



The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530

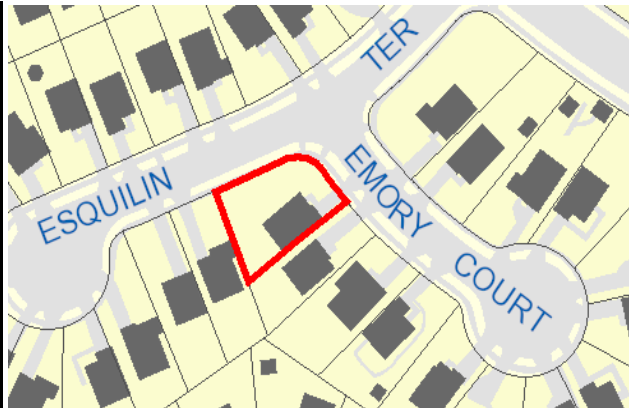
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Specific Design Plan Enfield Chase, Lot 61 Block A

## SDP-8419-H8

REQUEST	STAFF RECOMMENDATION
A homeowner's minor amendment to construct a 12-foot by 12-foot elevated, wooden deck with stairs, at the rear of an existing single-family detached dwelling within the rear yard setback.	With the conditions recommended herein:  •Approval of Specific Design Plan SDP-8419-H8

<b>Location:</b> At the intersection of Esquilin Terrace and Emory Court	
Gross Acreage:	0.1260
Zone:	LCD
Prior Zone:	R-S
Reviewed per prior Zoning Ordinance:	Section 27-1704(b) and (h)
Dwelling Units:	1
Gross Floor Area:	1,339 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	Bowie
<b>Applicant/Address:</b> Dean Shillingford 15201 Emory Court Bowie, MD 20716	
<b>Staff Reviewer:</b> Angele L. Bynum <b>Phone Number:</b> 301-952-3087 <b>Email:</b> <a href="mailto:Angele.Bynum@ppd.mncppc.org">Angele.Bynum@ppd.mncppc.org</a>	



Planning Board Date:	06/08/2023
Planning Board Action Limit:	06/19/2023
Staff Report Date:	05/25/2023
Date Accepted:	04/10/2023
Informational Mailing:	04/01/2023
Acceptance Mailing:	04/01/2023
Sign Posting Deadline:	05/09/2023

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.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.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

STAFF REPORT

SUBJECT: Homeowner's minor amendment to Specific Design Plan SDP-8419-H8  
Enfield Chase, Lot 61 Block A

The Urban Design staff has reviewed the homeowner's minor amendment to a specific design plan for the subject property 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.

**EVALUATION**

The property is within the Legacy Comprehensive Design (LCD) Zone, formerly the Residential Suburban Development (R-S) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) and (h) of the current Zoning Ordinance, which allows development applications for property in the LCD Zone to be reviewed under the prior Zoning Ordinance.

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the prior Prince George's County Zoning Ordinance:
  - (1) Sections 27-512 and 27-515, regarding uses permitted in the Residential Suburban Development (R-S) Zone.
  - (2) Section 27-528, regarding required findings in specific design plan applications; and
  - (3) Section 27-530, regarding amendments to approved specific design plan applications.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-8589 (CR-108-1975);
- c. The requirements of Comprehensive Design Plan CDP-8501;
- d. The requirements of Specific Design Plan SDP-8419;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;

- f. The requirements of the 2010 Prince George’s County Tree Canopy Coverage Ordinance; and
- g. The requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance.

**FINDINGS**

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends the following findings:

- 1. **Request:** The subject homeowner’s minor amendment to a specific design plan (SDP) is a request to construct a 12-foot by 12-foot, wooden deck that is elevated two feet high with stairs to grade and a 3-foot, 6-inch railing, at the rear of an existing single-family detached dwelling, extending five to eight feet into the rear yard setback, due to the irregular shape of the lot.

2. **Development Data Summary:**

	<b>EXISTING</b>
Zone	LCD (Prior R-S)
Use	Residential
Lot size	5,488 sq. ft.
Gross Acreage	0.1260
Lot	1
Number of Dwelling Units	1

- 3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Suburban Development (R-S) Zone. It is located in the larger development known as Enfield Chase on a corner lot, at the intersection of Esquilin Terrace and Emory Court. More specifically, the subject property is located at 1501 Emory Court, Bowie, MD 20716, within Planning Area 71B and Council District 4.
- 4. **Surrounding Uses:** The subject property is on a corner lot and fronts on Emory Court and is surrounded on four sides by similar single-family detached homes within the LCD Zone, in the Enfield Chase development, which located northwest of the intersection of Northview Drive and Mitchellville Road. It is bounded to the north, south, and west by LCD-zoned land, consisting of single-family detached homes.
- 5. **Previous Approvals:** The subject site, Lot 61 Block A, was developed as part of the Enfield Chase development, which has been the subject of several previous approvals of similar requests for homeowner minor amendments. On March 28, 1985, the Prince George’s County District Council approved Comprehensive Design Plan CDP-8501 for Enfield Chase, which was the third and final stage of the Basic Plan A-8589 (CR-108-1975) for Bowie Town Center and was proposed to be developed with 54 single-family dwelling units, as a revision to CDP-8305. The site has an approved stormwater management (SWM) concept plan.



On May 16, 1985, the Prince George's County Planning Board approved SDP-8419 (PGCPB Resolution No. 85-153), subject to two conditions, none of which are applicable to the review of the subject SDP. Six revisions to SDP-8419, all being homeowner minor amendments, were subsequently approved: SDP-8419-H1, for the addition of a 6-foot-high fence; SDP-8419-H2 was approved by the Planning Board on June 1, 1995 for a similar 12-foot by 12-foot deck addition (PGCPB Resolution No. 95-175); SDP-8419-H3, for the validation of an existing deck (PGCPB Resolution No. 96-334); SDP-8419-H4, for the validation of an existing deck and pool (PGCPB Resolution No. 96-335); SDP-8419-H5, for the validation of an existing deck; and, SDP-8419-H6, approved a 19-foot by 14-foot deck. The applicant is requesting a 5-to 8-foot reduction of the building restriction line for Lot 61, Block A.

6. **Design Features:** The subject application includes a proposal for a 12-foot by 12-foot wooden deck, at the rear of an existing single-family detached home, sited on a corner lot. The deck is elevated 2 feet above grade and has stairs leading to the grade-level surface. The materials of the proposed deck will match and complement the architecture of the existing home and will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams. The proposed deck extends into the 20-foot rear yard setback by 5–8 feet and will be between 12–15 feet from the rear property line, which has an irregular shaped boundary. The porch conforms to all side yard setbacks.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-S Zone of the prior Zoning Ordinance, as follows:
  - a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-514.08, 27-514.09, and 27-514.10 of the prior Zoning Ordinance by providing low-density residential use in a planned development.
  - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-S Zone, a single-family detached dwelling is a permitted use in the zone.
  - c. The project also conforms to the requirements of Section 27-528 of the prior Zoning Ordinance, regarding required findings for SDP applications, and Section 27-530 of the prior Zoning Ordinance, regarding amendments to approved SDP applications.
8. **Zoning Map Amendment (Basic Plan) A-8589 (CR-108-1975):** The project is in compliance with the requirements of Basic Plan A-8589 (CR-108-1975), as the proposed deck addition in the rear yard setback does not alter findings of conformance with the basic plan that were made at the time of approval of the SDP.
9. **Comprehensive Design Plan CDP-8501:** The project complies with the requirements of CDP-8501, except regarding the required rear yard setback and the stipulation set by the Balmoral homeowners association. The CDP stipulates that the minimum rear yard setback for single-family detached houses is 20 feet. The proposed elevated deck would be approximately 12–15 feet from the rear property line, encroaching 5–8 feet into the rear setback.

10. **Specific Design Plan SDP-8419:** SDP-8419 was approved by the Planning Board on May 16, 1985 (PGCPB Resolution No. 85-153), with two conditions, none of which are applicable to the review of the subject SDP. The subject application is in compliance with the requirements of SDP-8419, except for the rear yard setback. The proposed elevated deck would encroach into the required 20-foot setback by approximately 5–8 feet due to the irregular shape of the rear yard boundary.
11. **2010 Prince George’s County Landscape Manual:** The addition of an elevated deck is exempt from the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-8419 approval.
12. **Prince George’s County Tree Canopy Coverage Ordinance:** The subject application is exempt from the Prince George’s County Tree Canopy Coverage Ordinance because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.
13. **Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** The proposed elevated deck would not alter the previous findings of conformance with the Prince George’s County Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of the CDP and SDP.
14. Section 27-528 requires that the Planning Board make the following findings before approving an SDP, unless an application is being processed as a limited minor amendment. Each required finding is listed in **BOLD** text below, followed by staff comments.

**(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The subject amendment conforms to the requirements of CDP-8501, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. The subject amendment does not involve townhouse construction, nor is it located in the prior Local Activity Center Zone. The second portion of this required finding does not apply to the subject application.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to**

**Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

This finding was made with the approval of the original SDP and will not be affected by the proposed deck addition.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The site is consistent with the approved SWM concept plan, and this minor addition will not impact that approval. Therefore, adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties, in accordance with this required finding.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The addition of an elevated deck to an existing single-family detached dwelling and setback modification does not impact the previously approved Type 2 tree conservation plan.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No regulated environmental features exist on the subject lot. Therefore, this finding is not applicable to the subject SDP.

- 15.** Section 27-530(c)(3) of the prior Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs, for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, including meeting the following criteria:

- (A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**
- (B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and**
- (C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**

SDP-8419 established the rear yard setback at a minimum of 20 feet. The proposed elevated deck addition extends into this rear yard setback by approximately 5–8 feet, proposing a setback of approximately 12–15 feet from the rear property line. The subject application does not meet Criterion (A), and therefore, the subject homeowner’s minor amendment to

SDP-8419-H8 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A) of the prior Zoning Ordinance.

Regarding Criterion (B) above, the proposed elevated deck addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The proposed deck will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams, with a screened enclosure. The proposed deck will be in keeping with the existing architectural and site design characteristics of the SDP in materials and design.

Regarding Criterion (C), staff believe that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. Modification of the minimum rear yard for the proposed elevated deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood.

## **RECOMMENDATION**

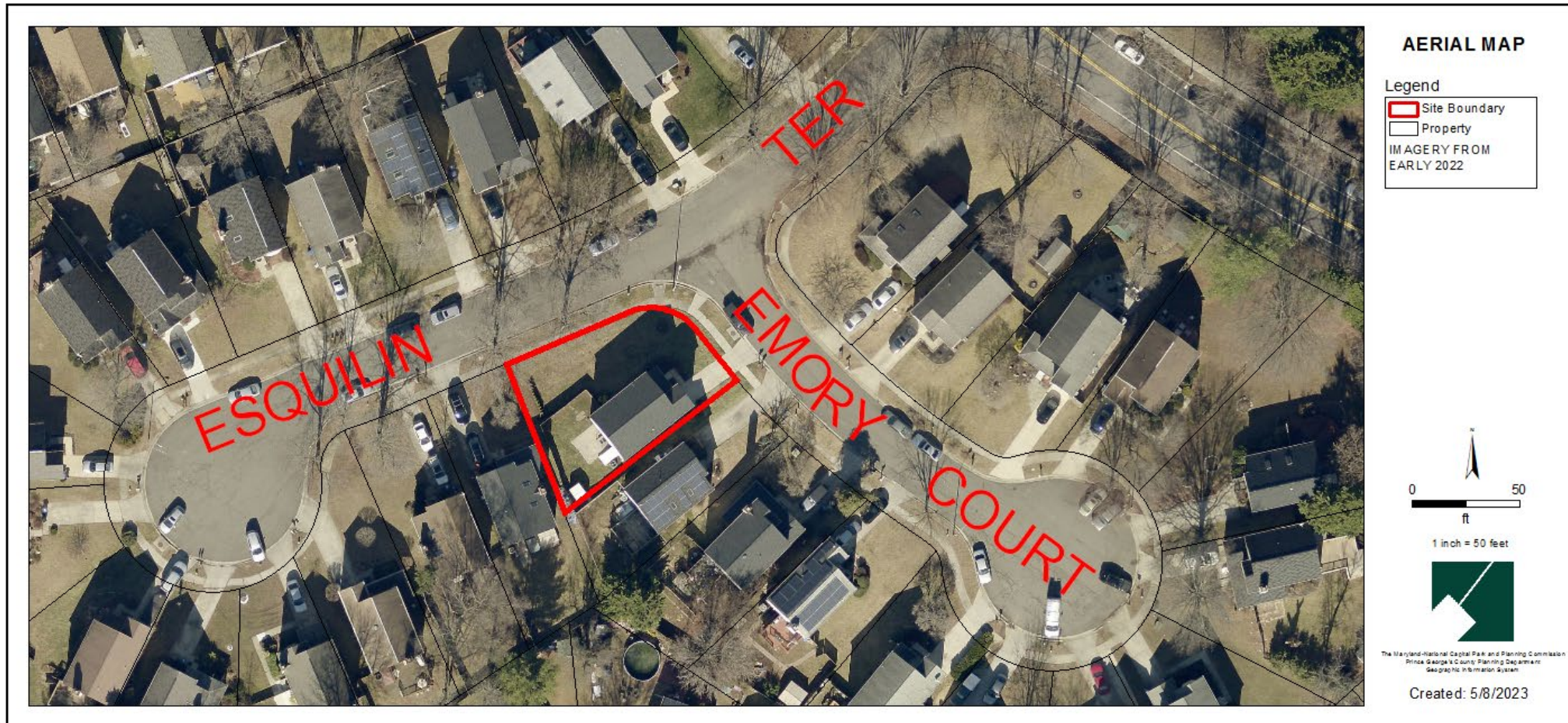
Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE homeowner's minor amendment to a Specific Design Plan SDP-8419, Enfield Chase, Lot 61 Block A, subject to the following condition:

1. The modification of the rear yard setback from 20 feet to approximately 12-15 feet to construct a 12-foot by 12-foot deck only applies to Lot 61, Block A. The applicant shall obtain the proper building permits for the proposed deck with stairs.

# ENFIELD CHASE – LOT 61 BLOCK A DECK

Minor Homeowner Amendment

**Staff Recommendation:** APPROVAL with conditions

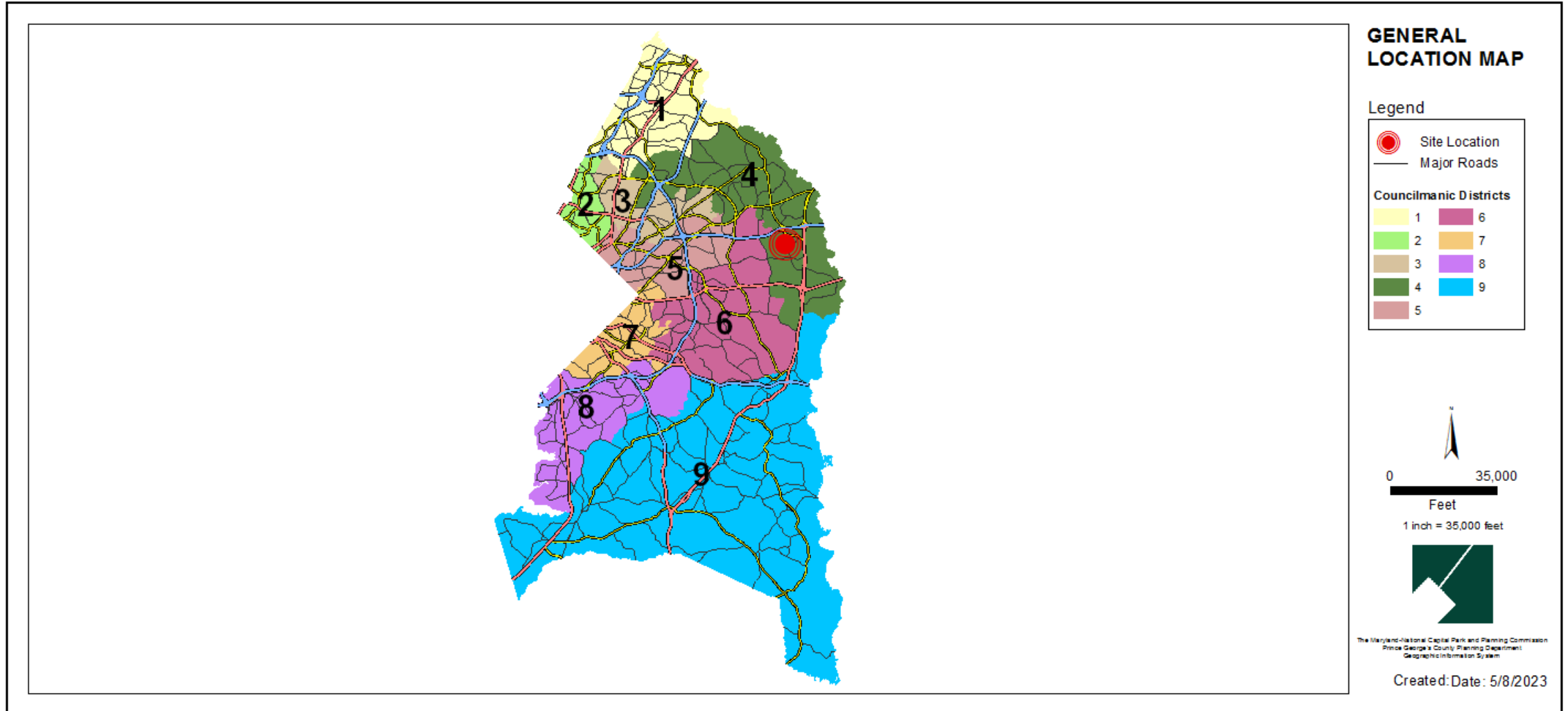




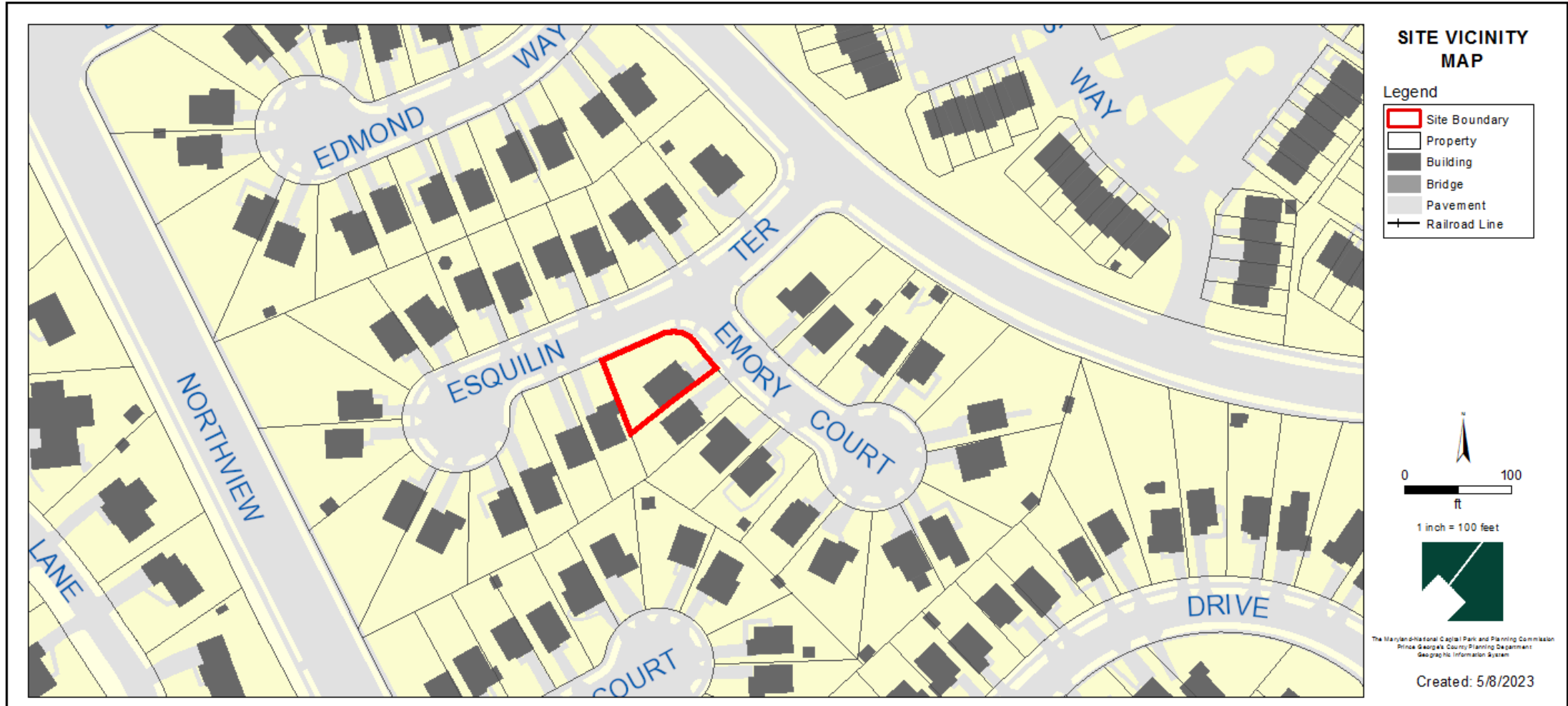
# GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



# SITE VICINITY MAP

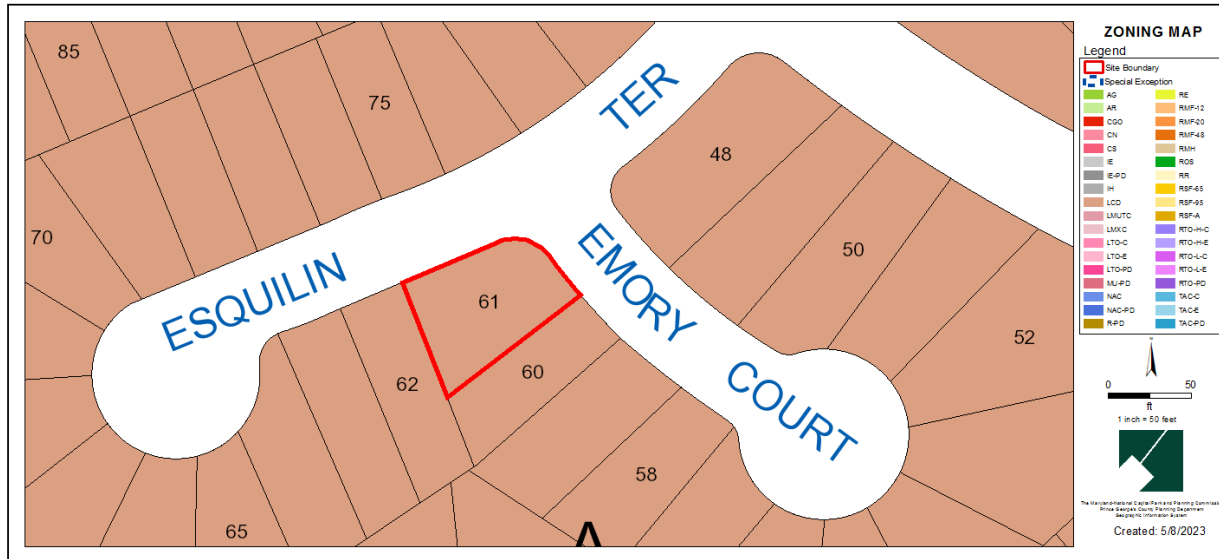


# ZONING MAP (CURRENT & PRIOR)

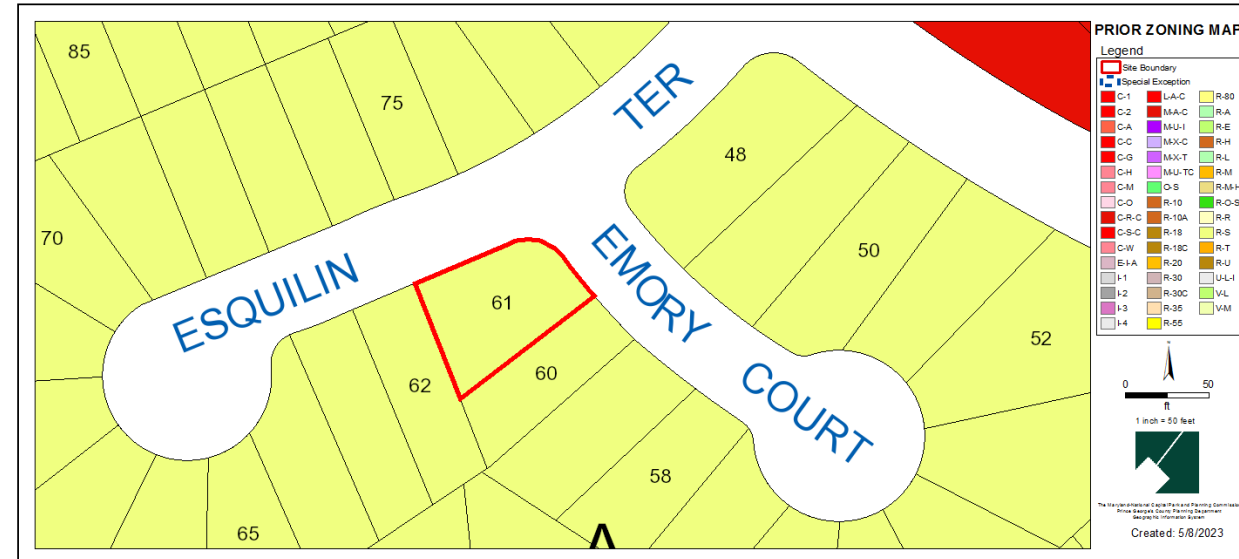
Property Zone: LCD

Prior Zone: R-S

CURRENT ZONING MAP



PRIOR ZONING MAP

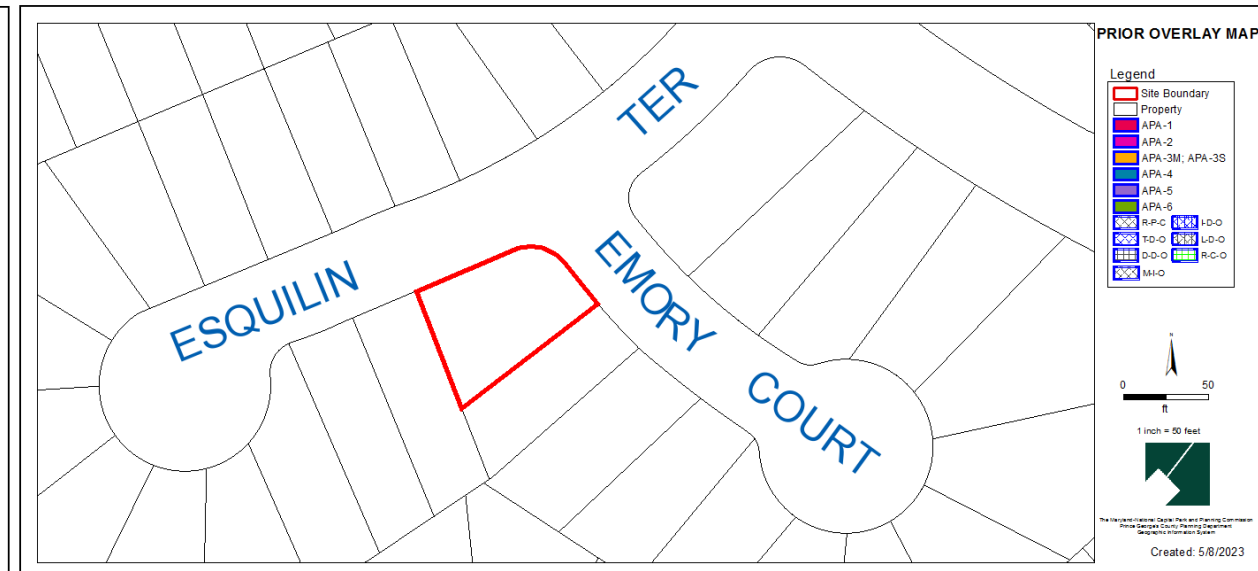
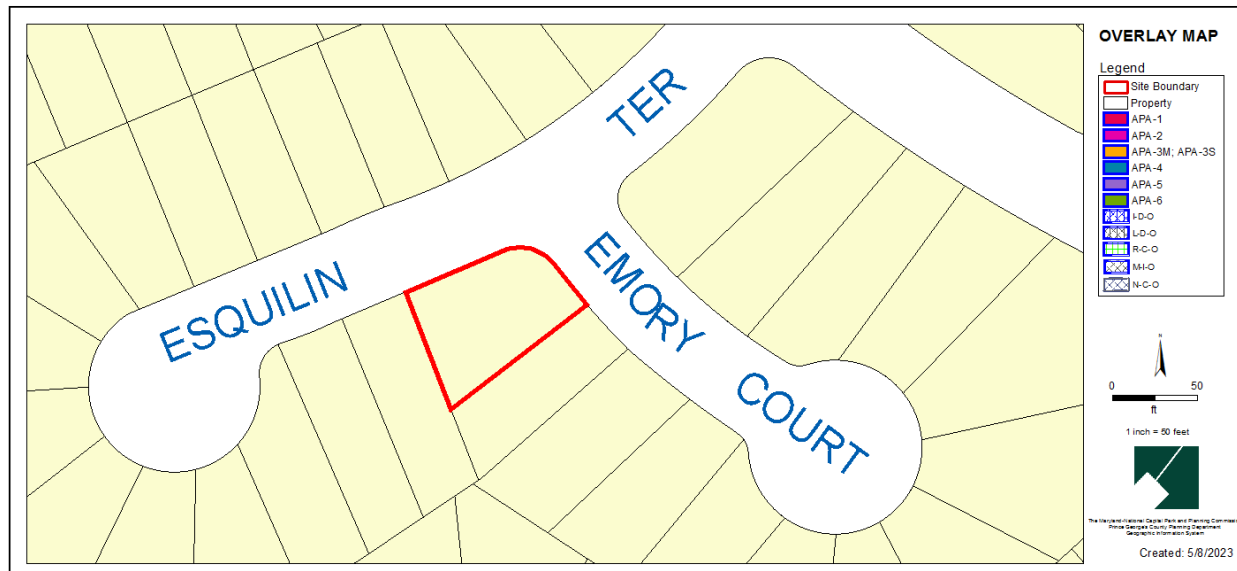




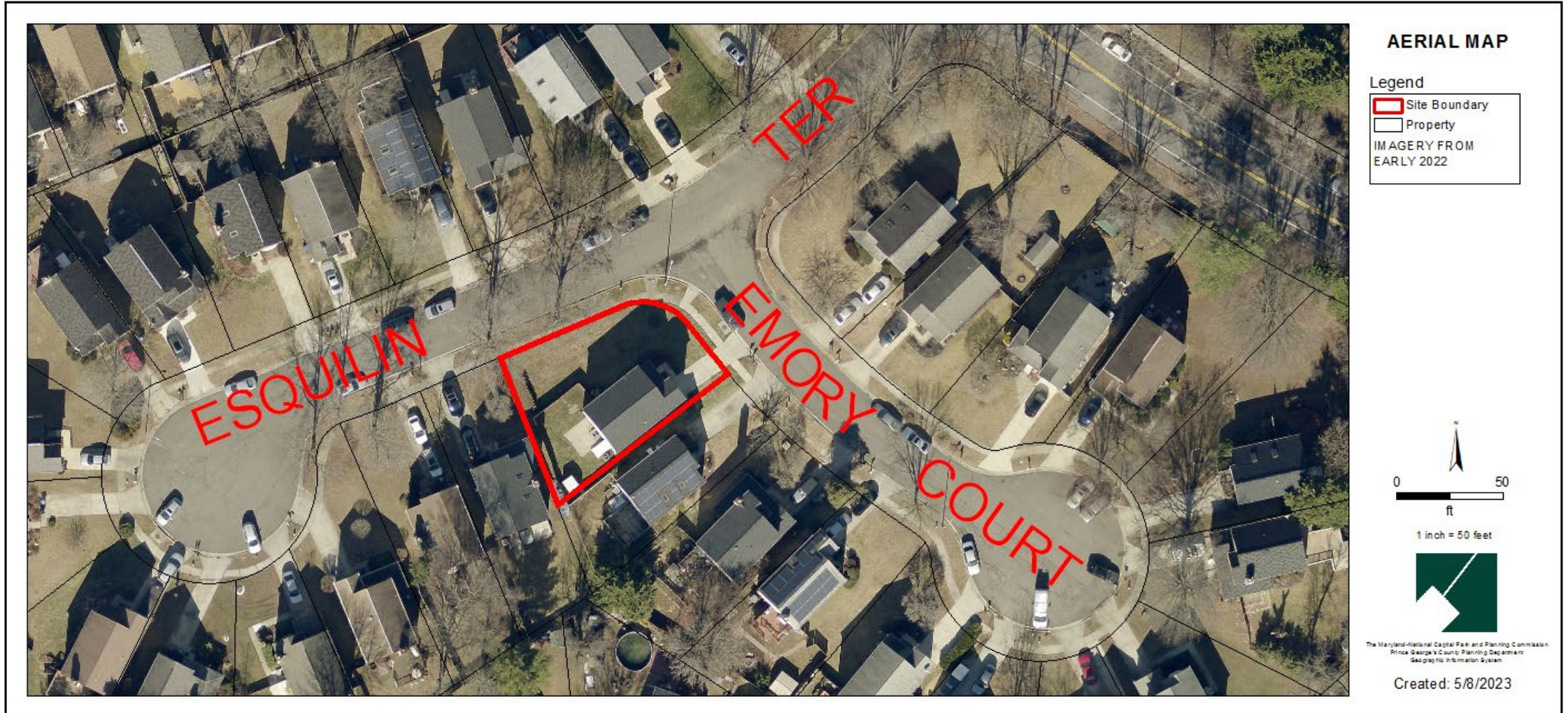
# OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

PRIOR OVERLAY MAP

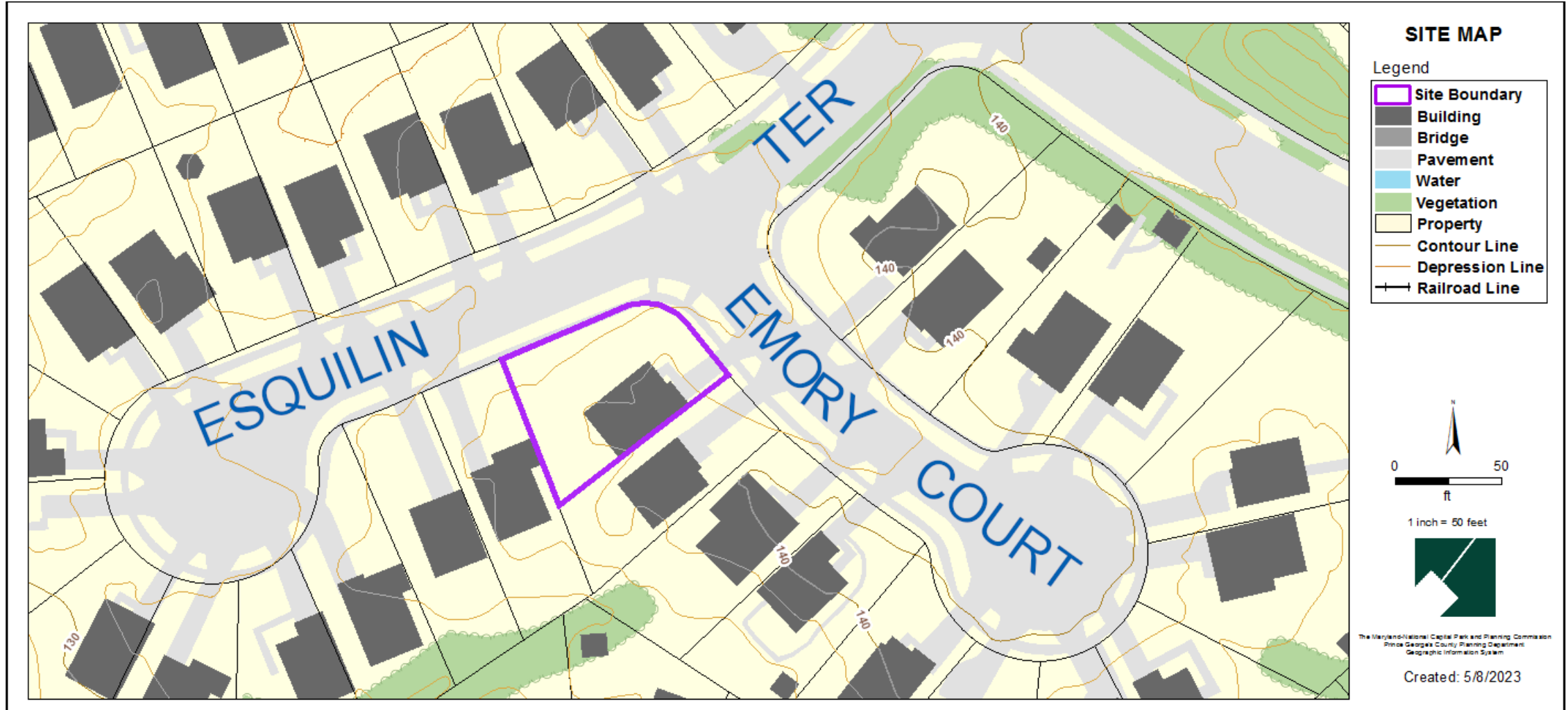


# AERIAL MAP

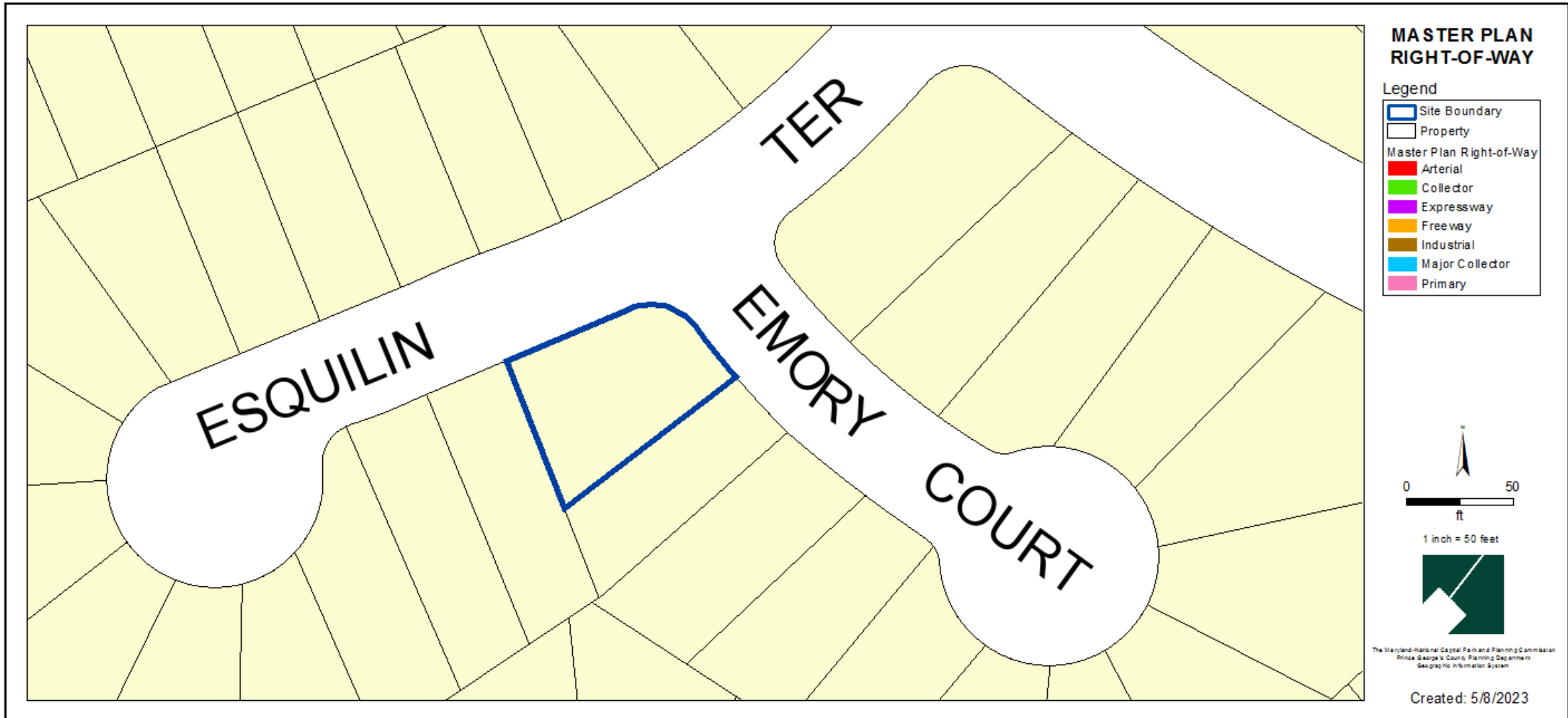




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



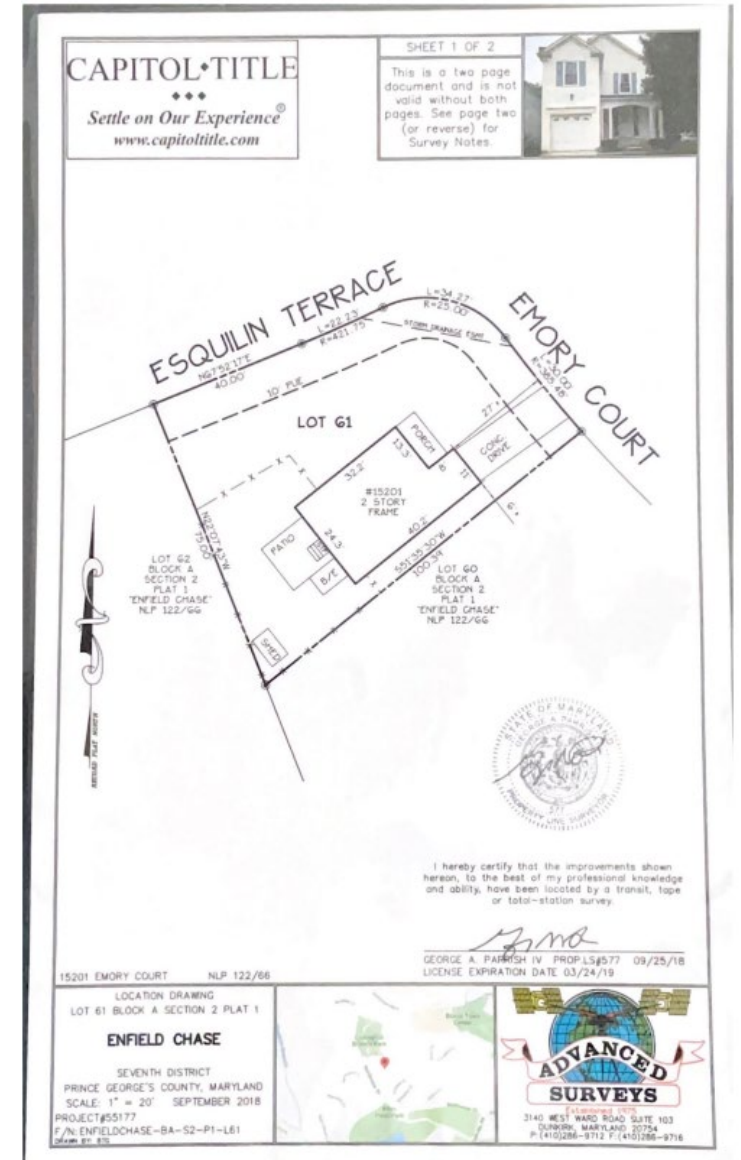
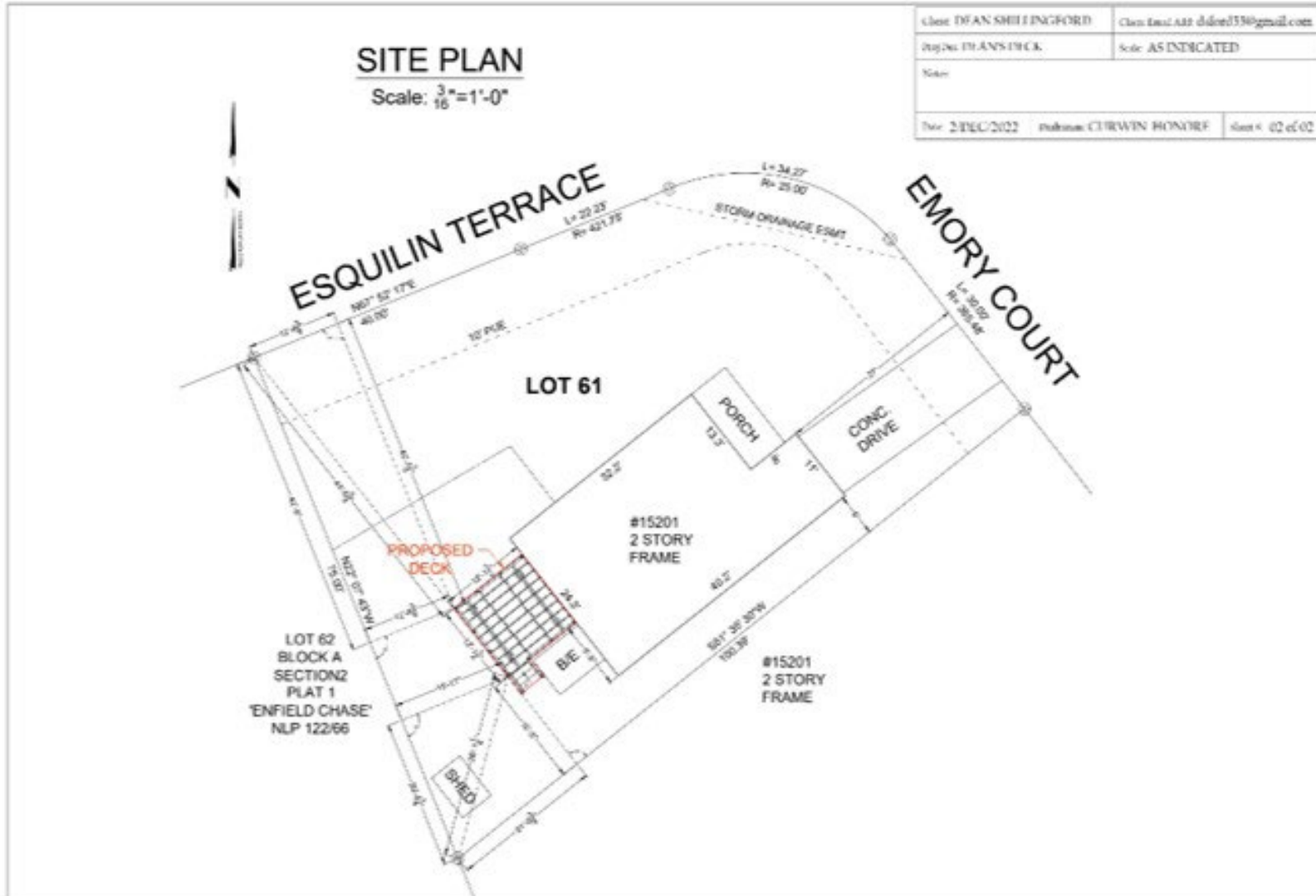


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

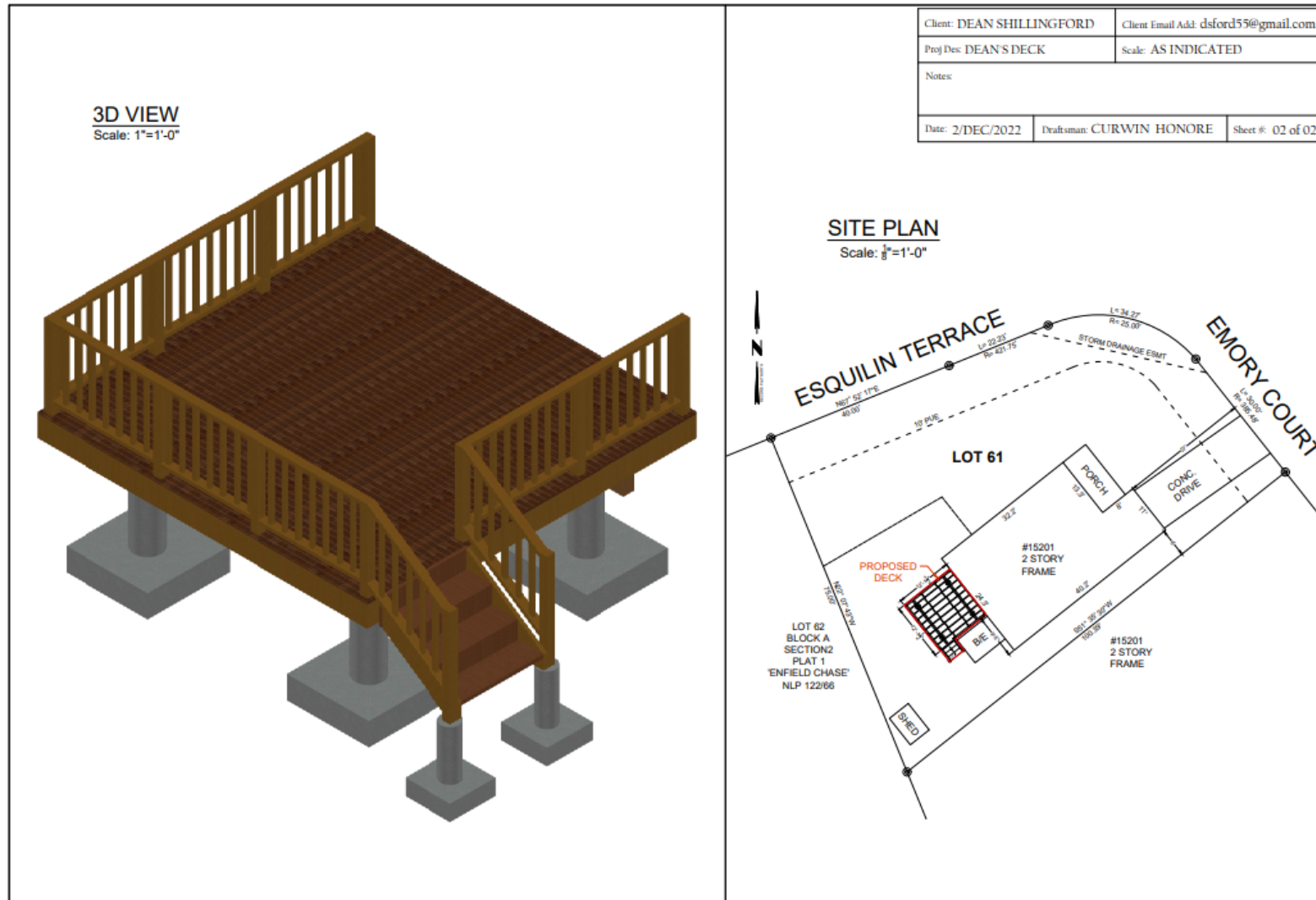




# SITE PLAN



# DECK PLAN



# STAFF RECOMMENDATION

**APPROVAL** with conditions

**[Major/Minor] Issues:**

- None

**Applicant Required Mailings:**

- Informational Mailings 04/01/2023
- Acceptance Mailings – 04/01/2023



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

PGCPB No. 85-153

File No. SDP-8419

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the responsibility for the enforcement of the Subdivision Regulations for Prince George's County; and

WHEREAS, in consideration of testimony and evidence presented at a Public Hearing on May 16, 1985, regarding Specific Design Plan SDP-8419 regarding Enfield Chase Stage 3, located on the west side of Mitchellville Road, north of Allen Road, approximately 4,000 feet south of Maryland Route 197, 437 Land Company Inc., owners, the Planning Board finds:

1. The plan conforms to the approved Comprehensive Design Plan

Comment: The Specific Design Plan for Stage 3 does conform to the existing approved CDP-8304. The revisions to CDP-8305 in the form of CDP-8501 do not affect the Specific Design Plan.

2. The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the Capital Improvements Program or provided as part of the private development.

Comment: Public facilities will be built to adequately support the population that will be introduced into this area. Construction of parks and bike paths are tied to the construction of a certain percentage of dwelling units. While the Comprehensive Design Plan and Recreation Facilities Agreement clearly outline when certain support features will be built, the staff finds these trigger mechanisms occur too late in the development. Two-hundred dwelling units (132 townhouses and 68 single-family units) may be completed before any recreation opportunities need to be constructed. The applicant has met every agreement outlined in the CDP and subsequent SDP's, however, the original agreements should have linked the completion of recreation facilities more directly with the dwelling units. This would have prevented the first two hundred families from seeking recreation off-site.

3. Adequate provision has been made for draining surface waters so that there are no adverse effects on either the subject property or adjacent properties.



beautiful, historic . . . and progressive

PGCPB No. 85-153  
File No. SDP-8419  
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Comment: The appropriate reviewing agencies have assured the Urban Design Staff that surface drainage has been properly addressed.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 24 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the specific design plan of the above-described land subject to the following conditions:

1. Provision by the applicant of evidence of agreement for construction of the traffic signal as outlined in CDP-8305 (Note #25) prior to any permits being issued for Stage 3.
2. As outlined in CDP-8305 (Note #33), provision by the applicant of construction drawings for the Hiker/Biker Trail through the "Woodland Park" and approved by Urban Design prior to building permits for Stages 2 and 3. The actual construction by 437 Land Company (and/or successors) shall take place with the beginning of Stage 3 and shall be completed prior to completion of Stage 3. At that time, the City of Bowie shall assume responsibility to maintain the trails. A fee-in-lieu agreement between the applicant and the City of Bowie shall satisfy this condition.

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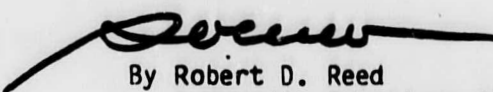
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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Yewell, seconded by Commissioner Dabney, with Commissioners Yewell, Dabney and Keller voting in favor of the motion, with Commissioners Dukes and Brown absent, at its regular meeting held on Thursday, May 16, 1985, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.  
Executive Director

  
By Robert D. Reed  
Community Relations Officer

THC/RDR/TMM:fvh

REVIEWED AND APPROVED BY	DEPARTMENT
OF LEGAL COUNSEL	
Date	7/25/85
Mo.	Jul
Yr.	85
	



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TDD: (301) 952-3796

PGCPB No. 95-175

File No. SDP-8419/H2

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 1, 1995, regarding Specific Design Plan SDP-9419/H2 for Enfield Chase, Lot 17A, the Planning Board finds:

1. The Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8501 and Specific Design Plan SDP-8419 applies to Lot 17, Block A, within the Enfield Chase subdivision.

The applicant is proposing a 12-foot x 12-foot deck at the rear of the existing dwelling unit. The proposed deck will encroach into the rear building restriction line approximately six feet.

2. The Comprehensive Design Plan established a 20-foot rear yard building restriction line. The size of Lot 17, Block A, is approximately 4,000 square feet and is located at 3414 Estoria Drive. According to the house location survey, the rear of the house is located approximately six feet from the rear building restriction line. The staff does not have any concerns relating to the proposal.
3. The City of Bowie reviewed the application in a public hearing on April 17, 1995 and provides the following recommendation:

"The City finds the request to be in conformance with City policy. The request does not represent a significant deviation from the Zoning Ordinance, nor will it have a negative affect on the community. The City therefore recommends APPROVAL of CDP-8501/HMA 12 to construct a 12x12 deck within 14 feet of the rear yard property line."

4. Amendment to Comprehensive Design Plan CDP-8501 and Specific Design Plan SP-8419 will not substantially impair the intent, purpose or integrity of the plans.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Specific Design Plan for the above-described land, subject to the following condition:

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Page 2

1. The modification of the rear yard setback from 20 feet to 14 feet in order to  
---construct a deck applies to Lot 17, Block A, only.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner McNeill, seconded by Commissioner Boone, with Commissioners McNeill, Boone and Dabney voting in favor of the motion, with Commissioner Brown absent, and with one vacancy on the Planning Board, at its regular meeting held on Thursday, June 1, 1995, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of June 1995.

Trudye Morgan Johnson  
Executive Director

By *Frances J. Guertin*  
Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:SL:aj

APPROVED AS TO LEGAL SUFFICIENCY.

*C. Stewart*  
M-NCPPC Legal Department

Date 6/12/95





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-3796

PGCPB No. 96-334

File No. SDP-8419/H3

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Comprehensive Design Plans and Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on November 7, 1996, regarding a Homeowners Minor Amendment to a Comprehensive Design Plan and a Specific Design Plan SDP-8419/H3 for Enfield Chase, the Planning Board finds:

1. The Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8501 and Specific Design Plan SDP-8419 applies to Lot 57, Block A, within the Enfield Chase Subdivision. The property is located at 15209 Emory Court, Bowie Maryland.

The applicant built a 12-foot x 15-foot deck and steps at the rear of the existing dwelling unit. The steps are located at the rear of the deck and extend an additional 6 feet toward the rear property line. The proposed deck and steps will encroach into the rear building restriction line approximately 16 feet.

2. The Comprehensive Design Plan established a 20-foot rear yard building restriction line. Lot 57, Block A, is 4,569 square feet and is located on the bulb of the cul-de-sac. According to the house location survey, the rear of the house is located approximately 20 feet from the rear building restriction line. The deck and steps encroach approximately 16 feet into the building restriction line. The Urban Design Section is concerned about the impact of the deck and steps on the adjacent properties and recommends that the steps be removed from the rear of the deck.
3. The City of Bowie reviewed the application and stated the following in letter dated October 16, 1996, David J. Deutsh to Fern Piret:

"The City has reviewed the above HMA submitted by Ms. Cynthia Heath of 15209 Emory Court. The applicant is requesting an amendment to Specific Design Plan (SDP) requirements to validate an existing deck.

"The SDP for Enfield Chase requires all lots to have a rear yard of at least 20 feet in depth. The applicant is requesting a HMA for 16 feet for a 12'x15' deck with stairs.

"The applicant obtained a County permit subsequent to the construction of the deck. When a City permit was applied for, it was discovered the County permit was issued in error. Although the deck is in conformance with Council policy (it extends 10 feet into the rear yard setback), the stairs extend an additional six feet

into the rear yard. Council notes that if the applicant had obtained a City permit prior to the construction of the deck, it would have been recommended that the stairs either be removed or relocated on the northeast side of the house. Therefore, Council recommends APPROVAL of SDP-8419/H3 for a deck 10 feet into the rear yard, subject to the condition that the stairs either be removed or relocated on the northeast side of the house, and outside of the nine foot required side yard."

4. Amendment to Comprehensive Design Plan CDP-8501 and Specific Design Plan SP-8419 will not substantially impair the intent, purpose or integrity of the plans if the steps either be removed or relocated to the northeast side of the house.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Homeowners Minor Amendment to the Comprehensive Design Plan and the Specific Design Plan for the above-described land, subject to the following conditions:

1. The modification of the rear yard setback from 20 feet to 10 feet in order to validate an existing deck applies only to Lot 57, Block A. The steps located at the rear of the deck shall be removed or relocated to the northwest side of the deck and outside of the nine-foot required side yard. The applicant shall obtain the proper building permits for the deck.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner McNeill, seconded by Commissioner Dabney, with Commissioners McNeill, Dabney, Hewlett, Boone and Brown voting in favor of the motion, at its regular meeting held on Thursday, November 7, 1996, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of December 1996.

Trudye Morgan Johnson  
Executive Director

By *Frances J. Guertin*  
Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:SHL:ldg

APPROVED AS TO LEGAL SUFFICIENCY.

*David*  
M-NCPPC Legal Department

Date 11/22/96





## THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
(301) 952-3600


SDP-8914 (Villages of Marlborough,  
Tracts "E" and "H")

### NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in your case on September 18, 1989.

### CERTIFICATE OF SERVICE

This is to certify that on September 22, 1989, this notice and attached Council Order were mailed, postage prepaid, to all persons of record.

  
Joan M. Schuhl, CMC  
Clerk of the Council

(6/85)

Case No.: SDP-8914

Applicant: Villages of Marlborough,  
Tracts "E" and "H"

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED that the Planning Board's decision in Resolution PGCPB No. 89-293, to approve the specific design plan for Tracts "E" and "H" of the Villages of Marlborough, on property described as approximately 77.9 acres of land, in the R-U Zone, located northwest of the Town of Upper Marlboro, north and east of the intersection of Brown Station Road and Old Marlboro Pike, and north of Spring Branch, be, and the same hereby is,

AFFIRMED, for the following reasons stated by the Planning Board in its resolution, which is hereby adopted as the findings and conclusions of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. The subject plan shall be subject to all the transportation conditions of Preliminary Plat 4-88144.
2. Prior to signature approval, the plan shall be revised to show all townhouse lots at a maximum length of 75 feet.

Ordered this 18th day of September, 1989, by  
the following vote:

In Favor: Council Members Bell, Casula, Herl, Pemberton and Wineland

Opposed: Council Members Mills and Wilson

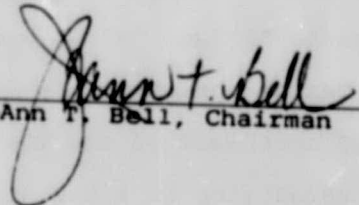


**Abstained:** Council Member Castaldi

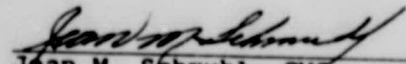
**Absent:** Council Member Cicoria

**Vote:** 5-2-1

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By:   
JoAnn T. Bell, Chairman

ATTEST:

  
Jean M. Schmuhl, CMC  
Clerk of the Council



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

PGCPB No. 89-293

SDP-8914

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 15, 1989, regarding Specific Design Plan SDP-8914 for Bishop's Bequest (Villages of Marlborough, Tracts "E" and "H"), the Planning Board finds:

1. If revised in accordance with proposed Condition 2 below, the plan will conform to the standards, concepts and intent of the Comprehensive Design Plans CDP-8309 and CDP-8714 approved by the Planning Board.
2. The proposed development will be compatible with programmed public facilities, as shown in the Capital Improvement Program and augmented by the proposed development.
3. Adequate provision has been made for the drainage of surface waters so there will be no adverse effects on either the subject property or adjacent properties in regard to drainage of surface waters.
4. If revised in accordance with proposed Condition 2 below, the plan will be in conformance with approved Preliminary Plat of Subdivision 4-88144. Revised plans have resolved discrepancies between the Specific Design Plan and the Preliminary Plat in regard to number, location, and configuration of townhouse lots and flag lots.
5. The Transportation and Public Facilities Planning Division found that any approval of this Specific Design Plan should be subject to the transportation conditions of Preliminary Plat 4-88144.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Specific Design Plan for the above-described land, subject to the following conditions:

1. The subject plan shall be subject to all the transportation conditions of Preliminary Plat 4-88144.

LOWGO



ENFIELD CHASE

CDP-8305

**CDP-8305**  
**ENFIELD CHASE**

TUWAY MESSAGE

TO RON SHIFF  
PEOPLES ZONING COUNSEL

FROM JACK BLEVINS  
PRINCIPAL URBAN DESIGNER  
MNCPPC / PLANNING DEPT

SUBJECT: ENFIELD CHASE CDP

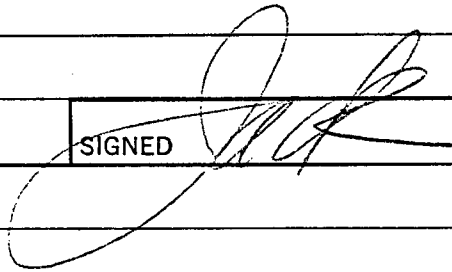
DATE

M  
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G  
E

ATTACHED IS THE STAFF REPORT FOR THE  
COMPREHENSIVE DESIGN PLAN FOR THE ENFIELD CHASE  
DEVELOPMENT.

THE HEARING IS STILL SCHEDULED FOR  
THURSDAY, SEPT. 29 AT 10:00 AM. IF YOU HAVE  
ANY CONCERNS ABOUT THE STAFF REPORT, PLEASE  
CALL ME AT 952-3470.

SIGNED

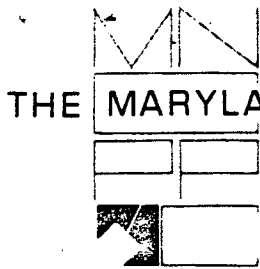


R  
E  
P  
L  
Y

DATE:

SIGNED

SENDER: DETACH THIS PART AND FILE FOR FOLLOW-UP



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

August 22, 1983

The Bowie-Blade News  
P.O. Box 770  
Bowie, Maryland 20715

Gentlemen:

This Commission has authorized the publication of the attached  
Notice of Public Hearing for the Comprehensive Design Plan for  
Enfield Chase, CDP-8305

for one insertion in your newspaper. This Notice should appear in  
your next issue or an issue dated not later than August 30, 1983.

The publication of this Notice is subject to the specifications  
as noted on the attached copy.

Kindly send your certificate of publication, in duplicate,  
covering the foregoing legal notice as well as an invoice for  
payment to the Finance Department, The Maryland-National Capital  
Park and Planning Commission, 6609 Riggs Road, Hyattsville,  
Maryland, 20782.

Very truly yours,

Robert D. Reed  
Community Relations Officer

RDR:

Attachment

bcc: A. Navaree  
C. Dukes  
J. Blevins



Rec'd 6-20-83  
NO plan enclosed.  
JRS

June 17, 1983

Mr. Jack Blevins  
Development Division  
M-NCPPC  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20870

RAGAN  
DESIGN  
GROUP

RE: Enfield Chase: Church Site, Institutional Site 'B'  
Enlargement

Dear Jack:

Pursuant to our phone conversation, I am enclosing a plan of the proposed amendment to the Comprehensive Design Plan. This amendment enlarges the Institutional Site B to 3.0 acres from 2.0 acres. The Lutheran Church is interested in a 3.0 acre parcel instead of the smaller site. The additional acre would be deducted from the 27.9± acre Woodland Park.

I am forwarding under separate cover the reproducible of the CDP with the amended property boundary of the Institutional Site B, as per your request. You have agreed to incorporate the amendment with the others which we submitted on June 7th.

It is further my understanding that the following dates are scheduled for the current CDP Amendment:

July 27, 1983	M-NCPPC Staff Divisional Review
Aug. 3, 1983	Applicant Conference
Aug. 16, 1983	M-NCPPC Staff Report
Sept. 15, 1983	Planning Commission Hearing

As I indicated, we will submit the Preliminary Plan and the Specific Design Plan of the Townhouse Units on July 5, 1983 for a seventy (70) day review period to coincide with the September 15th date. This date is important to us so we do not miss the fall construction season. We hope to begin the construction of Northview Drive this year and this reaffirmation of the plan is necessary for us to proceed.

Thank you for your cooperation

Sincerely yours,

*Rick*

Richard R. Ragan  
RRR/pr

CC: James DeFrancia

Michael Brooks

Jim Cronk

Glenn Harrell, Jr., Esq. Jeff Kozero

MD. NAT'L. CAP. PK. & PL. COMM.  
PRINCE GEORGES COUNTY

**RECEIVED**  
JUN 20 1983  
**RECEIVED**

DEVELOPMENT REVIEW DIV.  
URBAN DESIGN SECTION





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

June 8, 1983

Mr. Michael Brooks  
437 Land Company, Inc.  
4084 University Drive, Suite 110  
Fairfax, Virginia 22030

Dear Mr. Brooks:

Enclosed please find 437's check number 1913 in the amount of \$1832.00. The check was sent to us to cover processing fees for the amended Comprehensive Design Plan for Enfield Chase. Since the check was made payable to Prince George's County instead of M-NCPPC, we can not accept it. I am returning it to you to exchange or correct with a new check.

We are beginning to process your application with the understanding that the check will be corrected and returned to us soon.

Sincerely,



Jack Blevins  
Principal Urban Designer

JB/mtg

Enclosure





June 7, 1983

Mr. Jack Blevins  
Urban Design Division  
National Capital Park  
and Planning Division  
Prince George's County  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: Enfield Chase CDP Amendment

Dear Jack:

Enclosed please find a check in the amount of \$1,832.00, for the CDP Amendment that we submitted this morning at your office. This should complete our application and we look forward to a coordinated review process with the anticipated submission of a Preliminary Plan and a Specific Design Plan for the townhouse sections.

Thank you for your continued cooperation.

Sincerely yours,

Richard R. Ragan  
RAGAN DESIGN GROUP

for

Four Thirty Seven Land Company, Inc.

/rp  
Enclosure (Check No. 1913)

# COMPREHENSIVE DESIGN PLAN TIMETABLE

	ENFIELD CHASE CDP-8305					
Date of District Council Approval	10/28/75					
Pre-Submission Review	5/25/83					
Submission Accepted	6/7/83					
Sent to Divisions	6/9/83					
Sent to Agencies	6/13/83					
Returned to Divisions	7/13/83					
Division Reports Due	7/20/83					
6 Division Meeting	7/27/83					
Applicant Conference	8/3/83					
Staff Report Due	8/16/83					
Planning Board Hearing	9/15/83					

# CDZ DIVISIONAL REFERRAL

## APPLICATION INFORMATION

Owner/Applicant: 437 Land Company  
Michael Brooks

Agent/Legal Counsel: O'Malley, Miles, Farrington  
& McCarthy

Planning/Design  
Consultants: Ragan Design Group  
Richard R. Ragan

Comments: Contact Rick Ragan for information  
on the plan.

## COMPREHENSIVE DESIGN PLAN DATA

Project Title: Enfield Chase

Application  
Number: CDP-8305

Zone: R-S

Planning Area: 71B

Comments: This application is for  
a revision to an approved  
CDP.

## REFERRAL DATA

Date of this  
Transmittal: June 9, 1983

Material Transmitted: Memo, Plan Text and  
drawings, this referral sheet,  
and a timetable.

Staff Coordinator: Jack Blevins  
Division Staff Reports  
are to be  
Completed and Returned  
to the  
Development Division by: Jack Blevins

Plan Review  
Meeting Date: July 20, 1983  
Comments: July 27, 1983

## BASIC PLAN DATA

Application  
Number: (SMA)

Zoning  
Staff Writer: (Art)

Planning Board  
Hearing Date:

Zoning Hearing Examiner  
Decision Date:

Date of  
District Council  
Approval: 10-28-75

Comments:

# MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 8, 1983

MEMORANDUM

TO: Reggie Baxter, Area Planning Division (S/E)  
 Brian Collins, Transportation Planning Division  
 Dale Hutchison, Zoning Division  
 Wendell John, Environmental Planning Division  
 John Sloan, Research and Public Facilities Division

FROM: Jack Blevins, Development Review Division *JB*

SUBJECT: Enfield Chase Comprehensive Design Plan

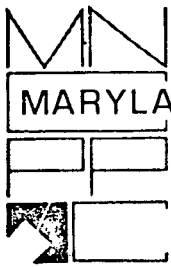
On June 7, 1983 we accepted the application to amend the Comprehensive Design Plan for Enfield Chase. The new application number is CDP-8305. I believe that each of you has one copy each of the text and drawings. Attached to this transmittal is a projected timetable, an information sheet, and any additional copies that you have requested. Please note that the plan should be sent out to your referral offices NO LATER THAN JUNE 13, 1983.

The amendment being proposed is to replace the duplex units with single family units, keeping the same lot pattern and to place the townhouses in the first stage of construction.

If you need additional copies of the plans, or if you have any questions about processing, please call me (3470).

JB/mtg





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

V-B2

DATE: June 8  
TO: see List Below  
FROM: Jack Blevins  
Urban Design Section, Development Division  
SUBJECT: Comprehensive Design Zone: Comprehensive Design Plan

---

Attached is a copy of a Comprehensive Design Zone: Comprehensive Design Plan which has been submitted to this office for review and processing. Section 15(d) of the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, requires the submittal of this plan for review and comment by your office. Your comments will be analyzed for incorporation into a staff report concerning this proposal. In order for your comments to be reflected by this report, and thereby to fulfill the requirements of the Subdivision Regulations, your comments must be received by this office no later than the date shown below.

SUBMIT COMMENTS BY:

---

COMMENTS

Grace Fielder - DP&R

P.G. Co Hist & Cult. Trust - Robt Crawley

PEPCO J.P. McElwaine

C&P - Engineering Mgr

P.G. Co Committee Md Hist Trust



Urban Design = 952-3470  
Subdivisions = 952-3530

beautiful, historic . . . and progressive

MONTY/BOB -

YOU ARE BOTH ON THE LIST OF COPIES OF THE ATTACHED LETTER FROM GLENN HARRELL. DO YOU SEE THE SAME "AIR OF CERTITUDE" THAT I SEE IN HIS LETTER? (NOT A REQUEST, BUT FOR MY INFORMATION.)

I'VE TRIED TO REPLY DELICATELY (ATTACHED). DO YOU THINK THIS IS APPROPRIATE? THE NOT-SO-OBVIOUS PROBLEM IS THAT WE HAVE ALREADY DETERMINED THAT "EACH" STAGE CAN STAND ALONE. THIS BEGS FOR AN INTERPRETATION OF "EACH STAGE."

PLEASE COMMENT.

over *JK*

Jack

Although I'm listed as having been sent a copy, I did not receive one. I agree with your judgement. Staging is one element of the approved CDP. Any change is a revision (although minor) requiring Plng Bd approval.

BT  
Phone first? <sup>in writing</sup>  
I wouldn't respond that it is "probably" a Board approval (2 mo.) until you discuss the "distinctly possible" existence of built-in flexibility of Glen...  
Last P seems to say things both ways. Also P'd are the 1st P references to public trial. & a con Poo. & simply use "ability of Bd to find... etc" cat it to implied, & it's still accurate. MK

Received  
3/9/83

LAW OFFICES  
O'MALLEY, MILES, FARRINGTON & McCARTHY  
99 COMMERCE PLACE  
UPPER MARLBORO, MARYLAND 20772  
(301) 350-1300

PETER F. O'MALLEY  
GLENN T. HARRELL, JR.  
TYLER G. WEBB  
JOHN F. X. COSTELLO  
JEFFREY R. DeCARO  
ANDREW E. VERNICK

JOHN RANDOLPH MILES  
DAVID A. LEVIN  
ALFRED J. DIRSKA  
EDWARD C. BACON  
W. SCOTT SONNTAG  
MATTHEW D. OSNOS

THOMAS A. FARRINGTON  
WILLIAM B. SPELLBRING, JR.  
ALAN R. SICILIANO  
M. EVELYN SPURGIN  
WARREN D. STEPHENS  
LINDA D. BERK

KEVIN J. McCARTHY  
ELLIS J. KOCH  
PAUL A. HACKNER  
LESLIE F. MOORE  
MICHAEL S. LEVIN  
THOMAS L. DORAN

March 7, 1983

Mr. Jack Blevins  
Urban Design Division  
M-NCPPC  
County Administration Building  
4th Floor  
Upper Marlboro, Maryland 20772

Re: Enfield Chase - CDP #8101

Dear Jack:

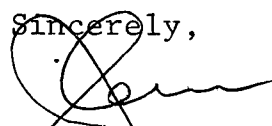
The owner-applicant, Four Thirty Seven Land Company, Inc., intends to reverse the staging as shown in the approved Comprehensive Design Plan. As shown on the CDP currently, the townhouse units on the southeast portion of the property are reflected as being in "Stage 2" of the development, with all of the duplex units to the north in "Stage 1" and all of the duplexes as "Stage 2".

The trend in the present housing market, as well as the more immediate availability of utilities from the south, motivates this shift in the sequence of development. An additional beneficial consequence of this modification is that actual construction activities will commence at that point on the property fartherest (removed) from the closest existing residences, i.e. the Northview and Collington Green communities, so as not to inconvenience or annoy our neighbors any earlier (on) in the development than is necessary.

If you require a revised graphic of the CDP map with the staging numerals altered in conformance with this letter, please let me know. Due to the relatively trivial nature of the modification, I cannot readily envision what else I can offer as documentation of this change.

Sincerely,

What about approval?

  
Glenn T. Harrell, Jr.  
GTH/dhm

cc: Mr. Bob Cline  
Mr. Monte Kolste  
Mr. Charles Moore  
Mr. Jim Cronk  
Mr. Lloyd Carpenter

Mr. Jim DeFrancia  
Mr. Mike Brooks  
Mr. Ric Ragan  
Mr. Brandon Smith

RECEIVED BY  
Word Processing

March 11, 1983

Glenn Harrell, Jr.  
O'Malley, Miles, Farrington & McCarthy  
99 Commerce Place  
Upper Marlboro, Maryland 20772

Re: Enfield Chase CDP 8101

Dear Mr. Harrell:

Having received your notification of intent to reverse the staging of the Enfield Chase development, I am now researching the file for the implications of such an action. Any change in a staging plan for a CDP can have effects on the adequacy of public facilities, the economic feasibility study, or the ability for the Planning Board to make their required finding that:

"Each staged unit of the development, if any, as well as ~~to~~ the total development, can exist as a unit capable of sustaining an environment of continuing quality and stability."

For this reason, I would consider it probable that the proposed reversal would require approval by the Planning Board. Since there is still no provision for revising the CDP, such an approval would take an absolute minimum of two months. This would be accomplished only by departing from the Planning Board's procedures which call for a 4-6 month review process.



I am sure that the timing of this project is a serious issue and I will get you a final answer regarding the necessity of Planning Board action as soon as possible. Although we have always assumed that amendment of the staging plan would require Planning Board approval, it is distinctly possible that the approved plan has outlined some flexibility which could be utilized to change the order of stages. If you have some ideas about this flexibility, please call me.

Sincerely,

Jack Blevins ~~AICP, ASLA~~  
Principal Urban Designer

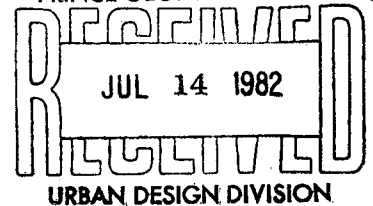
JB/1a

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MD. NATL. CAP. PK. & PL. COMM.  
 PRINCE GEORGE'S COUNTY

July 8, 1982

Memorandum

To: Jack Blevins, Principal Urban Planner

Via: Stan Udhiri, Chief, Environmental Planning Division *Stan*

From: Richard Morrison, Senior Environmental Planner *RMM*

Subject: Enfield Chase Comprehensive Design Plan (CDP);  
 Suitability of Allen Pond for Stormwater Management

A major issue relating to the above referenced CDP is the suitability of Allen Pond as a stormwater management facility for upstream development. The Resolution (PGCPB No. 81-293; File No. CDP 8101) passed by the Planning Board on November 12, 1981, states in amendment 4:

"that the Specific Design Plan provide for storm water management facilities in accordance with the following guidelines unless alternative locations or facilities are approved by the Planning Board upon recommendation by the Environmental Planning Division." The Resolution also requires that storm water management facilities be provided upstream from Allen Pond.

To comply with the Planning Board requirement, the developer has proposed to upgrade Allen Pond for use as a runoff detention facility in lieu of providing stormwater management facilities upstream.

The use of Allen Pond in its present condition as a management facility had been proposed by the developer in a previous submittal. Upon review, Richard Morrison (Environmental Planning Division); in a letter dated November 12, 1981 to Dean Armstrong (Land Development Division), raised two major concerns: 1) the fact that Allen Pond would most likely be overtopped in the event the outflow pipe is clogged during a major flood event due to the absence of an emergency spillway. (An emergency spillway provides an additional safety in the event of an emergency not contemplated by normal design considerations. Such emergencies arise from clogged principal spillways, the occurrence of floods larger than the design flood or the reoccurrence of a large flood sequent to a previous flood that has not been fully discharged), 2) the slope stability, seepage and uplift potential of the dam. The Environmental Planning Division therefore recommended that the developer be required to perform a geotechnical study of the dam and upgrade the dam so as to provide a 2-foot safety freeboard in the event the principal spillway was clogged.

The geotechnical study, "Allen Pond, City of Bowie, Prince George's County, Maryland" dated May 1982, prepared by Herbst & Associates Geotechnical Engineers was submitted to the Environmental Planning Division on June 24, 1982. The study cited three relatively minor deficiencies, including a leak in the outlet pipe, missing stone in the rip-rap on the upstream slope and localized surface erosion on the downstream slope.

The stability analysis indicates that the embankment is safe with respect to shear failure. The existing rip-rap, with the suggested improvements, is considered to be an acceptable means of preventing surface erosion. The penetration test results indicate that the basic fill is in a high state of insitu competence, with consistency normally ranging between stiff and hard. Tests show that permeability values for the fill range between low and impervious. However, the granular foundation soils below the dam do exhibit seepage flows rather than being concentrated in any one location. There is no evidence of any springs, boils, surface seepage or any feature which would indicate localized piping. There are no excessive seepage losses anticipated that would cause problems to the facility during the short periods of increased head that the pond will experience when used as a storm water mangement facility. There is no evidence of settlement of the dam or roadway.

The recommendation that a 2-foot safety freeboard be provided was not addressed in the report. Subsequent telephone conversations with Mr. Rick Groff of Greenhorne and O'Mara, Inc. (the developer's prime engineering consultant) and the City of Bowie's Engineer, Mr. David R. Hall of Frederick Ward Associates, Inc., on the matter of the safety freeboard have not led to a successful solution as both engineers are of the opinion that the 2-foot safety freeboard is overly conservative and not warranted.

The Environmental Planning Division continues to have reservations about the hydrologic safety of the dam. The major cause of failure of earthfill dams is hydrologic-induced by overtopping. Allen Pond is an earthfill dam without an emergency spillway. In the event of a major flood (the magnitude of a 100-year flood) there is a high probability that the dam will be overtopped should the overflow pipe be clogged. It is therefore still the Division's opinion that an additional 1.1 feet of freeboard should be provided to augment the available 0.9-foot freeboard.

The Division has not recommended that the developer provide the 2-foot safety freeboard as the City of Bowie Engineer (Mr. David R. Hall) has indicated his willingness to approve the dam and pond for stormwater management purposes without the freeboard.

Pursuant to the above discussion, the Environmental Planning Division recommends that the Allen Pond facility be approved for stormwater management purposes as an alternative to the facilities and locations

Memo to Jack Blevins, Urban Design Division  
Re: Enfield Chase

July 8, 1982  
Page 3

listed in accordance with the approved CDP (File No. 8101) as subject to the following conditions:

1. The developer submit to the Prince George's County Soil Conservation District the design plans of the dam including the repairs as recommended below.
2. Remove the patched paving and underlying soils from the localized spot in the travelway over the outlet pipe to the top of pipe. Repair leak if present and backfill with controlled fill in accordance with APPENDIX I of the Allen Pond Geotechnical Study. Replace paving.
3. Examine rip-rap on upstream face. Correct irregular spots and add stone as needed to restore the basic original condition.
4. Examine downstream slope of embankment. Level localized surface erosion spots where present and seed.

cc: Rick Groff, G&O

RM:fg

September 1, 1983

Glenn Harrell  
O'Malley, Miles, Farrington  
& McCarthy  
99 Commerce Place  
Upper Marlboro, Maryland 20772

Dear Glenn:

Attached is a copy of the staff report for the Comprehensive Design Plan for Enfield Chase. The Planning Board hearing is scheduled for September 29, 1983. If you have any concerns regarding the exact wording of the recommendation, please give me a call.

Sincerely,

Jack Blevins, AICP, ASLA  
Principal Urban Designer

JB:eb  
Attachment

LAW OFFICES  
O'MALLEY, MILES, FARRINGTON & McCARTHY  
99 COMMERCE PLACE  
UPPER MARLBORO, MARYLAND 20772  
(301) 350-1300

PETER F. O'MALLEY  
GLENN T. HARRELL, JR.  
TYLER G. WEBB  
JOHN F. X. COSTELLO  
JEFFREY R. DeCARO  
ANDREW E. VERNICK

JOHN RANDOLPH MILES  
DAVID A. LEVIN  
ALFRED J. DIRSKA  
EDWARD C. BACON  
W. SCOTT SONNTAG  
MATTHEW D. OSNOS

THOMAS A. FARRINGTON  
WILLIAM B. SPELLBRING, JR.  
ALAN R. SICILIANO  
M. EVELYN SPURGIN  
WARREN D. STEPHENS  
LINDA D. BERK

KEVIN J. McCARTHY  
ELLIS J. KOCH  
PAUL A. HACKNER  
LESLIE F. MOORE  
MICHAEL S. LEVIN  
THOMAS L. DORAN

August 2, 1983

Mr. Michael Brooks  
Four Thirty Seven Land Company, Inc.  
Suite 110  
4084 University Drive  
Fairfax, Virginia 22030

RE: Enfield Chase - Revisions to Comprehensive Design Plan -  
Scheduling Changes

Dear Mike:

Confirming the matters which you and I discussed on August 2, and which I later agreed to with Jack Blevins, the following is our adjusted schedule for processing the above:

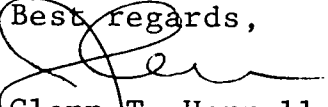
August 24 at 1:00 p.m. - Staff/Applicant Conference at MNCPPC

August 30 - Staff report to be published

September 29 - Prince George's County Planning Board hearing

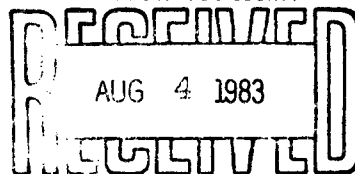
The two (2) week delay from our previously established dates is designed to accommodate the Urban Design Division's recent loss of two (2) review personnel, the Division's increase in "red-letter" priority project reviews, and the failure of two (2) of the referral Divisions in the MNCPPC to respond as per Jack's prior time table. I advised Jack of our need not to go beyond September '29 due to concomitant delays that would be occasioned in the WSSC's work on the water and sewer lines for the project. Any additional delays will cost us any chance of getting construction started in 1983.

Best regards,

  
Glenn T. Harrell, Jr.  
GTH:pb

cc: Mr. James M. DeFrancia  
Mr. Jeff Kozero  
Mr. Chris Brown  
Mr. Ric Ragan  
Mr. Jim Cronk  
✓ Mr. Jack Blevins

MD. NAT'L. CAP. PK. & PL. COMM.  
PRINCE GEORGE'S COUNTY



DEVELOPMENT REVIEW DIV.  
URBAN DESIGN SECTION



LIST OF EXHIBITS

CDP-8305 ENFIELD CHASE

- Exhibit 1: Master Plan
- Exhibit 2: Location Map of Subject Property
- Exhibit 3: Aerial Photograph of Subject Property
- Exhibit 4A: Text of CDP-8305, Labelled "Enfield Chase -- May 25, 1985"
- Exhibit 4B: Drawing Labelled "Comprehensive Design Plan"
- Exhibit 4C: Drawing Labelled "Landscape Concepts"
- Exhibit 4D: Drawing Labelled "Sediment Control"
- Exhibit 4E: Drawing Labelled "Water, Sewer & Storm Drainage"
- Exhibit 4F: Drawing Labelled "Circulation Plan"
- Exhibit 4G: Drawing Labelled "Environmental Factors"
- Exhibit 5A: Staff report from Jack Blevins dated September 1, 1983.
- Exhibit 5B: Letter from Rick Ragan dated August 25, 1983.
- Exhibit 5C: Memorandum from Dale Hutchison dated July 28, 1983.
- Exhibit 5D: Memorandum from Reggie Baxter dated June 1, 1983.
- Exhibit 5E: Letter from City of Bowie dated August 5, 1983.
- Exhibit 5F: Memorandum from John Walton dated July 11, 1983.
- Exhibit 5G: Memorandum from Grace Fielder dated August 30, 1983.
- Exhibit 5H: Memorandum from Brian Collins dated July 25, 1983.
- Exhibit 5I: Memorandum from P. Michael Errico dated June 21, 1983.
- Exhibit 5J: Memorandum from Charles Lee dated June 24, 1983.
- Exhibit 5K: Memorandum from Brian Collins dated May 8, 1981.
- Exhibit 5L: Memorandum from Brian Collins dated November 10, 1981.
- Exhibit 5M: Memorandum from T. Krouse dated July 19, 1983.
- Exhibit 5N: Memorandum from Rusty Morrison dated July 8, 1982.
- Exhibit 5P: Memorandum from Don Chapman dated July 21, 1983.
- Exhibit 5Q: Memorandum from Terry von Adelung dated July 20, 1983.
- Exhibit 5R: Memorandum from James Panor dated June 22, 1983.
- Exhibit 5S: Memorandum from M. Estepp dated June 28, 1983.
- Exhibit 5T: Letter from W. Gordon dated June 20, 1983.
- Exhibit 5U: Letter from A. Bors dated June 15, 1983.
- Exhibit 5V: Letter from J. McHale (undated).
- Exhibit 5W: Letter from J. Dew dated July 7, 1983.
- Exhibit 5X: Memorandum from Carl Hyman dated August 4, 1983.

LIST OF EXHIBITS

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August 2, 1983

MEMORANDUM

TO: Dean Armstrong, Development Review Division  
FROM: Brian A. Collins, Transportation Planning Division  
SUBJECT: Preliminary Plan 4-83089 - Oak Pond

The subject property, comprising 48.57 acres is located in the north-west quadrant of the intersection of Mount Oak Road and Mitchellville Road. The preliminary plan is for 367 townhouses which will generate 294 peak hour trips.

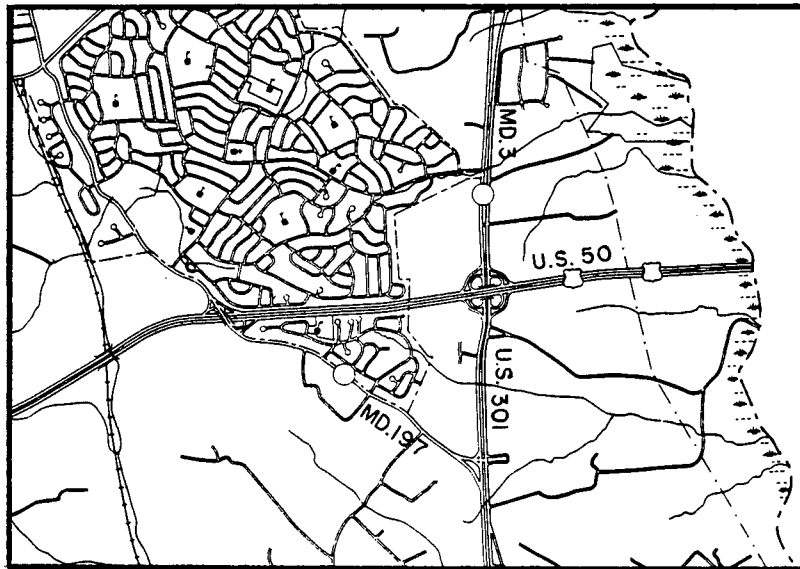
The critical traffic issue is the capacity of Route 50 and its interchange with Maryland 197. Analysis conducted for the A-28 Bowie Special Treatment Area Study in June, 1982 showed that no additional residential development should be approved until the project to upgrade Route 50 to Interstate standards (I-68) is programmed for construction. That project is now scheduled for construction in 1988 and also includes the relocation and widening of Maryland Route 197 from its interchange with Route 50 (I-68) to U.S. 301.

Given the above, the Transportation Planning Division recommends approval of Preliminary Plan 4-83089. However, it should be noted that congestion is likely to occur on U.S. 50 and at the interchange of U.S. 50 and Maryland Route 197 until the improvements are in place.

BAC:mtg

A-28 Bowie Special Treatment Area Study:

TRAFFIC ANALYSIS OF PROPOSED DEVELOPMENT



**TRANSPORTATION**  
PLANNING DIVISION  
PRINCE GEORGES CO. REGIONAL OFFICE  
MD. NAT. CAP. PARK & PLAN. COMM.  
ADMINISTRATION BLDG. - UPPER MARLBORO, MD.

DATE \_\_\_\_\_ SCALE \_\_\_\_\_

Transportation Planning Division  
Prince George's County Planning Department

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

January 23, 1984

Jean Schmuhl  
Clerk of the County Council  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Ms. Schmuhl:

On September 29, 1983, the Prince George's County Planning Board approved Comprehensive Design Plan application CDP-8305 for the Enfield Chase development proposal. Attached is Planning Board Resolution No. 83-199 describing the Board's action.

You should be receiving a report from the Peoples' Zoning Counsel sometime within the ten days following receipt of this letter. The Prince George's County Code provides for appeal by any party of record within 30 days of transmittal of the resolution. Should you have any questions about the procedure or about the project, please call me at 952-3470.

Sincerely,

Jack Blevins  
Principal Urban Designer

JB:eb  
Attachment  
cc: Ron Shiff

SPEAKERS AT PGCPB MEETING OF

Application No. ENFIELD CHASE  
prel. Sub Plan / SPECIFIC  
DESIGN PLAN

Agenda No. 7 & 8

Name: DAVID L. HILDEBRAND

Address: CITY OF BOWIE City: \_\_\_\_\_

Representing: CITY OF BOWIE

Check Appropriate Space: Proponent X Opponent \_\_\_\_\_ Wish to Speak X

Request to become Person of Record \_\_\_\_\_

\* \* \*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent \_\_\_\_\_ Wish to Speak \_\_\_\_\_

Request to become Person of Record \_\_\_\_\_

\* \* \*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent \_\_\_\_\_ Wish to Speak \_\_\_\_\_

Request to become Person of Record \_\_\_\_\_

\* \* \*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent \_\_\_\_\_ Wish to Speak \_\_\_\_\_

Request to become Person of Record \_\_\_\_\_





Application No. CDA 305

Agenda No. 6

Name: DAVID F JENKINS

Address: 3603 MITCHELL RD City: MITCHELLVILLE

Representing: DAVID F + CLIFFORD + JENKINS

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent  Wish to Speak

Request to become Person of Record

\*\*\*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent \_\_\_\_\_ Wish to Speak \_\_\_\_\_

Request to become Person of Record \_\_\_\_\_

\*\*\*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent \_\_\_\_\_ Wish to Speak \_\_\_\_\_

Request to become Person of Record \_\_\_\_\_

\*\*\*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent \_\_\_\_\_ Opponent \_\_\_\_\_ Wish to Speak \_\_\_\_\_

Request to become Person of Record \_\_\_\_\_

Application No. SDP-8309

Agenda No. 8

Name: Glenn Harrell

Address: 99 Commerce Pl. City: Upper Marlboro

Representing: 437 Land Co.

Check Appropriate Space: Proponent  Opponent  Wish to Speak

Request to become Person of Record

\* \* \*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent  Opponent  Wish to Speak

Request to become Person of Record

\* \* \*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent  Opponent  Wish to Speak

Request to become Person of Record

\* \* \*

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

Representing: \_\_\_\_\_

Check Appropriate Space: Proponent  Opponent  Wish to Speak

Request to become Person of Record

August 25, 1983

RAGAN  
DESIGN  
GROUP

Mr. Jack Blevins  
Urban Design Division  
Maryland National Capital Parks  
and Planning Commission  
Upper Marlboro, Maryland 20772

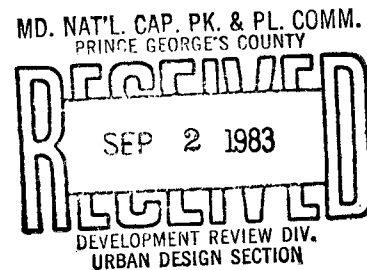
Re: Enfield Chase CDP

Dear Mr. Blevins:

In response to your requests on the Comprehensive Design Plan Amendment for the RS-27 south parcel known as Enfield Chase, we are pleased to commit, with our client's concurrence, to the following.

1. For the Single Family Residential Sections, the minimum distance between units will be twelve feet.
2. In the Single Family Residential Sections, we agree to vary the front setbacks to create a variety of house placements, avoiding the visual effect of aligning the units in rows.

These being the only two items of concern, we are prepared for our hearing scheduled for September 29, 1983.

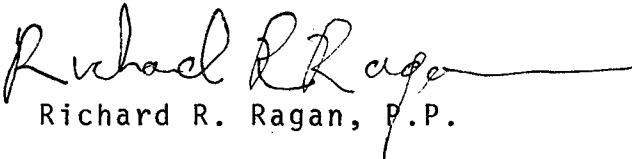


Mr. Jack Blevens  
page 2  
August 25, 1983

Thank you for your continued cooperation.

Sincerely yours,

RAGAN DESIGN GROUP

  
Richard R. Ragan, P.P.

bmh

cc: James DeFrancia  
Glenn Harwell, Esq.  
Michael Brooks  
Jeff Kozero  
Dean Armstrong

P.S. Attached is a new page 4a which may be substituted for the present 4a to embody this agreement.

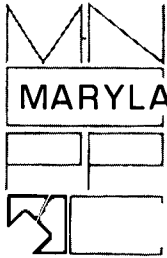
R.R.R.

anticipated, and as such, are subject to change. The typical streetscape indicates a potential free-standing garage. At the present time, this is an optional feature and may or may not be a buyer preference. This element of selected corner and cul-de-sac lots would vary the setbacks even further, but once again, we cannot guarantee their marketability.

As a further response to the Urban Land Design staff review of August 24, 1983, 437 Land Company agrees to the following:

1. For the Single Family Residential Sections, the minimum distance between units will be twelve (12) feet.
2. In the Single Family Residential Sections, the front setback will be varied to create a variety of house placements, avoiding the visual affect of aligning the units in rows.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

July 28, 1983

TO: Jack Blevins, Urban Design Section  
Development Review Division

FROM: Dale Hutchison, Zoning Division *DH*

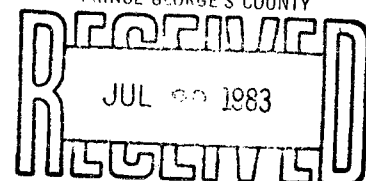
SUBJECT: Enfield Chase Comprehensive Design Plan

As you know, I have been in something of a quandary over the proposed CDP because it indicates land outside the R-S Zone boundaries. The land in question is zoned M-A-C, also a comprehensive design zone. I questioned the procedural problems related to approving a CDP for a portion of the whole M-A-C Zoning.

Ultimately I have concluded that I was trying to make a "mountain out of a mole hill". The land in question is part of the 10.2 acre recreation area and is why the sum of the individual acreage figures (7-11 in their legend) exceeds the total acreage of 111 acres. Since the land is to be dedicated, my concerns can be solved by amending the legend to show the off-site acreage. The M-A-C land, however, can not be used towards the public benefit features for recreational development because it cannot be "incorporated in the plans for the development of the [R-S] Zone... (Section 27-339)". My interpretation may lead to a reduction in the percentage increment and maximum density, unless there is sufficient recreation facilities within the R-S boundary to justify a ten percent increment, or other public benefit features are offered (e.g. enhancement of physical features).

DH:ras

MD. NAT'L. CAP. PK. & PL. COMM.  
PRINCE GEORGE'S COUNTY



DEVELOPMENT REVIEW DIV. 419-H8\_Backup 44 of 89  
URBAN DESIGN SECTION



beautiful, historic . . . and progressive



# MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 1, 1983

MEMORANDUM

TO: Jack Blevins, Development Review Division

FROM: Reggie Baxter, Area Planning Division (S/E) *RB*

SUBJECT: Enfield Chase CDP Plan Amendment 2

This Division has reviewed the proposed amendments to the CDP and finds the amendments to be in accordance with the Bowie-Collington Master Plan and approved Basic Plan. The proposal retains the same total number of units and total projected population approved in the original CD Plan. Although the proposed development staging sequence has been altered from that approved in the CDP, we find the newly proposed staging sequence to be acceptable and reasonable from a development and marketing viewpoint. The new staging sequence should not alter the timing of roadway improvements because CDP conditions affecting such improvements have not been changed and remain on the revised map.

Recommended Changes

The amended CDP proposal does show a few items which we believe should be clarified as follows:

1. A cul-de-sac located within the Detached Single-Family Area "D", is shown within the right-of-way for the future roadway (New Haven Drive extension) serving the M-A-C. This situation should be corrected by removing the cul-de-sac and modifying lot configurations if required.
2. Sufficient right-of-way dedication for the future M-A-C roadway (New Haven Drive extension) has been deducted for the portion located within the R-S (South) Zone. However, we believe this future roadway will function as a major accessway to the M-A-C and should thus be designed above the minimum standards of a 4-lane collector road (80 foot right-of-way). We, therefore, recommend that the applicant consider providing additional rights-of-way in the adjacent M-A-C Zone (at M-A-C Phase II submission) to provide for a continuous 100 foot wide right-of-way for this roadway between Northview Drive and Mitchellville Road. Rather than building a 4-lane undivided collector street, we believe a right-of-way of 100 feet would allow sufficient width for a divided highway with median and turning lanes at

intersections. Such a roadway would not only function for purposes of improved traffic movement, but would also serve as a visually definable entranceway to future regional developments in the M-A-C.

3. This submission indicates that Amendment 4 proposes to enlarge the "Active Park" in accordance with the Parks Department request, by extending the easterly boundary and deducting the dry detention area, to maintain a total 10.2 acre park. Please note that this park expansion is proposed to include property in the M-A-C Zone; not the R-S (South) Zone. Although the area of extension is shown for park land on the M-A-C Basic Plan, this expanded area should not be counted twice for future M-A-C density bonuses. We recommend this expanded park area be designated on the CDP map as being in the M-A-C Zone with density credits having already been utilized in conjunction with the R-S (South) Zone.

RB/lg

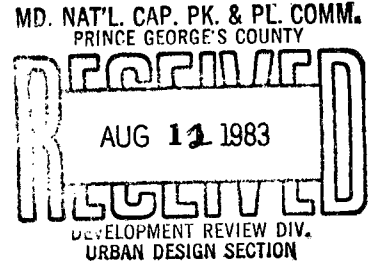
Rec'd AUG 10 1983 Kolste  
Action A.A.



CITY HALL • BOWIE, MARYLAND 20715 • 262-6200

August 5, 1983

Mr. Charles A. Dukes, Jr., Chairman  
Prince George's County Planning Board  
County Administration Building  
Upper Marlboro, Maryland 20870



Re: Enfield Chase  
Revised CDP and Preliminary Subdivision Plan

Dear Chairman *Dukes*:

The Bowie City Council, at its August 1, 1983 regular meeting, reviewed the Revised Comprehensive Design Plan and Preliminary Subdivision Plan for Enfield Chase. This development, which forms the southern portion of the Bowie New Town Center was approved in 1982 for duplex and townhouse units. The applicant, 437 Land Company, is now requesting modifications in the housing types which resulted in the revised CDP and Preliminary Subdivision Plan.

The City Council voted its approval of the revised CDP and Preliminary Subdivision Plan with the following conditions:

1. The Northview Drive improvement outlined in #27 A & C be done at one time and prior to Stage I.
2. The Northview Drive improvements outlined in #25 and 27 B be constructed concurrent with the sale of the 200th dwelling unit or the commencement of construction of the fringe parking lot, whichever comes first. If at such time as the 200th unit is built, the construction of the fringe lot is further delayed, the applicant may post appropriate bonds or assurances relating to their future financial obligation to complete #25 & 27 B.
3. A covenant be entered into with the City requiring a screening wall be built by the homeowner of any townhouse units if a rear yard faces Northview Drive and thus Allen Pond, and if the homeowner chooses to add a storage shed or permanent barbeque to their rear yard.

Prince George's County Planning Board  
Office of the Chairman

Rec'd 8/9 1983 Log No 080901  
Distribution Dukes - A.A.

**MAYOR**  
RICHARD J. LOGUE

**MAYOR PRO TEM**  
RICHARD D. PADGETT


**COUNCIL**  
NORMAN L. COOPER • MICHAEL F. DIMARIO • EUGENE F. KILEY  
WALTER G. PLANET • HERBERT M. SACHS

SDP-8419-H8 Backup 47 of 89  
**CITY MANAGER**  
G. CHARLES MOORE

4. The previous conditions #25, 26, and 27 be fully retained with the above noted changes.
5. The 90 foot right-of-way at the east end of Enfield Drive 'B' should be reduced to a 60 foot right-of-way plus the necessary distance required for grading on the north side to avoid encroaching on the adjacent outparcel. The resulting right-of-way will be approximately 70-75 feet and taper to the 60 foot right-of-way to the west as shown.

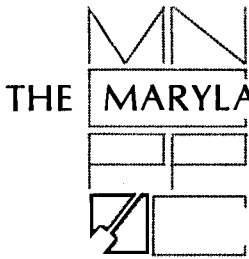
We appreciate the opportunity to comment and thank you for your consideration.

Sincerely,

  
Bowie City Council  
Richard J. Logue  
Mayor

RJL:dla

cc: Jack Blevins



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6600 Kehilworth Avenue • Riverdale, Maryland 20840

History Division

MEMORANDUM

11 July 1983

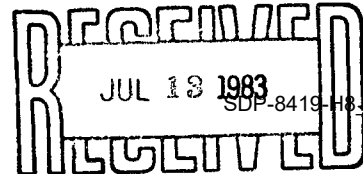
To: Jack Blevins, Development Review Division  
Via: John M. Walton, Jr., Coordinator, History Division  
From: Susan G. Pearl, Historic Sites Research Coordinator,  
History Division  
Re: CDP-8305

*JGP*

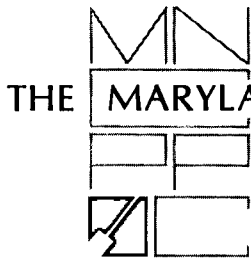
The above-cited comprehensive design plan has been referred to me for the History Division response. I have reviewed this plan and find that no historic sites will be directly affected by the development of this south-most portion of Enfield Chase. Development of the area approximately one-half ( $\frac{1}{2}$ ) mile to the north will, however, have direct impact on Prince George's County historic resource #71B-6 near present Rte. #197. This is the site of "Enfield Chase", a potentially important 18th century archaeological site, which includes the grave of Revolutionary War leader Major Thomas Lancaster Lansdale. The History Division will strongly recommend the protection of this site when the design plan for this area is submitted.

cc: Grace Fielder  
Gail Rothrock

MD. NAT'L. CAP. PK. & PL. COMM.  
PRINCE GEORGE'S COUNTY



DEVELOPMENT REVIEW DIV.  
URBAN DESIGN SECTION

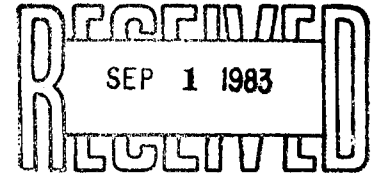


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6600 Kenilworth Avenue • Riverdale, Maryland 20737-0486

August 30, 1983

MD. NAT'L. CAP. PK. & PL. COMM.  
PR. GEO. REGIONAL OFFICE



DEVELOPMENT REVIEW DIV.  
SUBDIVISION SECTION

MEMORANDUM

TO: Dean Armstrong, Principal Development Coordinator  
Jack Blevins, Principal Urban Designer ✓

FROM: Grace E. Fielder, Principal Planner, Planning, Design & Research  
Division

SUBJECT: Comprehensive Design Plan CDP-8305 Enfield Chase  
Preliminary Plan 4-83087

The Department of Parks and Recreation (DPR) has reviewed the above referenced plan for compliance with the approved basic plan, Prince George's County Subdivision Ordinance Section 24-134 and 24-135(b), and the Parks and Recreation Facilities Guidelines effective July 1, 1983. Based on this review, the DPR recommends to the Planning Board that the following be made conditions of approval:

Land

General Note: Land on which facilities for active recreation are to be constructed is to be dedicated during Stage I to assure the land availability for facility construction.

1. Dedicate 10.2+ acres Active Park to M-NCPPC at time of first record plat for Stage I.
2. Dedicate 4.5 acre Linear Park to City of Bowie at time of first record plat for Stage I.
3. Woodland Park to be dedicated to the City of Bowie in place with the required green space. At no time should the parcel be so small as to be unmaintainable or "useless" to the City.

Facilities

4. The following recreational facilities are to be built in accordance with the Parks and Recreation Facilities Guidelines, at the time that the 200 unit or 60% of the project receives its Use and Occupancy Permit. Development drawings to be completed at Stage II SDP. Facilities to be bonded by the 200 or 60% of the building permits whichever comes first.

1 -- 10,000 sq. ft. multi-age playground  
1 -- Multi-purpose court  
1 -- Picnic area (park size)  
1 -- Parking lot as required by zoning ordinance  
Hiker/biker trails  
3.5 acre open space, graded to 3% (template for softball/soccer should fit).



1 -- 20,000 sq. ft. open play area  
1/2-- Picnic area  
1 -- 1,600 sq. ft. tot lot  
Hiker/biker trails

6. The following facilities are to be built in the townhouse open space in phase with dwelling unit construction.

2 -- 1,600 sq. foot tot lots  
1 -- 20,000 sq. foot open play area  
Hiker/biker trails.

7. Hiker/biker trails in Woodland Park to be completed prior to the projects completion and bonded by 75% of the building permits being issued.
8. The SDP must list the type and manufacturer of equipment to be used within the playgrounds, in addition to all standards and specifications needed for the construction of recreation facilities. DPR Standards and Specifications are to be used.
9. The developer, his successors and/or assigns shall execute and record a formal agreement before submitting any record plat to the Subdivision Office to provide said recreational facilities (to DPR standards) in phase with building construction, and shall submit a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office of the M-NCPPC) within two weeks prior to applying for a building permit.
10. The developer, his successors and/or assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and all future maintenance of the proposed recreational facilities.

GF/sh

# MEMO



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 25, 1983

MEMORANDUM

TO: Jack Blevins, Development Review Division

FROM: Brian A. Collins, Transportation Planning Division *BAC*

SUBJECT: CDP-8305 - Enfield Chase (Revised)

The proposed changes to the plan provide for 208 detached dwelling units and 132 townhouses in lieu of 158 duplexes and 182 townhouses. These changes will result in about an additional 20 peak hour trips. This small increase in projected traffic should not add any traffic issues beyond those addressed in our previous memos of May 8, 1981 and November 10, 1981 for CDP-8101. It should be noted, however, that the project to widen and upgrade U. S. 50 to interstate standards (I-68) is now programmed for construction in 1988.

In summary, the proposed changes to the Comprehensive Design Plan do not warrant any changes to the recommendations stated in our November 10, 1981 memo.

BAC:mtg



**Maryland Department of Transportation**

State Highway Administration

**Lowell K. Bridwell**  
Secretary

**M. S. Caltrider**  
Administrator

June 24, 1983

Mr. Lester Wilkinson  
Transportation Planning Division  
Maryland National Capital Park  
& Planning Commission  
County Administration Bldg.  
Upper Marlboro, Md. 20870

Re: Prince George's County  
Route 197 - Collington Rd.  
Bowie New Town/Enfield Chase  
Amendment May 25, 1983

Dear Mr. Wilkinson:

I have reviewed the latest amendment to the subject Comprehensive Design Plan, and basically find there is no departure from the Basic Plan as regards the number of units or generated traffic. It appears this amendment applies to the types of units and staging.

Therefore, the prior recommendations contained in the approval of the Basic Plan remain unchanged.

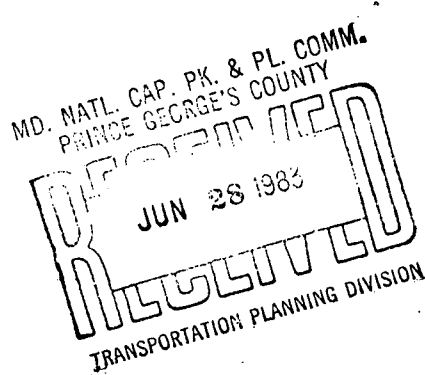
Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:CR:vrđ

By: Charles Rose

cc: Mr. E. Meehan  
Mr. M. Shakib



My telephone number is (301) 659-1350

SDP-8419-H8\_Backup 53 of 89

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

May 8, 1981

MEMORANDUM

TO: Jack Blevins, Principal Urban Designer  
VIA: Lester F. Wilkinson, Jr., Transportation Planning Division  
FROM: Brian Collins, Transportation Planning Division  
SUBJECT: Comprehensive Design Plan CDP-8101: Enfield Chase

The subject property, comprising 111.0 acres, is located south of Maryland Route 197 between Northview Drive and Mitchellville Road. Access to the site is via Maryland route 197, Northview Drive and Mitchellville Road. Regional access is provided by U.S. Route 50 and Maryland Route 3/301.

The subject property is zoned R-S (2.7 d.u.'s per acre). The CDP calls for 158 duplex units and 182 townhouses. In addition, there are five additional programmed residential developments which were included in the analysis for determining traffic impacts. These developments include Mitchellville Townhouses, Collington Square, Oak Tree, Mitchellville East, and Allen Pond and consist of a total of 313 townhouses and 733 single-family dwellings. The subject development plus the five additional developments generate a total of 1,195 peak hour trips, of which the subject development generates 288 peak hour trips.

Traffic data generated by Gorove/Slade Associates, Inc., was used to evaluate the following intersections in the vicinity of the site:

1. U.S. 301 and Maryland 197

This signalized intersection presently operates at Level of Service 'A' in both the a.m. and p.m. peak hours. The proposed developments will not generate any deterioration in this level of service.

2. Maryland 197 and Mitchellville Road

This unsignalized intersection is controlled by a stop sign on Mitchellville Road. In their traffic impact analyses, Gorove/Slade Associates, Inc., used critical lane analysis to compute level of service. However, critical lane analysis should only be used for signalized intersections.

The Transportation Research Circular, Number 212, January 1980, "Interim Materials on Highway Capacity", describes a methodology for analyzing unsignalized intersections. This methodology was used for evaluating this intersection and the Maryland 197/Northview Drive intersection.

Analysis of the Maryland 197/Mitchellville Road intersection under existing conditions showed that traffic from Mitchellville Road had short traffic delays (Level of Service B). Based on projected development traffic, left turns from Mitchellville Road onto Route 197 would operate at Level of Service 'E' and experience very long delays and congestion in both a.m. and p.m. peak hours.

If a traffic signal were installed at this location, the intersection would operate at Level of Service 'A' in both the a.m. and p.m. peak hours.

3. Maryland 197 and Northview Drive

This unsignalized intersection is controlled by a stop sign on Northview Drive. As previously indicated, critical lane analysis is invalid for unsignalized intersections and the above-referenced methodology was used to evaluate this intersection.

Analysis of existing conditions indicates that the left-turn movement from Northview Drive to Maryland 197 operates at Level of Service 'E' in both a.m. and p.m. peak hours. Additional development traffic would compound this problem.

Installation of a traffic signal would improve the traffic flow through this intersection which would then operate at Level of Service 'C' during the a.m. and p.m. peak hours.

We are concerned with the proximity of the intersection of Northview Drive and Maryland Route 197 to the U.S. 50 westbound off-ramp - a distance of less than 500 feet. This weaving section is an existing safety problem of concern to the City of Bowie. The problem will be compounded by additional traffic generated by new development.

4. U.S 50/Maryland 197

We have major concerns relating to the traffic through this interchange.

The first concern is the left-turn movement from northbound Md. Route 197 to the westbound U.S. 50 on-ramp. The traffic analysis

shows an a.m. peak hour turning movement of 749 vehicles. This movement is opposed by 381 through vehicles. The existing storage lane for the left-turn vehicles is only 125 feet long which is inadequate for the number of vehicles projected. It is likely that vehicles will back up before reaching the ramp, creating delays for through traffic on northbound Route 197.

The second area of concern is the volume of traffic on the west-bound U.S. 50 on-ramp and its merge onto U.S. 50. In the a.m. peak hour, 1,404 vehicles would enter the existing four lane U.S. 50. This volume merging onto U.S. 50 would create Level of Service "E" (or worse) conditions which would back traffic up on the ramp. There is also a merge on the ramp created by the left turn from Md. 197 which would be inadequate. It should be noted that the traffic projections do not include development traffic from the Princeton Square development located in the northwest quadrant of the interchange. This development of over 300 town-houses which is under construction, would add additional traffic onto the U.S. 50 ramps.

The majority of the above indicated concerns would be eliminated by reconstruction of the U.S. 50/Route 197 interchange. This reconstruction, which includes relocation of Route 197, is included in the U.S. 50 project. However, the project to upgrade U.S. 50 to interstate standards (I-97) and widen it to six lanes is only in the project planning stage and has been deleted from the 1981-1986 construction program. Based on the current State program it is unlikely that this project will be constructed prior to 1988. There are presently no programmed transportation improvements in the immediate area of the site.

#### Street Layout

Although the circulation proposed differs from our Phase I recommendations, it appears to be satisfactory (see comments on Phase I submittal). At the time that plats are recorded, we recommend that full-width dedication of the 60-foot rights-of-way labeled Enfield Drive 'A' and Enfield Drive 'B' be provided, the latter to extend from Enfield Drive 'A' to Mitchellville Road. The R-S South portion of the plan contains streets with radii which are less than the 275-foot county minimum standard; however, the design and construction features of these proposed roadways are subject to approval by the City of Bowie.

The relocation of Mitchellville Road to the west, recommended in the Phase I, CDP, should be shown on the Phase II Plan. This relocation is shown in red on the print referred to our Division.

### Conclusions

1. The intersections of Maryland 197 with Northview Drive and Mitchellville Road will both operate at a satisfactory Level of Service, if signalized. These signals should be installed prior to completion of the development.
2. The safety problem created by the close proximity of the U.S. 50 eastbound off-ramp to the Maryland Route 197/Northview Drive intersection must be resolved.
3. The existing U.S 50/Maryland 197 interchange is inadequate to handle the volume of traffic projected to be orientated to U.S. 50 westbound. This issue, too, should be resolved.
4. The traffic analysis should take into account the Princeton Square development.
5. The relocation of Mitchellville Road to the west should be shown on the Plan.

### Recommendations

In consideration of the above stated conclusions, it is recommended that the CDP be approved only with the following conditions:

1. That signals be programmed and funded for the intersections on Md. 197 at Northview Drive and Mitchellville Road prior to construction of any units.
2. That construction not occur until additional capacity is provided at the U.S. 50/Md. 197 interchange; or the interchange is programmed for reconstruction as part of the U.S. 50 project.
3. That all plans should provide for the relocation of Mitchellville Road at Md. Route 197 as shown on the attached plan. *relocation*
4. That a revised traffic study taking into account all the concerns of the above conclusions should be submitted.

BC/fvh



November 10, 1981

MEMORANDUM

TO: Jack Blevins, Urban Design Division  
VIA: Lester F. Wilkinson, Jr., Transportation Planning Division  
FROM: Brian A. Collins, Transportation Planning Division  
SUBJECT: CDP-8101: Enfield Chase - Revised Recommendations

In our May 8, 1981 memo, we recommended that the CDP be approved with certain conditions. Since that time, Gorove-Slade Associates has presented a revised traffic study which addresses our prior concerns. Based on the new information we are amending our recommendations as follows:

Recommendations

The Transportation Planning Division recommends that the Enfield Chase CDP be approved with the following conditions:

1. That Northview Drive be extended to intersect with Maryland Route 197 approximately 700 feet southeast of the existing intersection.
2. That a traffic signal be programmed and funded for the intersection of Maryland Route 197 and Northview Drive Extended.
3. That, to increase left-turn storage capacity for the movement from south on Route 197 to westbound U.S. 50, the left-turn ramp connector from Route 197 to U.S. 50 westbound be relocated approximately 300 feet to the northwest. This improvement is, however, subject to the approval of the Md. State Highway Administration.
4. That funding for all of the above transportation improvements be the responsibility of the applicant.

Other Considerations

We feel that it is necessary to address two other considerations which were part of our original recommendations.

1. A traffic signal will likely be needed by 1989 at the intersection of Route 197 and Mitchellville Road. The responsibility of providing

this signal should be determined when future development dictates its need.

2. Alternatives for the possible relocation of Mitchellville Road are being studied. The exact alignment of Mitchellville Road will be affected by other development proposals and may, in fact, not be relocated. Thus, at this time, we are eliminating the condition that plans should provide for the relocation.

If you have any questions regarding our revised recommendations, please let us know.

BAC/1a

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

July 19, 1983

Memorandum

To: Jack Blevins, Development Review-Urban Design Section  
Via: Stan Udhiri, Chief, Natural Resources Division *Stan*  
From: Tim Krause, Environmental Planner *TKK/ta*  
Subject: Enfield Chase CDP

Enfield Chase, a development consisting of 208 semi-detached duplex units and 132 townhouse units, currently has an approved Comprehensive Design Plan (CDP-8101) and Preliminary Plan of Subdivision (4-82003). The County Council, sitting as the District Council of Prince George's County, approved the CDP on March 22, 1982. The Prince George's County Planning Board approved the Preliminary Plan of Subdivision on May 13, 1982.

The applicant is now applying to amend the CDP (CDP-8305), and subsequently, the Preliminary Plan of Subdivision. The amendment being proposed is to replace the duplex units with single-family units and to place the townhouses in the first stage of construction. These changes will not require any significant revisions to the roadway network, lot pattern, or alter the acreage assigned to the various land uses that were all approved in the previous CDP.

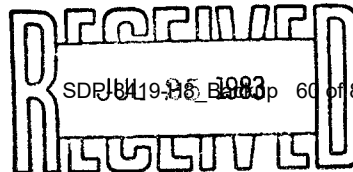
On July 13, 1981, the Environmental Planning Division submitted a series of recommendations for the CDP proposed at that time. These recommendations addressed stormwater management, drainage, and sediment control issues and a minor problem regarding a floodplain study. The main issue was the suitability of Allen Pond as a stormwater management facility for the upstream development proposed by the developer. The Division recommended a new stormwater management pond in the main drainage swale flowing into Allen Pond.

The Prince George's County Planning Board then approved the CDP (PGCPB Resolution No. 81-293) subject to conditions that included all of the recommendations by the Environmental Planning Division. The Planning Board further stated "that the Specific Design Plan provide for stormwater management facilities in accordance with the following guidelines unless alternative locations or facilities are approved by the Planning Board upon recommendation by the Environmental Planning Division". The Resolution also required that the stormwater management facilities be provided upstream from Allen Pond.



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PRINCE GEORGE'S COUNTY



SDP 8/19/83 p 60 of 89

DEVELOPMENT REVIEW DIV.  
URBAN DESIGN SECTION

Memo to J. Blevins, Urban Design Section  
Re: Enfield Chase

July 19, 1983  
Page 2

In lieu of providing a stormwater management facility upstream of Allen Pond, as stated in the condition of approval, the developer proposed upgrading Allen Pond for use as a runoff detention facility.

The Environmental Planning Division, after communications with the developer's consultant and the Engineer for the City of Bowie, recommended on July 8, 1982 that the Allen Pond facility, as proposed for upgrading by the applicant, be approved for stormwater management purposes as an alternative to a new facility as required in the approved CDP. The Division's approval recommendation was conditioned on satisfactory structural repairs effected on the dam.

The amended Enfield Chase CDP raises the same environmental concerns as the original CDP. Based on the analysis of the proposed amended CDP, the Natural Resources Division recommends the same conditions previously approved by the Planning Board on March 22, 1982 and those specified by the Environmental Planning Division on July 8, 1982 (copy attached).

Attachment

# MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MD. NATL. CAP. PK. & PL. COMM.  
PRINCE GEORGE'S COUNTY

July 8, 1982

RECEIVED  
JUL 14 1982  
URBAN DESIGN DIVISION

Memorandum

To: Jack Blevins, Principal Urban Planner  
Via: Stan Udhiri, Chief, Environmental Planning Division *Stan*  
From: Richard Morrison, Senior Environmental Planner *RMM*  
Subject: Enfield Chase Comprehensive Design Plan (CDP);  
Suitability of Allen Pond for Stormwater Management

A major issue relating to the above referenced CDP is the suitability of Allen Pond as a stormwater management facility for upstream development. The Resolution (PGCPB No. 81-293; File No. CDP 8101) passed by the Planning Board on November 12, 1981, states in amendment 4:

"that the Specific Design Plan provide for storm water management facilities in accordance with the following guidelines unless alternative locations or facilities are approved by the Planning Board upon recommendation by the Environmental Planning Division." The Resolution also requires that storm water management facilities be provided upstream from Allen Pond.

To comply with the Planning Board requirement, the developer has proposed to upgrade Allen Pond for use as a runoff detention facility in lieu of providing stormwater management facilities upstream.

The use of Allen Pond in its present condition as a management facility had been proposed by the developer in a previous submittal. Upon review, Richard Morrison (Environmental Planning Division), in a letter dated November 12, 1981 to Dean Armstrong (Land Development Division), raised two major concerns: 1) the fact that Allen Pond would most likely be overtopped in the event the outflow pipe is clogged during a major flood event due to the absence of an emergency spillway. (An emergency spillway provides an additional safety in the event of an emergency not contemplated by normal design considerations. Such emergencies arise from clogged principal spillways, the occurrence of floods larger than the design flood or the reoccurrence of a large flood sequent to a previous flood that has not been fully discharged), 2) the slope stability, seepage and uplift potential of the dam. The Environmental Planning Division therefore recommended that the developer be required to perform a geotechnical study of the dam and upgrade the dam so as to provide a 2-foot safety freeboard in the event the principal spillway was clogged.

The geotechnical study, "Allen Pond, City of Bowie, Prince George's County, Maryland" dated May 1982, prepared by Herbst & Associates Geotechnical Engineers was submitted to the Environmental Planning Division on June 24, 1982. The study cited three relatively minor deficiencies, including a leak in the outlet pipe, missing stone in the rip-rap on the upstream slope and localized surface erosion on the downstream slope.

The stability analysis indicates that the embankment is safe with respect to shear failure. The existing rip-rap, with the suggested improvements, is considered to be an acceptable means of preventing surface erosion. The penetration test results indicate that the basic fill is in a high state of insitu competence, with consistency normally ranging between stiff and hard. Tests show that permeability values for the fill range between low and impervious. However, the granular foundation soils below the dam do exhibit seepage flows rather than being concentrated in any one location. There is no evidence of any springs, boils, surface seepage or any feature which would indicate localized piping. There are no excessive seepage losses anticipated that would cause problems to the facility during the short periods of increased head that the pond will experience when used as a storm water mangement facility. There is no evidence of settlement of the dam or roadway.

The recommendation that a 2-foot safety freeboard be provided was not addressed in the report. Subsequent telephone conversations with Mr. Rick Groff of Greenhorne and O'Mara, Inc. (the developer's prime engineering consultant) and the City of Bowie's Engineer, Mr. David R. Hall of Frederick Ward Associates, Inc., on the matter of the safety freeboard have not led to a successful solution as both engineers are of the opinion that the 2-foot safety freeboard is overly conservative and not warranted.

The Environmental Planning Division continues to have reservations about the hydrologic safety of the dam. The major cause of failure of earthfill dams is hydrologic-induced by overtopping. Allen Pond is an earthfill dam without an emergency spillway. In the event of a major flood (the magnitude of a 100-year flood) there is a high probability that the dam will be overtopped should the overflow pipe be clogged. It is therefore still the Division's opinion that an additional 1.1 feet of freeboard should be provided to augment the available 0.9-foot freeboard.

The Division has not recommended that the developer provide the 2-foot safety freeboard as the City of Bowie Engineer (Mr. David R. Hall) has indicated his willingness to approve the dam and pond for stormwater management purposes without the freeboard.

Pursuant to the above discussion, the Environmental Planning Division recommends that the Allen Pond facility be approved for stormwater management purposes as an alternative to the facilities and locations

Memo to Jack Blevins, Urban Design Division  
Re: Enfield Chase

July 8, 1982  
Page 3

listed in accordance with the approved CDP (File No. 8101) as subject to the following conditions:

1. The developer submit to the Prince George's County Soil Conservation District the design plans of the dam including the repairs as recommended below.
2. Remove the patched paving and underlying soils from the localized spot in the travelway over the outlet pipe to the top of pipe. Repair leak if present and backfill with controlled fill in accordance with APPENDIX I of the Allen Pond Geotechnical Study. Replace paving.
3. Examine rip-rap on upstream face. Correct irregular spots and add stone as needed to restore the basic original condition.
4. Examine downstream slope of embankment. Level localized surface erosion spots where present and seed.

cc: Rick Groff, G&O

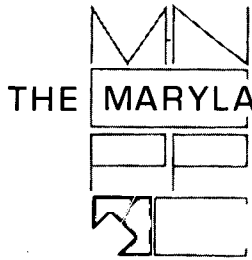
RM:fg



for approval of the Comprehensive Design Plan (stage 2) submission.

It will be required for approval of the Specific Design Plan for Enfield Chase that the floodplain study be carried further to document the floodplain limits after construction and to establish these areas as publicly maintained parks or recorded floodway easements. This would include the effects of all development and runoff increases, drain systems, the proposed pond and any floodplain filling (as indicated in the M-A-C area at the headwaters of Mill Branch). Although the storm drains within the City are under the City's jurisdiction, the floodplain delineation still requires our approval under the Building, Zoning and Subdivision Codes. The required improvements to Mitchellville Road also will require improvements, or replacement of the Mill Branch culvert. Since this is outside the City limit, WSSC approval and our approval of the culvert design is required.

cc: Mr. Martin  
Mr. Coppage  
Mr. Robinson  
Mr. Kelly  
SWMTC: Mr. Udhiri  
Ms. Lucci  
Mr. McMahon  
Mr. Bourdon  
Mr. Piesen



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 20, 1983

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

MEMORANDUM

TO: Jack Blevins, Development Review Division

VIA: Tom Wilson, Chief, Research & Public Facilities Planning Division  
John W. Sloan, Public Facilities Planning Coordinator *T.W.*

FROM: Teri von Adelung, Planner II *TVA*

SUBJECT: Enfield Chase Comprehensive Design Plan CDP-8305

The revised staff abstract and amended Comprehensive Design Plan for Enfield Chase (CDP-8305) have been reviewed by appropriate agencies. Responses by these agencies are in agreement with the original comments described in our June 4, 1981, memorandum to you. In addition, the Police Department has revised its original findings and determined that there will be no need for any additional manpower to serve this development. Agency responses are attached for your review.

The projected pupil yield of the proposed subdivision has been revised to reflect the change in the type of proposed dwelling units. The new projections furnished by the Department of Pupil Accounting and School Boundaries of the Prince George's County Public Schools are shown below.

	<u>Elementary</u>	<u>Junior High</u>	<u>Senior High</u>
Stage 1 -- 132 townhouses	40	13	20
Stage 2 -- 154 single-family detached	62	26	51
Stage 3 -- 54 single-family detached	<u>22</u>	<u>9</u>	<u>18</u>
Total	124	48	89

TVA/mo



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# Prince George's County Public Schools

UPPER MARLBORO, MARYLAND 20772-9983

June 22, 1983

## MEMORANDUM

TO: Ms. Theresa Von Adelung -- MNCPPC

FROM: James G. Panor *JGP* Department of  
Pupil Accounting and School Boundaries

RE: Comprehensive Design Zone Phase II  
Amendment Application #CDP-8305  
ENFIELD CHASE (R-S)

This is in response to your letter of June 13, 1983 requesting our review and comments regarding the referenced CDP.

The projected pupil yield for the amendment application is as follows:

	<u>Elementary</u>	<u>Middle School</u>	<u>High School</u>
STAGE 1 -- 132 townhouses	40	13	20
STAGE 2 -- 154 single-family detached	62	26	51
STAGE 3 -- 54 single-family detached	<u>22</u>	<u>9</u>	<u>18</u>
	124	48	89

Short- and long-range enrollment projections indicate sufficient capacity will be available in this planning area and subregion for the anticipated pupil yield from the proposed number of dwellings.

Since the proposed development is planned to be "phased-in" in the form of "staging," the impact of the total number of pupils projected would be minimized as a result of attrition.

JGP:cm  
cc: Mr. Archie Floyd

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# prince george's county memorial library system

administrative offices 6532 adelphi road  
telephone (301) 699 - 3500

hyattsville, maryland 20782  
william r. gordon, director

June 20, 1983


Ms. Theresa von Adelung  
Senior Planner  
The Maryland-National Capital  
Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20870

Re: Comprehensive Design Zone  
Phase II Admendment Application  
#CDP-8305, Enfield Chase (R-S)

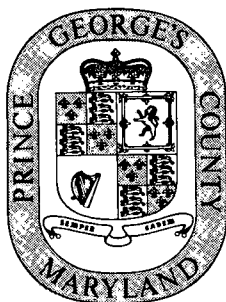
Dear Ms. von Adelung:

The increase in projected population to 1,022 will not alter our original opinion that facilities and staff at the Bowie Branch Library would be adequate for this proposed development.

Yours truly,

  
William R. Gordon  
Director

WRG:nmg



# Prince George's County Health Department

- Cheverly, MD 20785  
301-386-0253
- D. Leonard Dyer Regional Health Center  
9314 Piscataway Road, Clinton, MD 20735  
301-868-8800

June 15, 1983

Mrs. Theresa von Adelung, Senior Planner  
Special Studies Division, MNCPPC  
County Administration Building, Room 4180  
Upper Marlboro, MD 20870

Re: CDP-8305 Enfield Chase

Dear Mrs. von Adelung:

The increase of an additional 193 persons to the total projected population of 1022 persons will not significantly affect our staffing or facility needs. Our original response dated May 19, 1981 to CDP-8101 Enfield Chase remains the same for the revised CDP-8305.

Sincerely,

Anthony J. Bors  
Assistant Director  
Administrative Services

AJB:kt



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Theresa Von Adelung, Senior Planner  
Maryland National Capital Park  
and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Comprehensive Design Zone  
Phase II - Amendment Applica-  
tion #CDP-8305, Enfield  
Chase (R-S)

Dear Ms. Von Adelung:

The Prince George's County Police Department's Planning Division has reviewed the Amendment Application for this property.

The Planning Division recommends the following:

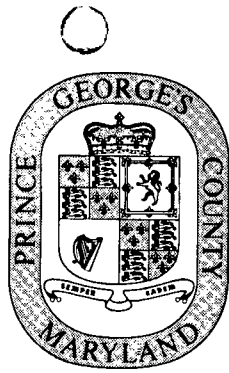
1. No additional manpower will be required upon completion of Phase I, Phase II or Phase III, and
2. No improvements will be needed on the District II, Bowie Station upon completion of Phase I, Phase II or Phase III, to provide adequate police services for the Enfield Chase Development.

This property will be located in the Prince George's County Police Department's reporting area 849 and beat E-4. District II, Bowie Station will provide police services.

I hope this information will be sufficient for you to make your decision regarding this project.

Sincerely,

  
JOHN E. McHALE, JR.,  
Chief of Police



# Prince George's County Health Department

Environmental  
Health

10210 Greenbelt Road  
Lanham-Seabrook, MD 20706-2292  
301/794-6800

July 7, 1983

Mr. Dean Armstrong  
Principal Development Coordinator  
Maryland National Capital Park  
and Planning Commission  
County Administration Building  
Upper Marlboro, Maryland 20870

RE: Enfield Chase Comprehensive Design Plan

Dear Mr. Armstrong:

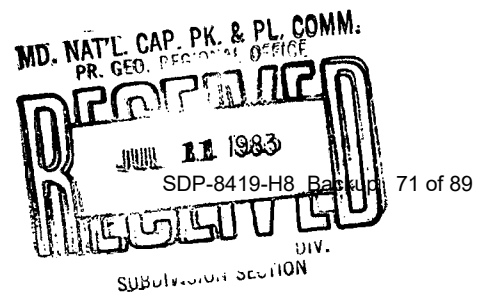
Information available in this Office indicated that the subject property is located within an area served by community or multi-use systems which are either existing, under construction, or in the final planning stages. For further information regarding the availability of water and sewer services to this property, please contact the Washington Suburban Sanitary Commission.

If you have any questions regarding this matter, please call Miss Hilary Miller, Area Sanitarian on extension 269.

Very truly yours,

James H. Dew  
Assistant Health Officer  
for Environmental Health

JHD:HM:cj1  
cc: Wendell John







THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 4, 1983

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

MEMORANDUM

TO: Jack Blevins, Senior Urban Designer  
 VIA: Stuart Bendelow, Research Coordinator *SB*  
 FROM: Carl Hyman, Planner II *CH*  
 SUBJECT: Enfield Chase (CDP 8305), As Amended  
 Amendment to Staff Market Analysis

Pursuant to the modifications submitted in the above cited CDP on 5/25/83, this memorandum will serve to update the original market analysis which was prepared by this division on June 8, 1981.

Modifications to the original market analysis are based upon changes in the developer's newly revised dwelling unit (type) mix, staging, and sales price schedules.

Dwelling Unit Mix and Staging. The plan now consists of 132 single-family attached and 208 single-family detached units which are staged as follows:

<u>Stage</u>	<u>Duration</u>	<u>Unit Count</u>	<u>Type</u>
I	1983-1985	132	Attached
II	1984-1986	154	Detached
III	1985-1986	54	Detached
Total		340	

Compared to the original plan, the above mix represents no change in terms of projected population and housing unit capture rates. The project would still be expected to capture approximately 2% of projected county-wide population and dwelling unit growth during the 1983-1986 period. Substituting duplexes (as originally proposed) with the detached product makes Enfield Chase more compatible with neighboring residential development. Furthermore, given the currently strong demand for detached units, this modification will most likely enhance the marketability of the entire project.

According to the staging plan, the developer expects to sell 4.9 units per month during Stage I (attached) and 4.2 and 2.2 units per month during Stage II and III (detached), respectively. These rates are comparable to the sales rates of similar projects in Prince George's County.



Sales Prices. According to the developer, the proposed sales prices for the single-family attached units will remain in the \$65,000-\$80,000 range as originally proposed, while the single-family detached units will be increased to the \$75,000-\$85,000 range. These rates represent the middle of the price scale for new subdivisions in Prince George's County. <sup>1/</sup> Demand for the townhouse units would be generated by households with incomes of \$28,000 to \$35,000, while the demand for the detached units would be generated by households in the \$32,000-\$37,000 range. <sup>2/</sup> These figures are above the County's estimated median household income (in 1983) of \$30,000.

From a market standpoint, the developer is proposing to add an average product to the County's housing stock in terms of both the sales price and the expected income distribution of residents in this area.

If you have any questions or need additional information, please contact me on extension 3660.

<sup>1/</sup> See Housing Market Trends in Prince George's County, Research and Public Facilities Planning Division, July 1983, and SDAT Land Data File.

<sup>2/</sup> Income figures assume a 30 year-fixed rate mortgage instrument at 13.5% interest with a 5% down payment, with 30% of income devoted to principal and interest payments.

CH/mo

LAW OFFICES  
O'MALLEY, MILES, FARRINGTON & McCARTHY  
99 COMMERCE PLACE  
UPPER MARLBORO, MARYLAND 20772  
(301) 350-1300

PETER F. O'MALLEY  
GLENN T. HARRELL, JR.  
TYLER G. WEBB  
JOHN F. X. COSTELLO  
JEFFREY R. DeCARO  
ANDREW E. VERNICK  
CHARLES E. GALLAGHER, JR.

JOHN RANDOLPH MILES  
DAVID A. LEVIN  
ALFRED J. DIRSKA  
EDWARD C. BACON  
W. SCOTT SONNTAG  
MATTHEW D. OSNOS  
JOHN M. SMALLWOOD

THOMAS A. FARRINGTON  
WILLIAM B. SPELLBRING, JR.  
ALAN R. SICILIANO  
M. EVELYN SPURGIN  
WARREN D. STEPHENS  
LINDA D. BERK

KEVIN J. McCARTHY  
ELLIS J. KOCH  
PAUL A. HACKNER  
LESLIE F. MOORE  
MICHAEL S. LEVIN  
THOMAS L. DORAN

November 9, 1983

Mr. Jack Blevins  
Urban Design  
4th Floor  
County Administration Building  
Upper Marlboro, Maryland 20772

RE: Enfield Chase

Dear Jack:

Enclosed please find the various documents which we are filing, which pertain to the Enfield Chase development. You will find copies of the following:

- Recreation Facilities Agreement
- Deed to MNCPPC for the "Active Park"
- Deed to Bowie for the "Woodland Park"
- Deed to Homeowner's Association for Common Areas
- Covenants between Bowie and Four Thirty Seven regarding fencing
- Declaration of Covenants to be filed for the Development

If you have any questions, please feel free to call. Thank you for your assistance.

Sincerely,



Dario J. Agnolutto  
Clerk for Glenn T. Harrell, Jr.

Enclosure  
DJA:cb

## RECREATIONAL FACILITIES AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, a public body corporate, hereinafter referred to as the "Commission" and FOUR THIRTY SEVEN LAND COMPANY, INC., a Delaware Corporation hereinafter "Developer".

WHEREAS, the Commission is a public body corporate, created by the State of Maryland and authorized by Article 66D, Annotated Code of Maryland, to maintain and operate a park system within the Maryland-National Regional and Metropolitan District; and

WHEREAS, the Commission has delegated authority over the operation of parks in Prince George's County to the Prince George's County Planning Board; and

WHEREAS, the Prince George's County Planning Board is charged by Article 66D, Annotated Code of Maryland, with the responsibility and duty to approve subdivision plats for recordation in that portion of the Maryland-Washington Regional District located in Prince George's County; and

WHEREAS, Section 24-135 of the Subdivision Regulations, Prince George's County Code, provided that in conjunction with certain types of development, recreational areas which equal or exceed the requirements for dedication may be provided by a subdivision applicant to satisfy the mandatory dedication requirement of the Prince George's County Subdivision Regulations; and

WHEREAS, FOUR THIRTY SEVEN LAND COMPANY, INC. is the owner of that tract of land as shown on a preliminary subdivision plat entitled ENFIELD CHASE (#4-83087), said property being the same land as conveyed by LSI Residential Community, Inc. to FOUR THIRTY SEVEN LAND COMPANY, INC. by a certain deed recorded in the Land Records of Prince George's County, Maryland, at Liber 5045, Folio 579, comprising approximately 111+ acres of land, being in the 7th Election District, Prince George's County, Maryland.

NOW, THEREFORE, in consideration of the acceptance by the Prince George's County Planning Board of the Developer's offer to provide private recreational facilities in accordance with Section 24-134 and Section 24-135 of the subdivision Regulations for Prince George's County, Maryland, and for other good and valuable consideration, the parties hereto have agreed to the following provisions:

- (1) The Developer shall construct, in accordance with the Park and Recreation Facilities Guidelines of the Department of Parks and Recreation, and in accordance with the specific design plans to be approved in the future, on

that portion of its property being subdivided and reflected on the approved preliminary plan of subdivision (#4-83087), captioned "Enfield Chase", the following recreational facilities in accordance with the schedule for development set forth below:

(A) Within the property of Enfield Chase which is the subject of Specific Design Plan SDP-8309 the following facilities will be constructed:

- 2 - 1600 square foot Tot lots
- 1 - 100' x 200' Open Play Area
- 1 - 4' wide system of Hard Surfaces and Paths
- 1 - 8' wide Hiker/Biker Trail on Northview Drive

Construction of the foregoing facilities shall occur in phase with construction of the residential units on the affected real property.

(B) Within the real property designated as the "Linear Park" on Comprehensive Design Plan CDP-8305 the following facilities will be constructed in accordance with the Specific Design Plan to be approved in the future:

- 1 - 2400 square foot Tot Lot
- 1 - 100' x 200' Open Play Area
- 1 - Sitting Area
- 1 - Picnic Area
- 1 - 8' wide Hiker/Biker Trail System

Construction plans for said recreational facilities will be submitted for review and approval at the time of the Specific Design Plan for Stage II of the Enfield Chase project as depicted on the approved Comprehensive Design Plan. The construction of the aforementioned recreational facilities will be completed prior to completion of construction of the last residential unit in Stage II of Enfield Chase, as defined above.

(C) Within the real property designated as the "Active Park" on Comprehensive Design Plan CDP-8305, the following facilities will be constructed in accordance with the construction drawings to be approved by the Maryland-National Capital Park and Planning Commission in the future:

- a. One (1) Multi-Purpose Court
- b. Two (2) Tennis Courts
- c. One (1) Active Recreation Field of 3.5+ acres
- d. One (1) Multi-Age Playground of 10,000+ square feet

- e. One (1) Picnic Area Comprised of Twelve (12) Tables
- f. Eight (8) foot Hiker-Biker Trail as provided in Comprehensive Design Plan, CDP-8305.
- g. Associated Landscaping Consisting of Shade Trees and Evergreen Buffers.
- h. Associated Parking Area Similar to Zoning Ordinance Requirements.

Construction drawings for said recreational facilities are to be completed at the time of approval of the Specific Design Plan for Stage II of the Enfield Chase project as depicted on the approved Comprehensive Design Plan. The construction of the aforementioned recreational facilities shall commence upon obtaining a building permit for the two hundredth (200th) dwelling unit, or upon completion of sixty percent (60%) of the total project known as Enfield Chase.

- (D) Within the real property designated as the "Woodland Park" on Comprehensive Design Plan CDP-8305, an 8' Hiker/Biker Trail System shall be constructed. Construction of said Hiker/Biker Trails is to be bonded upon completion of construction of Seventy-Five Percent (75%) of the dwelling units within the entire project known as Enfield Chase and which is depicted in the approved Comprehensive Design Plan. Construction drawings for the aforementioned Hiker/Biker Trails are to be completed concurrent with the Specific Design Plan for Stage II. The said Hiker/Biker Trail System is to be constructed prior to the completion of Stage III of the approved Comprehensive Design Plan.
- (2) To assure the prompt and satisfactory construction of the facilities set forth in (1) above, the Developer, its successors and/or assigns, shall deliver to the Department of Parks and Recreation, Planning, Design and Research Division, Performance Bond(s), or other suitable financial guarantee in an amount to be determined by the Planning, Design and Research Division of the Department of Parks and Recreation. Two weeks prior to the Developer filing for building permits for any stage of the approved Comprehensive Design Plan (CDP-8305), for that project known as Enfield Chase, said Developer shall request in writing from the Planning, Design and Research Division of the Department of Parks and Recreation a determination as to the amount of the required performance bond for those recreation facilities to be provided in conjunction with development as set forth in (1), (A), (B), (C), and (D), above. Upon the Developer's application for building permits, said Performance Bond(s) shall be delivered to the Planning, Design and Research Division, 6600 Kenilworth Avenue, Riverdale, Maryland 20737, with copies thereof to be delivered to the Legal Department of the Maryland-National Capital Park and Planning Commission in the County Administration Building, Upper Marlboro, Maryland 20772.

- (3) The Performance Bond(s) shall run to the benefit of the Commission and not be conditional. It is agreed by the parties hereto that the Commission shall use the Performance Bond(s) if it finds that the Developer named herein, has failed to construct the recreational facilities as set forth in (1) above and in accordance with the plans filed with the Department of Parks and Recreation of the Commission. The Commission's decision as to the satisfaction of the facilities set forth in (1) above shall be binding on all parties. At such time as the Commission deems the recreational facilities completed and satisfactory, it shall return the Performance Bond(s).
- (4) This Agreement and Bond(s) shall insure the completion of the facilities set forth herein in phase with development. With each phase of construction, as evidenced by the application for building permits, the Developer shall provide a proportionate share of the amenities as set forth in (1) above. The determination as to the facilities to be provided in accordance with an application for building permits shall be determined as per (2) above. Furthermore, the amount of the Performance Bond(s) shall be proportioned to the phased facilities to be provided. All recreational facilities shall be constructed to Department of Parks and Recreation standards.
- (5) The contractors will not discriminate against any employee or applicant for employment because of age, sex, race, creed, color, national origin or physical handicap. The contractor will take affirmative action to insure that applicants are employed and the employees are treated during employment, without regard to age, sex, race, creed, color, national origin or physical handicap.
- (6) The Contractor shall indemnify and save harmless the Commission from and against all actions, liability, claims, suits, damages, cost or expenses of any kind which may be brought or made against the Commission of which the Commission must pay and incur by reason of or in any manner resulting from injury, loss or damage to persons or property resulting from his negligent performance of or failure to perform any of his obligations under the terms of this contract or agreement.
- (7) The provisions of the Agreement shall be a covenant which shall run with the land and be binding on the successors and/or assigns of the Developer.
- (8) This Agreement shall be recorded among the Land Records of Prince George's County, no later than two (2) weeks prior to the submission of the initial final plat or plats for Enfield Chase to the Land Development Division of the Commission, all recording fees to be paid by the Developer. Furthermore, the Developer shall send, by certified mail to the Commission's Legal Department, a copy of this Agreement as recorded. The original recorded Agreement is to be returned to the Department of Parks and Recreation in Riverdale. The failure on the part of the developer herein to record this Agreement shall preclude the issuance of any building permits that may be applied for in the above-named plat of subdivision.







Jack  
Although you listed as having  
been sent a copy, I did not  
receive one. I agree  
with your judgement. Staging  
is one element of the approved  
CDP. Any change is a  
revision (although minor)  
requiring Plng Bd approval.

Phone first? Bot  
in writing  
I wouldn't respond that it  
is "probably" a Board approval  
(2 mo.) until you discuss the  
"distinctly possible" existence of  
built-in flexibility of Glen...  
Last P seems to say things  
both ways. Also, P'd are the  
1st P references to public trial.  
& conf. & simply use  
"ability of Bd to find... etc" let  
it be implied, & it's still  
accurate. MK

MONTY/BOB -

YOU ARE BOTH ON THE LIST OF COPIES OF THE ATTACHED LETTER FROM GLENN HARRELL. DO YOU SEE THE SAME "AIR OF CERTITUDE" THAT I SEE IN HIS LETTER? (NOT A REQUEST, BUT FOR MY INFORMATION.)

I'VE TRIED TO REPLY DELICATELY (ATTACHED). DO YOU THINK THIS IS APPROPRIATE? THE NOT-SO-OBVIOUS PROBLEM IS THAT WE HAVE ALREADY DETERMINED THAT "EACH" STAGE CAN STAND ALONE. THIS BEGS FOR AN INTERPRETATION OF "EACH STAGE."

PLEASE COMMENT.

over *JK*

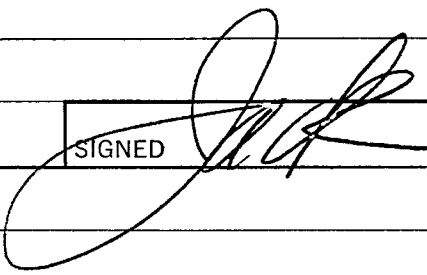
TUWAY MESSAGE

TO RON SHIFF  
PEOPLES ZONING COUNSEL

FROM JACK BLEVINS  
PRINCIPAL URBAN DESIGNER  
MNCPPC / PLANNING DEPT

SUBJECT: ENFIELD CHASE CDP

DATE

M E S S A G E	ATTACHED IS THE STAFF REPORT FOR THE COMPREHENSIVE DESIGN PLAN FOR THE ENFIELD CHASE DEVELOPMENT.	
	THE HEARING IS STILL SCHEDULED FOR THURSDAY, SEPT. 29 AT 10:00 AM. IF YOU HAVE ANY CONCERNS ABOUT THE STAFF REPORT, PLEASE CALL ME AT 952-3470.	
	 SIGNED	
R E P L Y	DATE:	SIGNED

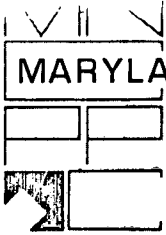
LIST OF EXHIBITS

CDP-8305 ENFIELD CHASE

- Exhibit 1: Master Plan
- Exhibit 2: Location Map of Subject Property
- Exhibit 3: Aerial Photograph of Subject Property
- Exhibit 4A: Text of CDP-8305, Labelled "Enfield Chase -- May 25, 1985"
- Exhibit 4B: Drawing Labelled "Comprehensive Design Plan"
- Exhibit 4C: Drawing Labelled "Landscape Concepts"
- Exhibit 4D: Drawing Labelled "Sediment Control"
- Exhibit 4E: Drawing Labelled "Water, Sewer & Storm Drainage"
- Exhibit 4F: Drawing Labelled "Circulation Plan"
- Exhibit 4G: Drawing Labelled "Environmental Factors"
- Exhibit 5A: Staff report from Jack Blevins dated September 1, 1983.
- Exhibit 5B: Letter from Rick Ragan dated August 25, 1983.
- Exhibit 5C: Memorandum from Dale Hutchison dated July 28, 1983.
- Exhibit 5D: Memorandum from Reggie Baxter dated June 1, 1983.
- Exhibit 5E: Letter from City of Bowie dated August 5, 1983.
- Exhibit 5F: Memorandum from John Walton dated July 11, 1983.
- Exhibit 5G: Memorandum from Grace Fielder dated August 30, 1983.
- Exhibit 5H: Memorandum from Brian Collins dated July 25, 1983.
- Exhibit 5I: Memorandum from P. Michael Errico dated June 21, 1983.
- Exhibit 5J: Memorandum from Charles Lee dated June 24, 1983.
- Exhibit 5K: Memorandum from Brian Collins dated May 8, 1981.
- Exhibit 5L: Memorandum from Brian Collins dated November 10, 1981.
- Exhibit 5M: Memorandum from T. Krouse dated July 19, 1983.
- Exhibit 5N: Memorandum from Rusty Morrison dated July 8, 1982.
- Exhibit 5P: Memorandum from Don Chapman dated July 21, 1983.
- Exhibit 5Q: Memorandum from Terry von Adelung dated July 20, 1983.
- Exhibit 5R: Memorandum from James Panor dated June 22, 1983.
- Exhibit 5S: Memorandum from M. Estep dated June 28, 1983.
- Exhibit 5T: Letter from W. Gordon dated June 20, 1983.
- Exhibit 5U: Letter from A. Bors dated June 15, 1983.
- Exhibit 5V: Letter from J. McHale (undated).
- Exhibit 5W: Letter from J. Dew dated July 7, 1983.
- Exhibit 5X: Memorandum from Carl Hyman dated August 4, 1983.

- Ex 6: Amended staff report.
- Ex 7: memo Oak Pond B. Collins
- Ex 8: ~~Attn~~ A-28 Bowie Traffic Study

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland, 20870

September 22, 1983

MEMORANDUM

TO: Dean Armstrong

FROM: Jack Blevins

SUBJECT: Preliminary plan of subdivision for Enfield Chase

A preliminary plan of subdivision for land in the comprehensive design zone may be approved only in accordance with an approved comprehensive design plan. The proposed preliminary plan is not in accordance with the comprehensive design plan that is approved at the time of this writing. It is in accordance with the proposed CDP-8305 which has not yet been approved. Item 6 on the September 29, 1983, agenda is a request to approve CDP-8305. The back-up memoranda for Item 6 contains a staff report for CDP-8305. The staff report dated September 1, 1983, contains staff-recommended conditions of approval of CDP-8305.

The Urban Design section recommends that the subject preliminary plan not be approved until approval of CDP-8305 and that the preliminary plan carry with it all of the conditions of CDP-8305.

JB/bh



beautiful, historic . . . and progressive

Tom Mateya

DEVELOPMENT REVIEW DIVISION

PLANNING DEPARTMENT: M-NCPPC  
PRINCE GEORGE'S COUNTY

RESOLUTION PREPARATION

Project Title ENFIELD CHASE (CDP-8501)

Board Approval Date: 3/28/85 PGCPB 85-87

Please review or process as indicated  
and send to next office in sequence.

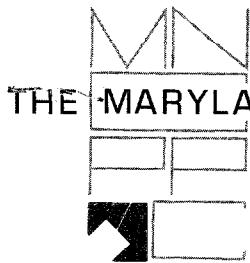
TRANSCRIPT RECEIVED/CLARIFICATION Date

TASK	OFFICE	INITIALS	DATE	
			IN	OUT
Type 1st Draft/Review	Dev. Review		4/12	4/12
Draft Review	Rec. Specialist	29	4/12	4/16
Draft Review	Legal	JMR	4/16	4/16
Type Final				
Final Review	Dev. Review	eb	4/16	4/23
Final Review	Legal	JMR	4/24	4/24
Signature	Community Relations Off.	(12)	4/25	4/25
Mail Out*	Dev. Review	eb	4/25	5/3
File Original**	Rec. Specialist	bc	5/3	

\* Copies made for Development Review and Park Planning Files with notation in margin of mail out recipients.

\*\* Recording Specialist returns this slip to Development Review Division for project file.





# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

May 3, 1985

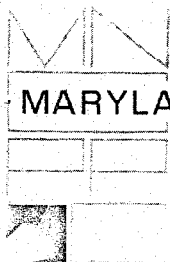
## NOTIFICATION OF ACTION

This is to advise that the Comprehensive Design Plan for Enfield Chase, CDP-8501, was approved by the Prince George's County Planning Board on March 28, 1985, in accordance with the enclosed resolution.

Thomas M. Mateya  
Senior Urban Designer



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# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

PGCPB 85-87

File No. CDP-8501  
(Comprehensive Design Plan)

## R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the responsibility for the approval of Comprehensive Design Plan, as set forth in Subtitle 27, Zoning, of the Prince George's County Code; and

WHEREAS, in consideration of testimony and evidence presented at a Public Hearing on March 28, 1985, regarding the Enfield Chase Comprehensive Design Plan, CDP-8501, located north and east of Northview Drive, west of Mitchellville Road, and south of Maryland Route 197, and owned by the 437 Land Company, the Planning Board finds:

1. Requiring Enfield Drive "B" to be bonded or built when the need for the road occurs is a safe and logical trigger mechanism. The original wording prematurely requires the developer to post bonds that may be held for an indeterminate length of time.
2. The design guidelines outlined for the institution site will result in a development equal to or better than that built under the normal code requirements.
3. The revisions to the mathematics involved in calculating densities do not alter the intended results. These corrections are more than offset by the abundance of public benefit features or density increment factors offered by the developer.
4. The revisions to the CDP text were required by the Urban Design Staff to clarify the wording explaining which sites were to be dedicated and which ones sold outright. The selection of exact terms was made from the County code.
5. The character and integrity of the original plan is preserved with the revisions a means of clarifying ambiguous wording.



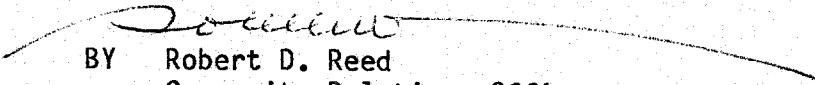
PGCPB 85-87  
File No. CDP-8501  
Page 2

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission approved the development of the above-described land.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Brown, with Commissioners Dabney, Brown, Dukes, and Keller voting in favor of the motion, and with Commissioner Yewell absent, at its regular meeting held on Thursday, March 28, 1985, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.  
Executive Director

  
BY Robert D. Reed  
Community Relations Officer

THC/RDR/TMM:pr

RECEIVED FOR THE BOARD  
BY LEGAL COUNSEL  
APR 4 1985  
