, Maryland  
Expert planning testimony in application A-9967, requesting approval of a Basic Plan and rezoning from the R-E residential zone to the R-L comprehensive design zone.
- Smith Home Farm  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9965 and A-9966, requesting approval of a Basic Plan and rezoning from the R-A residential zone to the R-M and L-A-C comprehensive design zones.



- Boone Property  
Largo, Maryland  
Expert planning testimony in application A-9957, requesting rezoning from the R-E estate zone to the R-R residential zone.
- Edwards Property  
Adelphi, Maryland  
Expert planning testimony in application A-9954, requesting approval of a Basic Plan and rezoning from the R-R residential zone to the L-A-C comprehensive design zone.
- Buck Property  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9952, requesting approval of a Basic Plan and rezoning from the R-A residential zone and the E-I-A comprehensive design zone to the R-S comprehensive design zone.
- Nicowski Property  
Upper Marlboro, Maryland  
Expert planning testimony in application A-9939, requesting rezoning from the C-O commercial zone to the C-S-C commercial zone.
- Parcel B, Largo Town Center  
Largo, Maryland  
Expert planning testimony in application A-9280, requesting an amendment to the Basic Plan for a site in the M-A-C comprehensive design zone.
- Queenstown Apartments  
Mount Rainier, Maryland  
Litigative Assistance in State Highway Administration Project PG3645I84, Item #110255, seeking just compensation for the State's condemnation of property for construction of the Queens Chapel Road improvements.
- State Roads Commission of the State Highway Administration v. Crescent Cities Jaycees  
Expert planning testimony in Case# CAL-94-20084, seeking just compensation for the State's condemnation of property for the expansion of Maryland Route 5.
- Millard Property  
Camp Springs, Maryland  
Expert planning testimony in State Highway Administration Project PG209A31, Item #89084, seeking just compensation for the State's condemnation of property for road improvements to Naylor Road associated with the construction of the Naylor Road Metro Station.
- Brandywine-Waldorf Medical Clinic  
Brandywine, Maryland  
Expert report in State Highway Administration Project PG175A31, Item #106368, seeking just compensation for the State's condemnation of property for road improvements to Branch Avenue associated with the construction of the interchange of Maryland Route 5 with various roads in the vicinity of T.B.



- University Place Center  
Langley Park, Maryland  
Expert report in State Highway Administration Project 10420130, Item #900576, seeking just compensation for the State's condemnation of property for construction of the Purple Line.
- *Washington Metropolitan Area Transit Authority v. 119,593 Square Feet of Land, More or Less, Situate in Landover, Prince George's County and Landover Beverage Realty LLC, et al.*, Case No. 8:20-cv-3468 TDC  
Landover, Maryland  
Expert rebuttal report in a case seeking just compensation for the State's condemnation of property for construction of a subway maintenance facility.
- *United States v. Makowsky*, Case #01-2096 D/Bre (D. Tenn)  
Litigative consultation to the U.S. Department of Justice on a case seeking remedies to accessibility barriers at an apartment complex in Shelby County, Tennessee.
- *United States v. Rose, et al.*, Case #02-73518 (E.D. Mich)  
Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Van Buren Township, Michigan and in Batavia Ohio.
- *United States v. Rose, et al.*, Case #3:01cv0040AS (N.D. Ind)  
Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Elkhart City, Indiana and in Fort Wayne, Indiana.
- *Weatherburn Associates, LLC, et al. v. County Commissioners for Charles County, Maryland*, Case #08-C-16-002422  
Expert report for the defendant in a proceeding seeking compensation for losses arising out of the alleged failure of the defendant to pursue environmental approvals of a certain formerly-planned road improvement in Charles County, Maryland.
- *Varsity Investment Group, LLC, et al. v. Prince George's County, Maryland*, Case #CAL-18-41277  
Expert report for the plaintiff in an proceeding seeking enforcement of a County Council Resolution granting remission of impact fees for the conversion of an office building to multifamily dwellings in Oxon Hill, Maryland.
- *Jackson v. Sumby*, Case #CAE-18-01785  
Expert testimony for the plaintiff in an proceeding alleging adverse possession of a shared driveway between two houses in Capitol Heights, Maryland.
- *Scaggs v. Barrett, et al.*, AAA Case #04-C-10-000151CN  
Expert testimony for the defendant in an arbitration proceeding alleging negligence in the preparation of a feasibility study in connection with a proposed subdivision in Calvert County, Maryland.
- Washington Gas Liquefied Natural Gas Storage Facility  
Hyattsville, Maryland  
*Pro bono* expert planning testimony in application SE-245/06, opposing the approval of a Special Exception to permit a regional liquefied natural gas storage facility in the O-S Zone, adjacent to a planned high-density mixed-use development around the West Hyattsville Metro station.



- Westside Shoppes Starbucks  
Laurel, Maryland  
Expert planning testimony in City of Laurel application SE No. 921, requesting approval of a Special Exception for a coffee shop with drive-through service in the M-X-T Zone.
- Westside Shoppes Wawa  
Laurel, Maryland  
Expert planning testimony in City of Laurel application SE No. 920, requesting approval of a Special Exception for a gas station complex in the M-X-T Zone.
- McDonald's Restaurant  
Forest Heights, Maryland  
Expert planning testimony in application ROSP-4196/01, requesting approval of a revised Special Exception Site Plan for a nonconforming restaurant in the C-S-C Zone.
- ACE Eastover Square Check Cashing  
Forest Heights, Maryland  
Expert planning testimony in application SE-4847, requesting approval of a Special Exception for a occupancy by a check cashing business in the C-S-C Zone.
- 7-Eleven Brightseat Road  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4845, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the I-3 Zone.
- Children's Guild Preschool  
Clinton, Maryland  
Expert planning testimony in application SE-4836, requesting approval of a Special Exception for the alteration of an existing church to accommodate a private school in the R-55 Zone.
- Royal Farms #411  
Landover, Maryland  
Expert planning testimony in application SE-4834, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for variance approval.
- 7-Eleven Boone's Lane  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4832, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.
- Schultz Road Senior Living  
Clinton, Maryland  
Expert planning testimony in application SE-4830, requesting approval of a Special Exception for the construction of apartment dwellings for the elderly in the R-80 Zone.
- Resurrection Cemetery  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4823, requesting approval of a new Special Exception for the expansion of an existing cemetery in the R-R Zone.



- 7-Eleven Marlboro Pike  
 Capitol Heights, Maryland  
 Expert planning testimony in application SE-4822, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.
- Enterprise Rent-A-Car  
 Capitol Heights, Maryland  
 Expert planning testimony in application SE-4819, requesting approval of a Special Exception for a vehicle rental facility in the C-S-C Zone.
- Royal Farms #220  
 Accokeek, Maryland  
 Expert planning testimony in application SE-4816, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for permission to construct in a master-planned right-of-way.
- Hunt Real Estate Development  
 Capitol Heights, Maryland  
 Expert planning testimony in application SE-4815, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.
- SMO Gas Station & Car Wash  
 Clinton, Maryland  
 Expert planning testimony in application SE-4812, requesting approval of a Special Exception for the rebuild of an existing gas station with the addition of a car wash in the C-S-C Zone.
- Contee Estate Senior Living  
 Laurel, Maryland  
 Expert planning testimony in application SE-4811, requesting approval of a Special Exception for a congregate living facility for the elderly in the R-R Zone, including a request for Alternative Compliance.
- Uptown Suites  
 Lanham, Maryland  
 Expert planning testimony in application SE-4794, requesting approval of a Special Exception for a hotel in the I-2 Zone.
- Ernest Maier Concrete Batching Plant  
 Bladensburg, Maryland  
 Expert planning testimony in application SE-4792, requesting approval of a Special Exception for a concrete batching plant in the I-2 Zone.
- Smith Property Surface Mine  
 Brandywine, Maryland  
 Expert planning testimony in application SE-4517, requesting approval of a Special Exception for an extension in the validity period for an existing surface mine in the O-S Zone.



- Aggregate Industries Sand & Gravel Wet Processing Facility  
 Brandywine, Maryland  
 Expert planning testimony in application SE-4790, requesting approval of a Special Exception for an extension in the validity period for an existing wash plant in the R-A and R-E Zones.
- Traditions at Beechfield  
 Mitchellville, Maryland  
 Expert planning testimony in application SE-4785, requesting approval of a Special Exception for a planned retirement community in the R-E Zone.
- Chuck's Used Auto Parts  
 Marlow Heights, Maryland  
 Expert planning testimony in application SE-4783, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.
- Dollar General  
 Upper Marlboro, Maryland  
 Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a department or variety store in the I-1 Zone.
- Sunoco Gas Station and Car Wash  
 Camp Springs, Maryland  
 Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a car wash addition to an existing gas station in the C-S-C Zone, including approval of Alternative Compliance for landscape buffers.
- Forestville Auto Service  
 Upper Marlboro, Maryland  
 Expert planning testimony in application SE-4768, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
- Sheriff Road Seventh Day Adventist Church  
 Fairmount Heights, Maryland  
 Expert planning testimony in application SE-4750, requesting approval of a Special Exception for a church on a tract of land of less than one acre in the R-55 Zone.
- E&R Services, Inc.  
 Lanham, Maryland  
 Expert planning testimony in application ROSP-4464/02, requesting approval of an expansion to an existing Special Exception for a contractor's office with outdoor storage in the C-A Zone.
- Word Power Baptist Tabernacle  
 Capitol Heights, Maryland  
 Expert planning testimony in application SE-4694, requesting approval of a Special Exception for a church on a lot less than one acre in size in the R-18 Zone.
- Hotel at the Cafritz Property at Riverdale Park  
 Riverdale Park, Maryland  
 Expert planning testimony in application SE-4775, requesting approval of a Special Exception for a hotel in the M-U-TC Zone.



- SMO Gas Station & Car Wash  
Glenn Dale, Maryland  
Expert planning testimony in application SE-4757, requesting approval of a Special Exception for a gas station and a convenience store in the I-1 Zone.
- SMO Gas Station & Car Wash  
Beltsville, Maryland  
Expert planning testimony in application SE-4756, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
- Liberty Motors  
Accokeek, Maryland  
Expert planning testimony in application ROSP-4575/02, requesting modification of two conditions of a Special Exception for a gas station in the C-S-C Zone.
- Rock Hill Sand & Gravel/Anthony George Project  
Brandywine, Maryland  
Expert planning testimony in application SE-4646, requesting approval of a Special Exception for a surface mining operation in the C-S-C Zone.
- SMO Gas Station & Car Wash  
Laurel, Maryland  
Expert planning testimony in application SE-4730, requesting approval of a Special Exception for a gas station and a car wash in the C-S-C Zone.
- Model Prayer Ministries  
Bladensburg, Maryland  
Expert planning testimony in application SE-4723, requesting approval of a Special Exception for a church on a tract of less than one acre in size in the R-55 Zone, including grant of variance.
- Dash-In Food Stores  
Clinton, Maryland  
Expert planning testimony in application SE-4654, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including grant of variance.
- Cabin Branch  
Clarksville, Maryland  
Expert planning testimony for the opposition in Development Plan Amendment SPA 13-02, requesting approval of an outlet mall in the MXPDP Zone.
- In Loving Hands  
Friendly, Maryland  
Expert planning testimony in application SE-4704, requesting approval of a Special Exception for a congregate living facility in the R-R Zone.
- A-1 Vehicle Salvage Yard  
Bladensburg, Maryland  
Expert planning testimony in application SE-4698, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.



- Kreative Kids Child Care  
Beltsville, Maryland  
Expert planning testimony in application SE-4388/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-R Zone to increase occupancy.
- Little Workers of the Sacred Heart Nursery  
Riverdale Park, Maryland  
Expert planning testimony in application SE-3473/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-55 Zone to increase occupancy, including grant of variance.
- Six Flags Amusement Park  
Mitchellville, Maryland  
Expert planning testimony in application SE-2635 & SE-3400, requesting approval of modified conditions to allow for extended hours of operation on limited occasions for certain events, additional firework displays, modified noise limitations, and removing a stipulated height limit to allow for approval of new rides by Detailed Site Plan review and approval.
- American Legion Beltway Post #172  
Glenn Dale, Maryland  
Expert planning testimony in application SE-4725, requesting approval of a Special Exception for alterations to an existing private club in the R-80 Zone.
- CarMax  
Brandywine, Maryland  
Expert planning testimony in application SE-4697, requesting approval of a Special Exception for a used car sales lot in the C-S-C Zone, including testimony to justify construction in a planned transit right-of-way.
- McDonald's  
Adelphi, Maryland  
Expert planning testimony in application SE-4686, requesting approval of a Special Exception for alteration of a nonconforming fast food restaurant in the C-S-C Zone.
- Tires R Us  
Riverdale Park, Maryland  
Expert planning testimony in application SE-4675, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.
- The Tire Depot  
District Heights, Maryland  
Expert planning testimony in application SE-4673, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.
- 7-11 Store  
Lanham, Maryland  
Expert planning testimony in application SE-4670, requesting approval of a Special Exception for a food or beverage store in the C-M Zone.



- Beall Funeral Home  
Bowie, Maryland  
Expert planning testimony in application SE-4662, requesting approval of a Special Exception to add a crematorium to an existing funeral home in the R-E Zone.
- Fort Foote Barber & Beauty Shop  
Fort Washington, Maryland  
Expert planning testimony in application SE-4658, requesting approval of a Special Exception for a barber and beauty shop in the R-R Zone.
- Little People's Place Day Care Center  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4639, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Young World Family Day Care Center  
Cheltenham, Maryland  
Expert planning testimony in application SE-4635, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Star Wash Car Wash  
Laurel, Maryland  
Expert planning testimony in application SE-4630, requesting approval of a Special Exception for a car wash in the C-S-C Zone.
- Jock's Liquors  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4626, requesting approval of a Special Exception for the reconstruction of an existing nonconforming liquor store in the C-O Zone.
- Little People U Day Care Center  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4624, requesting approval of a Special Exception for a day care center in the R-55 Zone.
- Cherry Hill Park  
College Park, Maryland  
Expert planning testimony in application SE-4619, requesting approval of a Special Exception for the expansion of an existing recreational campground in the R-R Zone.
- Safeway Fuel Station  
Brandywine, Maryland  
Expert planning testimony in application SE-4612, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
- Behr Apartments  
College Park, Maryland  
Expert planning testimony in application SE-4611, requesting approval of a Special Exception for an apartment building in the R-55 Zone.



- Barnabas Road Concrete Recycling Facility  
Temple Hills, Maryland  
Expert planning testimony in application SE-4605, requesting approval of a Special Exception for a concrete recycling facility in the I-1 Zone.
- Rose Child Development Center  
Temple Hills, Maryland  
Expert planning testimony in application SE-4601, requesting approval of a Special Exception for the expansion of an existing day care center in the R-80 Zone.
- Shell Oil Station  
Laurel, Maryland  
Expert planning testimony in application SE-4597, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including revisions to a prior Special Exception under RO SP-1673/06.
- Catherine's Christian Learning Center  
Brandywine, Maryland  
Expert planning testimony in application SE-4592, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Panda Restaurant  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4574, requesting approval of a Special Exception for a fast food restaurant in the I-1 Zone.
- Manor Care of Largo  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4573, requesting approval of a Special Exception for the expansion of an existing nursing home in the R-R Zone.
- Bowie Assisted Living  
Bowie, Maryland  
Expert planning testimony in application SE-4569, requesting approval of a Special Exception to expand an existing congregate living facility in the R-R Zone.
- 7604 South Osborne Road  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4567, requesting approval of a Special Exception for a day care center in the R-A Zone.
- Superior Car Wash  
Bowie, Maryland  
Expert planning testimony in application SE-4565, requesting approval of a Special Exception for a car wash in the C-S-C Zone.
- Kinder Explorers Day Care Center  
Lanham, Maryland  
Expert planning testimony in application SE-4566, requesting approval of a Special Exception for a day care center in the R-R Zone, and subsequently in SE-4681 requesting approval for its expansion.



- Rita's Water Ice  
Clinton, Maryland  
Expert planning testimony in application SE-4535, requesting approval of a Special Exception for a fast-food restaurant in the C-S-C Zone.
- Chen's Apartments  
College Park, Maryland  
Expert planning testimony in application SE-4533, requesting approval of a Special Exception to alter a nonconforming apartment building in the R-55 Zone.
- Future Scholars Learning & Art Center  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4516, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Renee's Day Care Center  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4507, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Generations Early Learning Center  
Fort Washington, Maryland  
Expert planning testimony in application SE-4515, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Latchkey Day Care Center  
Oxon Hill, Maryland  
Expert planning testimony in application SE-4496, requesting approval of a Special Exception for a day care center in the R-R Zone.
- Marvil Property  
Adelphi, Maryland  
Expert planning testimony in application SE-4494, requesting approval of a Special Exception for a nursery and garden center with an accessory arborist's operation in the R-R Zone.
- Jericho Senior Living  
Landover, Maryland  
Expert planning testimony in application SE-4483, requesting approval of a Special Exception for the adaptive use of a historic site as apartment dwellings for the elderly in the C-O Zone.
- WaWa  
Beltsville, Maryland  
Expert planning testimony in application SE-4477, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.
- Fun-Damentals Early Learning Center  
Friendly, Maryland  
Expert planning testimony in application SE-4476, requesting approval of a Special Exception for a day care center in the R-R Zone.



- Good News Day Care Center  
Temple Hills, Maryland  
Expert planning testimony in application SE-4473, requesting approval of a Special Exception for a day care center in the R-80 Zone.
- Wishy Washy Car Wash  
Accokeek, Maryland  
Expert planning testimony in application SE-4472, requesting approval of a Special Exception for a car wash in the C-S-C Zone.
- John Vitale & Sons  
Lanham, Maryland  
Expert planning testimony in application SE-4464, requesting approval of a Special Exception for a contractor's office in the C-A Zone.
- St. Paul Senior Living  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4463, requesting approval of a Special Exception for apartment dwellings for the elderly in the R-R Zone.
- Safeway Gas Station  
Fort Washington, Maryland  
Expert planning testimony in application SE-4448, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
- BP Amoco Gas Station  
Temple Hills, Maryland  
Expert planning testimony in application SE-4445, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.
- WaWa  
Camp Springs, Maryland  
Expert planning testimony in application SE-4436, requesting approval of a Special Exception for a gas station in the C-S-C Zone.
- Quarles Petroleum  
Capitol Heights, Maryland  
Expert planning testimony in application SE-4410, requesting approval of a Special Exception for a gas station in the I-1 Zone.
- Brown Station Early Learning Center  
Upper Marlboro, Maryland  
Expert planning testimony in application SE-4393, requesting approval of a Special Exception for a day care center in the R-R Zone.



As principal of his own architecture and planning firm, Mr. Ferguson was involved with the following diverse residential, commercial and institutional architectural and planning projects:

- Franklin's General Store and Delicatessen  
Hyattsville, Maryland  
Consulting services for the preparation of construction documents and construction contract administration for a 11,000-square foot addition to a historic commercial structure on U.S. Route One. Also, land planning services involving necessary waivers of parking and loading requirements, variances from setbacks and landscaping requirements, and permission to build in planned right-of-way of U.S. Rte One.
- King Farm Village Center  
Rockville, Maryland  
Inspection services for five mixed-use buildings in the village center of the 500-acre New Urbanist development in Rockville, Maryland
- Trinity Church  
Upper Marlboro, Maryland  
Full architectural services for the construction of a portico to the fellowship hall on the site of a National Register-listed historic site
- Publick Playhouse  
Bladensburg, Maryland  
Land planning services for the redevelopment and expansion of an existing community theater building.
- Transnational Law and Business University  
Brandywine, Maryland  
Master planning of a university campus on a 342-acre site
- Balmoral  
Upper Marlboro, Maryland  
Planning of a comprehensively-designed 357 lot residential subdivision immediately to the south of and connected with the 2,400-unit Beech Tree development
- Fred Lynn Middle School  
Woodbridge, Virginia  
Consulting services for the preparation of construction documents for a 131,000-square foot renovation
- Graham Park Middle School  
Dumfries, Virginia  
Consulting services for the preparation of construction documents for a 99,000-square foot renovation and four-classroom addition.
- Elizabeth Graham Elementary School  
Woodbridge, Virginia  
Consulting services for the preparation of construction documents for a classroom addition.



- Dale City Elementary School  
Dale City, Virginia  
Consulting services for the preparation of construction documents for a classroom addition.
- Occoquan Elementary School  
Woodbridge, Virginia  
Consulting services for the preparation of construction documents for a four-classroom addition that tied together three of the four buildings at the oldest school in Prince William County.
- 4912 St. Barnabas Road  
Temple Hills, Maryland  
Consulting services on the design preparation of construction documents and permits processing for a 1,500-square foot tenant fit-out for an attorney's office.
- 6100 Executive Boulevard  
Bethesda, Maryland  
Full architectural services from space planning through construction documents preparation for a 1,500-square foot tenant fit-out for a technology consulting firm.
- Parking Lot Rehabilitation, Bureau of Prisons  
Washington, D.C.  
Consulting services on construction documents preparation for rehabilitation of the parking and service area in the central courtyard of the old Federal Home Loan Bank Board building at 320 First Street, N.W.
- Covenant Creek Subdivision  
Owings, Maryland  
Land planning services for the subdivision of 161 acres crossing the Calvert/Anne Arundel County border into 47 clustered lots, involving the use of Transferable Development Rights and development of public road access across a wetland area into a landlocked tract.
- Welch Property  
Accokeek, Maryland  
Land planning services for the development of a 326-unit planned retirement community on a 41-acre tract.
- Phase II, Boyd & Margaret Shields King Memorial Park  
Prince Frederick, Maryland  
Land planning and engineering services for the design and construction of the second phase of development of a 7.5-acre park adjacent to the Courthouse in the heart of the Prince Frederick Town Center
- White Sands Community Center  
Lusby, Maryland  
Feasibility analysis for conversion of existing stable facility into a community building.
- Good Hope Hills Condemnation  
Temple Hills, Maryland  
Land planning services during condemnation proceedings against a one-acre commercial property.



- Additions and alterations to a private residence  
Washington Grove, Maryland  
Consulting services on the structural design, preparation of construction documents and construction observation for the construction of an award-winning 750-square foot, \$150,000 addition and renovation to a historic structure in a National Register district.
- Additions and alterations to a private residence  
Chevy Chase, Maryland  
Consulting services from schematic design through the construction phases of an award-winning 1,700-square foot, \$1.4 million dollar addition and renovation, which involved the relocation of a public sewer main from beneath the existing building.
- Additions and alterations to a private residence  
Hyattsville, Maryland  
Full architectural services for the construction of a large kitchen and bathroom addition to a Prince George's County listed historic site
- Additions and alterations to a private residence  
Silver Spring, Maryland  
Consulting schematic design services for a 2,000-square foot addition and renovation.
- Private residence  
Avenue, Maryland  
Architectural and planning services for the construction of a private residence on a 24-acre site on St. Clement's Bay
- Private residence  
Avenue, Maryland  
Full architectural services for the design of a private residence on a one-acre site on St. Clement's Bay
- Additions and alterations to a private residence  
University Park, Maryland  
Full architectural services for the construction of a 350-square foot addition.

At RDA his activities are concentrated in the following fields:

- Land use studies, feasibility analyses and detailed project planning for hundreds of various residential, commercial and industrial developments in Prince George's, Calvert, Montgomery, Charles, St Mary's and Anne Arundel Counties. This work requires intimate knowledge of the relevant master and/or comprehensive plans and zoning ordinances and other land development regulations in many jurisdictions.
- Hydrologic and hydraulic analyses of urban watersheds in connection with the development of drainage and stormwater management systems for various residential subdivisions and commercial and industrial projects. Tools used in these analyses included the TR-20, HEC-1 and HEC-2 hydraulic analysis programs, USDA/SCS hydrologic analysis methods, as well as the Maryland State Highway Administration's and other rational hydrologic analysis methods.



- Hydraulic and structural design of storm drainage and stormwater management systems, including wet ponds, dry detention and retention basins, underground detention systems, vegetative and structural infiltration systems, oil/grit separators, and conventional open and enclosed drainage systems. Analysis of theoretical breach events in earthen embankment structures to determine possible effects of downstream flooding caused by dam failures.

Mr. Ferguson served from 1991 to 1996 as the Town Engineer for the Town of Edmonston, Maryland. In this capacity, Mr. Ferguson advised the Town Council on the effects of legislation, assisted in the preparation of ordinances, assisted in the planning process during the development of the Master Plans for Planning Areas 68 and 69, and advised the Town on the selection of project proposals for funding under the Community Development Block Grant program.

During his tenure at AIP Architects, Mr. Ferguson was responsible for the entire scope of the project development process for numerous architectural projects, including:

- Project feasibility and financial analysis
- Project planning and schematic design
- Management and development of construction documentation
- Specifications writing
- Construction contract documents preparation and administration of bidding
- Coordination with regulatory authorities and permit processing
- Construction contract administration and project observation

Some of the projects Mr. Ferguson had intensive involvement with at AIP Architects include:

Office/Commercial Building (54,000 sf)  
1815 University Boulevard, Adelphi, Maryland

Comfort Inn (202 rooms)  
Ocean Highway, Ocean City, Maryland

Commercial Building (22,000 sf)  
7931 Georgia Avenue, Silver Spring, Maryland

Office Commercial Building (58,000 sf)  
4915 St. Elmo Avenue, Bethesda, Maryland

Office/Condominium Park (14,000 sf)  
Old Largo Road, Largo, Maryland

Office Building (18,000 sf)  
801 Wayne Avenue, Silver Spring, Maryland



## Other Professional Activities:

Chairman, Hyattsville Community Development Corporation, 2001-2007

Treasurer, Hyattsville Community Development Corporation, 2010-2018

Board Member, Hyattsville Community Development Corporation, 2001-Present

This local development corporation was created to undertake the revitalization of commercial areas in the city of Hyattsville, to encourage the arts, and act together with the Gateway CDC in the establishment of the Gateway Arts District. Among many other works, the Hyattsville CDC has sponsored the installation of multiple works of public art, administered the creation of two generations of Hyattsville's Community Sustainability Plans, secured and disseminated market studies for development in the Route One corridor, and managed the renovation of the former Arcade Theater into the City of Hyattsville's Municipal Annex.

Vice Chairman, City of Hyattsville Planning Committee, 2000-2005

This committee advises the Mayor, City Council and City Administrator on both external planning issues which impact the City, as well as redevelopment and revitalization issues within the City.

Member, City of Hyattsville Planning Committee, 1992-2005

Member, Neighborhood Design Center Project Review Committee, 1995-1998

This committee reviews and provides guidance for the work of less-experienced design professionals on their *pro bono* projects for the Neighborhood Design Center.

Member, Prince George's County Zoning Ordinance Review Task Force, 1994-1995

This task force, chaired by former Prince George's County Council chairman William B. Amonett, was formed by order of the Prince George's County Council, and met over a period of four months to review the County's entire Zoning Ordinance and the make recommendations on streamlining the 1200-page ordinance.

Member, Prince George's County Task Force to study the creation of U-L-I and M-U-TC zones, 1993-1994

This task force, chaired by Prince George's County Council member Stephen J. Del Giudice, was formed by order of the Prince George's County Council, and met over a period of three months to revise the legislation which was proposed to create the innovative U-L-I (Urban Light Industrial) and M-U-TC (Mixed-Use Town Center) zoning district regulations, which were proposed by the American Planning Association-award winning *Adopted Master Plan for Planning Area 68 (Avondale, Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, University Hills)* as a means to encourage redevelopment and revitalization of existing urbanized areas of Prince George's County. The work of this task force led directly to the passage of the legislation.



# Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

## MICHAEL M. LENHART, P.E., P.T.O.E.

### PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

### **Job History**

#### **2005 - Present**

*President* – Lenhart Traffic Consulting, Inc.

#### **2002 - 2005**

*Senior Project Manager* - The Traffic Group, Inc.

#### **2000 – 2002**

*Independent Consultant* - The Traffic Group, Inc.

#### **1999 - 2000**

*Senior Associate* - The Traffic Group, Inc.

#### **1998 – 1999**

*Division Chief – Engineering Access Permits*  
Maryland State Highway Administration

#### **1990 - 1998**

*Traffic Engineer*  
Maryland State Highway Administration

### **Educational Background**

- *Bachelors of Science in Civil Engineering*  
-1990 (U of MD @ College Park)
- *Masters of Science in Traffic Engineering & Transportation Planning*  
-1998 (U of MD @ College Park)

### **Affiliations**

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

### **Places where Mr. Lenhart has testified as an expert witness**

Allegany County – Board of Appeals, Planning Commission  
Annapolis - Planning Commission, Board of Appeals  
Anne Arundel County – Board of Appeals, Administrative Hearing Officer  
Baltimore County – Zoning Commissioner, Planning Board  
Calvert County – Planning Commission, Board of Appeals,  
County Commissioners  
Carroll County – Board of Zoning Appeals; Planning Board  
Charles County – County Commissioners, Circuit Court,  
Board of Appeals, Planning Commission,  
Town of LaPlata Planning Commission, Town Council, Board of Appeals  
City of Frederick – Planning Commission  
Frederick County – Planning Commission, County Commissioners  
Harford County – Circuit Court  
Prince George's County – District Council, Planning Board, Zoning  
Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner  
Queen Anne's County – Planning Commission  
St. Mary's County – Planning Commission; County  
Commissioners  
Sussex County, DE – Planning Commission, Board of  
County Commissioners  
Talbot County – Planning Commission  
Town of Leesburg, VA – Planning Commission  
Washington County – Board of County Commissioners  
Worcester County – Planning Commission

### **MARYLAND STATE HIGHWAY ADMINISTRATION- ENGINEERING SERVICES, DISTRICT 5**

High Accident Sections  
Traffic Safety Studies  
Traffic Signal Warrant Studies  
Highway Design Consultation  
Project Planning Consultation  
Traffic Impact Study Review

Lenhart Traffic Consulting, Inc.  
231 Najoles Road, Suite 250  
Millersville, MD 21108

Phone (410) 216-3333

email: [mlenhart@lenharttraffic.com](mailto:mlenhart@lenharttraffic.com)



## Senior Population

This brief report examines key general and socioeconomic characteristics of the population aged 65 and over (senior population) in Prince George's County. The analysis highlights the characteristics of this demographic segment and provides insights for program planning and policy making at all levels of government. Data analysis in this Data Journal will help the County provide health, safety, welfare, and services for them.



*Disclaimer: For general population and housing characteristics, the data from Decennial Censuses 2000, 2010, and 2020 are used in this Planning Data Journal. For socioeconomic data, this Journal continues to use Census 2000 Summary File 3 and American Community Survey (ACS) data for 2010 and 2023. The reason for using decennial census data for general characteristics is that ACS data are estimates from an exceedingly small sample size (2.6% nationwide). For methodologies of the U.S. Census Bureau's programs, visit [www.census.gov](http://www.census.gov)*

### ABOUT THE DATA JOURNAL

The Prince George's County Planning Department's Research Section semi-annually publishes the Planning Data Journal series on significant demographic, housing, socioeconomic, nonresidential, land use, or other planning data. The Journal series will provide officials, county agencies, and the general public with a snapshot of up-to-date information that is fundamental for policy making and program planning for sustainable development through the equity lens.



# Senior Population

## General Characteristics

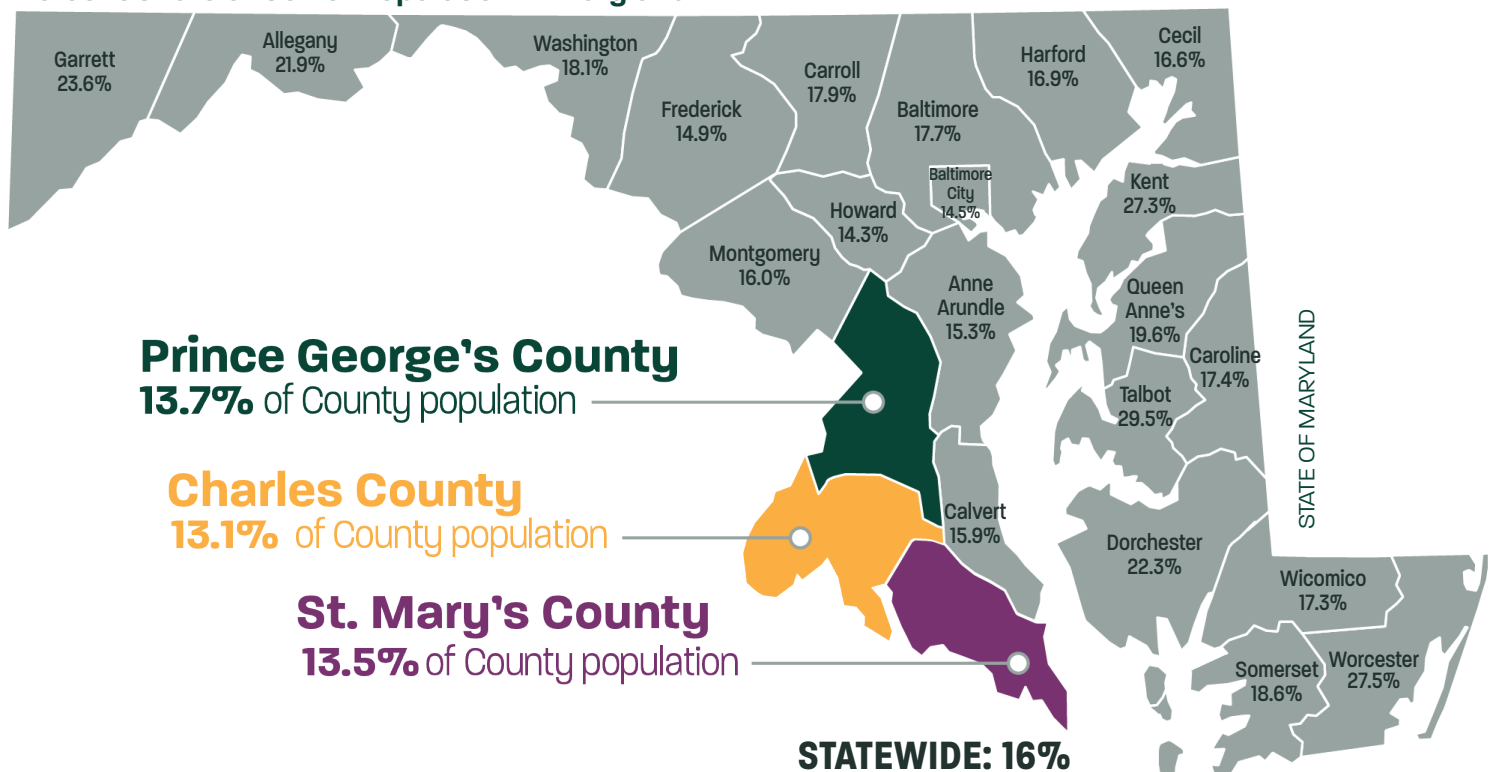
Prince George's County has 132,049 residents who are aged 65 or older, making up 13.7% of the County's total population of 967,201 (**Table 1**), according to Census 2020. The percentage share of the senior population increased from 7.7% in 2000 to 9.4% in 2010 and then to 13.7% in 2020. Among the senior population, the largest group is those aged 65 to 74. (**Table 1**).

**Table 1** further shows that the County's senior population has grown rapidly in the past two decades. The fastest growing segment was the 65 to 74 years old and over age group, followed by the 85 years old and over age group. From 2000 to 2020, the County's senior population increased by 113.6% to 70,234. Albeit a fast growth, they represent 13.7% of the County's total population, which is one of the three smallest proportions among all 24 jurisdictions in Maryland. That is higher than Charles County (13.1%) and St. Mary's County (13.5%), according to Census 2020. Statewide, 16% of its total population is 65 years old and over in Census 2020.

The senior population mostly resides outside I-495, also known as the Capital Beltway (see **Map**). Within the Capital Beltway, significant concentrations of the senior population live near Hillcrest Heights on both sides of MD 5, along MD 214, and north of MD 4.



### Percent Share of Senior Population in Maryland





**Table 1.** Total Population 65 Years Old and Over

| Data Category                  | 2000           |          | 2010           |          | 2020           |          |
|--------------------------------|----------------|----------|----------------|----------|----------------|----------|
|                                | Number         | % Share  | Number         | % Share  | Number         | % Share  |
| <b>Total county population</b> | <b>801,515</b> | <b>-</b> | <b>863,420</b> | <b>-</b> | <b>967,201</b> | <b>-</b> |
| Total 65 Years Old and Over    | 61,815         | 7.7%     | 81,513         | 9.4%     | 132,049        | 13.7%    |
| 65 to 74 years                 | 36,720         | 59.4%    | 50,100         | 61.5%    | 82,324         | 62.3%    |
| 75 to 84 years                 | 19,343         | 31.3%    | 23,125         | 28.4%    | 36,982         | 28.0%    |
| 85 years and over              | 5,752          | 9.3%     | 8,288          | 10.2%    | 12,743         | 9.7%     |

For specific age groups, % share is of the total 65 years and over.

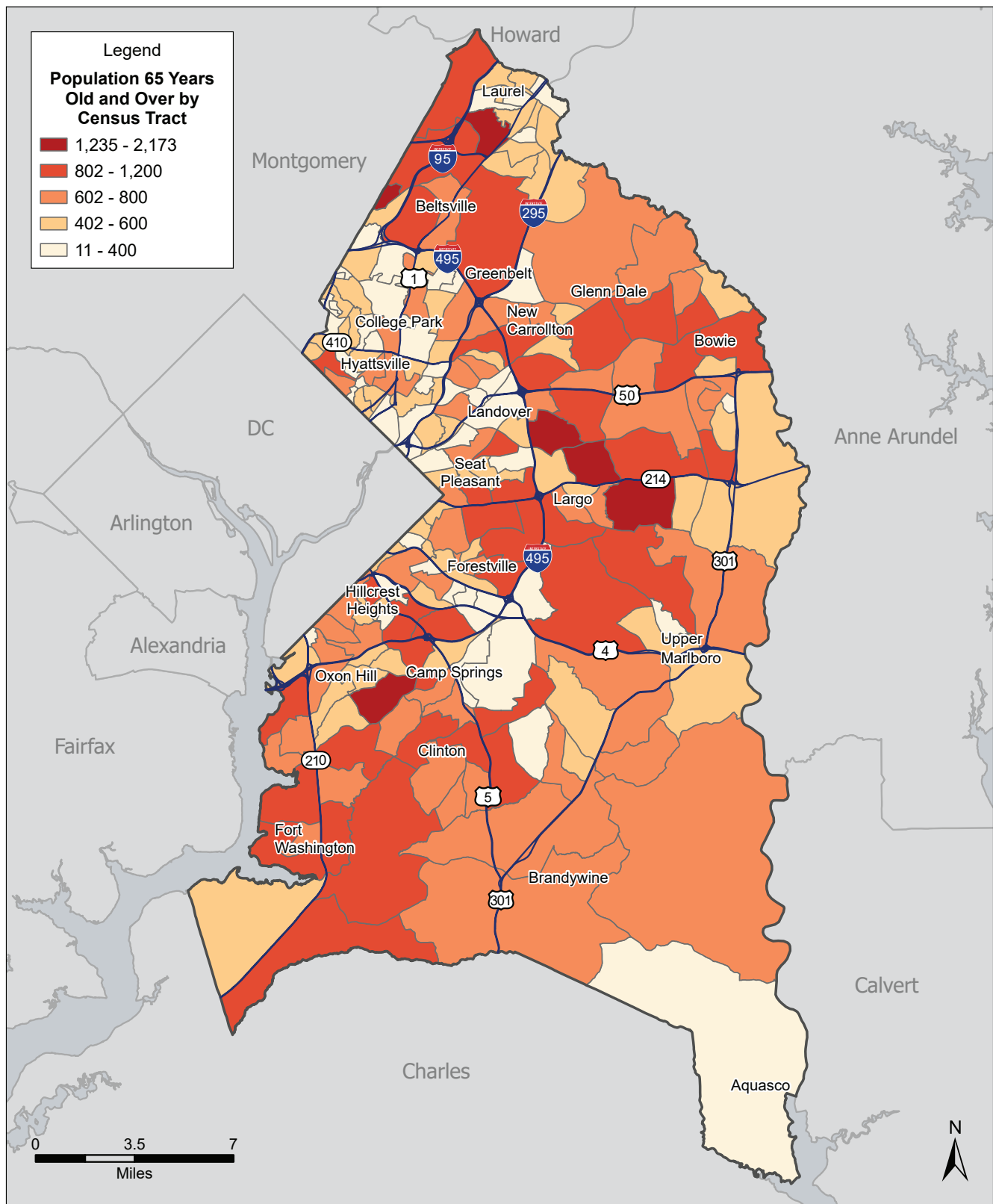
Population Changes

| Data Category                  | 2000-2010       |             | 2010-2020       |              | 2000-2020       |              |
|--------------------------------|-----------------|-------------|-----------------|--------------|-----------------|--------------|
|                                | Absolute Change | % Change    | Absolute Change | % Change     | Absolute Change | % Change     |
| <b>Total county population</b> | <b>61,905</b>   | <b>7.7%</b> | <b>103,781</b>  | <b>12.0%</b> | <b>165,686</b>  | <b>20.7%</b> |
| Total 65 Years Old and Over    | 19,698          | 31.9%       | 50,536          | 62.0%        | 70,234          | 113.6%       |
| 65 to 74 years                 | 13,380          | 36.4%       | 32,224          | 64.3%        | 45,604          | 124.2%       |
| 75 to 84 years                 | 3,782           | 19.6%       | 13,857          | 59.9%        | 17,639          | 91.2%        |
| 85 years and over              | 2,536           | 44.1%       | 4,455           | 53.8%        | 6,991           | 121.5%       |

Source: U.S. Census Bureau, Decennial Census: 2000, 2010, 2020



# Senior Population



## Population 65 Years Old and Over Prince George's County

© M-NCPPC

Prince George's County  
 Planning Department  
 Data Source:  
 US Census Bureau  
 Census 2020  
 Map Updated: 1/10/2025  
 W. Lescure, Job #4468



# Household Types

**Table 2** and **Chart 1** illustrate the growth in the number of households with a householder<sup>1</sup> aged 65 and over between 2000 and 2020. Although the number of married-couple families within this age group also increased, their proportion of total households declined from 42.2% in 2000 to 35.5% in 2020. Conversely, the number of other families where the householder is male or female with no spouse present has increased over the same period. In addition, nonfamily households with a householder aged 65 and over have increased in both number and percentage share. Among these nonfamily households, more than 90% of householders live alone, although their percentage share slightly declined over the two decades.

Data in **Table 2** illustrate compelling evidence that the number of households with householders 65 years old and over has increased by 42,203 between 2000 and 2020. The data will be helpful for providing policy implications of potential demand for senior housing throughout the County.

<sup>1</sup> "The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees." U.S. Census Bureau, "Householder," Current Population Survey Subject Definitions, <https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html#householder>.

**Table 2.** Household Type by Age of Householder

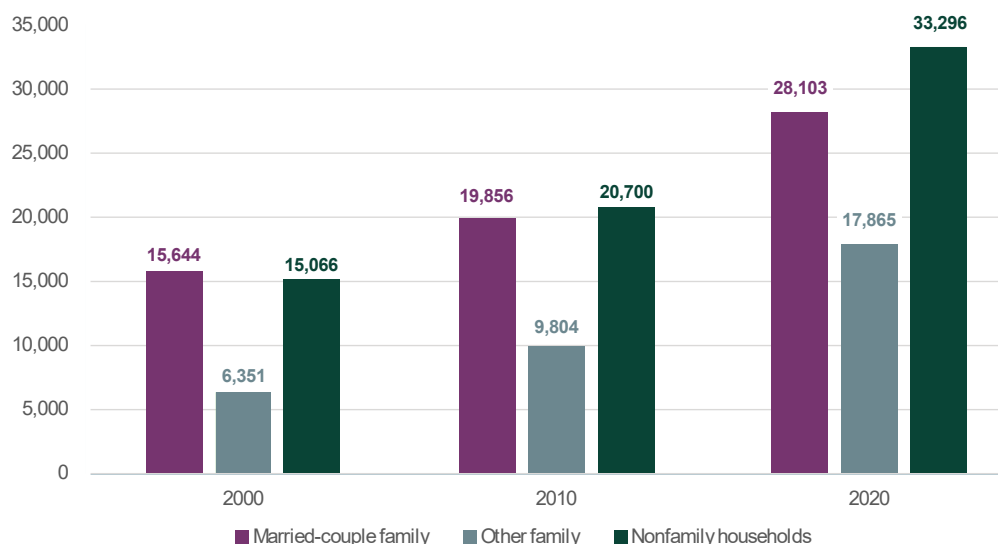
| Data Category                  | 2000           |          | 2010           |          | 2020           |          |
|--------------------------------|----------------|----------|----------------|----------|----------------|----------|
|                                | Number         | % Share  | Number         | % Share  | Number         | % Share  |
| <b>Total county households</b> | <b>286,610</b> | <b>-</b> | <b>304,042</b> | <b>-</b> | <b>342,216</b> | <b>-</b> |
| Total 65 Years Old and Over    | 37,061         | 12.9%    | 50,360         | 16.6%    | 79,264         | 23.2%    |
| Married-couple family*         | 15,644         | 42.2%    | 19,856         | 39.4%    | 28,103         | 35.5%    |
| Other family*                  | 6,351          | 17.1%    | 9,804          | 19.5%    | 17,865         | 22.5%    |
| Nonfamily households*          | 15,066         | 40.7%    | 20,700         | 41.1%    | 33,296         | 42.0%    |
| Living alone**                 | 14,101         | 93.6%    | 19,142         | 92.5%    | 30,513         | 91.6%    |

\*: % of Householder 65 years and over.

\*\*.: % Nonfamily households.

Source: U.S. Census Bureau, Decennial Census: 2000, 2010, 2020

**Chart 1.** Household Types of Householder 65 Years Old and Over





# Senior Population

## Race and Ethnicity

In Prince George's County, senior population reflects the County's demographics, with a significant majority being Black or African American (**Chart 2**). The Black or African American racial group comprises 66.1% of the County's total senior population of 132,049 (**Table 1**), which is higher than the County's overall population percentage of black or African American (61%). The White population accounted for 21.1% of this age group, compared to 12.9% of the proportion of the White population of the County's total population.

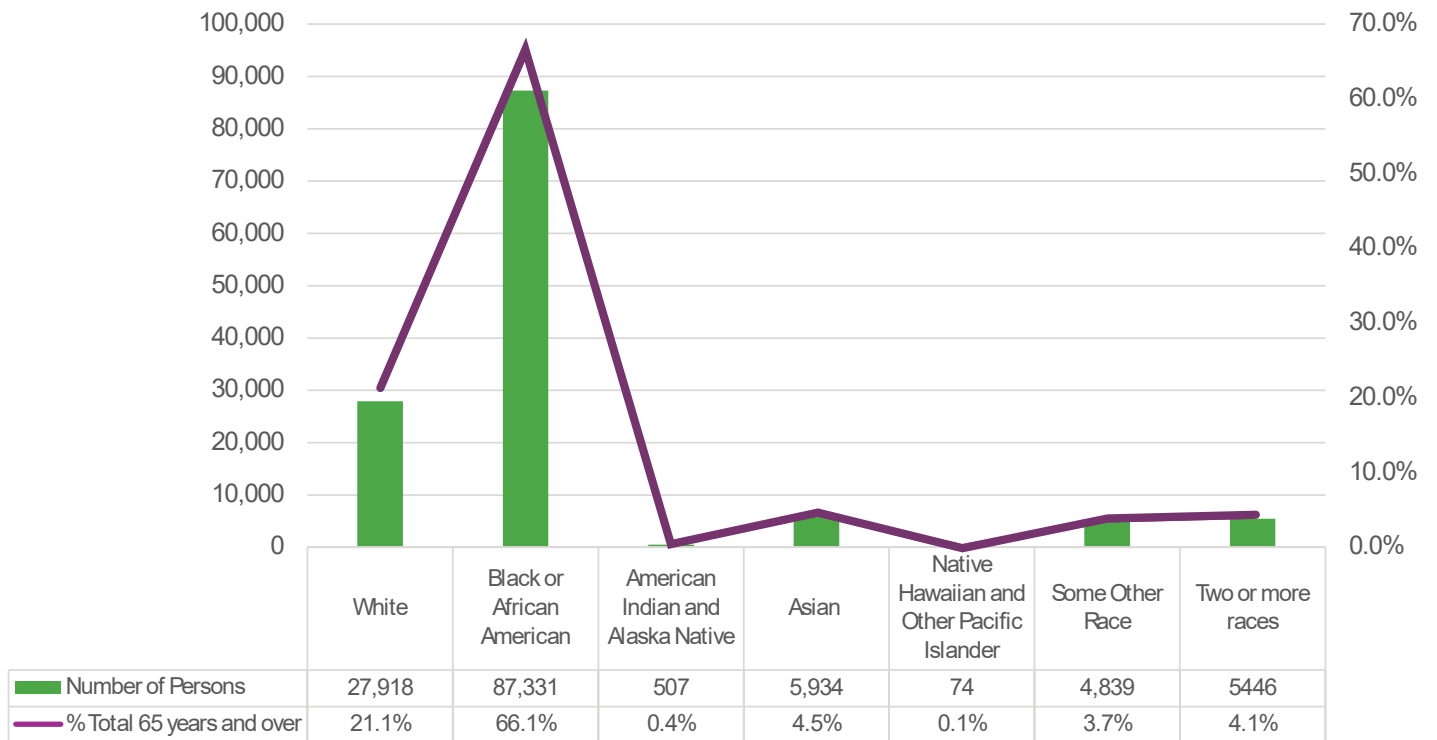
Furthermore, there are 7,785 people in this age group who are of Hispanic or Latino origin, making up 5.9% of the County population aged 65 and over. At the County level, Hispanic or Latino individuals make up 21.2% of the County's total population. It is important to note that people of Hispanic or Latino origin can be of any race.<sup>1</sup>

<sup>1</sup> U.S. Census Bureau, "Hispanic or Latino Origin," Census.gov, <https://www.census.gov/topics/population/hispanic-origin.html>.





**Chart 2.** Population 65 Years Old and Over by Race



Source: U.S. Census Bureau, Census 2020.





# Senior Population

## Education and Income

The educational attainment of the County's senior population has improved over time (**Table 3**). By 2023, the percentage of the population 65 years and over with a high school diploma or equivalent (87.3%) slightly exceeded the County level of 86.7%. The educational attainment for bachelor's or higher of senior population has reached 32.3% by 2023, which was a significant increase from 2000 (18.9%), though still 4 percentage points behind the County's level. Data on educational attainment for those aged 25 and over serves as a key indicator of an area's overall academic achievement.

The median household income for households with a householder aged 65 and over is lower than the County's overall median (**Table 4**). However, over time, the median household income for this age group has increased at a faster rate compared to the countywide median household income. It is important to note that the income data are adjusted by the U.S. Bureau of Labor Statistics' Consumer Price Index for All Urban Consumers for U.S. city average.

**87.3%**  
Obtained a  
**High School Diploma**  
(as of 2023)



**32.3%**  
Obtained a  
**Bachelor's or Higher Degree**  
(as of 2023)





**Table 3.** Educational Attainment

| Data Category                       | 2000           |              | 2010           |              | 2023           |              |
|-------------------------------------|----------------|--------------|----------------|--------------|----------------|--------------|
|                                     | Number         | % Share      | Number         | % Share      | Number         | % Share      |
| <b>Population 25 years and over</b> | <b>503,698</b> | <b>-</b>     | <b>547,564</b> | <b>-</b>     | <b>656,475</b> | <b>-</b>     |
| High school graduate or higher      | 427,557        | 84.9%        | 469,771        | 85.8%        | 569,417        | 86.7%        |
| Bachelor's degree or higher         | 136,788        | 27.2%        | 162,176        | 29.6%        | 236,848        | 36.1%        |
| <b>Total 65 Years Old and Over</b>  | <b>61,815</b>  | <b>12.3%</b> | <b>76,387</b>  | <b>14.0%</b> | <b>138,054</b> | <b>21.0%</b> |
| High school graduate or higher      | 42,983         | 69.5%        | 59,260         | 77.6%        | 120,509        | 87.3%        |
| Bachelor's degree or higher         | 11,687         | 18.9%        | 17,592         | 23.0%        | 44,611         | 32.3%        |

Source: U.S. Census Bureau, Census 2000; 2010 & 2023 American Community Surveys, 5-Year Estimates.

**Table 4.** Median Household Income

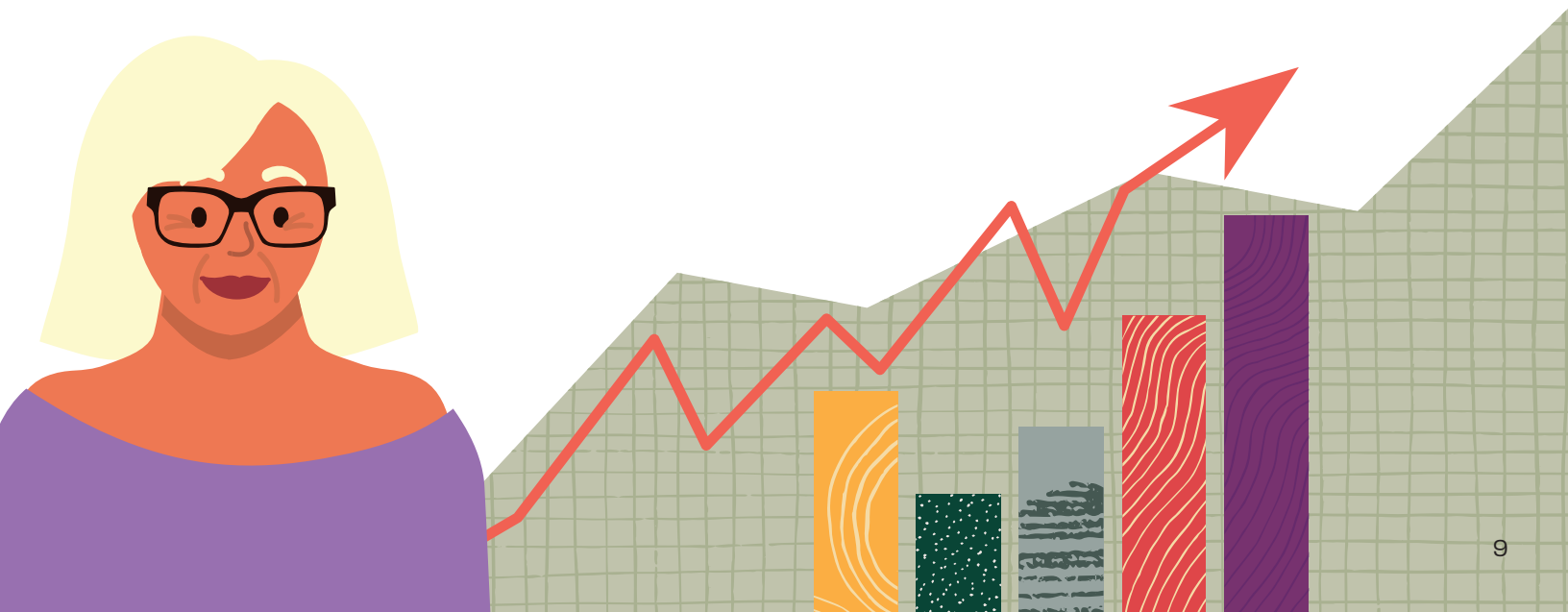
| Data Category                                | 2000          |         | 2010          |         | 2023          |         |
|----------------------------------------------|---------------|---------|---------------|---------|---------------|---------|
|                                              | Income Change | % Share | Income Change | % Share | Income Change | % Share |
| All county households                        | 97,773        | -       | 99,575        | -       | 100,708       | -       |
| Total 65 Years Old and Over                  | 72,521        | 74.2%   | 73,061        | 73.4%   | 76,800        | 76.3%   |
| Difference between all and 65 years and over | 25,253        | -       | 26,515        | -       | 23,908        | -       |

| Changes                     | 2000        |          | 2010        |          | 2023        |          |
|-----------------------------|-------------|----------|-------------|----------|-------------|----------|
|                             | Income (\$) | % Change | Income (\$) | % Change | Income (\$) | % Change |
| All county households       | 1,802       | 1.8%     | 1,133       | 1.1%     | 2,935       | 3.0%     |
| Total 65 Years Old and Over | 540         | 0.7%     | 3,739       | 5.1%     | 4,279       | 5.9%     |

Sources:

1. U.S. Census Bureau, Census 2000; 2010 & 2023 American Community Surveys, 5-Year Estimates.
2. U.S. Department of Labor Statistics, Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average.



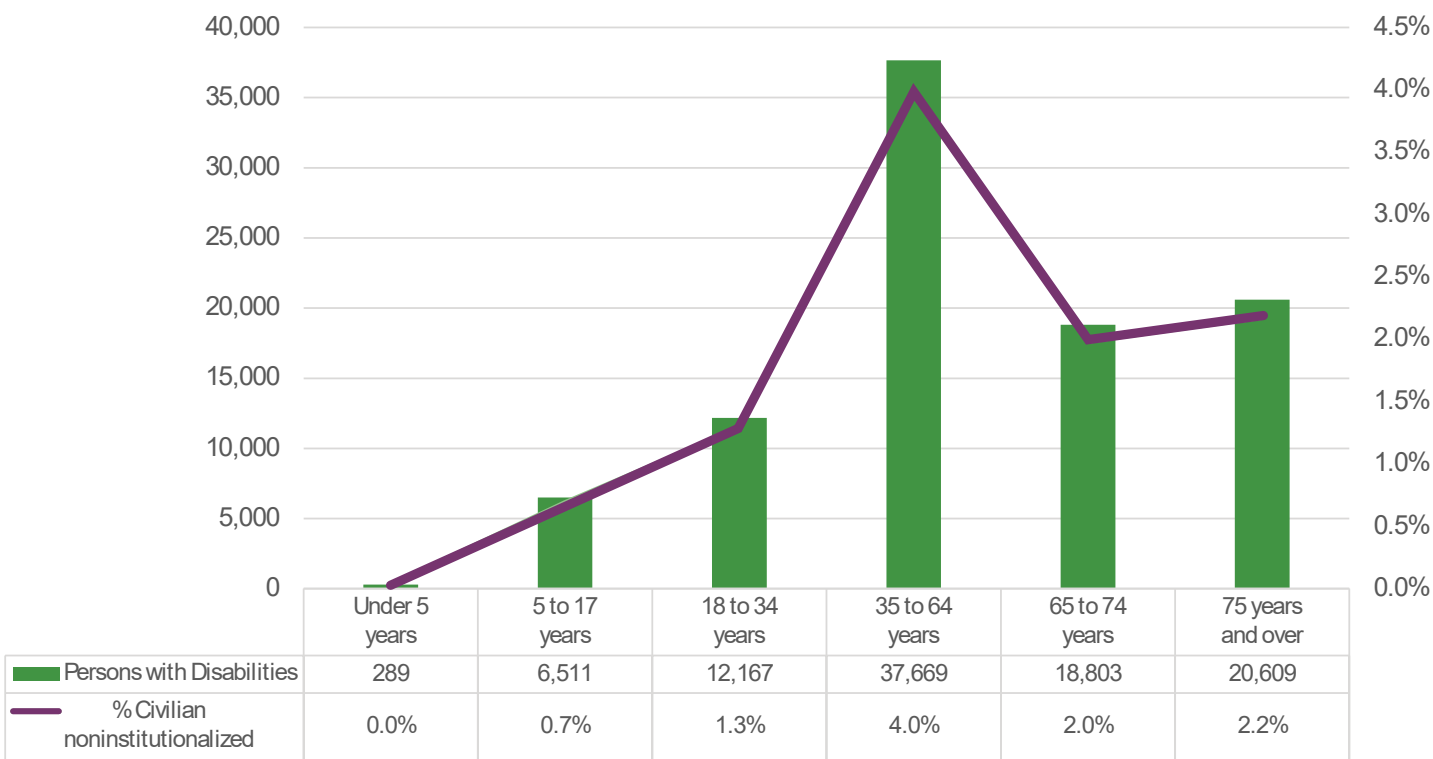


# Senior Population

## Disability Status

In Prince George’s County, the civilian noninstitutionalized population totals 946,621. Among them, 10.1% (96,048) are individuals with a disability. The largest percentage of these individuals is aged 35 to 64 (**Chart 3**). The number of individuals with a disability aged 65 to 74 is 18,803, representing 2.0% of the total civilian noninstitutionalized population. The number of population 75 years old and over with a disability is 20,609, accounting for 2.2% of the total civilian noninstitutionalized population. Overall, there are 39,412 individuals aged 65 and over with a disability, making up 4.2% of the total civilian noninstitutionalized population and 41% of the population with a disability.

**Chart 3.** Disability Status among Civilian Noninstitutionalized Population, 2023



U.S. Census Bureau, 2023 American Community Surveys, 5-Year Estimates.



# Group Quarters Population

**Table 5** indicates that in the County, 4,028 individuals aged 65 and over reside in group quarters.<sup>1</sup> Among them, 66.4% are institutionalized because of their disability status, primarily in nursing facilities or skilled-nursing facilities. The remaining group quarters population aged 65 and over lives in noninstitutional facilities, such as group homes and transitional shelters for people experiencing homelessness.

<sup>1</sup> "Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories," U.S. Census Bureau, "Group Quarters Population," *Census Glossary*, <https://www.census.gov/glossary/?term=Group+Quarters+%28GQ%29>.

**Table 5.** Group Quarters Population

| Data Category                                 | County        |          | 65 Years Old and Over |          |
|-----------------------------------------------|---------------|----------|-----------------------|----------|
|                                               | Number        | % Share  | Number                | % Share  |
| <b>Total:</b>                                 | <b>19,683</b> | <b>-</b> | <b>4,028</b>          | <b>-</b> |
| Institutionalized population                  | 4,273         | 21.7%    | 2,676                 | 66.4%    |
| Correctional facilities for adults            | 681           | 15.9%    | 4                     | 0.1%     |
| Juvenile facilities                           | 100           | 2.3%     | 0                     | 0.0%     |
| Nursing facilities/Skilled-nursing facilities | 3,384         | 79.2%    | 2,642                 | 98.7%    |
| Other institutional facilities                | 108           | 2.5%     | 30                    | 1.1%     |
| Noninstitutionalized population               | 15,410        | 78.3%    | 1,352                 | 33.6%    |
| College/University student housing            | 12,228        | 79.4%    | 0                     | 0.0%     |
| Military quarters                             | 295           | 1.9%     | 0                     | 0.0%     |
| Other noninstitutional facilities             | 2,887         | 18.7%    | 1,352                 | 100.0%   |

The percentage under Institutionalized or Noninstitutionalized is the % of total institutionalized or noninstitutionalized.  
Source: U.S. Census Bureau, Census 2020.



# Senior Population

## Vehicle Availability

**Table 6** indicates that the number of households with a householder aged 65 and over who have no vehicles available has fluctuated over time. Their percentage share of all County households without vehicles increased marginally. In addition, the number of households with a householder aged 65 and over who have one or more vehicles available has risen, as has their percentage share of the County’s households with one or more vehicles. This trend is due to the faster growth rate of households with a householder aged 65 and over compared to the overall County households.

**Table 6.** Vehicle Availability

| Data Category                       | 2000    |         | 2010    |         | 2023    |         |
|-------------------------------------|---------|---------|---------|---------|---------|---------|
|                                     | Number  | % Share | Number  | % Share | Number  | % Share |
| Total households                    | 286,610 | -       | 301,906 | -       | 344,586 | -       |
| No vehicle available:               | 30,013  | 10.5%   | 27,999  | 9.3%    | 31,683  | 9.2%    |
| Householder 65 years old and over*  | 6,147   | 20.5%   | 5,951   | 21.3%   | 10,328  | 32.6%   |
| 1 or more vehicles available:       | 256,597 | 89.5%   | 273,907 | 90.7%   | 312,903 | 90.8%   |
| Householder 65 years old and over** | 32,447  | 12.6%   | 39,125  | 14.3%   | 73,486  | 23.5%   |

Absolute and percent changes:

|                                     |        |       |        |       |        |        |
|-------------------------------------|--------|-------|--------|-------|--------|--------|
| No vehicle available:               | -2,014 | -6.7% | 3,684  | 13.2% | 1,670  | 5.6%   |
| Householder 65 years old and over*  | -196   | -3.2% | 4,377  | 73.6% | 4,181  | 68.0%  |
| 1 or more vehicles available:       | 17,310 | 6.7%  | 38,996 | 14.2% | 56,306 | 21.9%  |
| Householder 65 years old and over** | 6,678  | 20.6% | 34,361 | 87.8% | 41,039 | 126.5% |

Percent share of Householder 65 years old and over:

|                                    |        |       |        |       |        |       |
|------------------------------------|--------|-------|--------|-------|--------|-------|
| Householder 65 years old and over* | 38,594 | -     | 45,076 | -     | 83,814 | -     |
| No vehicle available:              | 6,147  | 15.9% | 5,951  | 13.2% | 10,328 | 12.3% |
| 1 or more vehicles available:      | 32,447 | 84.1% | 39,125 | 86.8% | 73,486 | 87.7% |

\*: % countywide no vehicles available. \*\*: % 1 or more vehicles available.

Note: Total householder 65 years old and over in Table 6 does not equate to the numbers in Table 2, because the data in this table are from sample surveys by the U.S. Census Bureau. Table 2 data are from enumeration in a decennial census.

Source: U.S. Census Bureau, Census 2000; 2010 & 2023 American Community Surveys, 5-Year Estimates.





# Computer and Internet Use

The percentage of senior population who own a computer is high at 94.1%, slightly lower than the overall County population's 98.4% (**Table 7**). Among this age group, 94.1% have a broadband internet subscription, indicating a strong trend of connectivity within this demographic, though a small segment remains without it. The data may help the County initiate policies to improve access to technologies for those aged 65 and over so that they can have easy access to public services such as inoculations during an epidemic or pandemic.

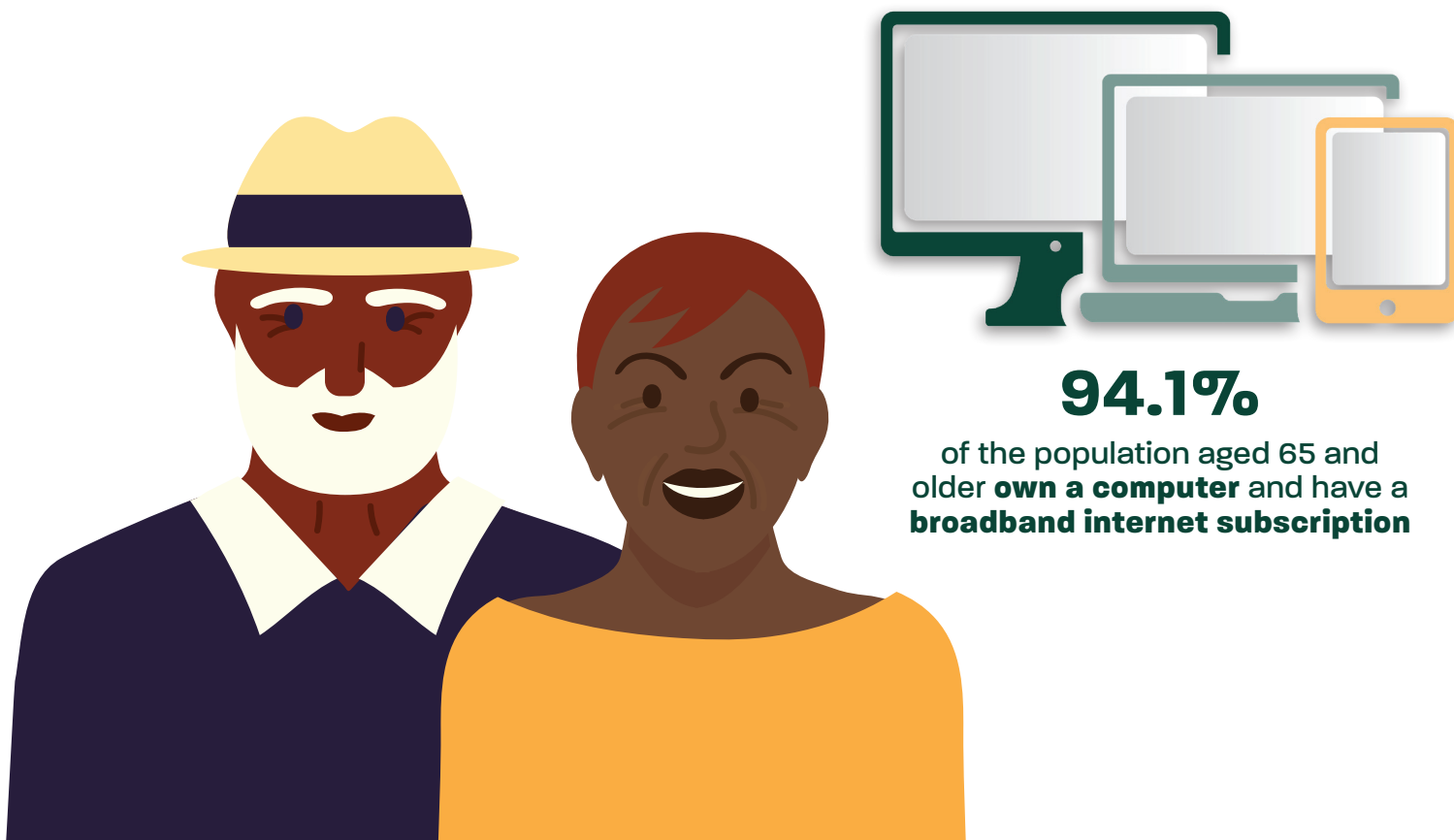
**Table 7.** Computers and Internet Use

| Data Category                            | County         |          | 65 Years Old and Over |          |
|------------------------------------------|----------------|----------|-----------------------|----------|
|                                          | Number         | % Share  | Number                | % Share  |
| <b>Total population in households</b>    | <b>936,961</b> | <b>-</b> | <b>134,808</b>        | <b>-</b> |
| Has a computer:                          | 921,534        | 98.4%    | 126,910               | 94.1%    |
| With dial-up Internet subscription alone | 762            | 0.1%     | 172                   | 0.1%     |
| With a broadband Internet subscription   | 881,471        | 95.7%    | 119,485               | 94.1%    |
| Without an Internet subscription         | 39,301         | 4.3%     | 7,253                 | 5.7%     |
| No computer                              | 15,427         | 1.6%     | 7,898                 | 5.9%     |

The percentage in a sub-category under "Has a computer" is % share of "Has a computer".

Total population = population in households + group quarters population.

Source: U.S. Census Bureau, 2023 American Community Surveys, 5-Year Estimates.





# Senior Population

## Health Insurance Coverage

**Table 8** indicates that the proportion of senior population with health insurance coverage is significantly higher than the County’s overall coverage rate. Specifically, 98.2% of individuals in this age group are covered, compared to 88.8% of the general population. “Adults aged 65 and older are the least likely to be uninsured due to their near-universal Medicare coverage”, according to the U.S. Census Bureau.

**Table 8.** Health Insurance Coverage Status

| Data Category                                  | County  |         | 65 Years old and Over |         |
|------------------------------------------------|---------|---------|-----------------------|---------|
|                                                | Number  | % Share | Number                | % Share |
| Total civilian noninstitutionalized population | 946,621 | -       | 135,252               | -       |
| With health insurance coverage                 | 840,477 | 88.8%   | 132,790               | 98.2%   |
| No health insurance coverage                   | 106,144 | 11.2%   | 2,462                 | 1.8%    |

Source: U.S. Census Bureau, 2023 American Community Surveys, 5-Year Estimates.





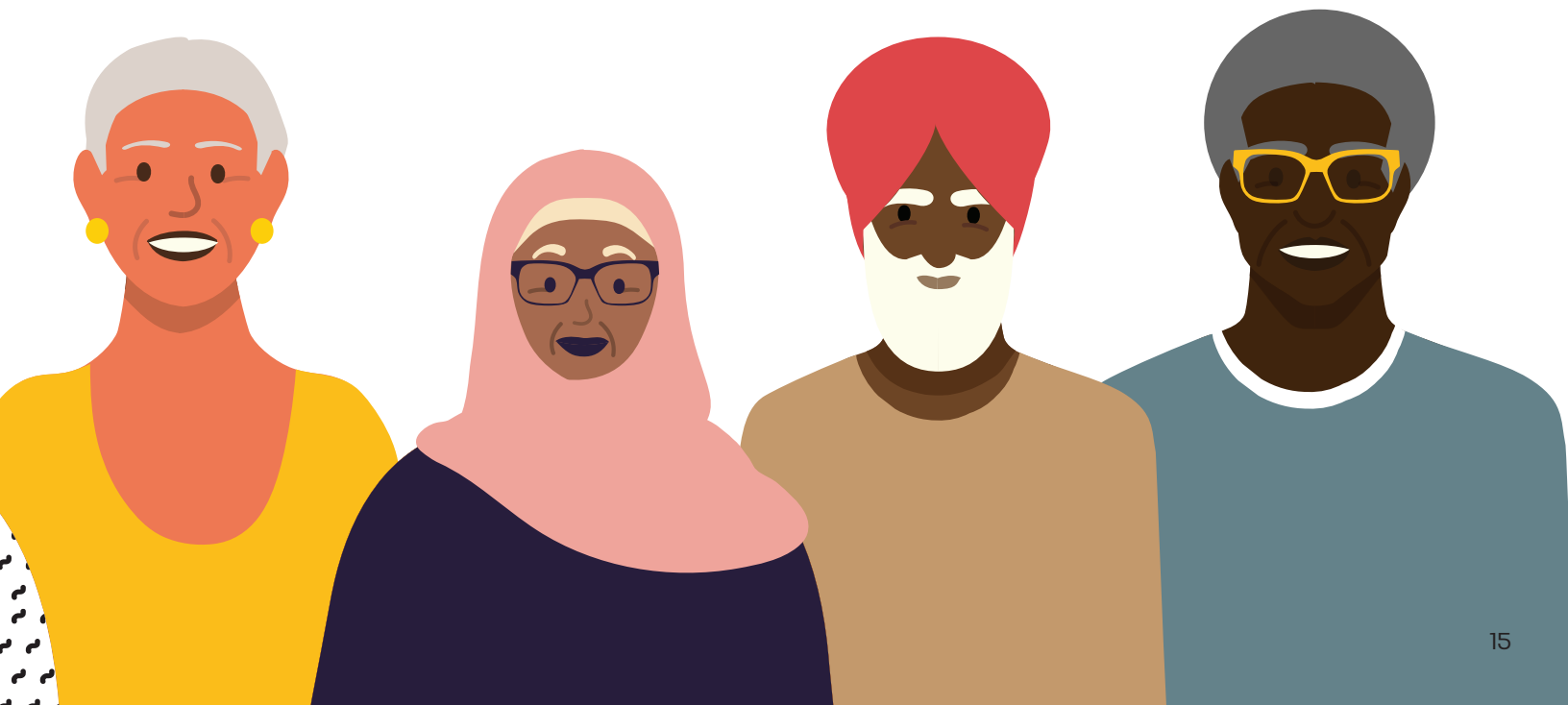
# Conclusion

In Prince George's County, senior population continues to grow, with its percentage share increasing noticeably. Reflecting the County's diversity, this age group is Black or African American. Other major indicators for senior population include an increasing level of educational achievement, a remarkable rate of insurance coverage, and high computer and internet access.

Some important demographic indicators include the number of people in this age group who live alone, have some form of disability, have low income, are institutionalized, or have an increase in vehicle ownership. These indicators are crucial for planners and policymakers to use in formulating legislation and public programs to support this demographic group. This ensures their health, safety, transportation, access to parks and recreation, and economic well-being as they navigate the challenges of aging in place.

## Additional Resources

The Aging and Disabilities Services Division of the Prince George's County government provides an extensive array of services for the senior population. The detailed information is available at <https://www.princegeorgescountymd.gov/departments-offices/family-services/aging-and-disabilities-services-division>





# Acknowledgments

## Prince George's County Planning Department

### SENIOR MANAGEMENT TEAM

Lakisha Hull, AICP, LEED AP BD+C, Planning Director

James Hunt, Deputy Director for Operations

Tony Felts, AICP, Deputy Director for Administration

Jim Cannistra, C.P., GISP, Chief of Information Management Division

### PRODUCTION TEAM

Kui Zhao, AICP, Planning Supervisor

Emma Walker, Research Planner II

William Lescure, GISP, Senior GIS Specialist

Charles Wade, Demographic Planner II

### PUBLICATIONS TEAM

Tamu Wright, Editor

Corianne Setzer, Publications Specialist



1616 McCormick Drive  
Largo, MD 20774



### ABOUT THE DATA

The data on the county population and the Hispanic or Latino population enumerated from a decennial census differs from those collected in the American Community Survey (ACS), a U.S. Census Bureau program for gathering detailed socioeconomic data from communities nationwide with a small sample size of 2.7% (survey 3.5 million addresses out of 127 million yearly).

The Public Use Microdata Areas (PUMA) as exhibited on Maps 1 and 2 were delineated by the U.S. Census Bureau and Maryland State Data Center using Census 2020 for smaller census geographies than PUMAs.



# LAND PLANNING ANALYSIS

## Tranquility Ridge

Prepared in connection with  
Special Exception SE-24006

Prepared by:  
Mark G. L. Ferguson, R.A.



August 22, 2025



**LAND PLANNING ANALYSIS**  
**Tranquility Ridge**  
**Temple Hills, Maryland**

This report is written to consider the planning matters relevant to Special Exception application SE-24006, for approval of an expansion of an existing congregate living facility for the elderly from 8 persons to 16 persons, on a site in the RSF-95 Zone (prior R-80 Zone), under the provisions of the prior zoning ordinance, pursuant to the provisions of Sections 27-1704(d) and/or 27-1903(b) of the Zoning Ordinance.

**THE PROPERTY**

|                         |                                                                                                                                                                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location -              | The southern end of Suburban Lane, approximately 275 feet south of its intersection with Temple Hill Road                                                                                                                           |
| Address -               | 5401 Temple Hill Road                                                                                                                                                                                                               |
| Municipality -          | None.                                                                                                                                                                                                                               |
| Current Zoning -        | RSF-95 (Residential, Single-Family-95)                                                                                                                                                                                              |
| Prior Zoning -          | R-80 (One-family Detached Residential)                                                                                                                                                                                              |
| Gross Acreage -         | 3.6367 Acres±                                                                                                                                                                                                                       |
| Rights-of-Way -         | Gull Drive – 40'<br>Suburban Lane – 40'<br>Unnamed private ingress/egress easement to Temple Hill Road – 30'                                                                                                                        |
| Frontages -             | Gull Drive – 40'<br>Suburban Lane – 40'<br>Unnamed private ingress/egress easement to Temple Hill Road – 30'                                                                                                                        |
| Zoning Map -            | 208SE4                                                                                                                                                                                                                              |
| Tax Map -               | Tax Map 97, Grid C-2                                                                                                                                                                                                                |
| Subdivision -           | Lot 1, "Norris Pyles' Old Mill Estates," recorded in Plat Book WWW 67 at plat 3                                                                                                                                                     |
| Historic Sites -        | None within 1,000'                                                                                                                                                                                                                  |
| Councilmanic District - | 8                                                                                                                                                                                                                                   |
| Master Plan & SMA -     | The subject property is located in Planning Area 76B. The applicable Master Plan is the 2006 <i>Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area</i> , approved on April 25, 2006. |



The Sector Plan's Land Use Map designated the subject property for "Residential Low-Density" future land use.

The most recent Sectional Map Amendment in April, 2006 retained the subject property in the previously-existing R-80 Zone, and the 2022 Countywide Map Amendment reclassified it to the comparable RSF-95 Zone.

The Growth Policy Map in the May, 2014 General Plan placed the property in the Future Water and Sewer Service growth policy area. The printed Generalized Future Land Use Map in the General Plan designated it for "Residential Low" land use.

The subject property is not within a Priority Preservation Area.

#### **NEIGHBORHOOD DEFINITION**

The neighborhood of the subject property was defined in the Technical Staff Report by the following boundaries:

|         |                                  |
|---------|----------------------------------|
| North – | Capital Beltway (I-495)          |
| East –  | Branch Avenue (Maryland Route 5) |
| South – | Brinkley Road                    |

This planner finds this neighborhood to be unduly large given the character of the use, which approximates that of a single-family dwelling with more visitors. Accordingly, this planner would define the neighborhood in a much more constrained fashion, as follows:

|                |                  |
|----------------|------------------|
| North & East – | Temple Hill Road |
| South –        | Henson Creek     |
| West –         | Holton Lane      |

#### **PROPERTY LOCATION AND NEIGHBORHOOD INSPECTION**

The subject property comprises a single lot parcel occupied by an existing congregate living facility serving eight residents. It is located on the west side of Temple Hill Road, a collector roadway, obtaining its access from a short road known as Suburban Lane, as well as by a private right-of-way off of Temple Hill Road. The property is a mix of wooded and open areas and slopes relatively steeply from northwest to southeast. There is a significant, steep drop-off from the end of Gull Drive to the yard behind the



existing congregate living facility, and a relatively steep slope down the driveway from the existing facility down to Suburban Lane, and similarly steep slopes down Suburban Lane and the unnamed 30' ingress/egress easement to Temple Hill Road.

Surrounding the subject property on all sides are single-family dwellings in the RSF-95 Zone, with single-family dwellings in the RSF-95 Zone also occupying the remainder of the defined neighborhood area, except for a portion of the Henson Creek Stream Valley Park in the ROS Zone at the southern edge of the neighborhood.

### **DESCRIPTION OF THE PROPOSED USE**

The proposed use for Special Exception application SE-24006 is the expansion of an existing congregate living facility with 8 beds to allow for a capacity of 16 beds. Recent building and grading permits had previously accomplished a physical expansion of the facilities on the subject property, including the construction of a small addition and the installation of stormwater management, but no physical construction is proposed as a part of this Application.

Because congregate living facilities with more than eight residents require the approval of a Landscape Plan, if approved, the installation of supplemental landscaping is proposed in the open areas around the perimeter of the subject property which are not currently wooded in order to meet the buffering requirements of the Landscape Manual.

### **CRITERIA FOR APPROVAL**

The criteria for approval of a Special Exception for a congregate living facility for in the prior R-80 Zone are the general criteria for approval of a Special Exception of §27-317(a) of the prior Zoning Ordinance, and the Additional Requirements for approval of a Congregate Living Facility of §27-344 of said prior ordinance.

### **COMPLIANCE WITH SECTION 27-317:**

Section 27-317(a) of the prior Zoning Ordinance provides that a Special Exception may be approved if:

*27-317(a)(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;*

The Zoning Ordinance has a hierarchy of Purposes, for the Ordinance as a whole, and for the R-R Zone in specific. Each of these series of purposes is addressed, following.

The fifteen purposes of the Zoning Ordinance are laid out in section 27-102(a). The harmony of the subject project with these purposes is as follows:

- (1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;*



In allowing for the expansion of an existing small congregate living facility, the approval of the instant Application will protect and promote the health, safety, morals, comfort, convenience and welfare of the inhabitants of the County by helping to meet the care needs of the County's expanding senior population in the context of a small-scaled institutional use that maintains the residential character and scale of the adjoining dwellings and the surrounding neighborhood.

(2) *To implement the General Plan, Area Master Plans, and Functional Master Plans;*

The relevant plans which apply to this site are the 2014 General Plan, the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, and a number of Functional Master Plans, including the Resource Conservation Plan (which includes the Green Infrastructure Plan), the County Master Plan of Transportation, the Public Safety Facilities Master Plan, The Historic Sites and Districts Plan, and the Water Resources Functional Master Plan.

### **General Plan**

As noted above, the General Plan classified the subject site in its Growth Policy Map<sup>1</sup> in the Established Communities category. The printed Generalized Future Land Use Map<sup>2</sup> designated it for Residential Low land use.

"Established Communities" are described by the General Plan as "the County's heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,"<sup>3</sup> and recommends that, "Established communities are most appropriate for context-sensitive infill and low- to medium-density development...."<sup>4</sup>

It is this planner's opinion that the approval of the subject application would be context-sensitive low-density residential infill development by virtue of its low traffic generation and its residential scale and physical character.

### **Master Plan**

As noted above, the applicable Master Plan is the *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, approved on April 25, 2006. The Master Plan's appended Land Use Map designated the subject property and the entire defined neighborhood for "Residential Low-Density" future land use, with the exception of the areas of the MNCPPC Henson Creek Stream Valley Park at the southern edge of the neighborhood, which are identified as such.

To fulfill the goals of the Henson Creek – South Potomac Planning Area Master Plan, six distinct Policies are adopted for land in the Developed Tier, together with a series of associated Strategies. Two of these strategies are applicable to subject application.

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<sup>1</sup> M-NCP&PC, *Plan Prince George's 2035 – Approved General Plan* (May, 2014), p. 107.

<sup>2</sup> *General Plan*, p. 101.

<sup>3</sup> *Ibid.*, p. 106.

<sup>4</sup> *Ibid.*, p. 20.



The Plan's first Policy for land in the Developed Tier is to "Preserve and enhance existing suburban residential neighborhoods."<sup>5</sup> This policy contains a strategy which states that, "Design institutional or special exception uses to reflect the scale and character of the surrounding neighborhood."<sup>6</sup> That has certainly been done in this case.

The Plan's second Policy and its associated Strategies for land in the Developed Tier is,

"Encourage institutionally based development proposals that may include a mix of high-quality senior citizen housing, limited commercial, or community-oriented uses, that focus on the institutional mission, provide a public benefit, enhance community character, and are designed for compatibility with the surrounding neighborhood. Institutionally based development proposals should adhere to the following guidelines:

- Development should include pedestrian linkages to nearby commercial, institutional, or cultural uses."<sup>7</sup>

There are no nearby commercial uses. Nearby institutional and cultural uses include the Temple Hills Community Center and the Enon Baptist Church on the east side of Temple Hill Road, as well as recreational facilities in Henson Valley Stream Valley Park a quarter-mile south of the subject property. It is unlikely, however, that the residents of the proposed facility will be able to walk to the nearby facilities.

- "Development should be of sufficient size to provide amenities, such as indoor parking or garages, gardens, plazas, recreation facilities, or common eating areas."<sup>8</sup>

The Applicant will describe the amenities in the facility's interior.

- Development should have direct access to a collector road or greater to allow easy access for emergency services.<sup>9</sup>

Temple Hill Road is classified as an Arterial roadway (A-46) (even though the graphic in the 2009 Master Plan of Transportation somehow illustrates a Collector designation).

- Development should be served by public transit or shuttle buses to shopping and services in the surrounding area.<sup>10</sup>

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<sup>5</sup> M-NCP&PC, *Approved Master Plan and Sectional Map Amendment for the Henson Creek – South Potomac Planning Area* (April, 2006), p. 36

<sup>6</sup> *Ibid.*

<sup>7</sup> *Ibid.*

<sup>8</sup> *Ibid.*

<sup>9</sup> *Ibid.*

<sup>10</sup> *Ibid.*



Prince George's County's *TheBus* P88 route, operating from about 6:20AM to 6:20 PM runs past the subject property on its route between the Southern Avenue and Branch Avenue Metro Stations.<sup>11</sup>

- Prior to approval of new development for senior citizen housing, a market analysis should be conducted that evaluates and satisfactorily demonstrates the need for senior housing within one mile of a proposed site.<sup>12</sup>

While a congregate living facility is not confined to occupancy by elderly residents, the additional requirement of Section 27-344(a)(1), discussed below, speaks to this Master Plan strategy.

### **Other Applicable Functional Master Plans**

The subject property does not contain any Regulated Areas of the County's Green Infrastructure Network.

In the Technical Staff Report and its supplemental memorandum<sup>13</sup>, staff reviewed in detail many of the individual policies and strategies in the Green Infrastructure Plan element of the County's 2017 Resource Conservation Plan, ultimately finding that the instant Application does not impair the Green Infrastructure Plan. This planner agrees.

With regard to the Historic Sites and Districts Plan, no historic sites or resources are located immediately proximate to subject site; as such, the approval of the subject application will not have an adverse impact on this Functional Master Plan.

The Water Resources Functional Master Plan addresses broad regulatory policy and large-scale watershed planning, and as such makes no recommendations which are directly applicable to the subject application.

No proposed sites for Public Safety facilities are in the area affected by the subject application.

The 2009 Countywide Master Plan of Transportation classifies Temple Hill Road as an arterial roadway (A-46) with a planned 4-6 lanes in a 120' right-of-way. The subject property, however, does not abut Temple Hill Road.

In conclusion, because the proposed capacity expansion to the subject congregate living facility is in keeping with the General Plan's land use policies for the Established Communities areas, implements the Master Plan's applicable recommendations, and is in harmony with the applicable Functional Master Plans, approval of the subject application will be in harmony with the Ordinance's purpose of implementing those plans.

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<sup>11</sup> A bus stop with the new (end of June, 2025) route numbering was observed by the subject property, and that route is shown on the WMATA maps. The route map on the County DPW&T site, however, shows a route down Fisher Road instead of down the segment of Temple Hill Road in front of the subject property.

<sup>12</sup> *Ibid.*

<sup>13</sup> Schneider to Shadle, *Memorandum* (May 2, 2025), Technical Staff Report Backup pp. 25-33 of 52.



- (3) *To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;*

Because this Application proposes the modest expansion in the capacity of an existing facility which will not require further physical expansion, approval of it would promote the conservation of an existing community and would not contribute to further strain on the existing public facilities and services.

- (4) *To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;*

Approval of the instant Application would recognize the needs of the County's residents by the expansion in the permitted capacity of an existing land use at a developed site, and so would abet the order of the growth and development of the County, making the subject application in harmony with this Purpose of the Ordinance.

- (5) *To provide adequate light, air, and privacy;*

The subject congregate living facility is in harmony with this Purpose as it has already been developed in conformance with the various regulations in the Zoning Ordinance to ensure the provision of adequate light, air and privacy, both for the occupants of the home and for its neighbors. These principles include the provision of sufficient setback distance between the proposed use and neighboring uses, and conformance with height limitations in order to allow for access to light and air.

The large size of the subject property and its wooded perimeter will also provide unusually-greater separation of the facility from its neighbors than other comparable facilities in the RSF-95/prior R-80 Zones. Finally, the Landscape Plan which accompanies the Special Exception Site Plan will also conform to the provisions of the Landscape Manual by providing supplemental landscape planting to strengthen the perimeter woods to provide additional light, air and privacy to its neighbors.

- (6) *To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;*

The subject congregate living facility is in harmony with this Purpose as it has already been physically developed in accordance with the various principles that have been codified in the Zoning Ordinance to promote the beneficial relationships between land and buildings, including conformance with the tables of permitted uses for the various zones as laid out in the Ordinance.

These principles include conformance with the tables of permitted uses for the various zones as laid out in the Ordinance, having provided modern stormwater management for its recent addition, by the provision of sufficient parking, and through conformance with the provisions of the Landscape Manual which provide for buffering of its neighbors.

- (7) *To protect the County from fire, flood, panic, and other dangers;*

The subject congregate living facility is in harmony with this Purpose as it has been developed in conformance with regulations established in the body of the Zoning Ordinance, as well as other County



Ordinances, which are intended to protect from fire, flood, panic and other dangers, namely: the floodplain regulations, stormwater management regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

*(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;*

Although nominally an institutional facility, the subject congregate living facility has for a number of years fulfilled this purpose of the Ordinance by providing a safe, supervised, sanitary living environment for people at the end of their lives or otherwise needing special supervised care; the approval of this application will expand its ability to do so.

*(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;*

The subject congregate living facility is in harmony with this Purpose because it is a local business operated principally for the benefit of residents of Prince George's County. The business contributes to the tax base of the County directly, both through property taxes and through the employment provided to its staff.

*(10) To prevent the overcrowding of land;*

The subject congregate living facility is in harmony with this Purpose as it has already been developed in accordance with various principles that have been codified in the Ordinance to ensure the prevention of overcrowding, including the provisions of the Table of Uses that provides for the compatibility of uses in the same zoning district, and provisions in the Regulations which restrict the amount of land that can be occupied by buildings and vehicular circulation areas and which limit building heights.

*(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;*

The subject congregate living facility is in harmony with this Purpose because it is located on a site that has been developed in accordance with the regulations established in the body of the Zoning Ordinance (and other County ordinances) which are intended to lessen the danger and congestion of traffic on roads, such as the requirements for the provision of adequate off-street parking.

*(12) To insure the social and economic stability of all parts of the County;*

As the Zoning Ordinance is the principal tool for the implementation of the planning process by enacting legal requirements which implement the planning goals that strive to maintain the social and economic stability of the County, this planner believes that conformance with the requirements and regulations of the Zoning Ordinance will be prima facie evidence of the Application's harmony with this purpose.

Beyond that, however, the subject facility would promote the economic and social stability of the County by continuing to contribute to the tax base, by enhancing its ability to provide a needed service to the surrounding community, and by virtue of its location in the midst of compatible uses.



- (13) *To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;*

Because the subject congregate living facility is located on a developed site, it will have minimal additional impact to the natural features in the County. The use will not itself generate noise or air pollution, and the use will be in compliance with the County's Woodland Conservation policies in that it proposes no disturbance to existing woodlands. Again, because no new physical development is proposed, no steep slopes or scenic vistas will be affected. By conformance to these principles and regulations, the approval of this congregate living facility would be in harmony with this Purpose.

The final two purposes,

- (14) *To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and*  
(15) *To protect and conserve the agricultural industry and natural resources.*

are not directly applicable to the approval of this expansion to the existing facility, except that approval of this use in an existing, developed location will lessen in a small way the pressure for sprawling development onto undeveloped or agricultural lands that form a great part of the scenic beauty of the County.

In addition to the purposes of the broader Ordinance, there are four Purposes for the prior R-80 (One-family Detached Residential) Zone specifically, which are laid out in Section 27-429(a)(1), as follows:

- (1) *The purposes of the R-R Zone are:*  
(A) *To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;;*  
(B) *To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;*

Because this proposal is for a compatible quasi-residential use on an already-subdivided and developed site, these two Purposes are not directly relevant to the subject application, but the subject application will not impair the application of these purposes in the surrounding neighborhood.

- (C) *To encourage the preservation of trees and open spaces; and*

Because the expansion of the capacity of the subject facility will not entail the disturbance to any woodland and by its compliance with the requirements of Subtitle 25 for Tree Canopy Coverage, the approval of the instant Application would be in conformance with this purpose; and

- (D) *To prevent soil erosion and stream valley flooding.*

Because the expansion of the capacity of the subject facility will not entail the disturbance of any ground, its approval would be in harmony with this Purpose of the prior R-80 Zone.



The other criteria for approval of a Special Exception laid out in Section 27-317(a) of the Zoning Ordinance continue as follows:

*(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;*

To the best of this planner's professional knowledge, information and belief, the plans proposed by the Applicant are in conformance with all of the applicable requirements and regulations of the Zoning Ordinance.

*(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;*

As described above, it is the Applicant's belief that the subject Application is in harmony with the general Purpose of the Zoning Ordinance to implement the General and Master Plans and to provide for the efficient and desirable use of land in accordance with those Plans.

It is further this planner's opinion that the approval of this use will not impair the integrity of either the approved Master Plan or the County's General Plan.

*(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;*

As this planner believes to have been amply demonstrated, the conformance of the subject Application with the principles laid out in the purposes of the Zoning Ordinance, its compliance with the provisions of the Zoning Ordinance, its compliance with the provisions of other State and County regulations for environmental protection, and building construction represent a high level of protection against adverse effects to the public health, safety and welfare.

Furthermore, the proposed use will modestly expand the previously-existing land use type at the subject property which has operated for a number of years on a site which is much larger in area than that of its neighbors, is already buffered by perimeter woodlands, and will be further buffered by the installation of supplemental landscaping.

The traffic generated by this use is modest, and limited to visitors to the residents, as well as limited deliveries of food and laundry comparable in scale and frequency to that of a large family. Given this modest scale of operations, it is this planner's opinion that the residential scale and character of the driveway and parking facilities will be sufficient to meet the needs of the facility without adverse effect on the health, safety or welfare of the residents in the area.

As the residents of the facility are principally limited to the indoors, the subject use will not generate noise or activity other than the limited service activity described above, and as such will not have adverse effect on the health, safety or welfare of the residents in the area.



*(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and*

As noted above, the presence of the existing facility for a number of years at the subject property and the continuing stability of the existing development and the general neighborhood is evidence that the modest expansion of the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The character of the facility is the same character as the surrounding dwellings, and the physical activities at and around the facility are comparable in scale and character to those associated with single-family dwellings; as such, the activity at the site will in this planner's opinion not be detrimental to the use or development of adjacent properties or the general neighborhood.

*(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.*

Because the proposed capacity expansion will not result in the disturbance to any existing woodland, the approval of the instant Special Exception will be exempt from the requirement for approval of a Tree Conservation Plan, pursuant to Section 25-119(a)(1)(A) of the Woodland and Wildlife Conservation Ordinance, as amended by CB-046-2025 (which becomes effective on September 6, 2025). It is noted that the recent addition and stormwater management installation was accomplished pursuant to a Numbered Letter of Exemption.

*(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.*

As there are no regulated environmental features existing at the subject property, the proposed site plan meets this criterion.

Finally, this planner notes that because the site is not located within the Chesapeake Bay Critical Area, the provisions of §27-317(b) are not applicable to the subject application.

In summary, this planner believes that the general findings discussed above which are required for approval of a Special Exception are met.

The Additional Requirements for the approval of a congregate living facility continue in Section 27-344(a):

#### **COMPLIANCE WITH SECTION 27-344(a)**

*(1) There is a demonstrated need for the facility;*

While this planner does not have particular expertise in the evaluation of economic markets, he takes notice of the information from the County's recent Population, Housing and Economic Survey which is city both by the Applicant in its Statement of Justification and by the Technical Staff in its Staff Report which speaks to a demonstrated need for senior housing in this County.



- (2) *The facility is in compliance with the physical requirements of Subtitle 12, Division 7, of this Code, and shall be operated in accordance with the licensing and other requirements of that Subtitle;*

The provisions of Subtitle 12, Division 7 were removed from the Code and that section of the Code is now Reserved. This planner can not speak to the operation of the facility; the applicant will be providing testimony as to its operation.

- (3) *There shall be a separate bedroom of a minimum of one hundred (100) square feet for each resident, or a separate bedroom of a minimum of one hundred and sixty (160) square feet for every two residents, or any combination of the above, so as to satisfy the accommodations requirements of the "Regulations for Congregate Living Facilities" (required by Section 12-173(d) of this Code), for the maximum number of permitted residents.*

This planner can not speak to the size of the existing facility's bedrooms; the applicant will be providing testimony as to the physical configuration of the interior of the facility.

## **CONCLUSION**

In summary, this planner finds that the instant Application would be in compliance with the general criteria for approval of a Special Exception found in §27-317(a), and the additional requirements for approval of a congregate living facility found in §27-344(a), reserving to the applicant the presentation of testimony adducing compliance with §27-344(a)(2) & (3).

Additionally, it is this planner's opinion that because of: (1) the large size of the subject property in comparison with its neighbors; (2) the residential scale and character of the existing structure; and (3) the moderate scale of the operation, that the approval of this particular application would entail no greater impact on the public health, safety and welfare than those inherently associated with congregate living facilities, irrespective of their location in the prior R-80 Zone.



## APPLICATION FORM

### DO NOT WRITE IN THIS SPACE

Application No.(s): \_\_\_\_\_ Planning Board Review ☐ Planning Director Review ☐  
 Acceptance Date: \_\_\_\_\_ 70-day limit: \_\_\_\_\_ Limit waived-New limit: \_\_\_\_\_  
 Posting Waived ☐ Posting Date: \_\_\_\_\_ No. of Signs Posted: \_\_\_\_\_ Agenda Date: \_\_\_\_\_  
 Application Fee: \_\_\_\_\_ Posting Fee: \_\_\_\_\_ Case Reviewer: \_\_\_\_\_  
 Subdivision Development Review Committee Date: \_\_\_\_\_  
 Referral Mail-Out Date: \_\_\_\_\_ Referral Due Date: \_\_\_\_\_  
 Date of Informational Mailing: \_\_\_\_\_ Date of Acceptance Mailing: \_\_\_\_\_

APPLICATION TYPE: **SE** ☐ Revision of Case # \_\_\_\_\_ Companion Cases: \_\_\_\_\_  
 Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy: **Established Communities**

### PROJECT NAME: Tranquility Ridge

Complete address (if applicable) 5401 Temple Hill Road, Temple Hills, Maryland 20748 Tax Account #: 1313931

Geographic Location (distance related to or near major intersection) Police District #: IV

West side of Temple Hill Road, at the eastern terminus of Gull Road.

|                     |                                     |                                                                                                                                         |
|---------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Total Acreage: 3.63 | Aviation Policy Area: N/A           | Election District: 12                                                                                                                   |
| Tax Map/Grid: 97-C2 | Current Zone(s): RSF-95             | Council District: 8                                                                                                                     |
| WSSC Grid: 208SE04  | Existing Lots/Blocks/Parcels: Lot 1 | Dev. Review District: N/A                                                                                                               |
| Planning Area: 76B  | In Municipal Boundary: N/A          | Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input checked="" type="checkbox"/> N |

(2002) General Plan Tier: ☒ Developed ☐ Developing ☐ Rural Area of proposed LOD:

Proposed Use of Property and Request of Proposal:  
 Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants total) in the prior R-80 Zone.

Please list and provide copies of resolutions of previously approved applications affecting the subject property:

#### Applicant Name, Address & Phone:

Tranquility Ridge, Inc.  
 5401 Temple Hill Road  
 Temple Hills, Maryland 20721  
 Attn: Delores Flowers

#### Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)

Delores Flowers  
 12600 Willow Marsh Lane  
 Bowie, Maryland 20720

#### Consultant Name, Address & Phone:

McNamee Hosea, P.A.  
 6404 Ivy Lane, Suite 820  
 Greenbelt, Maryland 20770

#### Contact Name, Phone & E-mail:

Matthew C. Tedesco  
 (301) 441-2420  
 MTedesco@mhlawyers.com

**SIGNATURE** (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

*Delores Flowers*

Delores Flowers

12/23/2024

Owner's Signature typed & signed

Date

*Delores Flowers*

Delores Flowers

12/23/2024

Applicant's Signature typed & signed

Date

Delores Flowers

Contract Purchaser's Signature typed & signed

Date

Applicant's Signature typed & signed

Date



**SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:****Type of Application (Check all that apply)**Conventional ☐ Comprehensive Design ☐ Conservation Sketch Plan ☐ Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s)

Yes ☒ No ☐

Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:

Lots \_\_\_\_\_ Outlots \_\_\_\_\_ Parcels \_\_\_\_\_ Outparcels \_\_\_\_\_

Number of Dwelling Units:

Attached \_\_\_\_\_ Detached \_\_\_\_\_ Multifamily \_\_\_\_\_

Gross Floor Area (Nonresidential portion only):

**SUBDIVISION CASES – FINAL PLAT:**Water/Sewer: DER ☐ Health Dept. ☐

Number of Plats:

CSP/DSP/SDP No.:

WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan:

**URBAN DESIGN AND ZONING CASES:**

Details of Request:

Special Exception to allow a congregate living facility for more than 8 elderly or physically handicapped residents (16 occupants total) in the prior R-80 Zone.

Zoning Ordinance Section(s):

27-1903(b)  
27-317  
27-344

Total Number of Proposed:

Lots \_\_\_\_\_ Outlots \_\_\_\_\_ Parcels \_\_\_\_\_ Outparcels \_\_\_\_\_

Number of Dwelling Units:

Attached \_\_\_\_\_ Detached \_\_\_\_\_ Multifamily \_\_\_\_\_

Gross Floor Area (Nonresidential portion only):

Variance Request

Yes ☐ No ☐

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

Alternative Compliance Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐



**APPLICATION FORM DISCLOSURE**

List all persons having at least five percent (5%) interest in the subject property **ONLY** required for **Special Exception and Zoning Map Amendment Applications**.

| Owner(s) Name - printed | Signature and Date       | Residence Address                |
|-------------------------|--------------------------|----------------------------------|
| <b>Delores Flowers</b>  | <i>Delores Flowers</i>   | <b>Post Office Box 1000</b>      |
|                         | <b>December 23, 2024</b> | <b>Oxon Hill, Maryland 20750</b> |
|                         |                          |                                  |
|                         |                          |                                  |
|                         |                          |                                  |

If the property is owned by a corporation, please fill in below.

| Officers               | Date Assumed Duties | Residence Address                | Business Address                 |
|------------------------|---------------------|----------------------------------|----------------------------------|
| <b>Delores Flowers</b> | <b>02/13/2018</b>   | <b>Post Office Box 1000</b>      | <b>Post Office Box 1000</b>      |
|                        |                     | <b>Oxon Hill, Maryland 20750</b> | <b>Oxon Hill, Maryland 20750</b> |
|                        |                     |                                  |                                  |
|                        |                     |                                  |                                  |

| Board of Directors | Date Assumed Duties | Date Term Expires | Residence Address | Business Address |
|--------------------|---------------------|-------------------|-------------------|------------------|
|                    |                     |                   |                   |                  |
|                    |                     |                   |                   |                  |
|                    |                     |                   |                   |                  |
|                    |                     |                   |                   |                  |

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MD 20772  
DEVELOPMENT REVIEW DIVISION  
301-952-3530**



STATE ETHICS COMMISSION  
45 CALVERT STREET, 3<sup>RD</sup> FLOOR  
ANNAPOLIS, MD 21401  
410-260-7770  
1-877-669-6085

This Form Is To Be Filed With:  
CLERK OF THE COUNTY COUNCIL  
COUNTY ADMINISTRATION BUILDING  
ROOM 2198  
UPPER MARLBORO, MD 20772  
301-952-3600

**Business Entity<sup>1</sup> Affidavit**  
(Form PG 2)

**General Information**

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only** if these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

**Filing Deadline**

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

**PART A. Business Entity Applicant**

**Identifying Information**

Name of Applicant Tranquility Ridge, Inc. Case No. (where applicable) SE-24006  
Address of Applicant 5401 Temple Hill Road, Temple Hills, Maryland, Attn: Delores Flowers  
Identity of the Property/ 5401 Temple Hill Road  
Subject of Application Temple Hills, Maryland 20748 Type of Application Special Exception  
(see § 5-833(d))

<sup>1</sup>Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.



Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ☐ Yes ☐ NoXX

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

| <u>Name of Member</u> | <u>Date</u> |
|-----------------------|-------------|
| _____                 | _____       |
| _____                 | _____       |
| _____                 | _____       |

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?  
☐ Yes ☐ NoXX

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

| <u>Name of Member</u> | <u>Date</u> | <u>Name of Contributor</u> |
|-----------------------|-------------|----------------------------|
| _____                 | _____       | _____                      |
| _____                 | _____       | _____                      |
| _____                 | _____       | _____                      |

**PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)**

**\*Note:** For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).

1. ☐ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. ☐ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council OR there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

  
Signature (original to be filed with the Clerk)

December 23, 2024  
Date

\_\_\_\_\_  
Printed Name of Signer  
Delores Flowers, President  
Title of Signer (Authorized to sign for the business entity)



STATE ETHICS COMMISSION  
45 CALVERT STREET, 3<sup>RD</sup> FLOOR  
ANNAPOLIS, MD 21401  
410-260-7770  
1-877-669-6085

This Form Is To Be Filed With:  
CLERK OF THE COUNTY COUNCIL  
COUNTY ADMINISTRATION BUILDING  
ROOM 2198  
UPPER MARLBORO, MD 20772  
301-952-3600

## **Individual Applicant Affidavit**

(Form PG 1)

### **General Information**

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity<sup>1</sup>, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf> that contains additional filing information, including timing requirements.

### **Filing Deadline**

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

### **Identifying Information**

Name of Applicant Delores Flowers Case No. (where applicable) SE-24006

Address of Applicant 12600 Willow Marsh Lane, Bowie, Maryland 20720

Identity of the Property/  
Subject of Application 5401 Temple Hill Road,  
Temple Hills, Maryland 20748

Type of Application Special Exception  
(see §5-833(d))

<sup>1</sup>Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.



Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes \_\_\_\_ NoXXX

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

| <u>Name of Member</u> | <u>Date</u> |
|-----------------------|-------------|
| _____                 | _____       |
| _____                 | _____       |
| _____                 | _____       |
| _____                 | _____       |

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?  
\_\_\_\_ Yes \_\_\_\_ NoXXX

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

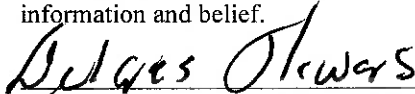
| <u>Name of Member</u> | <u>Date</u> | <u>Name of Contributor</u> |
|-----------------------|-------------|----------------------------|
| _____                 | _____       | _____                      |
| _____                 | _____       | _____                      |
| _____                 | _____       | _____                      |

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes \_\_\_\_ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

| <u>Name of Member</u> | <u>Date</u> | <u>Name of Contributor</u> |
|-----------------------|-------------|----------------------------|
| _____                 | _____       | _____                      |
| _____                 | _____       | _____                      |
| _____                 | _____       | _____                      |

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.



Signature (original to be filed with the Clerk)

December 23, 2024

Date

Delores Flowers

Printed Name of Signer

President

Title of Signer (if applicable)