



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>

Detailed Site Plan Harrison's Land (Magne's Addition to)

DSP-19038

REQUEST	STAFF RECOMMENDATION
Proposed single-family detached residential dwelling.	APPROVAL with conditions

Location: Approximately 80 feet north of the intersection of Meadowview Drive and Walnut Lane.	
Gross Acreage:	0.15
Zone:	R-55/D-D-O/M-I-O
Dwelling Units:	1
Gross Floor Area:	N/A
Planning Area:	75A
Council District:	07
Election District:	06
Municipality:	N/A
200-Scale Base Map:	205SE05
Applicant/Address: Zenith Investing, LLC 1525 Dogwood Drive Alexandria, VA 22302	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	01/28/2021
Planning Board Action Limit:	01/29/2021
Staff Report Date:	01/12/2021
Date Accepted:	11/06/2020
Informational Mailing:	05/15/2019
Acceptance Mailing:	10/19/2020
Sign Posting Deadline:	12/29/2020

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/. 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: Detailed Site Plan DSP-19038
Harrison's Land (Magne's Addition to)

The Urban Design staff has reviewed the detailed site 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 report.

EVALUATION CRITERIA

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-55), Military Installation Overlay (M-I-O), and Development District Overlay (D-D-O) Zones;
- c. The requirements of Preliminary Plan of Subdivision 4-16003;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject application, Urban Design staff recommends the following findings:

- 1. **Request:** This detailed site plan (DSP) requests to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-55/D-D-O	R-55/D-D-O
Use(s)	Vacant	Residential
Acreage	0.15	0.15
Lots	1	1
Square Footage/GFA	0	3,000

Parking Requirements

Section 27-567(a) of the Prince George’s County Zoning Ordinance requires a minimum of two parking spaces be provided for one-family detached dwellings. The proposed development includes a two-car attached garage satisfying the requirement.

- 3. Location:** The subject site is located approximately 80 feet north of the intersection of Meadowview Drive and Walnut Lane, in Planning Area 75A and Council District 7. The site is zoned One-Family Detached Residential (R-55) Zone and is within a Military Installation Overlay (M-I-O) Zone for height, and within the D-D-O Zone established by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*.
- 4. Surrounding Uses:** The subject property is bounded to the north, east, and south by existing single-family detached houses in the R-55 Zone, and the right-of-way of Walnut Lane to the west, with existing single-family detached houses in the R-55 Zone beyond. The subject site and those surrounding it are also located within the D-D-O and M-I-O Zones.
- 5. Previous Approvals:** The site was the subject of Minor Preliminary Plan of Subdivision (PPS) 4-16003, which was approved by the Planning Director on March 20, 2019. The PPS subdivided the existing single lot into two lots and dedicated frontage along Walnut Lane to the County. Lot 1, which is the subject of this DSP, is 6,798 square feet in area and is undeveloped. Lot 2 is 7,876 square feet in area and includes an existing single-family detached dwelling to remain.
- 6. Design Features:** The subject site is a 6,798-square-foot undeveloped lot, shown as Lot 1 on the DSP. Development of a single-family detached dwelling, attached garage, and associated site features is proposed. The dwelling will be 31.5 feet in height and 3,000 square feet. The proposed dwelling is sited on Lot 1 in conformance with the required front, rear, and side yard setbacks. The exterior of the dwelling includes a balanced neotraditional design, with shutters, covered entryway, asphalt shingle roof, and blue siding, which is acceptable.



Figure 1: Western (front) Elevation

COMPLIANCE WITH EVALUATION CRITERIA

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment:** The subject site is located within the D-D-O Zone of this Sector Plan. DSP review is required for all projects proposed within the D-D-O Zone; however, the applicability of the D-D-O Zone development standards is limited to areas within close proximity to metro stations. The subject site is located approximately 0.7 miles north of the Branch Avenue Metro Station and outside of the area for which specific development standards apply. The subject DSP has been submitted in accordance with the requirement of the sector plan, and no D-D-O Zone standards apply to the proposed project.
8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-55 Zone and Part 10C, M-I-O Zone of the Zoning Ordinance:
 - a. In accordance with Section 27-441(b) of the Zoning Ordinance, the Table of Uses for Residential Zones, the proposed single-family detached residential development (in general) is a permitted use in the R-55 Zone.
 - b. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-55 Zone, as follows:

	Required	Provided
(b) Net Lot Area (minimum in sq. ft.)	6,500 sq. ft.	6,798 sq. ft.
(c) Lot Coverage (maximum percent of net lot area)	30 percent	22 percent
(d) Lot/Width Frontage (minimum in ft.)		
At front building line	65 ft.	88.8 ft.
At front street line	45 ft.	88.8 ft.
(e) Yards (minimum depth/width in feet)		
Front	25 ft.	25 ft.
Side (total of both yards/minimum of either yard)	17 ft. /8 ft.	21.9 ft. /9 ft.
Rear	20 ft.	21.9 ft.
(f) Building height (maximum in ft.)	35 ft.	31.5 ft.

c. The subject application is in the M-I-O Zone for height, associated with Joint Base Andrews, and is subject to Section 27-548.54, Requirements for Height, of the Zoning Ordinance. The proposed single-family dwelling has a maximum height of approximately 31.5 feet. This is estimated to be well below the applicable requirement for height for the site. However, a condition has been included in the Recommendation section for the applicant to submit calculations for certification per Section 27-548.54(e)(2)(B) of the Zoning Ordinance.

d. Section 27-548.25(b) of the Zoning Ordinance requires that the Planning Board find that the site plan meets the applicable development district standards to approve a DSP. As discussed in Finding 7, there are no specific development district standards that apply to this DSP.

9. **Preliminary Plan of Subdivision (PPS) 4-16003:** The Planning Director approved PPS 4-16003 on March 20, 2019, subject to six conditions. A variation to Section 24-121(a)(4) of the Prince George’s County Subdivision Regulations for the lot depth requirement adjacent to a freeway or higher classified roadway was also approved (given the proximity to Suitland Parkway). The PPS subdivided the existing single lot into two lots and dedicated frontage along Walnut Lane to the County for future roadway widening. Staff finds that the DSP provides for the development of a single-family detached dwelling on Lot 1, in conformance with the PPS.

10. **2010 Prince George’s County Landscape Manual:** The proposed project is subject to Section 4.1, Residential Requirements and Section 4.9, Sustainable Landscape Requirements of the Landscape Manual. Staff has found that the DSP provides the required plantings in conformance with these requirements.
11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a Standard Letter of Exemption (S-184-2020) from the Woodland and Wildlife Habitat Conservation Ordinance because the site is less than 40,000 square feet in size and has no previous tree conservation plan approvals.
12. **Prince George’s County Tree Canopy Coverage Ordinance:** The proposed project is subject to the requirements of Section 25-128, Tree Canopy Coverage Requirements. The subject site is in the R-55 Zone, which requires 15 percent tree canopy coverage (TCC). The site is 6,798 square feet and provides the required 1,020 square feet of TCC, in conformance with the requirement.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Historic**—In a memorandum dated December 23, 2020 (Stabler and Smith to Bossi), it was noted that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - b. **Community Planning**—In a memorandum dated November 20, 2020 (Lester to Bossi), the Community Planning Division noted no issues with the proposed project.
 - c. **Transportation and Trails**—In a memorandum dated December 28, 2020 (Masog to Bossi), the Transportation Planning Section noted that proposed site access from Walnut Lane is acceptable. PPS 4-16003 provided a trip cap of 2 AM peak-hour trips and 2 PM peak-hour trips and the one single-family dwelling use proposed by the DSP conforms with this requirement. Consideration has been given to sidewalk construction along the site’s frontage of Walnut Lane. However, there are no sidewalks elsewhere along either road and both roadways are open sections (no curb and gutter), and for these reasons, the Prince George’s County Department of Permitting, Inspections and Enforcement has indicated that sidewalks are not appropriate along these frontages. From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved.
 - d. **Environmental Planning**—In an email dated December 1, 2020 (Schneider to Bossi), the Environmental Planning Section noted a Natural Resource Inventory Equivalency Letter (NRI-186-2017) has been issued for the site. The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A Stormwater Management (SWM) Concept Approval Letter (4895-2018-01) was submitted and states the site is exempt from SWM and a SWM fee of \$750.00 in lieu of providing on-site attenuation/ quality control measures.

- e. **Permits**—In a memorandum dated December 10, 2020 (Glascoe to Bossi), Permits staff noted no comments.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—In attachments to an email dated November 25, 2020 (WSSC to Bossi), WSSC provided standard comments on the subject DSP. WSSC’s requirements will be addressed through their separate permitting process.
- 14.** As required by Section 27-285(b) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 15.** Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

No regulated environmental features are located on the subject site; thus, preservation or restoration on-site is not applicable.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-19038 for Harrison’s Land (Magne’s Addition to), subject to the following condition:

- 1. Prior to certification, the applicant shall revise the plans to provide the Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George’s County Zoning Ordinance.

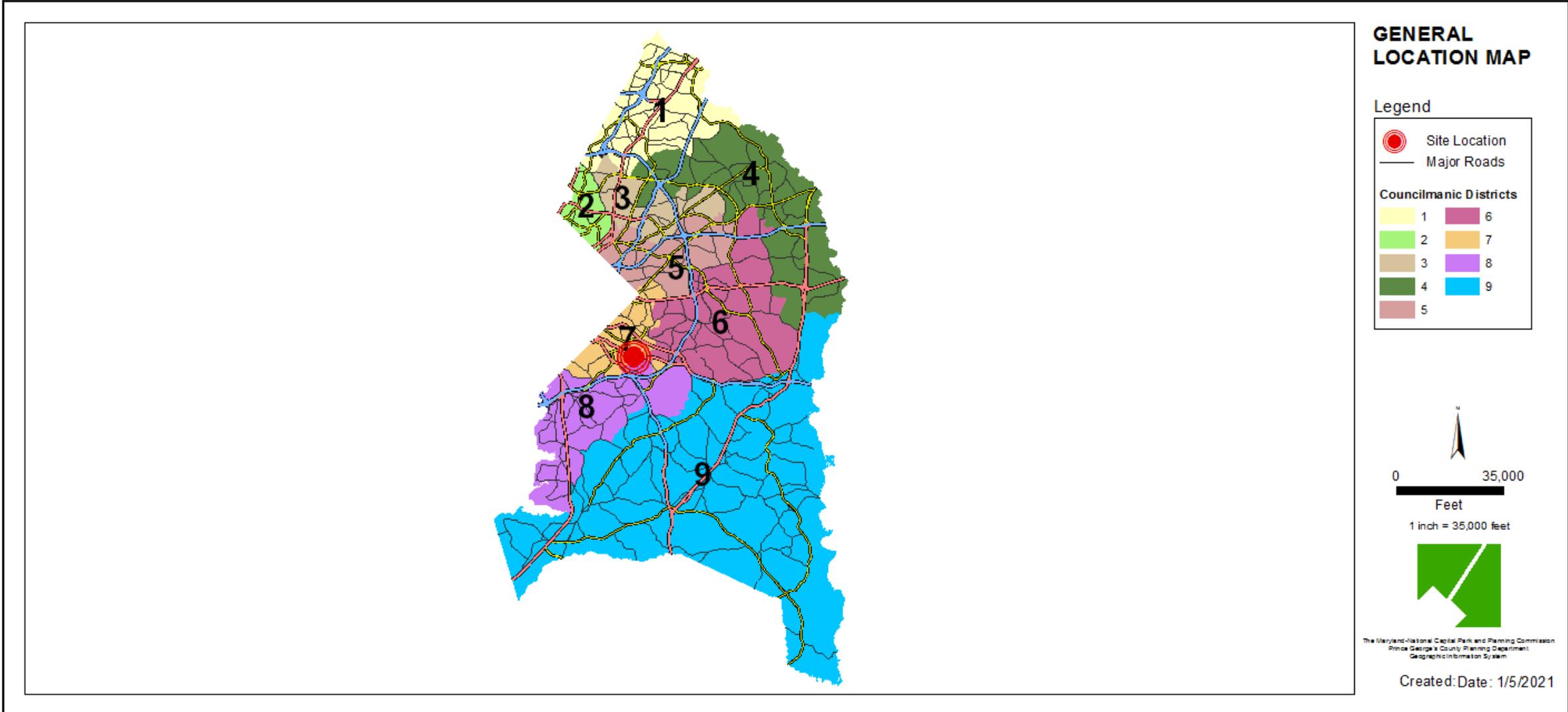
ITEM: 9

CASE: DSP-19038

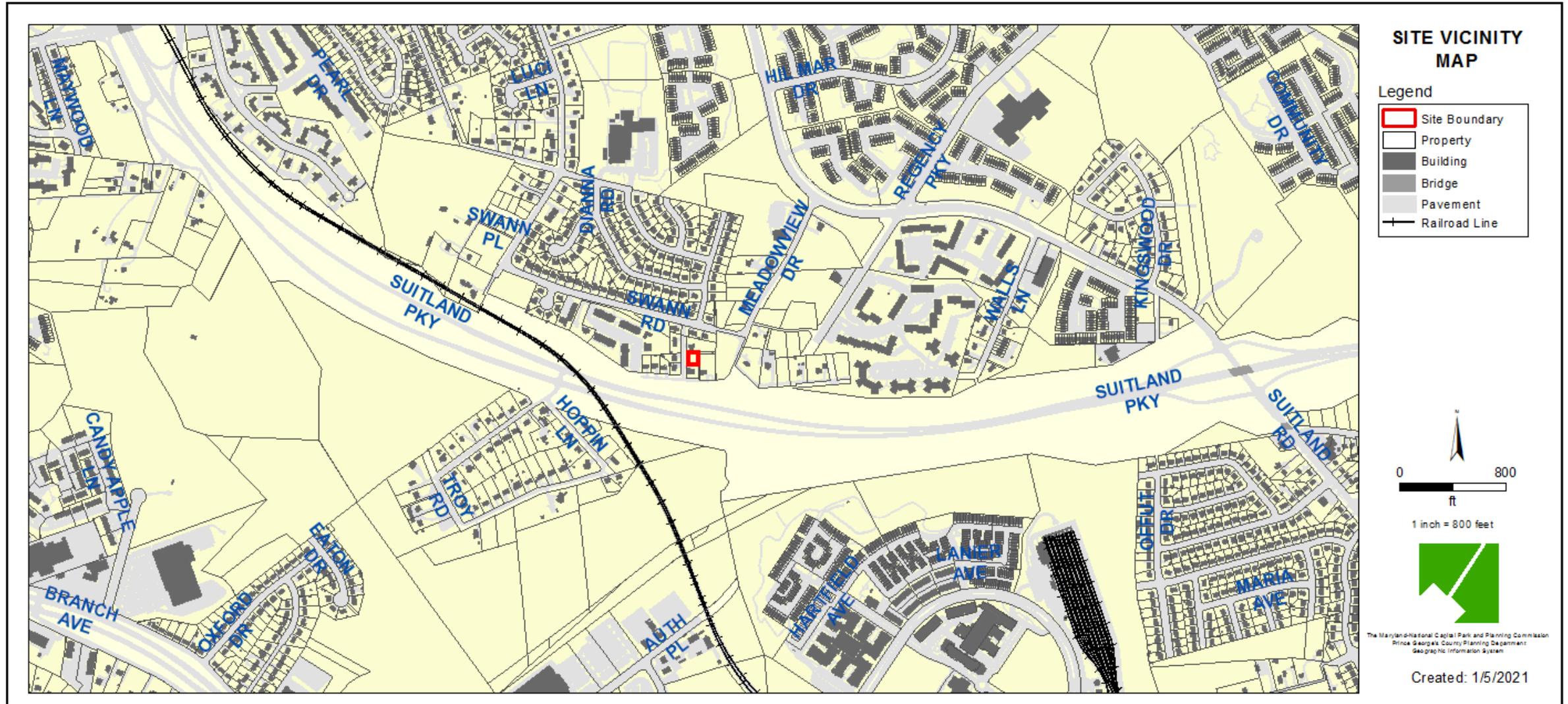
HARRISON'S LAND (MAGNE'S ADDITION TO)

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

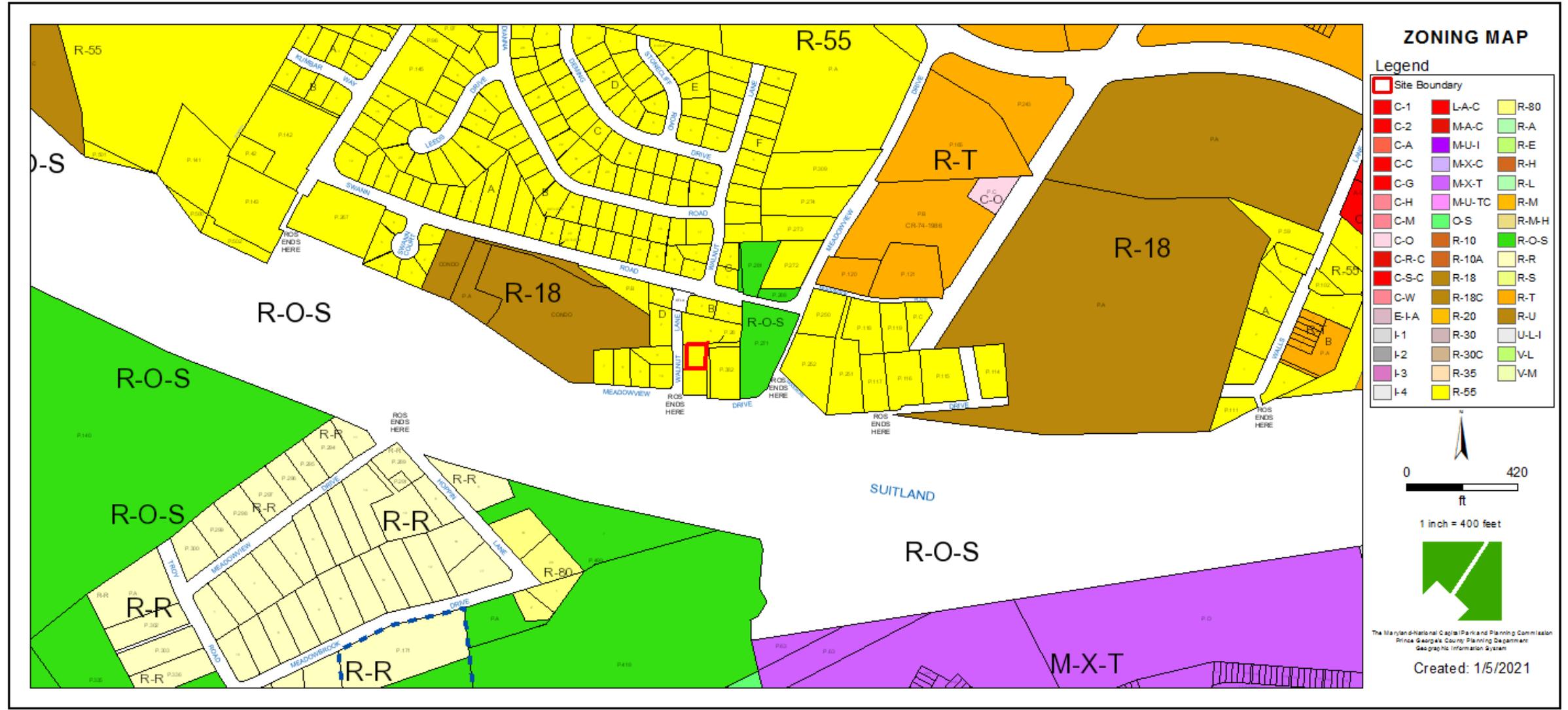
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



OVERLAY MAP



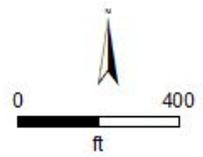
AERIAL MAP



AERIAL MAP

Legend

-  Site Boundary
 -  Property
- IMAGERY FROM
EARLY 2020



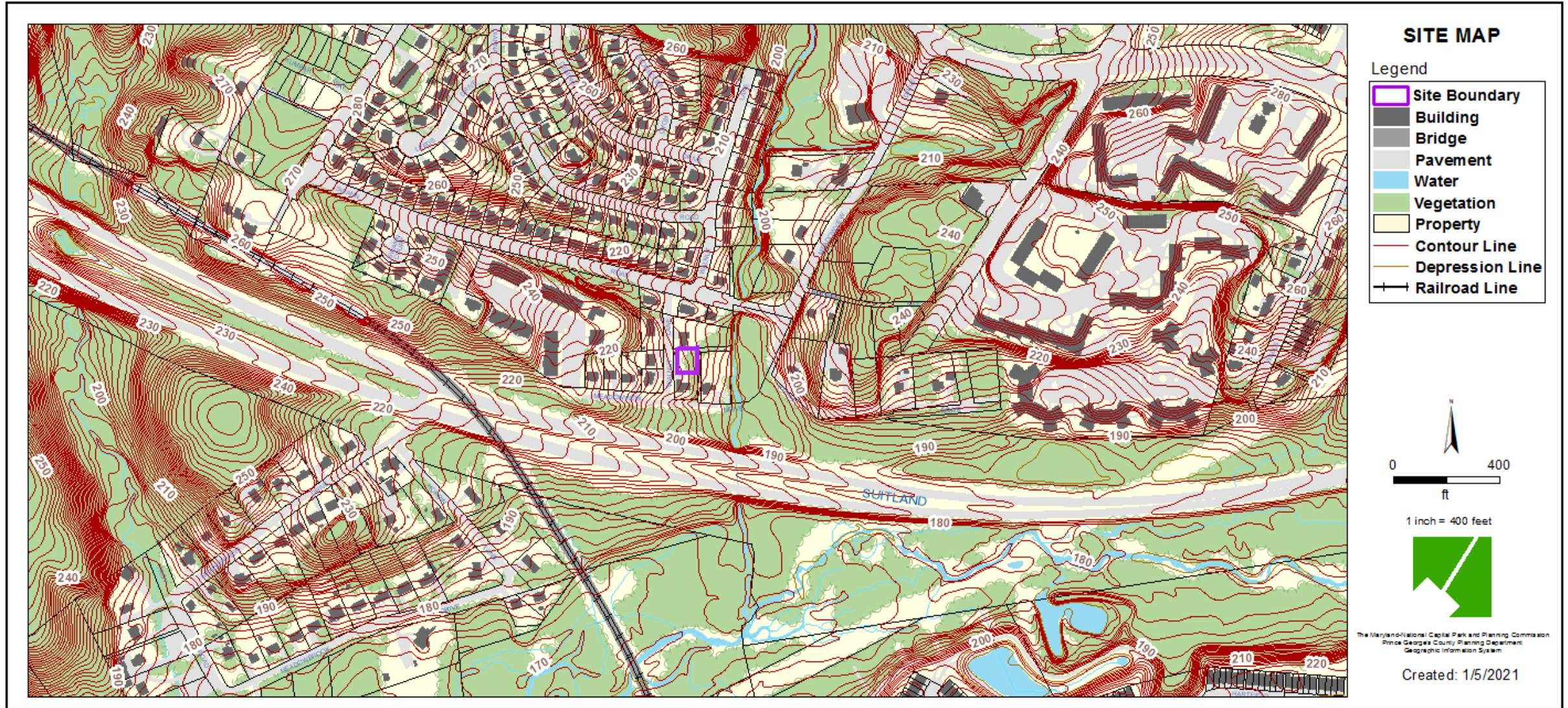
1 inch = 400 feet



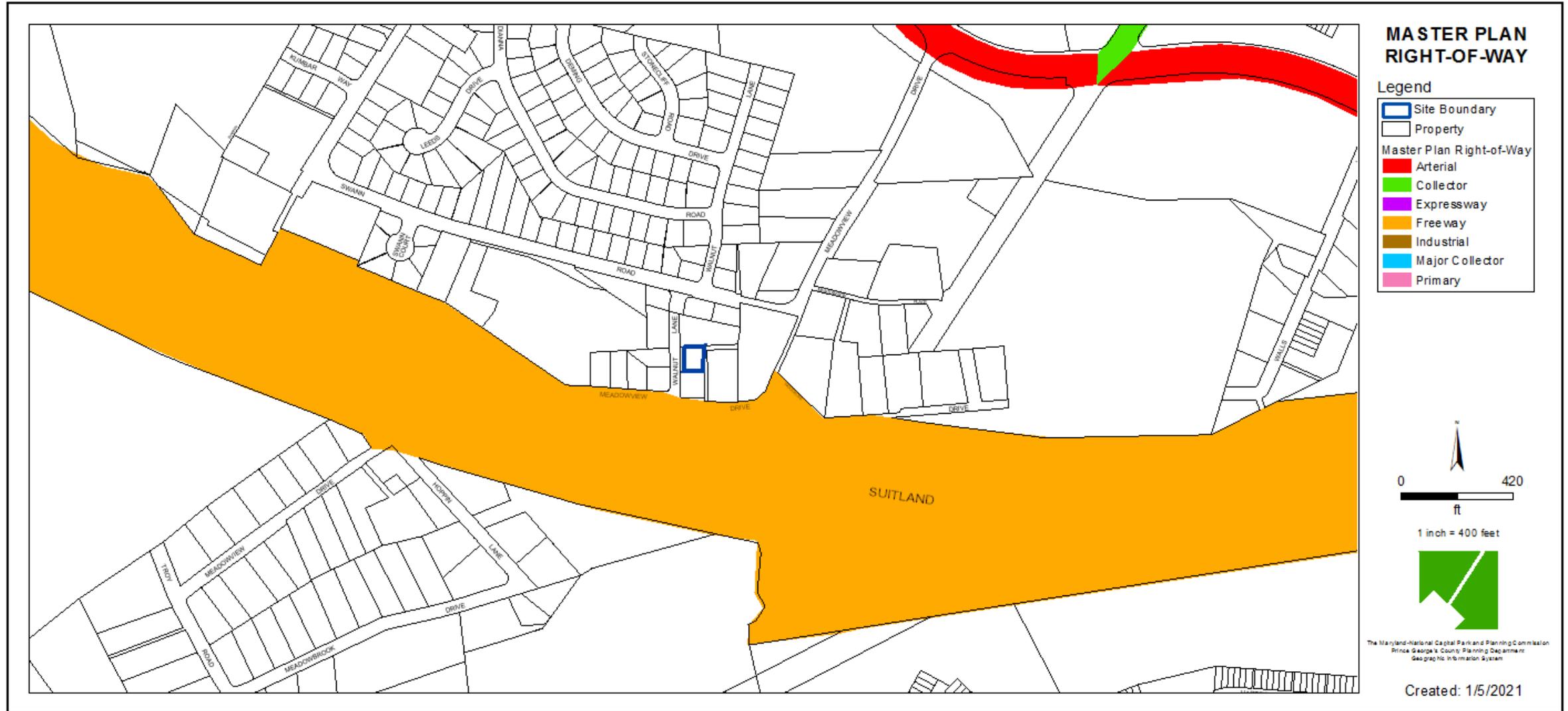
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/5/2021

SITE MAP



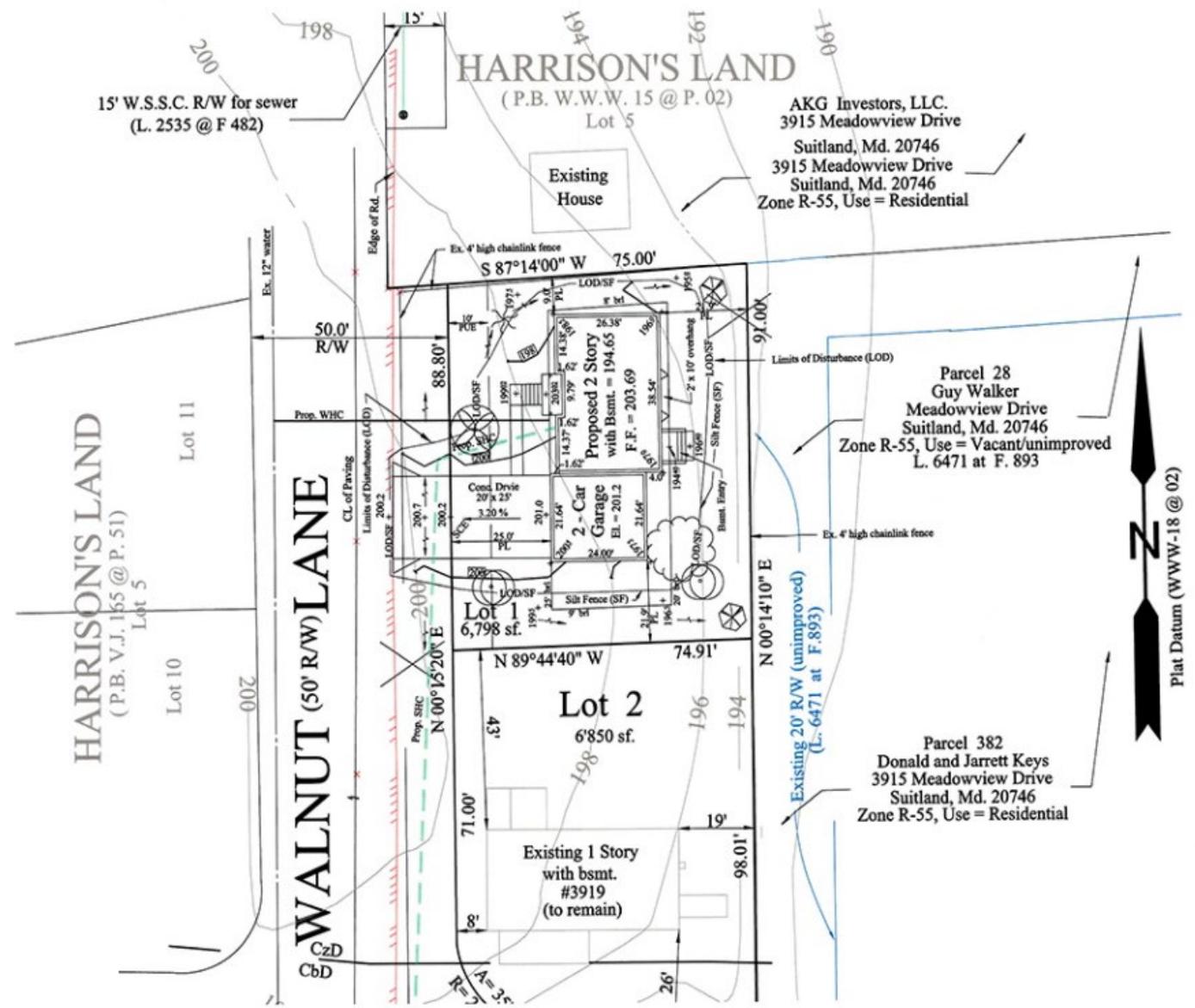
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



ELEVATION

COLOR SCHEME FOR ELEVATION

FRONT ELEVATION
SCALE: 1/4"=1'-0"
1
A-3

RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"
2
A-3

REAR ELEVATION
SCALE: 1/8"=1'-0"
3
A-3

LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"
4
A-3

LE DESIGN LLC
DESIGN PROJECTS CONSTRUCTION
5310 DORIS DR.
N. WILSONVILLE, OR 97148
PHONE: 703.765.2822
WWW.LEDESIGNLUS
angulo@yahoo.com

OWNER:
ZENIT INVESTING LLC
HARRISON LAND, MANGE'S ADD.
CASE#DSP-19038

ELEVATIONS

DRAWING BY:
FERNANDO ANGULO

REVISION	
Δ	DATE

ISSUE DATE:
08/12/2019

PROJECT NUMBER:

SHEET NUMBER:
A-3

5 OF 10



SURVEYS, INC.

Surveying * Engineering * Land Planning * Permits

350 Main Street

Laurel, Maryland 20707

Phone: 301-776-0561 * Email: surveysinc@verizon.net

MNCP&PC, Subdivision Section
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Date: Nov. 14, 2019

Subject: Detailed Site Plan DSP-19038 Walnut Lane and 3919 Meadowview Drive
"MAGNE'S ADDITION TO HARRISON LAND" Proposed Lots 1

Statement of Justification

Dear Development Review Section,

Description of Proposed use/request:

The owner and applicant Zenith Investment, LLC request to construct a single family dwelling the above referenced property. Zoning for the site is R-55 and is in the Southern Green Line DDO zone. The property lies on the perimeter of the DDO zone and special design requirements are not necessary for this site according to Community Planning. The site has an approved preliminary plan of subdivision (4-16003) and is currently in record plat review. We are requesting that the Detailed Site Plan to be done at staff level, as was the Preliminary Plan.

Description and location of the subject property:

The property is located 80.87 feet north from the intersection of Meadowview Drive and Walnut Lane. The existing house, part of the aforementioned preliminary plan, fronts on Meadowview Drive. The proposed dwelling will front on Walnut Lane. The existing roads end at the adjacent site (proposed lot 2 of the aforesaid preliminary plan), with little possibility for extension due to Suitland Road which runs parallel to Meadowview Drive (access road). The adjacent properties are residential uses and zoned the same. The land gently slopes down from Walnut Lane. No steep slopes on the site.

Description of each finding:

The Detailed Site Plan conforms with (Lot 1), by the approved preliminary plan 4-16003. The property complies with the R-55 zoning ordinance and Southern Green Station Line Sector Plan Development Overlay Zone. The Detailed Site Plan complies with the variances approved in the aforesaid preliminary plan.

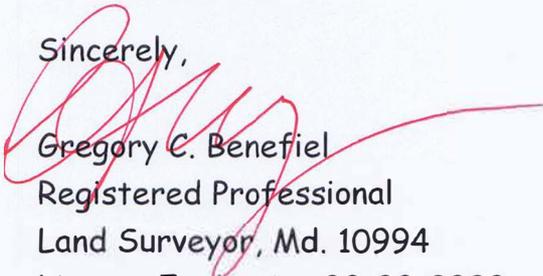
Variance Request and required findings:

Variance(s) required for this site were approved by Preliminary Plan 4-16003.
No variances being sought by this Detailed Site Plan.

Summary/Conclusion of request:

On behalf of the owner of this property, pending record plat, a legal building site in the Southern Green Line Station Area Sector Plan Development Overlay Zone with no special provisions other than those provided in the zoning ordinance, we are requesting that the required Detailed Site Plan be reviewed at Planning Director Level to avoid the busy Planning Board schedule and to expedite the approval process.

Sincerely,



Gregory C. Benefiel

Registered Professional

Land Surveyor, Md. 10994

License Expiration 08-08-2020

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
CERTIFICATE OF APPROVAL OF A MINOR SUBDIVISION

4-16003
Harrison's Land

I certify that this Preliminary Plan of Subdivision, conforms to the requirements of Subtitle 24 and Subtitle 27 of the Prince George's County Code and is hereby approved with the associated Variation to Section 24-121(a)(4) for the lot depth requirement adjacent to a freeway or higher classification roadway, subject to the following conditions and findings:

Conditions of Approval:

1. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement (PUE) along the public rights-of-way.
2. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the issuance of any permits.
3. Development of this site shall be in conformance with Stormwater Management Concept Plan 4895-2018-00 and any subsequent revisions.
4. Total development shall be limited to uses which generate no more than 2 AM peak-hour trips, and 2 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.
5. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors and/or assignees shall pay a fee-in-lieu of parkland dedication for Lot 1.
6. The final plat shall note the Planning Director approved a Variation from Section 24-121(a)(4) of the Subdivision Regulations for the lot depth requirement with preliminary plan of subdivision 4-16003.

Be it further resolved, that the findings and reasons for the decision of the Planning Director on the variation are as follows:

1. Variation to Section 24-121(a)(4) for the lot depth requirement adjacent to a freeway or higher classification roadway is approved pursuant to the required findings of Section 24-113 as set forth in Planning Director Decision dated March 20, 2019, incorporated by reference herein.

This approval includes:

- 1 Preliminary Plan of Subdivision

APPROVED BY AUTHORITY OF:



Andree Green Checkley, Planning Director
Prince George's County Planning Department

Approval Date: March 20, 2019

THIS APPROVAL IS VALID FOR TWO YEARS.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

November 20, 2020

MAJOR ISSUES MEMORANDUM

TO: Adam Bossi, Planner Coordinator, Urban Design Section, Development Review Division

Via: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Thomas Lester, Senior Planner, Long-Range Planning Section, Community Planning Division **TEL**

SUBJECT: DSP-19038 Harrison's Land

Location: 3919 Meadowview Drive, Suitland, MD 20746

Size: 0.41 acres

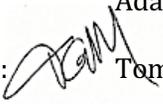
Existing Uses: Vacant

Proposal: Construct a single-family detached residential dwelling

The Community Planning Division has identified no major issues.

December 28, 2020

MEMORANDUM

TO: Adam Bossi, Urban Design Review Section, Development Review Division
FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-19038: Harrison's Land

Proposal

The applicant is proposing the development of a new single-family residence within a development district overlay zone (DDOZ). This memorandum includes both traffic and active transportation comments on the plan.

Background

This detailed site plan (DSP) proposes the development of a single residence within the DDOZ of the Approved Southern Green Line Station Area Sector Plan. This plan is preceded by Preliminary Plan of Subdivision (PPS) 4-16003; that minor PPS contained no traffic-related conditions.

The site plan is required to address issues related to architecture, building siting, and relationships between the development and any open space. The site plan is also required to address general detailed site plan requirements such as access and circulation. The DSP for this use has no specific transportation-related requirements.

Review Comments

Access is proposed from the subject lot onto Walnut Lane (adjacent Lot 2 was part of the PPS and contains an existing residence and driveway that will remain), and this is acceptable.

The site is adjacent to the proposed ultimate right-of-way for Suitland Parkway, which is a Master Plan freeway facility. No additional dedication is required of this property.

No master plan trails affect the site. A trail is proposed along Suitland Parkway, but this will be within the National Park Service land and will not affect the property. Consideration has been given to sidewalk construction along the site's frontage of Walnut Lane. However, there are no sidewalks elsewhere along either road and both roadways are open sections (no curb and gutter), and for these reasons the County Department of Permitting, Inspections and Enforcement has indicated that sidewalks are not appropriate along these frontages.

Conclusion

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved.

DSP-19038: Harrison Land

December 28, 2020

Page 2

Countywide Planning Division
Historic Preservation Section

301-952-3680

December 23, 2020

MEMORANDUM

TO: Adam Bossi, Urban Design Section, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-19038 Harrison's Land

The subject property comprises 0.41-acres, and is located on the northeast corner of Meadowview Drive and Walnut Lane. The subject application proposes a single-family residential dwelling. The subject property is Zoned R-55.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of DSP-19038 Harrison's Land with no conditions.

From: [Bossi, Adam](#)
To: [PGCReferrals](#)
Cc: [Schneider, Alwin](#); [Reiser, Megan](#)
Subject: FW: DSP-19038 Harrisons Land
Date: Wednesday, December 2, 2020 7:05:31 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Thanks Chuck,

I've forwarded your email below to PGCReferrals. I'll consider the email below not only the EPS' SDRC comments but also the referral comments. Nothing is going to change with the project between now and the PB hearing, so this input can do double duty!

Adam Bossi

Planner Coordinator | Urban Design Section | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-780-8116 | adam.bossi@ppd.mncppc.org



From: Schneider, Alwin <Alwin.Schneider@ppd.mncppc.org>
Sent: Tuesday, December 1, 2020 5:56 PM
To: Bossi, Adam <Adam.Bossi@ppd.mncppc.org>
Cc: Reiser, Megan <Megan.Reiser@ppd.mncppc.org>
Subject: DSP-19038 Harrisons Land

Hi Adam,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on November 6, 2020. The proposal is to subdivide a residential lot to add another single family residential lot.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-184-2020) because the site is less than 40,000 square feet in size and has no previous TCP approval. An NRI equivalency letter has been issued for the site (NRI-186-2017). The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A stormwater management concept approval letter (4895-2018-01) were submitted and states the site is exempt from stormwater management and a stormwater management fee of \$750.00 in lieu of providing on-site attenuation/ quality control measures.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

Chuck Schneider

Planner Coordinator | *County Wide Planning – Environmental Planning Section*



9400 Peppercorn Place, Suite 230 Largo Maryland 20774

301-883-3240 | alwin.schneider@ppd.mncppc.org



December 10, 2020

MEMORANDUM

TO: Adam Bossi, Urban Design

FROM: Joanna Glascoe, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for **DSP-19038, HARRISON'S LAND**

1. No Comment currently

LEGEND

These standard symbols will be found in the drawing.

- + EXISTING ELEVATIONS
- o— ANCHOR/GUYWIRE
- ▨ TREE CONSERVATION AREA
- ▨ STONE CONST. ENT.
- ⊕ WATER VALVE
- ⊕ SEWER MANHOLE
- — — — — LIMIT OF DISTURBANCE
- — — — — EX. CONTOURS
- — — — — SEWER LINE
- — — — — EDGE OF PAVING
- — — — — STREAM/CREEK
- — — — — WATER LINE
- — — — — EX. WOODSLINE
- SF — SF — SILT FENCE
- o— UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ SPECIFIC TREES

HYDRAULIC COMMENTS

General

6

Water

15

Sewer

16

DESIGN

Water

1

2

Sewer

3

5

4

8

13

EASEMENTS

9

10

11

12

GENERAL

7

14

OWNER / DEVELOPER / APPLICANT

Zenith Investing, LLC
1525 Dogwood Drive
Alexandria, Virginia 22302
703-863-1337

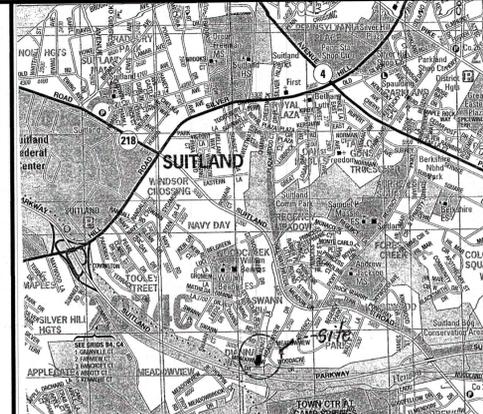
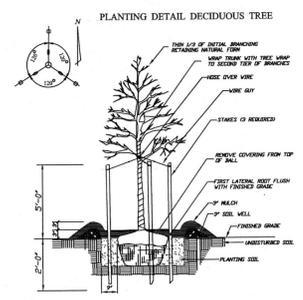
CALL "MISS UTILITY" TELEPHONE NUMBER 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

Site Calculations:	Zone 1	Zone 2	Zone 3	Zone 4	Total Area:
Zone 1	0.55				0.55
Zone 2		0.55			0.55
Zone 3			0.55		0.55
Zone 4				0.55	0.55
Total Area:	0.55	0.55	0.55	0.55	2.20

Credits Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SP)	Number of Trees	TCC Credit (SP)
Deciduous - columnar shade tree (50' or less height)	0.3375 * 75 = 25.3125	0	0
Deciduous - ornamental tree (20' or less height; with equal spread)	0.3375 * 75 = 25.3125	0	0
Deciduous - minor shade tree (75-50' height with equal spread or greater)	0.3375 * 75 = 25.3125	0	0
Deciduous - major shade tree (50' and greater Ht. with spread equal to or greater than Ht.)	0.3375 * 75 = 25.3125	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	0.3375 * 75 = 25.3125	0	0
Evergreen - small tree (30-40' height with spread of 20-30')	0.3375 * 75 = 25.3125	0	0
Evergreen - medium tree (40-50' height with spread of 30-30')	0.3375 * 75 = 25.3125	0	0
Evergreen - large tree (50' height or greater with spread of over 30')	0.3375 * 75 = 25.3125	0	0
TOTAL NUMBER OF TREES/CC CREDIT (SP)			

1) Lot size range:	6,798 sf. square feet
2) Number of lots:	One Site
3) Total number of trees required per lot:	2 shade trees 2 ornamental/evergreen
4) Total number of trees provided:	2 shade trees 2 ornamental/evergreen trees 0 existing shade trees (min 2.5 inches dbh and located within 75 feet of a dwelling unit)
5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure:	1 shade trees
6) Total number of shade trees provided on the south and/or west side of structures:	1 shade trees
7) Number of trees required per lot to be located in the front yard:	1 ornamental/evergreen trees 1 shade trees
8) Total number of trees provided in front yard:	1 ornamental/evergreen trees

1) Percentage of native plant materials required in each category:	
Shade Trees:	total 2 x 50% = 1 total number required total number provided 2 = 100% native
Ornamental:	total 2 x 50% = 1 total number required total number provided 2 = 100% native
Evergreen:	total 0 x 50% = 0 total number required total number provided 0 = 0% native
Shrubs:	total 0 x 30% = 0 total number required total number provided 0 = 0% native
2) Are invasive species proposed?	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
3) Are existing invasive species on-site in areas that are to remain undisturbed?	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
4) If "yes" is checked in number 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Plant Materials?	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
5) Are trees proposed to be planted on slopes greater than 3:1?	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>

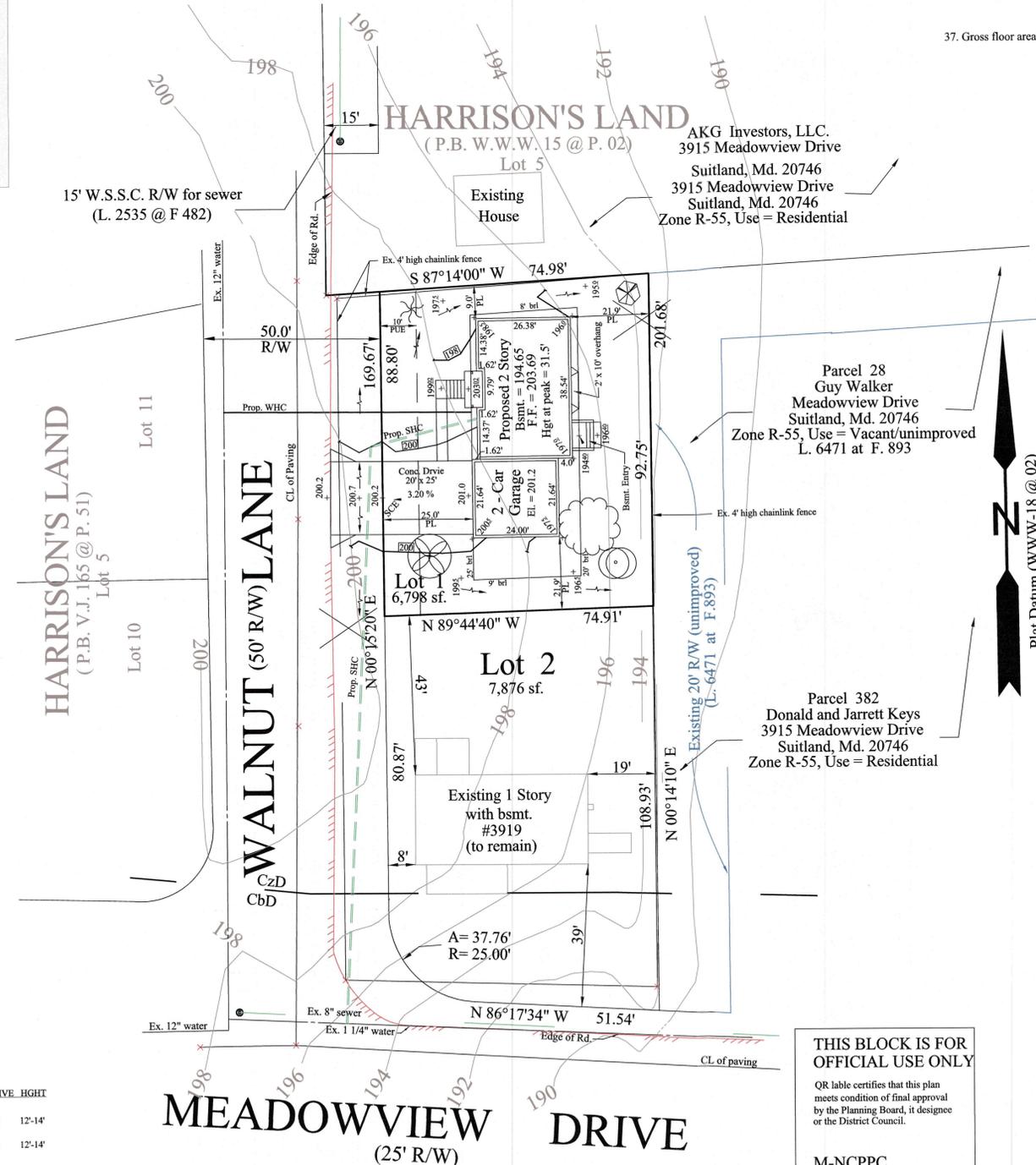


VICINITY MAP

SCALE: 1" = 2000'

Copyright ADC "The Map People" Permitted use no. 20492158

- GENERAL NOTES:**
- Site Zoned R-55 Residential.
 - Development District Overlay: Southern Green Line Sector Plan SMA.
 - Proposed Use: Single Family Residential.
 - Property located on Tax Map 88, Grid F-2.
 - Owners: Zenith Investment, LLC.
PO Box 5113
McLean, Va. 22101
 - Size of Sites: Lot 1 = 6,798 sf. or 0.1506 ac.
Lot 2 = 7,876 sf. or 0.1807 ac.
Total = 14,674 sf. or 0.3367 ac.
 - Tax Account # 0620708 (Parent)
 - WSSC 200' Sheet Number 205SE-05.
 - Site Located on ADC Map 5650, Grid D-7
 - Total Lot Coverage = 28.7% (Lot 1)
 - Water Category: 3 Sewer Category: 3.
 - Lot to be on Public Water and Sewer.
 - Boundary information taken from Deeds. Topography and structure locations are field surveyed. Boundary performed by Survey's Inc. December 2015.
 - Location of Utilities shown hereon are taken from available utility records and cannot be guaranteed prior to any construction in this area.
 - No title report furnished at the time of this plan.
 - No historic sites on or adjacent to this property.
 - There are no known cemeteries on this site.
 - There are no known tidal or non-tidal wetlands on this site.
 - This site is not located within the Chesapeake Bay Critical Area.
 - This site does not contain any wetlands or streams.
 - This site is not in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation or any land trust or organization.
 - Soil delineation and type obtained from NRCS custom Soils Report for PG Co., Md.
 - Tree conservation is exempt S-176-17.
 - This site is not within a center or corridor.
 - This site is Sustainable Growth Tier 1.
 - Lot 1 to be in accordance with the approved Stormwater Management Concept Number 4895-2018-00.
 - This site is not within the 100 year floodplain as per FEMA/FIRM Map
 - Aviation Policy Area = N/A.
 - Policy Analysis Zone = 248P.
 - Planning Area = 4.
 - Councilmanic District = 7.
 - General Plan 2002 Tier = Developed.
 - Traffic Analysis Zone (COG) (TAZ) = 838.
 - PG Traffic Analysis Zone (TAZ-PG) = 910.



THIS BLOCK IS FOR OFFICIAL USE ONLY

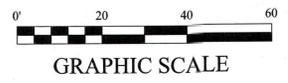
QR label certifies that this plan meets condition of final approval by the Planning Board, it designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: HARRISON'S LAND

PROJECT NUMBER: DSP - 19038

For Conditions of Approval see site plan cover sheet or Approval Sheet
Revision numbers must be included in the Project Number



SURVEYS, INC.
SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-714-0544 FAX 301-714-0444 E-MAIL SURVEYS@GVERIZON.NET

DATE	REVISION

DETAILED SITE & LANDSCAPE PLAN
Proposed Lot 1
Walnut Lane
MAGNE'S ADDITION TO
HARRISON LAND
(6th Spaulding Election District
Prince George's County, Maryland

SCALE	DESIGNER	CHECKED BY
1" = 20'	GB	GB
DATE	DRAFTER	FIELD BOOK
July, 2020	to/gb	
JOB NUMBER	SHEET NUMBER	FILE NUMBER
15-42	1 of 2	L-454



1 - Show Ex & Prop WHCs to all lots

Created by: Bruce MacLaren
On: 11/25/2020 12:40 AM

Existing and/or proposed water service connections (to all lots) are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.

----- 0 Replies -----

2 - Show Ex W pipe sizes, material, WSSC contract #s

Created by: Bruce MacLaren
On: 11/25/2020 01:02 AM

Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

----- 0 Replies -----

3 - Show Ex & Prop SHCs to ALL lots

Created by: Bruce MacLaren
On: 11/25/2020 01:42 AM

Existing and/or proposed sewer mains and service connections (to all lots) are not shown on the plan. Sewer mains as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.

----- 0 Replies -----

4 - Show Ex S pipe sizes, material, WSSC contract #s

Created by: Bruce MacLaren
On: 11/25/2020 01:53 AM

Existing sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

----- 0 Replies -----

5 - Non-Abutting S Connection (Lot 1)

Created by: Bruce MacLaren
On: 11/25/2020 01:56 AM

An existing WSSC sewer mainline ends short of the property. This site may, or MAY NOT, qualify for a non-abutting sewer connection under WSSCs current policy. Contact the WSSC Permit Services Unit at (301) 206-4003 to request a review. If a non-abutting connection is NOT ALLOWED, then the Applicant will be required to apply for, and construct, a sewer extension.

----- 0 Replies -----

6 - Phase 1 HPA Request MAY BE REQUIRED

Created by: Bruce MacLaren
On: 11/25/2020 02:04 AM

The Applicant may be required to submit a Phase 1 Hydraulic Planning Analysis (HPA) package to WSSC, depending on if a non-abutting S connection is allowed for service. An existing WSSC sewer mainline ends short of the property. This site may, or MAY NOT, qualify for a Non abutting sewer Connection under WSSCs current policy. Contact the WSSC Permit Services Unit at (301) 206-4003 to request a review. If a non-abutting connection is NOT ALLOWED, then the Applicant will be required to apply for, and construct, a sewer extension.

----- 0 Replies -----

7 - Show and label all nearby Ex W/S service connections

Created by: Bruce MacLaren
On: 11/25/2020 02:11 AM

Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

----- 0 Replies -----

8 - Proper spacing and clearance for Prop S

Created by: Bruce MacLaren
On: 11/25/2020 11:43 AM

Ensure that any proposed sewer is aligned so that no conflicts exist with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual.

----- 0 Replies -----

9 - WSSC Easements

Created by: Bruce MacLaren
On: 11/25/2020 12:28 PM

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

----- 0 Replies -----

10 - WSSC Easement Width

Created by: Bruce MacLaren
On: 11/25/2020 12:31 PM

In the event a S extension is required, WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

----- 0 Replies -----

11 - Water/Sewer horizontal clearance

Created by: Bruce MacLaren
On: 11/25/2020 12:35 PM

Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain Pipeline/structures and other utilities (in case a non-abutting S connection is not allowed, and a S extension is required) . Ensure that any future plan submittals meet these requirements.

Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements

----- 0 Replies -----

12 - Off-Site easement acquisition (if required)

Created by: Bruce MacLaren
On: 11/25/2020 12:45 PM

In the event a non-abutting S connection is NOT allowed, and a S extension is necessary... Acquisition of off-site easements from other property owners may be required for proposed (water/sewer) extension(s). If needed, the Applicant is responsible for obtaining the easements. If needed, delineate and show the proposed off-site easement limits on plan. See WSSC Design Manual C-2.1

----- 0 Replies -----

13 - Broad Creek Sewer Basin

Created by: Bruce MacLaren
On: 11/25/2020 01:52 PM

This project is located in Broad Creek Basin Basin. Based on the Sewer Modeling analysis for this basin, projected flows during a 2 year design storm exceed the capacity of downstream sewers.

----- 0 Replies -----

14 - WSSC Facilities/Structures w.r.t. PUEs

Created by: Bruce MacLaren

On: 11/25/2020 02:02 PM

In the event a non-abutting S connection is NOT allowed, and a S extension is necessary... WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

----- 0 Replies -----

15 - Water Available

Created by: Bruce MacLaren
On: 11/25/2020 02:16 PM

A 12-inch W main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

----- 0 Replies -----

16 - Non-Abutting S connection (Lot 1)

Created by: Bruce MacLaren
On: 11/25/2020 02:21 PM

An existing WSSC sewer mainline ends short of the property. This site may, or MAY NOT, qualify for a non-abutting sewer connection under WSSCs current policy. Contact the WSSC Permit Services Unit at (301) 206-4003 to request a review. If a non-abutting connection is NOT ALLOWED, then the Applicant will be required to apply for, and construct, a sewer extension.

----- 0 Replies -----