



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

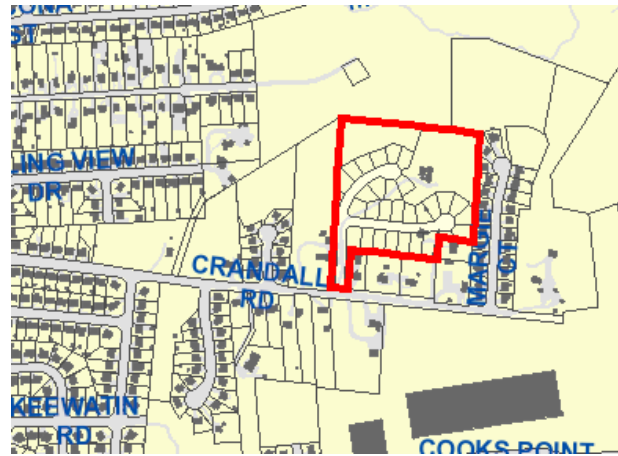
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Goodman Heights

DSP-21039

REQUEST	STAFF RECOMMENDATION
Construction of recreation facilities owned and operated by a homeowners association.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Detailed Site Plan DSP-21039 • APPROVAL of Type II Tree Conservation Plan TCPII-032-07-02

Location: On the north side of Crandall Road approximately 350 feet east of Gladys Court and 800 feet west of Margie Court.	
Gross Acreage:	11.76
Zone:	RSF-65
Zone Prior:	R-55
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	28
Gross Floor Area:	N/A
Planning Area:	70
Council District:	05
Municipality:	N/A
Applicant/Address: LAH Goodman LLC 8550 Lee Highway, Suite 250 Fairfax, VA 22031	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	05/25/2023
Planning Board Action Limit:	05/26/2023
Staff Report Date:	May 9, 2023
Date Accepted:	03/17/2023
Informational Mailing:	11/08/2021
Acceptance Mailing:	12/27/2022
Sign Posting Deadline:	04/25/2023

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/. Please call 301-952-3530 for additional information.

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MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-21039
Type II Tree Conservation Plan TCPII-032-07-02
Goodman Heights

The Urban Design staff has completed the review of the detailed site plan and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is within the Residential, Single-Family-65 (RSF-65) 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) of the Zoning Ordinance, which allows an application for a project with an existing approval under the prior Zoning Ordinance or Subdivision Regulations to be reviewed and approved under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance, specifically for the One-Family Detached Residential (R-55) Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-05019;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan, the Urban Design staff recommend the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for construction of recreation facilities owned and operated by a homeowners association.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RSF-65 (Prior R-55)	RSF-65 (Prior R-55)
Use(s)	Residential	Residential
Acreage	11.76	11.76
Net tract area	10.74	10.74
Area within existing 100-year floodplain	1.02	1.02
Number of lots	28	28
Minimum lot area (square feet) *	6,500 sq. ft.	6,710 sq. ft.

Other Development Data

Parking	REQUIRED	PROVIDED
One-Family Detached Dwellings at 2.0 x 28units	56	56

Note: *Minimum Lot Area requirements for the prior R-55 Zone

3. **Location:** This site is located on the north side of Crandall Road, approximately 350 feet east of Gladys Court and 800 feet west of Margie Court, and is within Planning Area 70 and Council District 5.

4. **Surrounding Uses:** The site is bounded to the north by Lanham Forest Park, in the Reserved Open Space (ROS) Zone; to the east and west by single-family detached homes in the Residential, Single-Family-65 (RSF-65) Zone; and to the south by Crandall Road, with single-family detached residential communities in the RSF-65 Zone beyond.

5. **Previous Approvals:** The site is subject to Preliminary Plan of Subdivision (PPS) 4-05019, which was originally approved by the Prince George’s County Planning Board on January 25, 2007, and reconsidered on September 22, 2022 (PGCPB Resolution No. 07-26(C)(A)). This PPS approved 28 lots, 2 parcels, and 3 outlots for development of 28 single-family detached dwellings. The PPS also approved a variation from Section 24-130 of the prior Prince George’s County Subdivision Regulations for impacts to regulated environmental features (REF). This variation was the subject of the 2022 reconsideration, as the REF on-site changed, since the original approval of the PPS in 2007. All lots, parcels, and outlots approved with PPS 4-05109 have been platted, in accordance with the approved PPS.

6. **Design Features:** The proposed DSP includes a recreational facility, which will serve the development’s 28 one-family detached dwellings. The plan proposes a 2,400-square-foot playground; a 10-foot-wide asphalt pedestrian trail, which will be 9,635 square feet in length; 11 sitting areas; and 1 U-shaped bicycle rack. The pedestrian trail will encircle the stormwater management (SWM) facility pond.

Recreational Facilities

The recreation area is located on Parcel A, in the northeast corner of the development, and will be safely accessible by the network of sidewalks throughout the community. The playground within this parcel will be approximately 2,400 square feet and will include a multi-feature play structure, swings, a climbing wall, benches, and a bike rack. There will also be a pedestrian trail which encircles the SWM facility pond.

The site plan notes that the recreational facilities will be completed prior to issuance of the 15th building permit.



Figure 1. Private Recreational Facilities Rendering

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the prior R-55 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b) of the prior Zoning Ordinance, which governs permitted uses in

residential zones. The proposed recreational facilities, owned by a homeowners association, are permitted in the prior R-55 Zone.

- b. The proposal is also in conformance with the requirements of Section 27-445(a)(1), Homes Association Recreational Use, which states that a DSP shall be approved for all Homes Association Recreational Uses, in accordance with Part 3, Division 9, of this Subtitle. The subject application has been filed in conformance with this section.
- c. Section 27-283 of the prior Zoning Ordinance provides site design guidelines for DSPs. The section references the following applicable design guidelines described in Section 27-274(a) of the prior Zoning Ordinance:

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(2) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(ix) Pedestrian and vehicular circulation routes should generally be separate and clearly marked.

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided

The Goodman Heights subdivision will contain 28 single-family detached homes. There will be no parking spaces provided adjacent to the proposed recreational facilities. The facilities will be accessible by the internal sidewalk network throughout the development.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.

The DSP does not include any illumination in the recreational facilities areas, including the playground area, and along the pedestrian trail. The statement of justification states that the recreational facilities are intended for daytime use only. Staff recommend that bollard lighting be provided in the playground area and along the pedestrian trail, for pedestrian safety and

wayfinding, as there are no restrictions limiting the recreation facility areas to daytime use only. Conditions have been included herein requiring the applicant to provide the details of the bollard lights.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The recreational facility area located on Parcel A is accessed from the proposed Crooks Hill Road cul-de-sac, which extends from Crandall Road. This area will provide additional views into Parcels A and B, which are to be owned and maintained by the homeowners association. The recreational facilities will be buffered by landscaping and vegetation.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

The recreation area will be located on Parcel A, in the northeast corner of the development, and will be safely accessible by the network of sidewalks throughout the community. In addition, there is a woodland conservation requirement of 4.07 acres for the site. The requirement is proposed to be met with 1.56 acres of woodland preservation, 0.41 acre of afforestation/reforestation on-site, and 2.10 acres of off-site woodland conservation credits. The proposed green areas are proportional and accessible to the community.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

The proposed development features site and streetscape amenities that include a playground, benches, bicycle racks, and trash receptacles. These amenities will be clearly visible and accessible to residents of the subdivision.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the

extent practicable, grading should minimize environmental impact.

Grading is being performed, to the extent necessary, and is minimized to provide full preservation of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements on-site.

- 8. Preliminary Plan of Subdivision 4-05109:** The property is subject to PPS 4-05019, which was originally approved by the Planning Board on January 25, 2007, and reconsidered on September 22, 2022 (PGCPB Resolution No. 07-26(C)(A)). PPS 4-05019 was approved, subject to 18 conditions. The following conditions warrant discussion, in relation to the subject DSP:

- 2. Prior to final plat the TCPII shall be approved. All approved reforestation areas shall be placed in conservation easements at time of final plat.**

A Type II Tree Conservation Plan (TCPII-032-07) was approved, prior to platting of the property. However, revised TCPII-032-07-01 has been filed with this application, due to changes to the REF on-site and in anticipation of new plats being filed.

- 7. Prior to the approval of the TCPII, re-evaluate the necessary grading behind Lots 4-7 to preserve more woodland adjacent to the regulated area.**

The proposed grading behind Lots 4-7 and the woodland preservation areas are shown on the TCPII.

- 8. Prior to the approval of the TCPII, show on this plan all the proposed clearing for the playground and the proposed locations of all playground equipment.**

Conformance to the above conditions has been met. The proposed clearing for the playground and the proposed locations of all playground equipment have been shown on the TCPII.

- 11. Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association the open space land (Parcels A and B). Land to be conveyed shall be subject the following:**

- e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.**

The applicant has submitted this DSP in accordance with this condition. The DSP shows the limits of disturbance, SWM facilities, and utilities associated with the proposed development.

- 12. The applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFAs) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by DRD, the RFA shall be recorded among the county land records.**

A recreational facilities agreement was previously recorded for the Goodman Heights subdivision, in Liber 47365 folio 337 of the Prince George's County Land Records. The recorded RFA requires that recreational facilities be constructed for the subdivision, in accordance with DSP-21039. The site plan notes that the proposed recreational facilities will be completed prior to issuance of the 15th building permit.

- 14. Development of this site shall be in conformance with the Stormwater Management Concept Plan 19930-2006-00 and any subsequent revisions.**

The applicant has submitted a copy of the most recently approved SWM concept plan and approval letter for the site (19930-2006-01). Prior to certification of the DSP and TCPII, the approved SWM concept shall be updated.

- 9. 2010 Prince George's County Landscape Manual:** The proposed development is subject to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, this application is subject to conformance with Section 4.9, Sustainable Landscaping of the Landscape Manual. A landscape plan was submitted for the proposed recreational facilities area. The plan shows 13 deciduous minor shade trees to be planted. The required plantings and schedules have been provided on the submitted landscape plan, demonstrating conformance with the Landscape Manual.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:**

This application is subject to the provisions of the 1991 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved tree conservation plans and is subject to the environmental regulations contained in prior Subtitles 24 and 27.

Type II Tree Conservation Plan TCPII-032-07-02 was submitted with the DSP application. Based on the TCPII, the site's gross area of 11.76 acres contains 7.51 acres of woodland in the net tract area and 1.02 acres of wooded floodplain, resulting in a woodland conservation threshold of 2.15 acres (20 percent). The woodland conservation worksheet proposes the removal of 5.90 acres in the net tract area and 0.04 acre in the floodplain area, for a woodland conservation requirement of 4.07 acres. The requirement is proposed to be met with 1.56 acres of woodland preservation, 0.41 acre of on-site afforestation/reforestation, and 2.10 acres of off-site woodland conservation credits.

Technical revisions to the TCPII are required and included in the Recommendation section of this technical staff report.

11. Prince George’s County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, of the Prince George’s County Code, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties in the prior R-55 Zone are required to provide a minimum of 15 percent of the gross tract area in TCC.

12. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Historic Preservation**—In a memorandum dated March 20, 2023 (Stabler to Lockhart), incorporated herein by reference, the Historic Preservation Section provided an evaluation that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates that the probability of archeological sites within the subject property is low. A Phase I archeology survey will not be recommended. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.

b. **Community Planning**—In a memorandum dated April 21, 2023 (Dickerson to Lockhart), incorporated herein by reference, the Community Planning Division provided an evaluation of the application, stating that pursuant to Part 3, Division 9, Subdivision 3, of the Prior Zoning Ordinance, master plan conformance is not required for this application.

c. **Transportation Planning**—In a memorandum dated April 26, 2023 (Ryan to Lockhart), incorporated herein by reference, the Transportation Planning Section offered the following review comments:

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* as well as the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*. The subject site does not impact any master plan roads, nor are any roadways proposed with the subject application.

The subject application is limited in scope, and only proposes a 10-foot-wide asphalt trail and additional recreational amenities. Bicycle racks have been added to the recreational area, per staff request. Staff has evaluated the location of the trail, in relation to the existing sidewalk network and SWM location, and find that it will not result in any conflicts with roadways or bicycle and pedestrian facilities.

d. **Subdivision**—In a memorandum dated April 21, 2023 (Diaz-Campbell to Lockhart), incorporated herein by reference, the Subdivision Section provided an evaluation of this proposal and offered the following comments:

The property is subject to PPS 4-05019, which was originally approved by the Planning Board on January 25, 2007, and reconsidered on September 22, 2022 (PGCPB Resolution No. 07-26(C)(A)). The applicable conditions that affect this DSP were evaluated above in Finding 7. Staff recommend three conditions reflecting technical corrections to the DSP.

- e. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated April 26, 2023 (Thompson to Lockhart), incorporated herein by reference, DPR provided a reference to the PPS conditions regarding the on-site private recreational facilities.
- f. **Environmental Planning**—In a memorandum dated April 24, 2023 (Rea to Lockhart), incorporated herein by reference, the Environmental Planning Section provided an evaluation of the previous approvals and the current proposal contained herein, and summarized as follows:

Natural Resources Inventory

A Natural Resources Inventory (NRI-029-2006-03) was approved on February 11, 2022, and was provided with this application. The site contains four nontidal wetlands with its associated buffer. There are 10 specimen trees scattered throughout the site. The TCPII and the DSP show all required information correctly in conformance with the NRI.

Specimen Trees

The approved revised NRI identifies a total of 11 specimen trees, with one tree considered off-site. Nine of the 10 on-site specimen trees are located in areas previously shown as disturbed. The TCP is grandfathered and all on-site specimen trees, slated for removal, are grandfathered from the Subtitle 25 Variance process.

Soils

The predominant soil found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include the Christiana-Downer-Urban land complex, Zekiah, and issue soils, frequently flooded, and Christiana-Downer complex. Marlboro clay has not been identified on or within the immediate vicinity of this property; however, unsafe soils containing Christiana complexes have been mapped on-site. The staff geotechnical expert has reviewed the geotechnical investigation and the slope stability analysis that was submitted with this case. Based on the information provided, the slope stability meets the minimum required factor of safety of 1.5.

Stormwater Management

An SWM concept plan and approval letter was submitted with the subject application (19930-2006-01). The concept features a submerged gravel wetland surrounded by an asphalt pedestrian path. The concept letter indicates that a SWM fee-in-lieu, in the amount of \$7,000, is owed for on-site attenuation/quality control measures. The concept approval expired on April 24, 2023, and a condition has been included herein for the SWM concept to be updated, prior to certification of the DSP and TCPII.

- g. **Prince George's County Fire/EMS Department**—As of the writing of this technical staff report, the Fire/EMS Department did not provide comments.
- h. **Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 31, 2023 (Giles to Lockhart), incorporated herein by reference, DPIE noted that the subject application

is consistent with SWM Concept Plan 19930-2006-1, which was approved on April 24, 2020. A condition has been included, herein, for the SWM concept plan to be extended.

- i. **Special Projects**—As of the writing of this technical staff report, the Special Projects Section did not provide comments.
 - j. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not provide comments.
13. Based on the foregoing analysis, and as required by Section 27-285(b) of the prior Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. As required by Section 27-285(b)(4) of the prior 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

Impacts to the primary management area and isolated wetlands were approved with the reconsideration of PPS 4-05109. Impacts were approved in four areas for a sewer line connection, stormwater outfalls, and development of roadways and lots, for a total of 29,948 square feet. This DSP does not propose any new impacts to REF on-site or on adjacent sites. The REF on this property have been preserved and/or restored, to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-21039, and Type II Tree Conservation Plan TCPII-032-07-02, for Goodman Heights, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide a general note stating the current zone of the subject property.
 - b. Provide a table on the coversheet indicating the disposition (eventual ownership) of each of the parcels and outlots. The table should indicate that each parcel and outlot is going to be conveyed to the homeowners association. Do not include the private lots in the table.
 - c. Provide an updated stormwater management concept plan, approved and signed by the Prince George’s County Department of Permitting, Inspections and Enforcement.

- d. Sheet six of the DSP notes that a total of five benches will be located in the playground area, where only four benches are shown. Provide the stated five benches in the playground area.
 - e. Provide bollard lighting in the playground area and along the pedestrian trail to provide adequate lighting levels for the recreational facilities.
 - f. Provide the details and specifications for the bollard lighting.
 - g. Show the bearings and distances for Parcels A and B, and Outlots 1-3, in conformance with the record plat.
 - h. Show the existing access easement (recorded in Liber 9721 folio 201) located on Outlot 3, unless this easement has been extinguished.
2. Prior to signature approval, the Tree Conservation Plan II shall be revised as follows:
 - a. Show the storm water management outfall pipe.
 - b. Use standard symbols, as found in the *Environmental Technical Manual*.
 - c. Label the tot lot.
 - d. Add the Site Statistic Table, as shown on Natural Resources Inventory NRI-029-2006-03.
 - e. Have the plans signed and dated by the qualified professional who prepared them.
 3. Prior to issuance of any permits, which impact wetlands, wetland buffers, streams, Waters of the United States, or 100-year floodplain, the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.

GOODMAN HEIGHTS

Detailed Site Plan

Type II Tree Conservation Plan TCPII-032-07-02

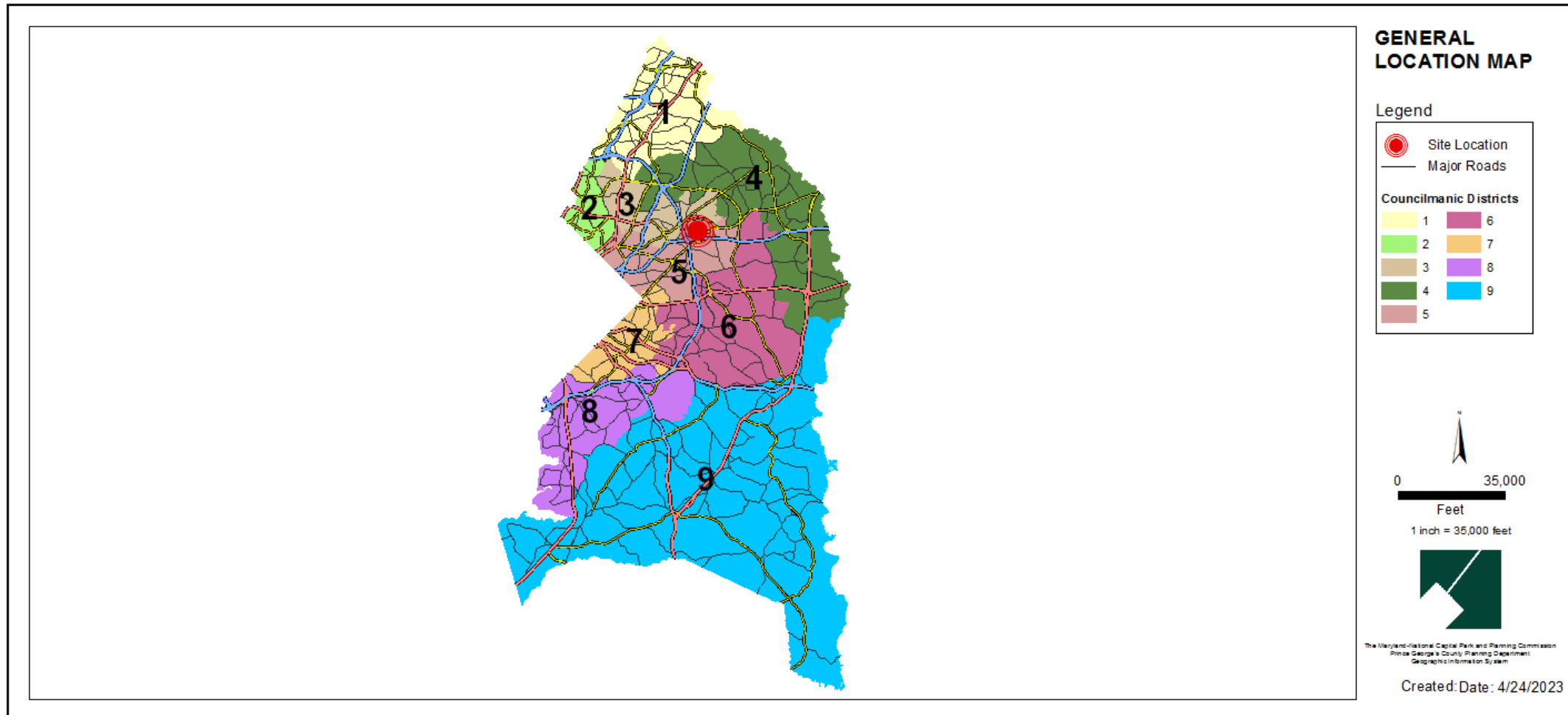
Staff Recommendation: APPROVAL with conditions



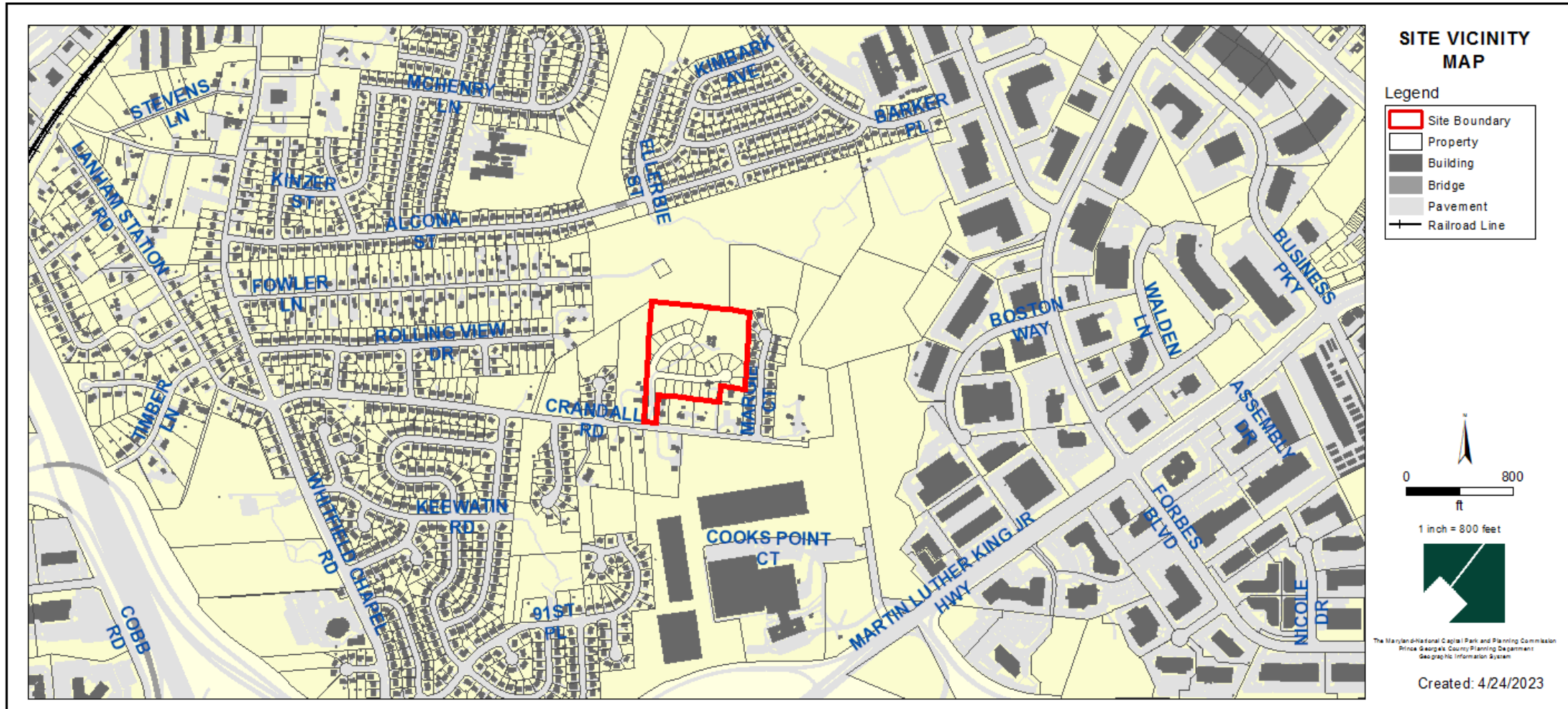
GENERAL LOCATION MAP

Council District: 05

Planning Area: 70



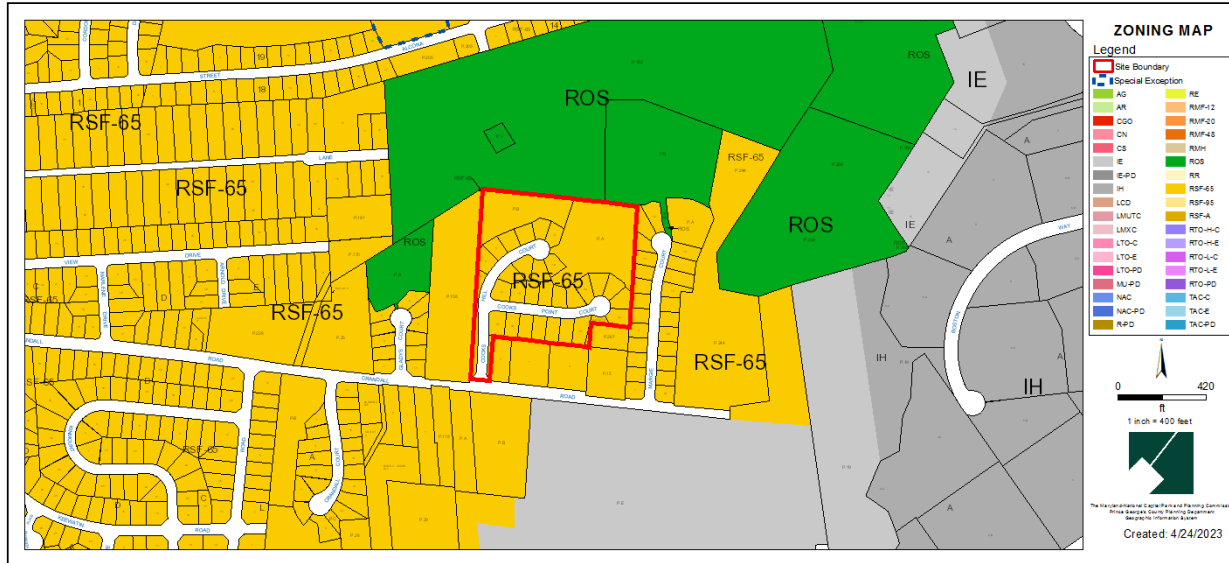
SITE VICINITY MAP



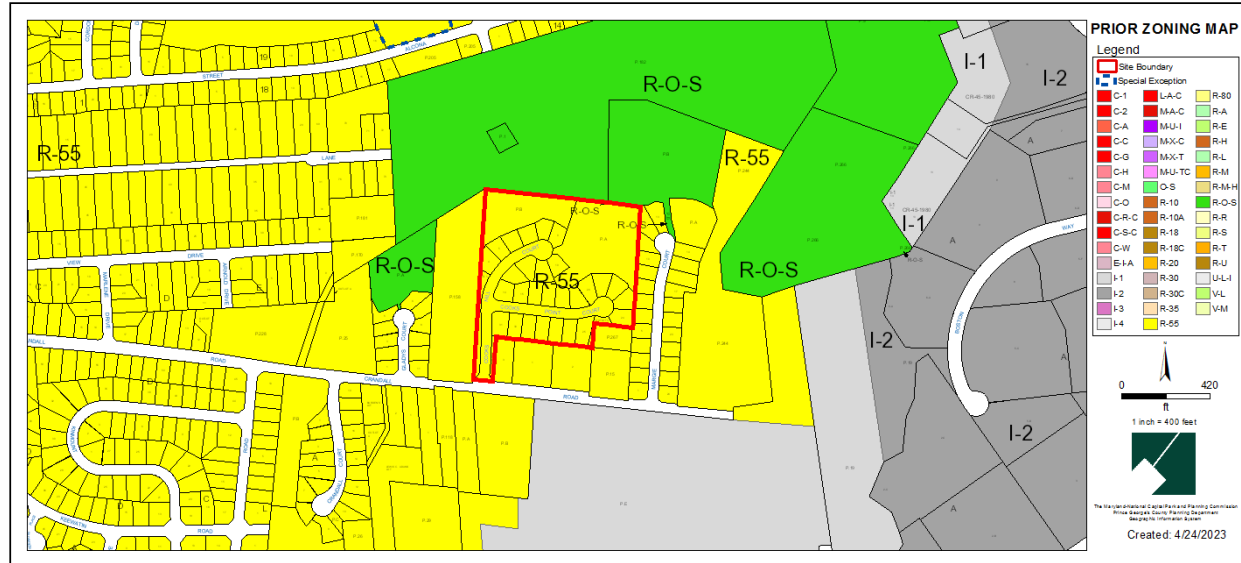
ZONING MAP (CURRENT & PRIOR)

Property Zone: RSF-65

CURRENT ZONING MAP

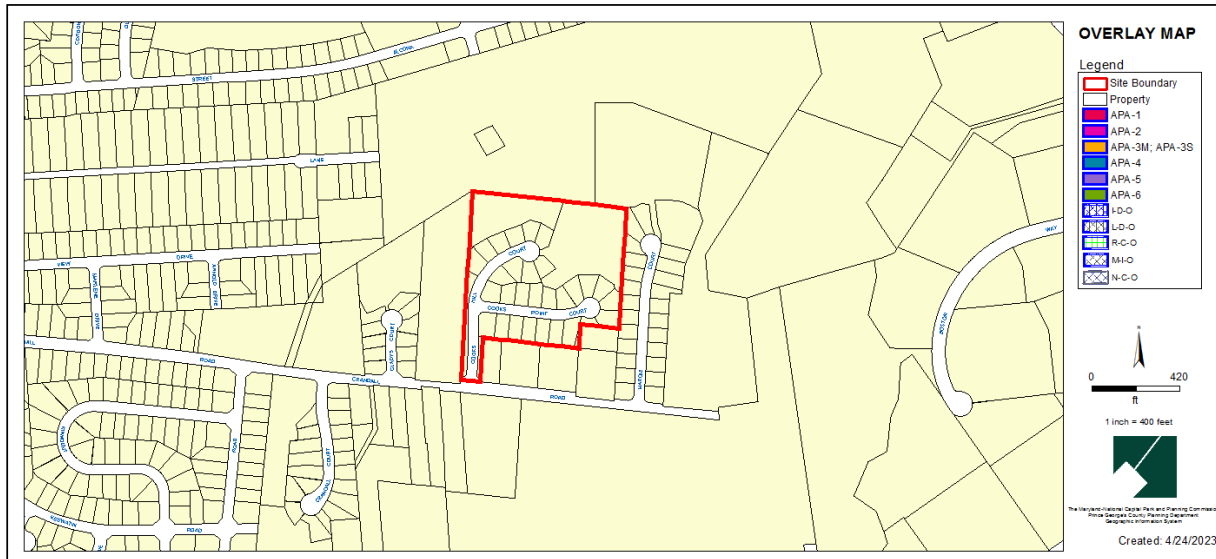


PRIOR ZONING MAP

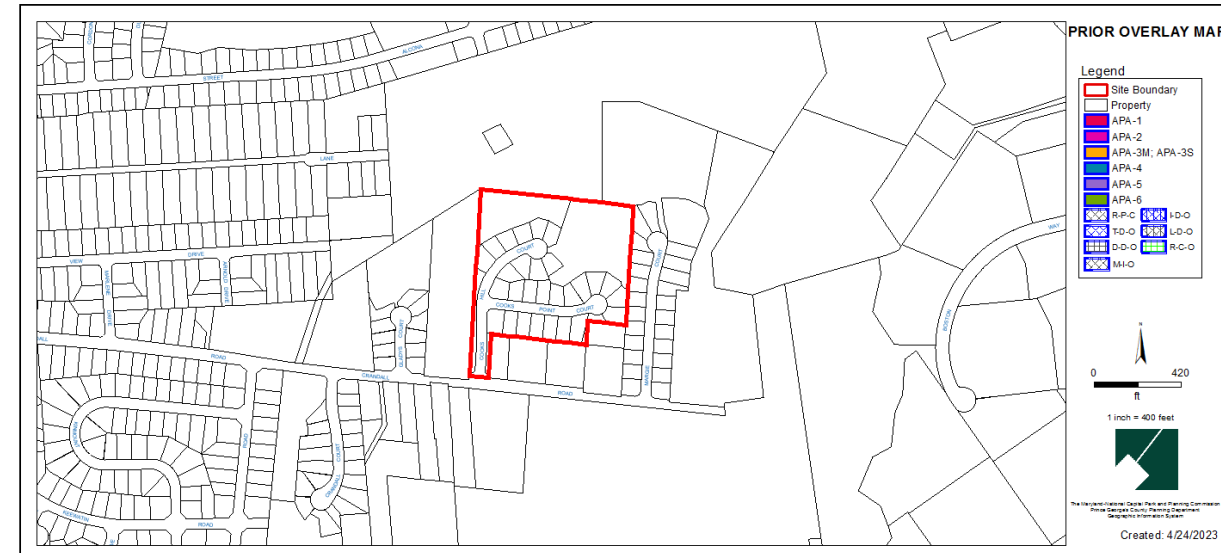


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



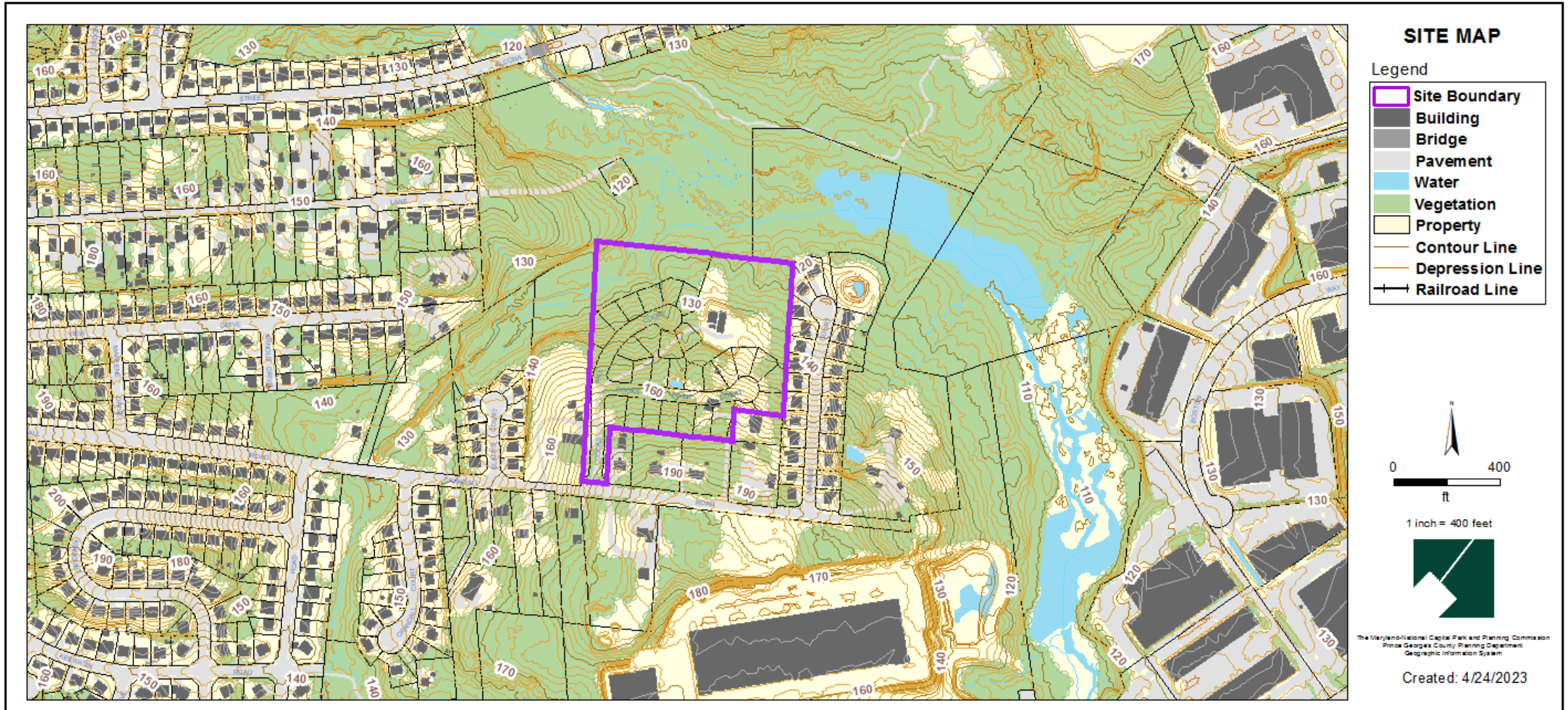
PRIOR OVERLAY MAP



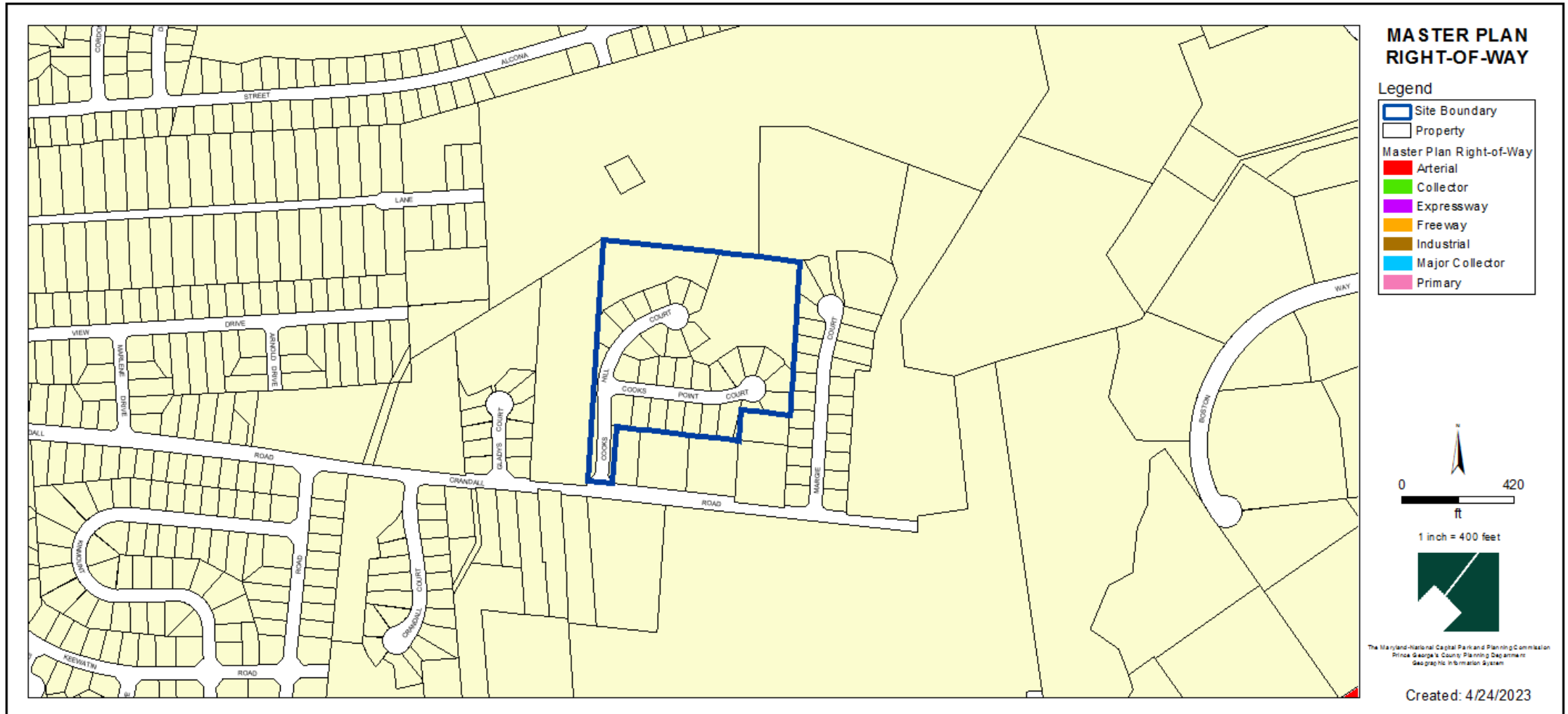
AERIAL MAP



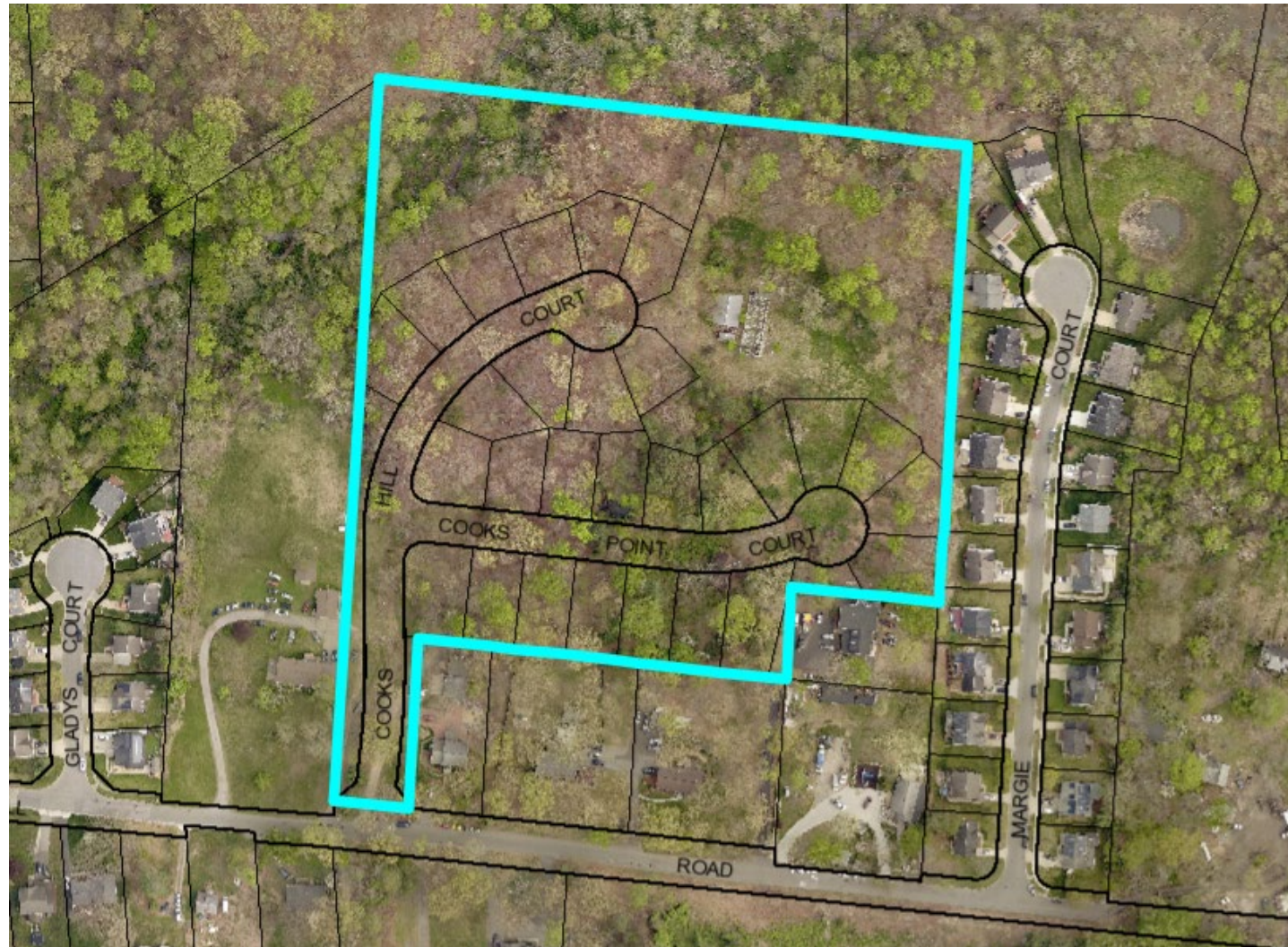
SITE MAP



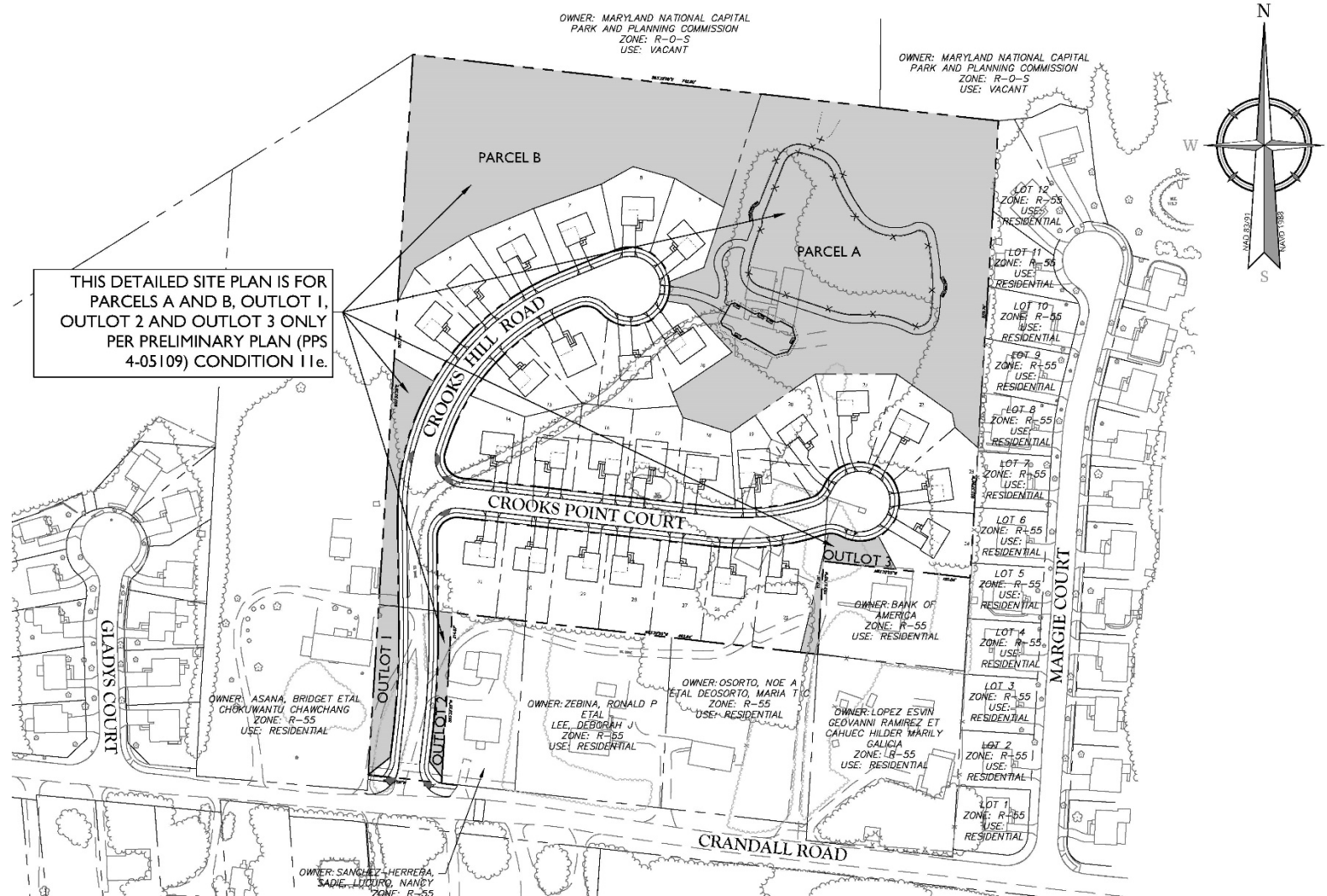
MASTER PLAN RIGHT-OF-WAY MAP



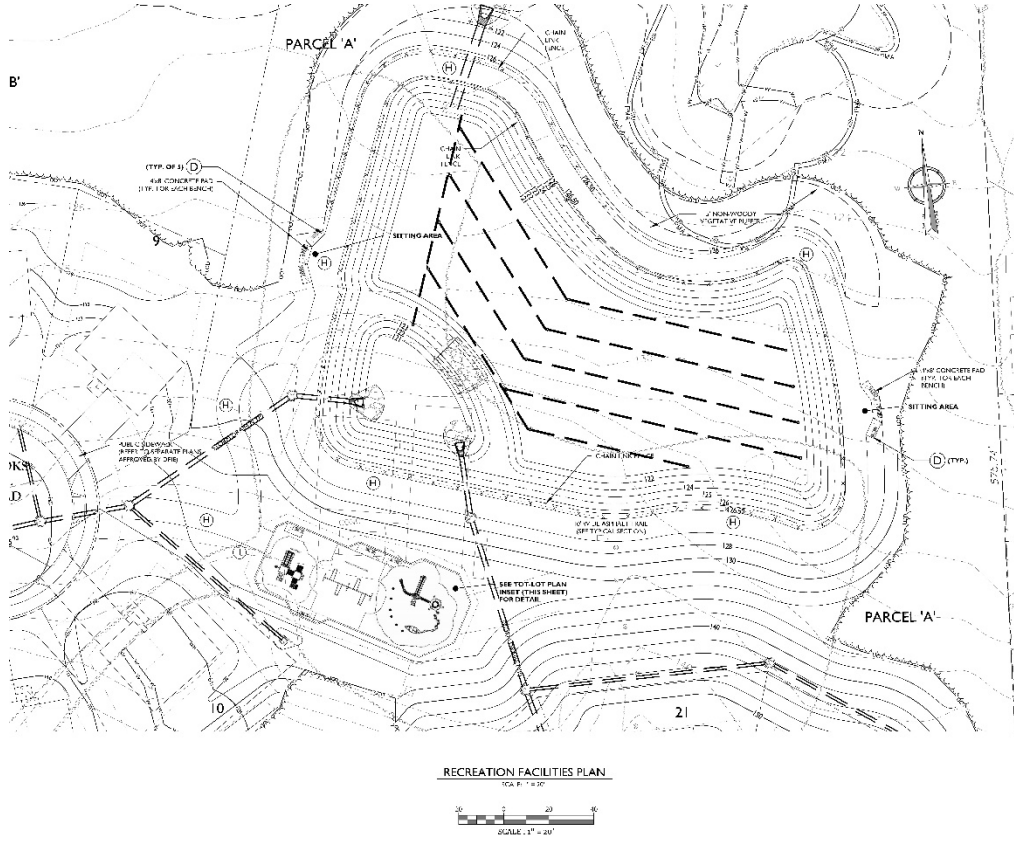
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



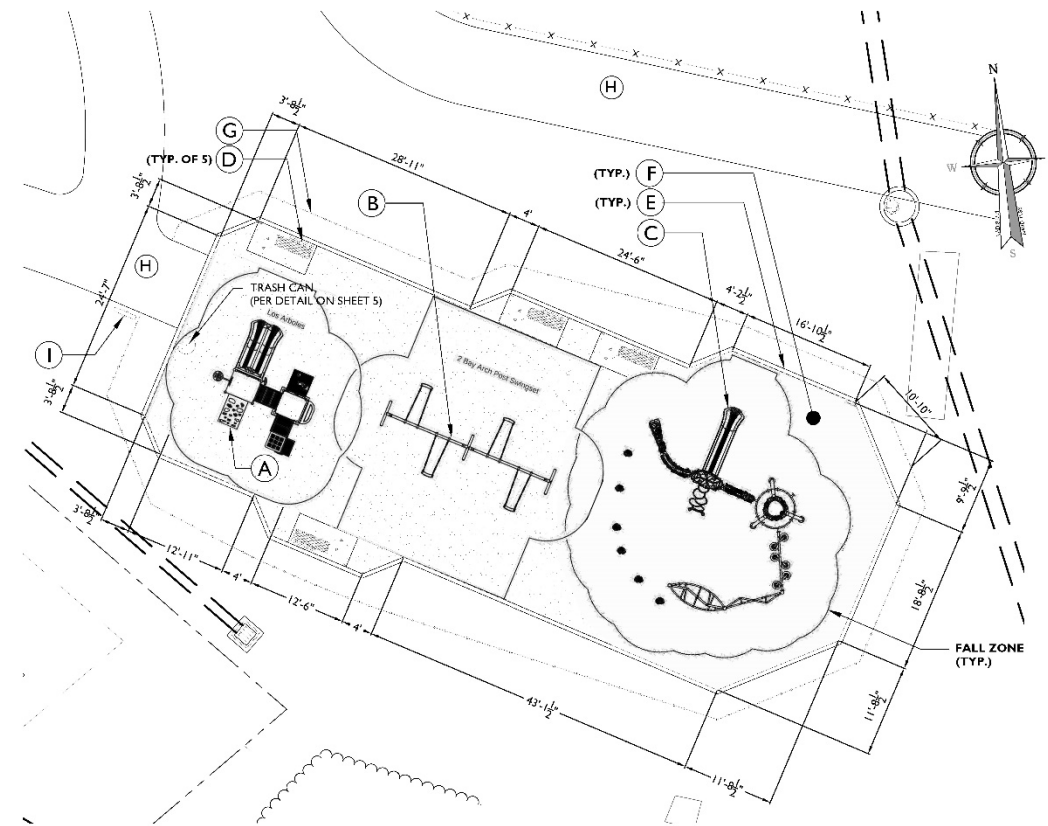
SITE PLAN



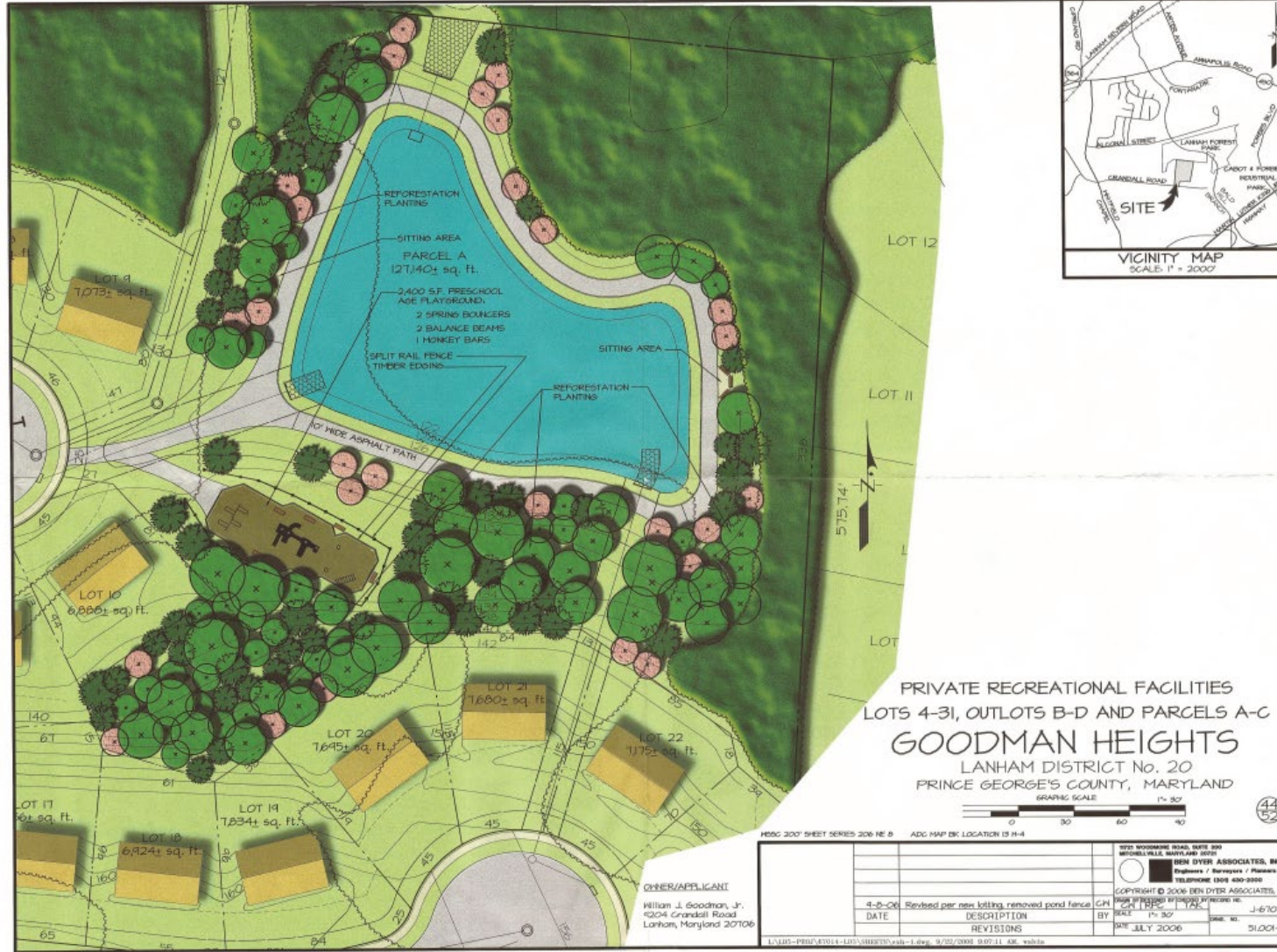
RECREATION FACILITIES PLAN



PLAN KEY	
(A)	PLAYGROUND EQUIPMENT SUPER OR BLAZE SYSTEMS, 22' AREAS OR APPROVED EQUIV.
(B)	PLAYGROUND EQUIPMENT SUPER OR BLAZE SYSTEMS, 12' MOUND (W/RC: 8'-4" (1' W/RC) TO GROUND, 2'-6" (1' W/RC) OR 1' TOWARDS BASKETBALL COURT OR APPROVED EQUIV.
(C)	PLAYGROUND EQUIPMENT SUPER OR BLAZE SYSTEMS, 22' AREAS OR APPROVED EQUIV.
(D)	HC ACCESSIBLE BENCH W/24" COMP. RISE/WELLS OR 4" COMP. RISE/WELLS OR 4" COMP. RISE/WELLS OR 4" COMP. RISE/WELLS
(E)	PLASTIC PARK TIMBER 12" x 4" 5' x 11' x 11' WITH SUNSHINE (SUNSHINE, 11' x 11')
(F)	UNDIMENSIONED WOOD FIBER 12" x 12" x 11'
(G)	CHAINLINK FENCE 4 FT HIGH
(H)	ASPHALT TRAIL
(I)	U SHAPED BIKE RACK



RECREATIONAL FACILITIES CONCEPTUAL RENDERING



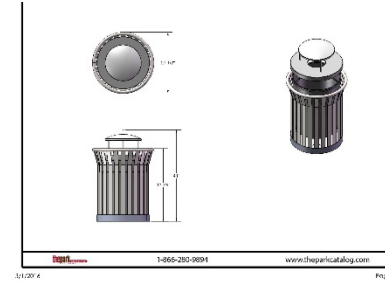
RECREATIONAL FACILITIES DETAILS



ELEPHANT ROCK SYSTEM
N.T.S.



LOS ARBOLES SYSTEM
N.T.S.



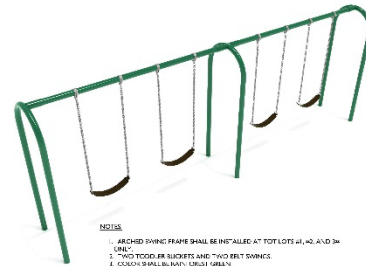
PLAYGROUND TRASH CAN DETAIL
N.T.S.

- NOTES
1. INITIAL ONE (1) TRASH CAN AT THE PLAYSET END.
 2. INITIAL ONE (1) TRASH CAN AT EACH SETTING AREA ADJACENT TO THE STORMWATER PAVEMENT FORM (S) TOTAL.



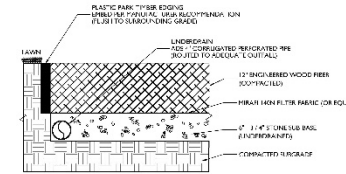
U-SHAPED BIKE RACK
N.T.S.

- NOTES
1. MANUFACTURER IDENTIFIED STEEL FINISHING
 2. WOOD FINISH WOOD BIKE RACK
 3. DIMENSIONAL: 12" DEPTH x 4" WIDTH x 34" HIGH
 4. FINISH: PAINTED, SEE
 5. FINAL DIMENSIONS TO BE DETERMINED AT CONSTRUCTION OCCUPANCY ARCH.



2-BAY ARCH SWING FRAME
N.T.S.

- NOTES
1. ARCH SWING FRAME SHALL BE INSTALLED AT TOTAL LOTS 1, 2 AND 3A ONLY.
 2. TWO WOODEN SLUICETS AND TWO SET SWINGS.
 3. COLOR SHALL MATCH OTHER AREAS.



PLAYGROUND SURFACE DETAIL
N.T.S.

- PLASTIC PARK TRIM EDGING (MINIMUM 1/2" HIGH) SHALL BE INSTALLED TO SURROUNDING GRADE.
- UNDERDRAIN (SEE CONSTRUCTION SPECIFICATIONS FOR JAIL TO RIGIDITY, E. OUTFALL)
- 12" ENGINEERED WOOD FIBER (COMPTON FIBER)
- PERMANENT FILTER FABRIC (OR EQUAL)
- 2" x 4" x 6" ONE (1) BAG (1/2" DEPTH)
- CONNECTED SUBGRADE

PLAYGROUND EQUIPMENT NOTES

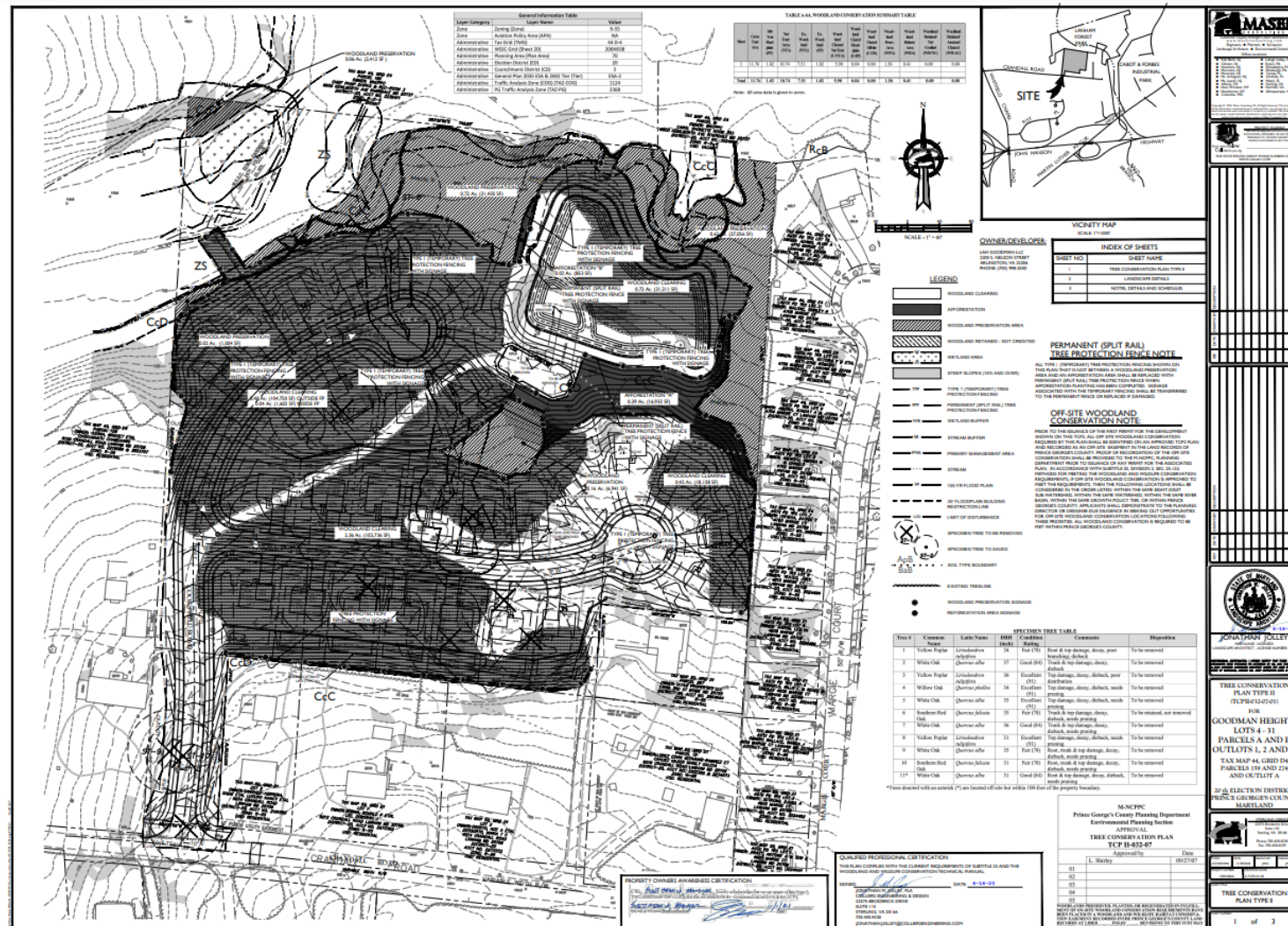
1. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. ENGINEERED WOOD FIBER (12" DEPTH) SHALL BE INSTALLED OVER PERMANENT FILTER FABRIC OVER 1/2" OF THE DEPTH OF THE FIBER TO THE SUBGRADE. TOTAL DEPTH OF ENGINEERED WOOD FIBER AND 1/2" OF THE BAG SHALL BE 18" (18") INCHES INSTALLED OVER CONNECTED SUBGRADE.
3. ENGINEERED PRACTICE PARK TRIM EDGING SHALL BE INSTALLED FOLLOWING THE SUBSURFACE DRAINAGE TO PREVENT TRIMMING BACKWARD AND ALLOW FOR ADA ACCESS.
4. ALL UTILITY SHALL HAVE AN ACCESSIBLE ROUTE PROVIDED FROM THE CLOSEST SIDEWALK OR PATH AND SHALL BE COVERED WITH A MINIMUM WIDTH OF 36" (36") INCHES AND COVERED SLIPS SHALL NOT BE USED. ALL UTILITIES SHALL BE COVERED WITH A MINIMUM WIDTH OF 36" (36") INCHES. REFER TO CONNECTED SIDEWALK DETAIL ON THESE PLANS.
5. ALL UTILITIES SHALL BE COVERED UNDER THE INSTALLATION OF ADA COMPLIANT SURFACES AND SHALL BE CONNECTED TO THE NEAREST FORMER PATH OR DIRECTED TO THE NEAREST APPROPRIATE OUTFALL LOCATION.



- NOTES
1. 2" WIDE PLAYGROUND SYSTEM - PLASTIC PARK TRIM HEIGHT 1/2"
 2. CO. GRADE
 3. ENDED PLASTIC TRIMMER AND SECURE PER MANUFACTURER'S RECOMMENDATIONS.

PLAYGROUND EDGING DETAIL
N.T.S.

TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-21039
- TCPII-032-07-02

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/08/2021
- Acceptance Mailing: 12/27/2022

STATEMENT OF JUSTIFICATION
GOODMAN HEIGHTS RECREATIONAL FACILITIES
LAH GOODMAN, LLC
DSP-21039
NOVEMBER 17, 2021
REVISED DECEMBER 27, 2022
REVISED FEBRUARY 24, 2023

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1.0 INTRODUCTION/OVERVIEW

GAH Goodman, LLC (the "Applicant") is the owner of approximately 11.76 acres of land located on Crandall Road in Lanham, Maryland. The Applicant acquired title to the property on September 27, 2018 pursuant to a deed recorded among the Land Records of Prince George's County at Book 41746 page 329 (the "Subject Property"). The Subject Property is zoned RSf-65 (formerly R-55). The Subject Property is improved with the remnants of a former house which is to be razed. This Detailed Site Plan is filed for the purpose of approving the recreational facilities proposed in conjunction with the development of the Subject Property.

The Subject Property currently consists of three parcels. Specifically, the Subject Property consists of Parcels 159 and 274 found on Tax Map 44 as well Outlot "A" as depicted on a plat of subdivision entitled "Lot 3 & Outlot 'A', Goodman Heights", which plat is recorded among the Land Records of Prince George's County at Plat Book NLP 132 Plat 137. Outlot A fronts on Crandall Road and bears an address of 9200 Crandall Road. The other two parcels do not have frontage on a public street.

2.0 RECENT DEVELOPMENT HISTORY OF THE SUBJECT PROPERTY, SUMMARY OF DEVELOPMENT PROPOSAL AND JUSTIFICATION FOR FILING UNDER PRIOR ZONING ORDINANCE,

The Subject Property has been zoned RSF-65 (formerly R-55) for many years and was retained in the R-55 Zone by the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Sectional Map Amendment. this roadway from which the Subject Property will gain access.

In August, 2006, the prior owner of the Subject Property filed Preliminary Plan of Subdivision 4-05109 for the purpose of constructing a total of 28 lots for the purpose of constructing single family detached homes. The subdivision was approved by the Planning Board on March 1, 2007 pursuant to Prince George's County Planning Board Resolution PGCPB No. 07-26(C). The subdivision was evaluated for conformance with the mandatory dedication requirements for parkland. As noted in the Resolution, it was determined that "the applicant provide on-site recreational facilities for the fulfillment of the requirements for the mandatory dedication of parkland." The proposed recreational facilities were to be located on Parcel "A", which parcel was to be conveyed to a homeowner's

association to be established. Consistent with this finding, Note 15 on the certified preliminary plan reads as follows:

“Private recreational facilities are proposed to meet the requirements of Section 24-135. These consist of a smooth surfaced asphalt loop trail and connection to the public sidewalk system, a furnished tot lot and two sitting areas along the trail. Please see BDAI drawing no. 51.001-P for the illustration of these facilities.”

The drawing referenced in Note 15 is depicted below:



As depicted on the exhibit, a stormwater management facility will also be constructed on proposed Parcel "A". The trail referenced in Note 15 will encircle the pond, and benches are to be located along the trail. There is also a tot lot that is located south of the proposed pond. As discussed in greater detail below, the proposed Detailed Site Plan is consistent with the drawing referenced in Note 15.

Section 27-441 of the Prince George's County Code provides that a "Homes Association Recreational Use" is permitted in the

R-55 zone in accordance with Section 27-445. Section 27-445(a)(1) requires that a Detailed Site Plan be approved in accordance with Part 3 Division 9 of the Zoning Ordinance. This application is filed to conform with these requirements.

This Detailed Site Plan is being filed under the provisions of the prior Zoning Ordinance. The application has been in process since late 2021 and was originally filed prior to April 1, 2022. However, a pre-acceptance comment required that a reconsideration of the prior preliminary plan of subdivision be approved to address discrepancies between the limits of the regulated environmental features as they existed in 2007 compared to current site conditions. This application has been on hold pending the completion of the reconsideration. The preliminary plan of subdivision was reconsidered by the Planning Board on September 22, 2022 and embodied in Prince George's County Planning Board Resolution PGCPB 07-26(C) (A) adopted on October 13, 2022. As such, since the application was prepared prior to the implementation date of the current Zoning Ordinance, the Applicant has elected to continue processing it under the provisions of the prior Zoning Ordinance.

3.0 ANALYSIS OF CONFORMANCE WITH THE CONDITIONS OF PRELIMINARY PLAN OF SUBDIVISION 4-05109

As noted above, the Preliminary Plan of Subdivision was approved on March 1, 2007, subject to 12 conditions. There are several conditions which are required to be complied with prior to certification, prior to the approval of the TCPII, prior to final plat or prior to the issuance of building permits. Most of those conditions are not relevant to the subject Detailed Site Plan. The conditions of approval which are relevant to the approval of the Detailed Site Plan are listed and addressed below.

- 8. Prior to the approval of the TCPII, show on this plan all the proposed clearing for the playground and the proposed locations of all playground equipment.**

COMMENT: The limits of disturbance related to the construction of the playground and the construction of the stormwater management facility are shown on the TCPII.

- 11. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assigns shall**

convey to the homeowners association the open space land (Parcels A and B). Land to be conveyed shall be subject the following:

(e) Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls. If such proposals are approved, a written agreement and financial guarantees shall be required to warrant restoration, repair or improvements, required by the approval process.

COMMENT: The Detailed Site Plan shows the limit of disturbance associated with the improvement of the homeowners association parcels.

12. The applicant, his heirs, successors and/or assigns shall submit three original recreational facilities agreements (RFA's) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by DRD, the RFA shall be recorded among the county land records.

COMMENT: A recreational facilities agreement has been submitted to DRD for review with the final plat of subdivision to ensure construction of the recreational facilities approved in conformance with this Detailed Site Plan.

4.0 CONFORMANCE WITH THE REQUIREMENTS OF SECTION 27-445

As referenced above, a Homes Association Recreational Use is permitted, subject to conformance with the requirements of Section 27-445. The provisions of Section 27-445 are set forth below with a comment addressing conformance with each requirement:

(a) Site plan.

- (1) A Detailed Site Plan shall be approved for all Homes Association Recreational Uses, in accordance with Part 3, Division 9, of this Subtitle.

COMMENT: This Detailed Site Plan is submitted in conformance with this requirement.

(b) Covenants.

- (1) Along with the site plan, the applicant shall submit proposed covenants for Planning Board approval. The covenants shall provide that:
 - (A) Each home owner within a described contiguous land area is automatically a member;
 - (B) Each home owner is automatically subject to a charge for a proportionate share of maintenance of the recreational use; and
 - (C) Each home owner is bound to his proportionate share of all assessments (including taxes) which may be necessary to maintain the use. The covenants shall provide for a personal money judgment procedure against each lot owner to meet the assessment charges.
- (2) The requirements of paragraph (1), above, shall not prohibit the Homes Association from charging its members for operating expenses for recreational uses or other activities of the organization, provided the charges are not for profit.

COMMENT: A Declaration of Covenants was recorded among the Land Records for Prince George's County at Liber 47693 Folio 146. The covenants contain each of the provisions set forth above. The Covenants were submitted for review and approval with the record plats and were found to conform to all applicable requirements.

(c) Planning Board review.

- (1) The Planning Board may approve the proposed site plan and covenants when it finds that:
 - (A) The covenants adequately provide for the ownership and perpetual maintenance of the land and recreational uses;

(B) The use conforms to all other requirements of this Subtitle; and

(C) The use is not a nuisance because of noise or other physical activity.

COMMENT: The Covenants recorded for the proposed development provide for ownership and perpetual maintenance of the land on which the recreational uses will be located. The land will be conveyed to the homeowners association prior to the issuance of building permits and the homeowners in the association will be assessed for the costs of maintaining the recreational facilities to be constructed pursuant to this DSP. The uses proposed are all intended to improve the quality of life of the future residents and conform to the requirements of Subtitle 27. The nature of the proposed uses will not cause a nuisance due to noise or other activity. The proposed uses and their general location were approved with the Preliminary Plan and the Detailed Site Plan is consistent with that approval.

5.0 CONFORMANCE WITH THE GENERAL PURPOSES OF DSP'S

The general purposes of Detailed Site Plan (DSP) are contained in §27-281(b) of the Zoning Ordinance, and are expressed as follows:

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;**

COMMENT: The Subject Property is located in Lanham near the end of a dead-end street. As a result, the subdivision will be a quiet enclave of homes consistent with other development in the vicinity. The homeowners association parcels will provide green space and woodland conservation beneficial to the overall living environment. The proposed recreational facilities will enhance the community by providing a quiet refuge, a place for children to play, and a trail for exercise or contemplation. Approval of this Detailed Site Plan will ensure that the recreational

facilities are constructed in accordance with the applicable guidelines.

- (B) To help fulfill the purposes of the zone in which the land is located;**

COMMENT: The specific purposes of the R-55 Zone are set forth in Section 27-430(a)(1) of the Zoning Ordinance. Those purposes are as follows:

- (2) The purposes of the R-55 Zone are:**

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;**
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;**
- (C) To encourage the preservation of trees and open spaces; and**
- (D) To prevent soil erosion and stream valley flooding.**

COMMENT: The proposed development advances many of the specific purposes set forth above. The 28-lot subdivision will provide a residential enclave and provide additional housing options in the County. The recreational facilities approved pursuant to this Detailed Site Plan will be evaluated to ensure that issues related to land disturbance and stream valley flooding are not exacerbated. The recreational facilities will enhance the proposed development.

In view of the above, the Applicant submits that the purposes of the R-55 Zone are met and satisfied.

- (C) To provide for development in accordance with the site design guidelines established in this Division; and**

COMMENT: The Site Design Guidelines, contained in Section 27-274, are addressed in detail below.

- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: The Subject Property is zoned R-55. The proposed recreational facilities development will add additional amenities for use by the residents of the community.

6.0 CONFORMANCE WITH SPECIFIC PURPOSES OF THE DETAILED SITE PLAN

Sec. 27-281 (c) lists the specific purposes of a detailed site plan. There are four specific purposes listed, each of which is addressed below:

Sec. 27-281 (c) (1) (A): To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site.

COMMENT: The submitted Detailed Site Plan demonstrates the location of the existing and proposed structures associated with the recreational facilities.

Sec. 27-281 (c) (1) (B): To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site.

COMMENT: The submitted DSP included in this application shows the specific grading and landscape planting areas proposed for the site. There is also an approved stormwater management concept plan.

Sec. 27-281 (c) (1) (C): To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site.

COMMENT: The purpose of the DSP is to approve the location of the recreational facilities identified in Note 15 of the certified Preliminary Plan of Subdivision. These details are included with the detailed site plan.

Sec. 27-281 (b) (1) (D): To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

COMMENT: The community will have a homeowners association which will ensure the maintenance of all common areas, including the recreational facilities. The homeowners association will be established through the recordation of covenants which will be recorded among the Land Records and which will be referenced on the final plats of subdivision.

7.0 CONFORMANCE WITH CRITERIA OF APPROVAL--DETAILED SITE PLANS

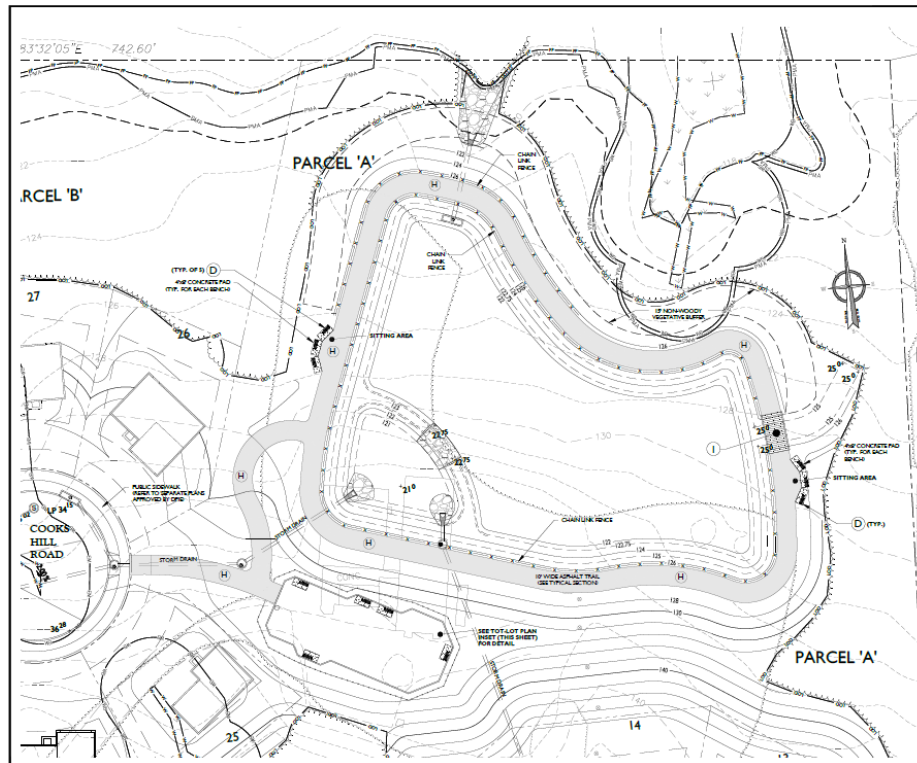
The Planning Board must find that the Detailed Site Plan satisfies the criteria of approval set forth in Section 27-285(b) of the Zoning Ordinance. These criteria are set forth below.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

Comment: As noted above, the certified preliminary plan of subdivision contains a note which references the recreational facilities which were contemplated at the time the preliminary plan was approved. The note, Note 15, is referenced above and a copy of the illustrative plan is also reproduced. This Detailed Site Plan proposes recreational facilities which are consistent with the illustrative plan approved with the preliminary plan of subdivision. Shown below is an image of the recreational facility area shown on the detailed site plan. As can be seen from this image, the recreational facilities are laid out virtually identical to the illustrative plan included with the primary plan of subdivision. The detailed site plan review will

ensure that the recreational facilities are located appropriately and are in conformance with the recreational facilities guidelines.



The Applicant submits that the proposed DSP for the Goodman Heights Recreational Facilities represents a reasonable alternative for satisfying the site design guidelines. The facilities proposed are consistent with those conceptually approved with the preliminary plan of subdivision.

The design guidelines are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development. The design guidelines themselves, set forth in Section 27-274, address parking, loading and circulation, lighting, views from public areas, green area, site and streetscape amenities, grading, service areas, public spaces and architecture. Each of these guidelines is addressed below (to the extent applicable):

Section 27-274(a)(1) General. The proposed plan should promote the purposes of the Conceptual Site Plan.

COMMENT: The purposes of Conceptual Site Plans are listed in Section 27-272. The General Purposes include providing for development in accordance with the Master Plan and helping fulfill the purposes of the zone in which the land is located. As noted above, the property is zoned R-55 and the proposed residential development is consistent with recommendations of the Master Plan and General Plan.

The Specific Purposes of Conceptual Site Plans include explaining the relationships between the proposed uses and illustrating approximate locations of building and parking.

Parking, Loading and circulation

General guidance is given regarding the location of parking and loading facilities. Given the small size of the community, parking spaces are not required to access the recreational facilities. Therefore, this purpose is not germane to the proposed application.

Lighting

The recreational facility area is not proposed to be lit. It will be used during the daytime. The public streets accessing the community will have St lights installed pursuant to the requirements of the Department of Public Works and Transportation.

Views

The recreational facility area located on Parcel A is accessed from the cul-de-sac which extends from Crandall Road. This area will provide views into Parcels A which is to be owned and maintained by the homeowners association. This will be the benefit to the lots which will back up to this area of open space and create good views to be enjoyed by those residents.

Green Area

As noted above, the homeowners association parcels will

provide green area for the use and benefit of the residents, and Parcel A will be the site of the recreational facility.

Site and Streetscape amenities

The residents will have access to the recreational area, which will be maintained by the homeowners association. The recreational area includes a tot lot and trail as envisioned at the time the preliminary plan was approved.

Grading

The recreational area will be graded in accordance with the detailed site plan and an approved erosion and sediment control plan at the time of development.

Service Areas

No service areas are associated with the proposed single family homes.

Public Spaces

There are no public spaces designed into the proposed development, but open space owned and maintained by the HOA is provided and will be available for use by the residents.

Architecture

Is detailed site plan is required only for approval of the Homes Association Recreational Use. The architecture of the homes is not subject to detailed site plan review.

Townhouses

Section 27-274(a)(11) addresses townhouses and three family dwellings. This site design guideline is in applicable to the proposed development as no townhouses are proposed and the Detailed Site Plan review is limited to the Homes Association Recreational Use.

- (2) **The Planning Board shall also find that the Detailed Site Plan is in general conformance with**

the approved Conceptual Site Plan (if one was required).

COMMENT: This criterion is inapplicable as no conceptual site plan was required for the Subject Property.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

COMMENT: The proposed Detailed Site Plan is not an infrastructure site plan and therefore this criterion is not applicable to the subject Detailed Site Plan.

- (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 in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: In addition to this specific finding, Section 27-282(e)(10) requires that a Statement of Justification be submitted describing how the proposed design preserves and restores the regulated environmental features to the to the fullest extent possible. For the Subject Property, the regulated environmental features were identified during the Preliminary Plan of Subdivision and the location of the recreational facilities conceptually approved at that time period the proposed detailed site plan does not alter the location of the recreational facilities and will be evaluated for conformance with the approved preliminary plan period.

8.0. CONCLUSION

In conclusion, the Applicant submits that the proposed DSP represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. In addition, the Planning Board can find that regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible. For these reasons, the Applicant respectfully requests approval of the DSP for the Goodman Heights recreational facilities.

Respectfully submitted,



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A M E N D E D C O R R E C T E D R E S O L U T I O N

WHEREAS, a 11.76-acre parcel of land known as Parcel 159 and Outlot A of Goodman Heights (Plat Book NLP 132, Plat 37) Tax Map 44 in Grid D-4, said property being in the 20th Election District of Prince George’s County, Maryland, and being zoned R-55; and

WHEREAS, on August 3, 2006, William J. Goodman, Jr. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 28 lots and 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-05109 for Goodman Heights was presented to the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on January 25, 2007, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George’s County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on January 25, 2007, the Prince George’s County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

†WHEREAS, by a letter dated June 15, 2022, Thomas Haller, representing the applicant, requested a waiver and reconsideration of Finding 4 regarding impacts to regulated environmental features and primary management areas;

†WHEREAS, on July 7, 2022, the Planning Board approved the waiver and request for reconsideration based on good cause and substantial public interest; and

†WHEREAS, on September 22, 2022, the Prince George’s County Planning Board heard testimony and approved the reconsideration.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George’s County Code, the Prince George’s County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/40/06), and further APPROVED Preliminary Plan of Subdivision 4-05109, Goodman Heights, for Lots 1-28, Outlots 1-3 and Parcels A and B with the following conditions:

†Denotes Amendment

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~strikethrough~~ indicate deleted language

1. Prior to signature approval of the preliminary plan, a revised FSD text shall be submitted to reflect the accurate acreage and relevant information for Stands A and B.
2. Prior to final plat the TCPII shall be approved. All approved reforestation areas shall be placed in conservation easements at time of final plat.
3. Prior to the issuance of a building permit for proposed Lots 4-7, 10, 11 and 18-23 all reforestation and associated fencing shall be installed. A certification prepared by a qualified professional shall be used to provide verification that the reforestation has been completed. It must include, at a minimum, photos of the reforestation areas and associated fencing behind the subject lots with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
4. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all of the Patuxent River Primary Management Areas, except for two areas of approved impacts for a sewer line connection and stormwater outfall, all proposed afforestation areas, and shall be reviewed by the Environmental Planning Section prior to certificate approval. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.”
5. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, or streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
6. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Clarify on the plan whether the portion of CA-3 in proposed Parcel A will be reforested as part of Reforestation Area RA-2.
 - b. Provide written permission from the Department of Park and Recreation for the proposed 0.06 acres off-site clearing.
 - c. After these revisions have been made, have the qualified professional who prepared the plan, sign and date it.
7. Prior to the approval of the TCPII, re-evaluate the necessary grading behind Lots 4-7 to preserve more woodland adjacent to the regulated area. ~~*[No grading off of these lots is allowed.]~~
8. Prior to the approval of the TCPII, show on this plan all the proposed clearing for the playground and the proposed locations of all playground equipment.

9. Development of this subdivision shall be in conformance with an approved Type I Tree Conservation Plan (TCPI/40/06). The following note shall be placed on the Final Plat of Subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/40/06), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005.”

10. Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established and that the common areas have been conveyed to the homeowners association.
11. Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association the open space land (Parcels A and B). Land to be conveyed shall be subject the following:
- a. Conveyance shall take place prior to the issuance of building permits.
 - b. A copy of unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.
 - c. All waste matter of any kind shall be removed from the property, prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.
 - f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.

- g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to ensure that retention and future maintenance of the property to be conveyed.
12. The applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFAs) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by DRD, the RFA shall be recorded among the county land records.
13. The applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities on homeowners land prior to the issuance of building permits.
14. Development of this site shall be in conformance with the Stormwater Management Concept Plan 19930-2006-00 and any subsequent revisions.
15. The applicant shall provide a standard sidewalk along both sides of all internal roads, unless modified by DPW&T.
16. Prior to signature approval of the preliminary plan, the applicant shall address the ultimate disposition of Outlot 2.
- †17. Prior to approval of permits, the preliminary plan of subdivision, which was revised to reflect the new nontidal wetland and existing wetland buffer, shall be signature approved with revisions, as follows:
- †a. Show the current primary management area approved with Natural Resources Inventory NRI-029-2006-03.
 - †b. Show the revised location of the sewer connection and stormwater outfall.
- †18. Prior to approval of permits, the Type I tree conservation plan, which was revised to reflect the new nontidal wetland and existing wetland buffer, shall be signature approved with revisions, as follows:
- †a. Show the current primary management area approved with Natural Resources Inventory NRI-029-2006-03.

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- †b. The worksheet shall be updated with the current total of existing woodland, which is 8.53 acres.
- †c. The Specimen Tree Table shall be updated to include all of the specimen trees shown on Natural Resources Inventory NRI-029-2006-03.
- †d. Show the revised location of the sewer connection and stormwater outfall.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George’s County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George’s County Code and of Article 28, Annotated Code of Maryland.
2. The property is located on the north side of Crandall Road, approximately 350 feet east of its intersection with Gladys Court. The abutting properties are zoned R-55 and are developed with single-family residences. To the north is undeveloped land associated with the Bald Hill Branch and the Lanham Forest Park (M-NCPPC) in the R-O-S Zone.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Single-family residence	Single-family residences
Acreage	11.76	11.76
Lots	0	28
Parcels	1	2
Outlots	1	3
Dwelling Units:		
Detached	1 (to be razed)	28
Public Safety Mitigation Fee		No

4. **Environmental**—A review of available information indicates there are wetlands, 100-year floodplain and steep and severe slopes on the site. Based on a review of Year 2000 aerial photos the site is approximately 85 percent wooded. According to the Prince George’s County Soil Survey, five soil types including the Bibb silt loam, Elkton fine sandy loam, Sunnyside fine sandy loam, Sunnyside clay loam and Sunnyside-Urban land complex series are located on the site. The Elkton soils have a K-factor of 0.43 and are highly erodible. Both the Bibb and Elkton soils are hydric soils. Development constraints associated with the Bibb and Elkton soils include high

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water table conditions, flood hazard and poor drainage. Marlboro clay is not found to occur in the vicinity of this site. Based on available information from the Maryland Department of Natural Resources Wildlife and Natural Heritage Program, rare, threatened and endangered species do not occur in vicinity of the site. There are no designated scenic or historic roads or traffic noise generators in vicinity of the site. According to the Countywide Green Infrastructure Plan, all three of the plan network features are located on the site: regulated areas, evaluation areas and network gaps. The property is in the Bald Hill Branch watershed of the Patuxent River basin and the Developing Tier of the General Plan.

Natural Resources Inventory

~~†[A staff signed natural resources inventory (NRI/029/06-01) included in the original preliminary plan submittal has an -01 revision date of July 24, 2006. The current submittal included a signed NRI dated March 17, 2006. The preliminary plan and TCPI were reviewed in relation to the revised NRI. The PMA delineation on the preliminary plan and TCPI was reviewed in relation to the NRI and the PMA is shown correctly on the revised preliminary plan and TCPI.]~~

~~†[The site has two forest stands identified as Stands A and B totaling 9.25 acres. Stand A is an intermediate-aged pine stand that contains 0.91 acres. The co-dominant species in this stand include Virginia pine and loblolly pine. Stand B is an intermediate-aged mixed hardwood stand that contains 8.34 acres. According to the forest stand summary, the dominant species include scarlet oak, white oak, yellow poplar and blackgum. One specimen tree has been identified on the site and is located in Stand B. According to the forest stand summary, Stand B has a moderate to high priority rating because there are regulated features associated with it. Stand A has a moderate priority retention rating because of the lack of regulated features.]~~

~~†[A revised NRI text was not included in the recent submittal. Information in the forest stand summary is incorrect in several areas. The boundary of Stand B appears to be the slightly larger of the two stands and the stand summaries contain inaccurate acreage for both stands. Also, the retention features and retention ratings for both stands appears to relate to the other stand. Revise the FSD text to reflect the accurate acreage and relevant information for Stands A and B.]~~

†The natural resources inventory for this site has been revised numerous times. The current revision, NRI-029-2006-03, was approved by staff on February 11, 2022, and was provided as part of the 2022 reconsideration. The site contains 100-year floodplain; wetlands, with their associated buffers; and steep and severe slopes, which comprise the Patuxent River primary management area (PMA). The -03 revision includes new wetland areas found on-site, as well as reconfiguration of existing wetlands. The site has three forest stands, identified as Stands A, B, and C, totaling 8.53 acres. The -01 revision (2006) indicated that there was just one specimen tree

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on-site; however, now there are 10 specimen trees. The on-site floodplain area along the northern portion of the subject site is associated with the Bald Hill Branch stream.

Woodland Conservation

~~†[The site has regulated areas, evaluation areas and network gaps associated with it as shown on the Countywide Green Infrastructure Plan. Approximately 15 percent of the site is within regulated areas, 10 percent is within evaluation areas and 15 percent is within network gaps. It appears the site has been designed to be sensitive to the regulated areas and evaluation areas because these areas are where all of the woodland conservation areas are proposed. When a site is within the green infrastructure network, at a minimum the woodland conservation threshold (WCT) should be met on-site.]~~

~~†[The site has a woodland conservation threshold of 2.15 acres and a woodland conservation requirement of 4.39 acres. The current TCPI shows this requirement being met with 1.30 acres of on-site preservation, 0.79 acres of reforestation and 2.30 acres of off-site mitigation on another property. This results in most of the Woodland Conservation Threshold being met on-site (2.09 acres). The revised TCPI conforms to the Green Infrastructure Plan at this location because 97 percent of the site's woodland conservation threshold is proposed to be met on-site.]~~

~~†[Reforestation is proposed to fulfill woodland conservation requirements on this site. These woodland treatments are located behind 12 proposed lots (Lots 4, 7, 10, 11, and 18-23) at each lot's rear property line. In order to protect the reforestation areas after planting, so that they may mature into perpetual woodlands, the reforestation must be completed prior to the issuance of the building permits for these lots. The reforestation areas must be placed in conservation easements.]~~

~~†This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved tree conservation plans (TCP). A revision to Type I Tree Conservation Plan TCPI-040-06-01 was submitted with the preliminary plan 2022 reconsideration.~~

~~†Based on the TCPI submitted, the site's gross tract area is 11.76 acres, containing 1.02 acres of floodplain, for a net tract area of 10.74 acres. The net tract area contains 8.23 acres of woodlands and 1.02 acres of wooded floodplain, for a woodland conservation threshold of 2.15 acres (20 percent). The Woodland Conservation Worksheet proposes the removal of 6.73 acres of woodland on the net tract area, 0.01 acre of woodland within the floodplain, and 0.06 acre of woodland off-site, resulting in a woodland conservation requirement of 4.39 acres. According to the TCPI worksheet, the requirement is proposed to be met with 1.30 acres of woodland~~

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preservation on-site, 0.79 acre of reforestation on-site, and 2.30 acres of off-site woodland conservation credits. The site contains five wetland areas, three are located within the PMA and two are isolated wetlands.

†Currently, the TCPI shows proposed infrastructure, such as building locations, interior road layout, parking areas, water and sewer lines, stormwater management (SWM) structures, outfall locations, woodland preservation areas, and reforestation areas.

Patuxent River Primary Management Area (PMA)

The site contains regulated environmental features including wetlands, 100-year floodplain, steep and severe slopes. The ~~†[site] property~~ is located in the Patuxent River basin and ~~†contains~~ regulated features ~~†[are]~~ within the ~~†[Patuxent River Primary Management Area (PMA)]~~ PMA.

The ~~†[Patuxent River Primary Management Area (PMA)]~~ PMA is to be preserved to the fullest extent possible as required in Section 24-130(b)(5) of the Subdivision Ordinance. There are ~~†[three]~~ four proposed impacts to the PMA shown on the current TCPI. A letter of justification dated ~~†[July 21, 2006]~~ August 5, 2022, to identify ~~†[two]~~ four proposed impact areas, was submitted and reviewed.

Generally, impacts to the PMA are only recommended for essential development features. Essential development includes such features as public utility lines (including sewer and stormwater outfalls), road crossings, etc., which are mandated for public health and safety. Nonessential activities are those, such as grading for lots, stormwater management ponds and parking areas, which do not relate directly to public health, safety or welfare.

Summary of Impact Evaluations

~~†[The proposed impacts are identified as Impacts 1 and 2. Both impacts are for the installation of necessary infrastructure associated with development of the site. Impact 1 is for a public sewer line connection for service to the development. The proposed sewer will extend into the PMA to connect to an existing 24-inch sewer main to the north of the subject site. This impact area consists of 975 square feet (0.02 acres). Impact 2 is for a stormwater outfall from a proposed stormwater management pond located on proposed Parcel A. This impact area contains 481 square feet (0.01 acres). Both impact areas total 1,456 square feet (0.03 acres). The impacts proposed are appropriate and necessary for this development.]~~

~~†[Staff recommends that the Planning Board find that the PMA is being preserved to the fullest extent possible for both proposed Impacts 1 and 2.]~~

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†The 2022 reconsideration submission shows the reevaluated wetland areas on the preliminary plan, the TCPI, and the recently approved NRI. The current overall PMA is 1.58 acres and the requested impacts, including impacts to the isolated wetlands, will disturb 29,948 square feet, or 0.69 acre. This is an increase of 14,644 square feet, or 0.34 acre, from the original PMA and wetland impacts requested.

†The applicant submitted a variation request to support the impacts to the PMA and isolated wetlands, resulting from the revised sewer connection and additional wetlands on-site. The proposed impacts are considered necessary to the orderly development of the subject property. These impacts cannot be avoided because they are required by other provisions of the County and state codes. This revised plan shows the preservation, restoration, and enhancement of the remaining PMA.

†IMPACT 1—This previously approved impact was for a sewer line and stormdrain outfall, with a total of 1,456 square feet of impact. The sewer line is now being relocated with an impact to the floodplain and stream buffer, for a total impact of 2,878 square feet. This is an increase of 1,422 square feet; however, this new sewer line location eliminates woodland clearing and off-site wetland impacts. The proposed stormdrain has been reconfigured, so now there are no impacts to the PMA from a stormdrain outfall in revised Impact 1.

†IMPACT 2—The previous plan showed 2,314 square feet of wetlands impacted for the development of roadway and the area for four lots in this subdivision. The total impact now is 2,887 square feet, an increase of 573 square feet. The increase in the area of wetlands being impacted is due to the additional wetland areas found during a site visit by the Maryland Department of the Environment (MDE).

†IMPACT 3—The previous plan showed 11,534 square feet of isolated wetlands impacted for the development of roadway and lots. The total impact now is 23,247 square feet, an increase of 11,713 square feet. The increase in the area of wetlands being impacted is due to the additional wetland areas found during a site visit by MDE.

†IMPACT 4—This impact is for grading associated with the construction of a stormwater facility. This is a new impact which results from the reconfiguration of a wetland previously identified, but not impacted. There will be no impacts to the wetlands, however, 936 square feet of the wetland buffer will be impacted.

†The overall increase of impacts made to the PMA and regulated environmental features is approved, pursuant to the findings and approval of the variation in this reconsideration. These impacts have already received approval from MDE. The TCPI and preliminary plan show the

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reevaluated wetland areas. However, the plans do not show the revised location of the sewer connection and stormwater outfall shown on the impact plates submitted by the applicant. These revisions shall be shown on the TCPI and preliminary plan, prior to signature approval.

Wetlands

The site contains an isolated wetland on proposed Lots 10, 11, 17 and 18. A variation request to Section 24-113 dated July 24, 2006, was submitted and reviewed. The isolated wetland consists of 2,314 square feet and 10,487 square feet of 25-foot buffer that surrounds it. The isolated wetland is described as a wetland seep possibly related to an old domestic well. The isolated wetland is located on soils that are neither hydric nor highly erodible. The wetland is considered to be isolated due to the lack of connectivity to regulated features associated with the site. The proposal is to remove the wetland with its 25 foot-buffer to allow for the development of the area for four lots in this subdivision.

†A new isolated wetland and reconfiguration of the existing wetlands were discovered during a visit by MDE, while reviewing the wetland permit for this project. The NRI was revised showing this new information, and was approved on February 11, 2022. The isolated wetlands are now located on proposed Lots 10, 11, 17, and 18; Parcel A; and on two unnamed roadways in the project. An updated variation request, dated August 5, 2022, was submitted with the 2022 reconsideration to include impacts to the newly found wetland area.

The variation request provides an appropriate justification and describes how the findings of Section 24-113 can be met. Staff recommends that the Planning Board approve the variation request for removal of the isolated wetland.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. A revised Type I Tree Conservation Plan (TCPI) has been submitted and reviewed.

According to the current TCPI worksheet, existing woodland on the site totals 8.23 acres, of which 1.02 acres are within the 100-year floodplain. The site has a woodland conservation threshold of 2.15 acres and a woodland conservation requirement of 4.39 acres. This requirement is proposed to be met with 1.30 acres of on-site preservation, 0.79 acres of reforestation and 2.30 acres of off-site mitigation on another property. Based on the revised worksheet and a redesign of proposed woodland conservation treatments, 97 percent of the site's threshold will be met on-site.

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In order for the TCPI to meet the requirements of the Woodland Conservation Ordinance, three aspects need to be addressed in the form of revisions.

The plan contains four areas of proposed reforestation and six areas of proposed clearing. It appears one proposed area to be cleared will subsequently be reforested. In relation to proposed Clearing Area 3 (CA-3), clarify on the plan whether the portion of it in proposed Parcel A will be reforested and subsequently reforested in part of Reforestation Area RA-2.

The current plan proposes 0.06 acres of off-site clearing on abutting Department of Parks and Recreation (DPR) property associated with a sewer line connection in the northern portion of the site. On September 14, 2006, a letter from Ben Dyer Associates was sent to DPR requesting written permission for clearing on their property for the sewer line connection. No written permission from DPR for the proposed 0.06 acres off-site clearing has been submitted with the revised plans.

A playground is shown on a recreational facilities plan northeast of proposed Lot 10; however, it is not shown on the TCPI.

Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 according to water and sewer maps dated June 2003 obtained from DER, and the site will, therefore, be served by public systems.

5. **Community Planning**—The subject property is located within the limits of the 1993 *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity*. The land use recommendation for the property is Medium Suburban-density residential development. The 2002 General Plan locates this property in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential development, distinct commercial Centers, and employment areas that are increasingly transit serviceable. As discussed in other sections of this report, the proposed preliminary plan is consistent with both the master plan and the General Plan.
6. **Parks and Recreation**—In accordance with Section 24-134 of the Subdivision Regulations, the staff recommends that the applicant provide private on-site recreational facilities for the fulfillment of the requirements of the mandatory dedication of parkland.
7. **Trails**—The Adopted and Approved Glenn Dale-Lanham-Seabrook and Vicinity Master Plan recommends a stream valley trail along the creek along the northern edge of the subject site. This creek flows into Bald Hill Branch and the Lanham Forest Park. However, significant areas of wetlands are located along this creek and along the southern edge of Lanham Forest Park. These wetlands make the provision of this trail on the subject site impractical. A large area of wetlands is located on the subject site's portion of the stream valley, and a significant stream and wetland crossing would be necessary to provide a trail connection to the facilities at Lanham Forest Park. DPR is recommending the provision of private recreation facilities on the subject site. Due to these factors, staff makes no recommendations regarding this proposed trail. If a trail is feasible

at this location, it is likely that it has to be provided along the north side of the creek to minimize the impact to environmental features. Existing culs-de-sac in the vicinity of the subject site include a standard sidewalk along one side.

8. **Transportation**—The property is currently improved with one residential dwelling, which will be razed as part of this proposal. Since the existing dwelling was already generating traffic, the finding of adequacy for the proposed development will be based on a net of 27 new dwellings. The proposed 27 new units are projected to generate 20 AM (4 in, 16 out) and 24 PM (16 in, 8 out) peak-hour vehicle trips as determined using “The Guidelines for the Analysis of the Traffic Impact of Development Proposals.”

The traffic generated by the proposed preliminary plan would impact the unsignalized intersections of:

- **Crandall Road and Whitfield Chapel Road.**

This intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation *Consolidated Transportation Program* or the Prince George’s County *Capital Improvement Program*; however, staff has been informed by Mr. Andre Issayans, Chief Traffic Engineer, Department of Public Works and Transportation (DPW&T), that design plans are being prepared for the signalization of this intersection. Staff has been assured that sufficient funds are earmarked for the design and installation of said traffic light. As a result of this assurance, staff will analyze the intersection as a signalized intersection.

Growth Policy—Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George’s County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the guidelines.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly traffic controls) if deemed warranted by the appropriate operating agency.

The table below identifies the intersection on which the proposed development would have the most impact:

EXISTING CONDITION		
Intersection	AM	PM
	LOS/Delay (seconds/car)	
Crandall Road and Whitfield Chapel Road	C/23.4	C/20.1

Staff's research of background developments found no development within the study area that could potentially affect the referenced intersection. Citing the trip generation rates from the Guidelines, the proposed development would generate 20 AM (4 in, 16 out) and 24 PM (16 in, 8 out) peak-hour vehicle trips. By combining site-generated trips with existing traffic, the results are as follows:

TOTAL CONDITION		
Intersection	AM	PM
	LOS/Delay (seconds/car)	
Crandall Road and Whitfield Chapel Road	C/24.3	C/20.4

The results of the analyses showed that adequate transportation facilities would continue to exist if this application is approved. Regarding site layout and on-site circulation, staff has no issue. The plan shows future dedication of 30 feet from the centerline of Crandall Road. Staff supports this dedication.

Transportation Staff Conclusion

The Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following:

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Dwelling Units	28 sfd	28 sfd	28 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	6.72	1.68	3.36
Actual Enrollment	6,327	7,218	10,839
Completion Enrollment	132	112	223
Cumulative Enrollment	11.28	235.92	472.92
Total Enrollment	6,477	7,567.60	11,538.28
State Rated Capacity	6,337	6,569	8,920
Percent Capacity	102.21%	115.20%	129.35%

Source: Prince George's County Planning Department, M-NCPPC, December 2005

These figures are correct on the day the referral memo was written. They are subject to change under the provisions of CB-30-2003 and CR-23-2003. Other projects that are approved prior to the public hearing on this project will cause changes to these figures. The numbers shown in the resolution will be the ones that apply to this project.

County Council bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,412 and \$12,706 to be paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003, and CR-23-2003.

10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of public facilities and concluded the following:

The Prince George’s County Planning Department has determined that this preliminary plan is within the required seven-minute response time for the first due fire station, West Lanham Hills, Company 28, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire Department.

Pursuant to CR-69-2006, Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels. The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

11. **Police Facilities**—The Prince George’s County Planning Department has determined that this preliminary plan is located in Police District II. The response time standard is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on August 3, 2006.

Reporting Cycle	Date	Emergency Calls	Nonemergency
Acceptance Date	01/05/05-07/05/06	10.00	22.00
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on July 5, 2005. In accordance with Section 23-122.01 of the Subdivision Regulations, all applicable tests for adequacy of police and fire facilities have been met.

Pursuant to CR-69-2006, Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels. The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

12. **Health Department**—The Health Department reviewed the application and reminds the applicant that raze permits are required prior to demolition of any structure on the site and that any existing wells, above ground tanks or septic fields must be abandoned in accordance with county and COMAR regulations. In addition, the Port-A-John on the site must be pumped out and removed.
13. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has approved Stormwater Management Concept Plan CSD #19930-2006-00 for this development. Development must be in accordance with the approved plan or any approved revision thereto to ensure that development of this site does not result in on-site or downstream flooding.

14. **Historic Preservation**—Phase I (Identification) archeological survey is not recommended by the Planning Department on the above-referenced property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates no known archeological sites in the vicinity and no known historic structures in the vicinity of the property.

Section 106 review may require archeological survey for state or federal agencies, however. Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when federal monies, federal properties, or federal permits are required for a project.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the adoption of this Resolution.

* * * * *


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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Vaughns, Squire and Parker voting in favor of the motion at its regular meeting held on Thursday, January 25, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of March 2007.

†This is to certify that the foregoing is a true and correct copy of the reconsideration action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, September 22, 2022, in Upper Marlboro, Maryland. The adoption of this amended resolution, based on the reconsideration action taken, does not extend the validity period.

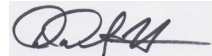
†Adopted by the Prince George's County Planning Board this 13th day of October 2022.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:AH:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: September 30, 2022

†Denotes Amendment

*Denotes Correction

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March 20, 2023

MEMORANDUM

TO: Dominique Lockhart, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

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

SUBJECT: DSP-21039 – Goodman Heights

The subject property comprises 11.76 acres and is located on the north side of Crandall Road, approximately 350 feet east of Gladys Court and 800 feet west of Margie Court. The subject property is zoned RSF-65 and located within the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan* area. The subject application proposes the construction of recreation facilities owned and operated by a homeowner's association.


The 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan* contains goals and policies related to Historic Preservation (pp. 85-100). However, these are not specific to the subject site or applicable to the proposed development. 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. A Phase I archeology survey will not be recommended.

The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or Resources. The Historic Preservation Section staff recommends approval of DSP-21039, Goodman Heights, with no conditions.

4/21/2023

MEMORANDUM

TO: Dominique Lockhart, AICP, Planner III, Zoning Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Community Planning Division 

FROM: Garrett Dickerson, Planner II, Placemaking Section, Community Planning Division

SUBJECT: **DSP-21039 Goodman Heights**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan outside of an overlay zone

Location: North side of Crandall Road Approximately 350 East of Gladys Court and 800 feet west of Margie Court.

Size: 11.76

Existing Uses: Residential lot

Proposal: Construct recreation facilities owned and operated by a homeowner's association.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan 2035 places the subject property in the Established Communities Growth Policy Area. "Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and

infrastructure in these areas (such as sidewalks) to ensure that the need of the existing residents are met.” (p.20)

Master Plan: The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Adopted Sectional Map Amendment* recommends Residential Medium land use on the subject property. The proposed use is consistent with the recommended land use.

In addition, the Sector Plan recommends the following goals, strategies, or policies to help advance the intent and purpose of the plan:

Parks Recreation and Open Space

Goal 2: Provide an open space system that is accessible to all residents and serves a variety of users.
Policy 1: Work toward a long-term goal of providing park amenities convenient to all sector plan area residents.

Pursue a long-term goal of providing public open space convenient to all sector plan area residents.
pg. 133

The ability of residents to reach open space and recreational facilities on foot enhances a park’s value. pg. 133

Planning Area 70
Community: Lanham

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from R-55 (One-Family Detached Residential) to RSF-65 (Residential, single-family- 65) effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES:

The Community Planning Division has identified no major issues with this application.

ADDITIONAL INFORMATION


None


cc: Long-range Agenda Notebook
Adam Dodgshon, Supervisor, Placemaking Section, Community Planning Division

April 26, 2023

MEMORANDUM

TO: Dominique Lockhart, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division


VIA:  Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-21039: Goodman Heights**

Proposal:

The subject Detailed Site Plan (DSP) application proposes an asphalt loop trail surrounding a stormwater management facility as well as a tot lot. No buildings, utilities, or roads are proposed within this application.

Prior Conditions of Approval:

The site is subject to Preliminary Plan of Subdivision 4-05109. Note 15 from 4-05109 requires the applicant to provide private recreational facilities and reads as follows: "Private recreational facilities are proposed to meet the requirements of Section 24-135. These consist of a smooth surface asphalt loop trail and connection to the public sidewalk system, a furnished tot lot, and two sitting areas along the trail."

Comment: The applicant's submission meets the requirements put forth in note 15. Specifically, the applicant's submission displays a 10-foot-wide path surrounding the stormwater management facility at the northeast bounds of the subject site. The path originates along an existing sidewalk network, located between lots 9 and 10. A tot lot is located adjacent to the path. Sitting areas are also located along the east and west sides of the path. Staff find the applicant's submission meets the requirements of 4-05109.

Master Plan Compliance

Master Plan Roads

This application is subject to 2009 *Approved Countywide Master Plan of Transportation (MPOT)* as well as the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan*. The subject site does not impact any master plan roads, nor are any roadways proposed with the proposed development.

Master Plan Pedestrian and Bike Facilities

The subject site does not contain any recommended bicycle or pedestrian facilities associated with the subject application.

Transportation Planning Review

As discussed above, the subject application is limited in scope and only proposes a 10-foot-wide asphalt trail and additional recreational amenities. Bicycle racks have been added to the recreational area per staff request. Staff has evaluated the location of the trail in relation to the existing sidewalk network and the SWM location and finds that it will not result in any conflicts with roadways or bicycle and pedestrian facilities.

Conclusion:

Overall, from the standpoint of the Transportation Planning Section it is determined that this plan is acceptable.

April 21, 2023

MEMORANDUM

TO: Dominique Lockhart, Acting Planner III, Urban Design Section
VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Planner II, Subdivision Section *EDC*
SUBJECT: DSP- 21039; Goodman Heights

The property subject to this detailed site plan (DSP) consists of Parcels A and B, recorded in the Prince George's County Land Records in Plat Book ME 260 page 85, and Outlots 1-3, recorded in Plat Book ME 260 page 84. The subject property is part of the overall Goodman Heights subdivision, which consists of 11.76 acres in the Residential Single Family – 65 (RSF-65) Zone and additionally contains 28 residential lots recorded as Lots 4-31, which are not subject to this DSP. This application for a DSP has been submitted for review under the prior One-Family Detached Residential (R-55) zoning of the subject property, and prior Zoning Ordinance and Subdivision Regulations in accordance with Section 27-1704(b) of the Zoning Ordinance. This DSP has been filed on the open space parcels and outlots of the subdivision for the purpose of approving homeowners association (HOA) recreational facilities pursuant to Section 27-445(a)(1) of the prior Zoning Ordinance, as well as stormwater management (SWM) facilities and other land disturbance on HOA land pursuant to Condition 11(e) of Preliminary Plan of Subdivision (PPS) 4-05019.

The property is subject to PPS 4-05019, which was originally approved by the Prince George's County Planning Board on January 25, 2007, and reconsidered on September 22, 2022 (PGCPB Resolution No. 07-26(C)(A)). This PPS approved 28 lots, two parcels, and three outlots for the development of 28 single-family detached dwellings. The PPS also approved a variation from Section 24-130 of the prior Subdivision Regulations for impacts to regulated environmental features (REF); this variation was the subject of the 2022 reconsideration, as the REF on site have changed since the original approval of the PPS. All lots, parcels, and outlots approved with 4-05019 have been platted in accordance with the approved PPS, and a new PPS is not required at this time.

PPS 4-05019 was approved subject to 18 conditions, of which the conditions relevant to the review of this proposed DSP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

- 2. Prior to final plat the TCPII shall be approved. All approved reforestation areas shall be placed in conservation easements at time of final plat.**

A Type II Tree Conservation Plan (TCPII-032-07) was approved prior to the platting of the property. However, a revised TCPII (TCPII-032-07-01) has been filed with this application due to changes to the REF on site, and in anticipation of new plats being filed. The revised TCPII should be reviewed and approved by the Environmental Planning Section. Should the property be re-platted, all approved reforestation areas will need to be put in woodland conservation easements.

7. **Prior to the approval of the TCPII, re-evaluate the necessary grading behind Lots 4-7 to preserve more woodland adjacent to the regulated area.**
8. **Prior to the approval of the TCPII, show on this plan all the proposed clearing for the playground and the proposed locations of all playground equipment.**

Conformance to the above conditions should be evaluated by the Environmental Planning Section.

11. **Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association the open space land (Parcels A and B). Land to be conveyed shall be subject the following:**
 - e. **Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls. If such proposals are approved, a written agreement and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.**

The applicant has submitted this DSP in accordance with this condition. The Urban Design and Environmental Planning sections should determine whether the features listed above to be located on the parcels and outlots are acceptable.

12. **The applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFAs) to DRD for approval prior to the submission of final plats, for construction of recreational facilities on homeowners land. Upon approval by DRD, the RFA shall be recorded among the county land records.**

An RFA was previously recorded for the Goodman Heights subdivision in Liber 47365 folio 337 of the Prince George's County Land Records. The recorded RFA requires that recreation facilities be constructed for the subdivision in accordance with DSP-21039. The Urban Design Section should review the proposed recreation facilities and timing for construction to determine if they are acceptable.

14. **Development of this site shall be in conformance with the Stormwater Management Concept Plan 19930-2006-00 and any subsequent revisions.**

The applicant has submitted a copy of the most recently approved stormwater management concept plan and approval letter for the site (19930-2006-01). The Environmental Planning

Section should review the submitted plan and the DSP to evaluate conformance to this condition.

Additional Comments:

1. The subdivision was platted on June 1, 2022, which is prior to the reconsideration of the PPS on September 22, 2022. As such the conservation easements shown on the plats are no longer up to date with the regulated environmental features on site. The applicant may submit plats of correction following the approval of this DSP in order to re-record the conservation easements. The applicant submitted new draft plats with the DSP application for informational purposes, showing the new conservation easement boundaries.
2. The approved final plats for the property (Plat Book ME 260 pages 84-85) are subject to 13 notes which are identical between the two plats. Should the property be re-platted, the approved plats of correction will be subject to the same or similar notes.
3. The DSP shows perimeter bearings and distances for the overall Goodman Heights subdivision, but not bearings and distances for the individual parcels and outlots subject to this DSP. These bearings and distances must be shown to ensure consistency between the DSP and the record plats.
4. The existing record plat shows an access easement located on Outlot 3, which is to the benefit of adjoining Parcel 267. The easement is recorded in Liber 9721 folio 201. The new draft plats submitted with the DSP application also show this easement. However, the easement is not shown on the DSP, and should be shown unless the easement has been extinguished.
5. General Note 40 on the coversheet specifies that the outlots will be governed by the HOA. It is also known that the parcels will be governed by the HOA, as they will contain amenities and infrastructure serving the subdivision. The DSP coversheet should still however include a table indicating the disposition (eventual ownership) of each of the parcels and outlots. The table should indicate that each parcel and outlot is going to be conveyed to the HOA. It is not necessary to include the private lots in the table. .
6. Pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, the site has an automatic certificate of adequacy which is valid until April 1, 2034, because the PPS was approved prior to April 1, 2022.

Recommended conditions of approval:

1. Prior to signature approval of the detailed site plan (DSP), the DSP shall be modified as follows:
 - a. Show bearings and distances for Parcels A and B, and Outlots 1-3, in conformance with the record plat.
 - b. Show the existing access easement (recorded in Liber 9721 folio 201) located on Outlot 3, unless this easement has been extinguished.

- c. Add a table to the coversheet indicating the disposition (eventual ownership) of each of Parcels A and B, and Outlots 1-3.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The plans are in conformance with the approved preliminary plan of subdivision and record plat. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat. There are no other subdivision issues at this time.

From: [Thompson, Ivy](#)
To: [Lockhart, Dominique](#)
Cc: [Holley, Edward](#); [Quattrocchi, Dominic](#)
Subject: DSP-21039 Goodman Heights
Date: Wednesday, April 26, 2023 4:36:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hello Dominique,

The following comments are provided for DSP-21039 Goodman Heights:

DPR staff reviewed DSP-21039 for conformance with the requirements of PPS-4-05109; as they pertain to public parks and recreation. This approximately 11.76-acre parcel is zoned Residential Single Family-65 (RSF-65), The property is on the northeast side of Crandall Road, approximately 350 feet east of Gladys Court. The property is being developed per the standards of the old Zoning Ordinance. This application is for the development of recreation facilities to be owned and operated by the HOA. Preliminary Plan of Subdivision (PPS) 4-05109 was approved by the Prince George's County Planning Board on October 13, 2022. Conditions 12 and 13 of PGCPB Resolution No. 07-26 require onsite private recreational facilities to be reviewed by the Urban Design Section of the Development Review Division (DRD). DPR staff evaluated the table of proposed amenities that includes a 10' hard surface trail, a multiage playground, a clubhouse, and seating areas satisfactory. DPR has no additional comments.

Ivy R. Thompson, AICP

Development Review Coordinator | Land Acquisition/Management & Development Review Section

Park Planning & Development Division

M-NCPPC, Prince George's County, Department of Parks and Recreation
6600 Kenilworth Avenue, Riverdale, MD 20737

Direct: 301-699-2540 | Mobile: 202-430-2106 | TEAMS: 240-573-2719

Ivy.Thompson@pgparks.org

Stay connected:





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division
 Environmental Planning Section

301-952-3650

April 24, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Zoning Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Mary Rea, Planner II, Environmental Planning Section, CWPD *MAR*

SUBJECT: **Goodman Heights; DSP-21039 and TCPII-032-07-02**

The Environmental Planning Section (EPS) has reviewed the detailed site plan (DSP) application submitted for Goodman Heights, accepted on March 17, 2023, and reviewed with TCPII-032-07-02. Comments were provided in a Subdivision and Development Review Committee meeting on March 31, 2023. Revised plans and information were submitted on April 17, 2023. The EPS recommends approval of DSP-21039 and TCPII-032-07-02, subject to the conditions listed at the end of this memorandum.

BACKGROUND

The following applications and associated plans were previously reviewed for the subject site:

Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
NRI-029-2006	N/A	Staff	Approved	3/17/06	N/A
NRI-029-2006-01	N/A	Staff	Approved	7/24/06	N/A
4-05109	TCPI-040-06	Planning Board	Approved	1/25/07	PGCPB No. 07-26 (C)
N/A	TCPII-032-07	Staff	Approved	9/27/07	N/A
NRI-029-2006-02	N/A	Staff	Approved	8/12/19	N/A
NRI-029-2006-03	N/A	Staff	Approved	2/11/22	N/A
4-05109 Reconsideration	TCPI-040-06-01	Planning Board	Approved	10/13/22	PGCPB No 07-26 (C)(A)
N/A	TCPII-032-07-01	Staff	Pending	Pending	Pending
DSP-21039	TCPII-032-07-02	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is a DSP filed for the construction of recreation facilities on parcels owned by the Goodwin Heights Homeowners Association.

The current zoning for this site is Residential, Single-Family-65 (RSF-65); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022. The prior zone for this site was One-Family Detached Residential (R-55).

GRANDFATHERING

This project is subject to the provisions of the 1991 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved TCPs and is subject to the environmental regulations contained in prior Subtitles 24 and 27 because the project is subject to Preliminary Plan of Subdivision (PPS) 4-05109.

REVIEW OF PREVIOUS APPROVALS

Preliminary Plan of Subdivision 4-05109

The following text addresses previously approved applicable environmental conditions that need to be addressed with this application. The text in **bold** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

A reconsideration to the PPS was requested to revise the impacts to regulated environmental features (REF) and primary management areas (PMA) because a new nontidal wetland was discovered in an area of the project that had been previously approved to be disturbed. On July 7, 2022, the Planning Board approved the reconsideration and granted the impacts requested. The conditions of the reconsideration approval can be found in PGCPB No. 07-26(C)(A). "Underlining" indicates new language as a result of the reconsideration, and "[Brackets]" and "~~strikethrough~~" indicates deleted language.

- 1. Prior to signature approval of the preliminary plan, a revised FSD text shall be submitted to reflect the accurate acreage and relevant information for Stands A and B.**

The Forest Stand Delineation (FSD) was revised prior to signature approval of the preliminary plan.

- 2. Prior to final plat the TCPII shall be approved. All approved reforestation shall be placed in conservation easements at time of final plat.**

The TCPII was approved prior to the final plat.

- 3. Prior to the issuance of a building permit for proposed Lots 4-7, 10, 11 and 18-23 all reforestation and associated fencing shall be installed. A certification prepared by a qualified professional shall be used to provide verification that the reforestation has been completed. It must include, at a minimum, photos of the reforestation areas and associated fencing behind the subject lots with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.**

This condition will be met at the time of permit.

- 4. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all of the Patuxent River Primary Management Areas, except for two areas of approved impacts for a sewer line**

connection and stormwater outfall, all proposed afforestation areas, and shall be reviewed by the Environmental Planning Section prior to certificate approval. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.”

This condition was met with the approval of the final plat.

5. **Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, or streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition will be met at the time of permit.

6. **Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:**

- a. **Clarify on the plan whether the portion of CA-3 in proposed Parcel A will be reforested as part of Reforestation Area RA-2.**
- b. **Provide written permission from the Department of Park and Recreation for the proposed 0.06 acres off-site clearing.**
- c. **After these revisions have been made, have the qualified professional who prepared the plan, sign and date it.**

The TCPII was revised to meet this condition prior to the signature approval of the preliminary plan.

7. **Prior to the approval of the TCPII, re-evaluate the necessary grading behind Lots 4-7 to preserve more woodland adjacent to the regulated area. ~~*[No grading off of these lots is allowed.]~~**

This condition has been met.

8. **Prior to the approval of the TCPII, show on this plan all the proposed clearing for the playground and the proposed locations of all playground equipment.**

The proposed clearing for the playground and the proposed locations of all playground equipment has been shown on the TCPII.

9. **Development of this subdivision shall be in conformance with an approved Type I Tree Conservation Plan (TCPI/40/06). The following note shall be placed on the Final Plat of Subdivision:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/40/06), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005.”

The note was placed on the final plat of subdivision.

17. Prior to approval of permits, the preliminary plan of subdivision, which was revised to reflect the new nontidal wetland and existing wetland buffer, shall be signature approved with revisions, as follows:

- a. Show the current primary management area approved with Natural Resources Inventory NRI-029-2006-03.**
- b. Show the revised location of the sewer connection and stormwater outfall.**

This condition was met with the signature approval of the preliminary plan.

18. Prior to approval of permits, the Type I tree conservation plan, which was revised to reflect the new nontidal wetland and existing wetland buffer, shall be signature approved with revisions, as follows:

- a. Show the current primary management area approved with Natural Resources Inventory NRI-029-2006-03.**
- b. The worksheet shall be updated with the current total existing woodland, which is 8.53 acres**
- c. The Specimen Tree Table shall be updated to include all of the specimen trees shown on Natural Resource Inventory NRI-029-2006-03.**
- d. Show the revised location of the sewer connection and stormwater outfall.**

This condition was met with the signature approval of the TCPI.

ENVIRONMENTAL REVIEW

Natural Resource Inventory

A Natural Resource Inventory (NRI-029-2006-03) was approved on February 11, 2022, and was provided with this application. The site contains four nontidal wetlands with its associated buffer. There are 10 specimen trees scattered throughout the site. The TCPII and the DSP show all the required information correctly in conformance with the NRI.

Woodland Conservation

A Type II Tree Conservation Plan (TCPII-032-07-02) was submitted with the DSP application. Based on the TCPII, the site's gross area is 11.76 acres, contains 7.51 acres of woodland in the net tract, and 1.02 acres of wooded floodplain, resulting in a woodland conservation threshold of 2.15 acres (20 percent). The woodland conservation worksheet proposes the removal of 5.90 acres in the net tract area and 0.04-acre in the floodplain area for a woodland conservation requirement of 4.07 acres.

According to the worksheet, the requirement is proposed to be met with 1.56 acres of woodland preservation and 0.41-acre of afforestation/reforestation on-site, and 2.10 acres of off-site woodland conservation credits.

Technical revisions to the TCPII are required and included in the recommended conditions listed at the end of this memorandum.

Specimen, Champion, or Historic Trees

The approved revised NRI identifies a total of 11 specimen trees with one tree considered off-site. Nine of the 10 on-site specimen trees are located in areas previously shown as disturbed. The TCP is grandfathered, and all on-site specimen trees slated for removal are grandfathered from the Subtitle 25 Variance process.

Specimen Tree Table

ST #	COMMON NAME	DIAMETER (In inches) DBH	RATING	APPLICANT'S PROPOSED DISPOSITION	STAFF'S RECOMMENDATION
1	Yellow poplar	34	Fair	To be removed	Grandfathered Subtitle 25
2	White oak	37	Good	To be removed	Grandfathered Subtitle 25
3	Yellow poplar	36	Excellent	To be removed	Grandfathered Subtitle 25
4	Willow oak	34	Excellent	To be removed	Grandfathered Subtitle 25
5	White oak	35	Excellent	To be removed	Grandfathered Subtitle 25
6	Southern red oak	35	Fair	To be retained	
7	White oak	36	Good	To be removed	Grandfathered Subtitle 25
8	Yellow poplar	31	Excellent	To be removed	Grandfathered Subtitle 25
9	White oak	35	Fair	To be removed	Grandfathered Subtitle 25
10	Southern red oak	31	Fair	To be removed	Grandfathered Subtitle 25

Preservation of Regulated Environmental Features/Primary Management Area

Impacts to the PMA and isolated wetlands were approved with the reconsideration of PPS 4-05109. Impacts were approved in four areas for a sewer line connection, stormwater outfalls, and the development of roadways and lots, for a total of 29,948 square feet. This DSP does not propose any new impacts to the REF on-site or on adjacent sites, and no additional information is required.

Soils

The predominant soil found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Christiana-Downer-Urban land complex, Zekiah, and issue soils, frequently flooded, and Christiana-Downer complex. Marlboro clay has not been identified on or within the immediate vicinity of this property; however, unsafe soils containing Christiana complexes have been mapped on-site. The Commission's geotechnical expert has reviewed the geotechnical investigation and the slope stability analysis that was submitted with this case. Based on the information provided, the slope stability appears to be met the minimum required factor of safety of 1.5.

Stormwater Management

A Stormwater Management Concept plan and approval letter was submitted with the subject application (Concept approval #19930-2006-01). The concept features a submerged gravel wetland

in which an asphalt path will go around it. The concept letter indicates a SWM fee-in-lieu in the amount of \$7,000 is owed for on-site attenuation/quality control measures. The concept approval expires on April 24, 2023. The SWM concept will need to be updated prior to certification of the DSP and TCPII.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS has completed the review of DSP-21039 and TCPII-032-07-02, and recommends approval subject to the following findings and conditions:

Recommended Finding:

1. The regulated environmental features (REF) on the subject property were preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the current TCPII. No additional impacts to REF are proposed with this application.
2. The site contains 10 specimen trees that are grandfathered from the Subtitle 25 variance process for their removal.

Recommended Conditions:

1. Prior to the issuance of any permits, which impact wetlands, wetland buffers, streams, Waters of the United States, or 100-year floodplain, the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.
2. Prior to certification of the DSP and TCPII, the approved stormwater management concept shall be updated.
3. Prior to signature approval of the DSP, the TCPII shall be revised as follows:
 - a. Show the SWM outfall pipe.
 - b. Use the standard symbols as found in the Environmental Technical Manual.
 - c. Label the tot lot.
 - d. Add the Site Statistic Table, as shown on NRI-029-2006-03.
 - e. Have the plans signed and dated by the qualified professional who prepared them.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

March 31, 2023

TO: Dominique Lockhart, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: DSP-21039 Goodman Heights

CR: Crandall Road (County)
CR: Gladys Court (County)

This memorandum is in response to Detailed Site Plan DSP-21039. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The proposed development is located on the north side of Crandall Road approximately 350 feet east of Gladys Court and 800 feet west of Margie Court.
- The applicant proposes to construct recreation facilities in conjunction with the development of single-family dwellings on the subject property. The recreation facilities will be owned and operated by a homeowner's association.
- DSP-21039 is consistent with the Site Development Concept Plan 19930-2006-1, which was approved April 24, 2020. Concept should be extended.
- There is a FEMA floodplain on the site.
- DPIE has no objection to DSP-21039.

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

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Agent: Colliers Engineering, 22375 Broderick Drive, Suite 110, Sterling, VA, 20166

Additional Back-up

For

DSP-21039 Goodman Heights

APPLICANT'S PROPOSED ADDITIONAL CONDITIONS
GOODMAN HEIGHTS
DETAILED SITE PLAN DSP-21039
MAY 25, 2023

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-21039, and Type II Tree Conservation Plan TCPII-032-07-02, for Goodman Heights, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide a general note stating the current zone of the subject property.
 - b. Provide a table on the coversheet indicating the disposition (eventual ownership) of each of the parcels and outlots. The table should indicate that each parcel and outlot is going to be conveyed to the homeowners association. Do not include the private lots in the table.
 - c. Provide an updated stormwater management concept plan, approved and signed by the Prince George's County Department of Permitting, Inspections and Enforcement.
 - d. Sheet six of the DSP notes that a total of five benches will be located in the playground area, where only four benches are shown. Provide the stated five benches in the playground area.
 - e. Provide **solar powered** bollard lighting in the playground area and along the pedestrian trail to provide adequate lighting levels for the recreational facilities.
 - f. Provide the details and specifications for the bollard lighting.
 - g. Show the bearings and distances for Parcels A and B, and Outlots 1-3, in conformance with the record plat.
 - h. Show the existing access easement (recorded in Liber 9721 folio 201) located on Outlot 3, unless this easement has been extinguished.
 - i. **Provide dog waste stations in locations approved by the Urban Design Section**
 - j. **Modify the trail and the stormwater management facility to conform to the approved technical storm drain plan.**
 - k. **Modify the note establishing the trigger for construction of the recreational amenities as follows:**

"The recreational facilities shall be completed prior to the issuance of the 28th building permit."

2. Prior to signature approval, the Tree Conservation Plan II shall be revised as follows:
 - a. Show the storm water management outfall pipe.
 - b. Use standard symbols, as found in the *Environmental Technical Manual*.
 - c. Label the tot lot.
 - d. Add the Site Statistic Table, as shown on Natural Resources Inventory NRI-029-2006-03.
 - e. Have the plans signed and dated by the qualified professional who prepared them.
 - f. **Modify the limit of disturbance and the forest conservation worksheet to conform to the approved technical storm drain plans.**
3. Prior to issuance of any permits, which impact wetlands, wetland buffers, streams, Waters of the United States, or 100-year floodplain, the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.

UPRA-10062

Prague 7 Solar Bollard



4w LED
495 Lumens

IP65
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

Weight - 36 lbs



Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

Contact Factory

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Single sided bollard area lighting range. Sleek, compact and expansive luminaire family with lighting packages and optics to address any need.

17.5 hours of operation time (2 step dimming with motion sensor) - 5 days of autonomy

[operation time & days of autonomy may vary depending on application, geographical location & available sunlight, contact factory for more information]

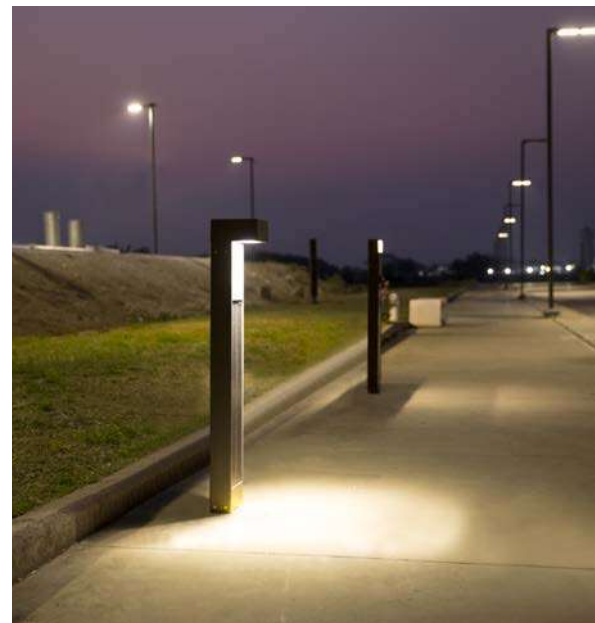
Small, medium and large size LED bollards incorporates optional symmetrical and asymmetrical light distributions. Clean architectural design with vandal resistance are the further characteristics of this bollard. **Ideal for lighting pathways, entrances, square, and terraces.**

Color temperature from 2700K, 3000K, 3500K and 4000K, LED CRI >80. Aluminum housing and extruded aluminium column with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone rubber gasket and clear toughened glass. Powder coating with high corrosion resistance and chemical chromated protection.

Additional Options (Consult Factory For Pricing)

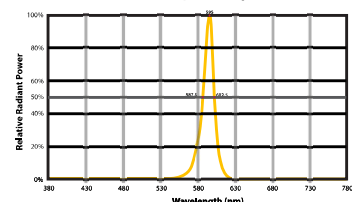


A92691 Remote Solar Charger Programmer



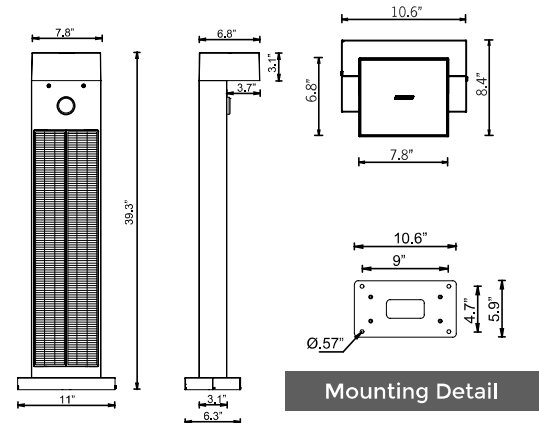
CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT

AMB Spectral Diagram



Narrow-Spectrum Amber LEDs

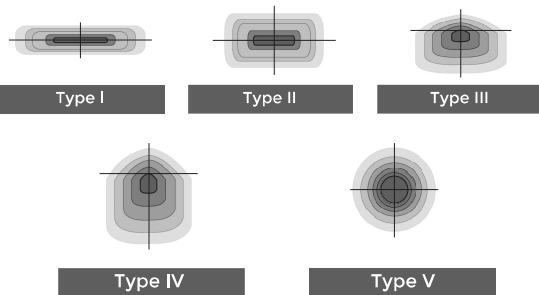
Peak wavelength between 555 & 585 nanometers and a full width of 50% power no greater than 15 nanometers.



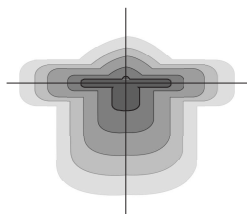
Mounting Detail



Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



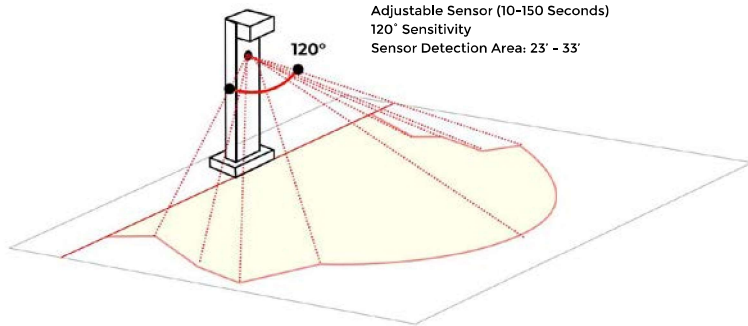
HYBRID TYPE I & TYPE IV

PROJECT	<input type="text"/>	DATE	<input type="text"/>
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QUANTITY	<input type="text"/>	TYPE	<input type="text"/>	NOTE	<input type="text"/>
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ORDERING EXAMPLE || UPRA - 10062 - 4w - T2 - W30 - 02 - Options

UPRA-10062	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	LAMP	BEAM	LED COLOR	FINISH COLOR
	4w LED 495 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32° W - Wide 52° VW - Very Wide 65° EW - Extra Wide 108°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL



- INSPIRED BY NATURE FINISHES**
- SW01 - OAK FINISH
 - SW02 - WALNUT FINISH
 - SW03- PINE FINISH
 - DF - DOUGLAS FIR FINISH
 - CW - CHERRY WOOD FINISH
 - NW - NATIONAL WALNUT FINISH
 - SU01 - CONCRETE FINISH
 - SU02 - SOFTSCAPE FINISH
 - SU03 - STONE FINISH
 - SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

<input type="text"/>	<input type="text"/>	<input type="text"/>
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ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- A92691 - Remote Solar Charge Controller
- HGT - Custom Bollard Height
- AMB - Turtle Friendly Amber LED

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example, Inspired by Nature Finish DSP-21039_Additional Backup 5 of 7

Prague Product Family



Prague 1

- UPRA-10001-8w-855lm [19.6"]
- UPRA-10002-8w-855lm [39.3"]



Prague 2

- UPRA-10011-14w-1675lm [19.6"]
- UPRA-10012-14w-1675lm [39.3"]



Prague 3

- UPRA-10021-20w-2422lm [19.6"]
- UPRA-10022-20w-2422lm [39.3"]



Prague 6

- UPRA-10061-2w-241lm [39.3"]
- UPRA-10062-4w-495lm [39.3"]
- UPRA-10063-6w-723lm [39.3"]



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NO.	DATE	DESCRIPTION



RUSSELL T. McFALL II
HARDLAND PROFESSIONAL
ENGINEER - LICENSE NUMBER 30370

STORM DRAIN, PAVING AND STORMWATER MANAGEMENT PLAN
FOR
GOODMAN HEIGHTS
SDFG PERMIT No. 54565-2019-0

TAX MAP 44, GRID D4
TAX MAP 52, GRID D1
PARCELS 159, 274 AND OUTLOT A

LANHAM (20th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND

Colliers STERLING
22375 BRIDLECREEK DRIVE
Suite 110
Sterling, MD 20154
Phone: 703.430.4330
COLLIERS ENGINEERING & DESIGN, LLC
MEMBER OF COLLIERS GROUP

DATE AS SHOWN	09/14/2020	DRAWN BY	JWC	DATE	09/11/2020
PROJECT NUMBER	15000064	DRAWING NUMBER	CD000-PLAN-02-01	DATE	09/11/2020

TITLE: **STORM DRAIN AND PAVING PLAN**

3 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.