



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 <https://www.mncppc.org/883/Watch-Meetings>

# Special Exception Alternative Compliance Stewart Property

**SE-22002**  
**AC-23008**

REQUEST	STAFF RECOMMENDATION
<p><b>SE-22002:</b> Special exception to permit a planned retirement community use with 57 age-restricted single-family attached dwelling units.</p> <p><b>Variance</b> for the removal of four specimen trees.</p> <p><b>AC-23008:</b> Alternative compliance from Section 4.6 and Section 4.10 of the Landscape Manual.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"> <li>• Approval of Special Exception SE-22002</li> <li>• Approval of Type 2 Tree Conservation Plan TCP2-017-2023</li> <li>• Approval of a Variance to Section 25-122(b)(1)(G)</li> <li>• Approval of Alternative Compliance AC-23008</li> </ul>

<b>Location:</b> Approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road.	
Gross Acreage:	12.01
Zone:	RR
Prior Zone:	R-R
Dwelling Units:	57
Gross Floor Area:	2,200 – 3,200 sq. ft.
Lots:	57
Parcels:	3
Planning Area:	71A
Council District:	04
Municipality:	None
<p><b>Applicant/Address:</b> ESC 8215 Springfield, L.C. 1355 Beverly Road, Suite 240 McLean, VA 22101</p>	
<p><b>Staff Reviewer:</b> Andrew Shelly <b>Phone Number:</b> 301-952-4976 <b>Email:</b> Andrew.Shelly@ppd.mncppc.org</p>	



Planning Board Date:	10/05/2023
Planning Board Action Limit:	N/A
Staff Report Date:	09/20/2023
Date Accepted:	05/12/2023
Informational Mailing:	12/07/2022
Acceptance Mailing:	04/28/2023
Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section,  
Development Review Division

FROM: Andrew Shelly, Planner II, Urban Design Section  
Development Review Division

SUBJECT: Special Exception SE-22002  
Stewart Property

REQUEST: **SE-22002:** Special exception to permit a planned retirement community use with  
57 age-restricted single-family attached dwelling units.

**Variance** for the removal of four specimen trees.

**AC-23008:** Alternative compliance from Section 4.6 and Section 4.10 of the  
Landscape Manual.

RECOMMENDATION: **APPROVAL with conditions**

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**NOTE:**

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of October 5, 2023.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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## SUMMARY

This application, to permit a planned retirement community use with 57 age-restricted single-family attached dwelling units through a special exception, was accepted by the Prince George's County Planning Department on May 12, 2023, and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance.

A special exception is subject to the general required findings of approval for all special exceptions contained in Section 27-317(a) of the prior Prince George's County Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. A planned retirement community use is subject to the additional findings of Section 27-395 of the prior Zoning Ordinance. In support of the application, the applicant filed an amended site layout package, submitted August 17, 2023.

## FINDINGS:

- 1. Location and Site Description:** The subject property is located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road. The site is currently improved with a single-family detached dwelling, being utilized as a private residence, with six associated structures, which include a detached garage and carport.

The landscape of the neighborhood is wooded and the elevation ranges from 130 feet above sea level at the Newstop Branch stream center, to the east of the property, to 220 feet above sea level at Wycombe Park Lane, to the west of the property. The developed character of the adjacent property and surrounding neighborhood is that of open space and single-family dwellings along residential, two-lane streets and cul-de-sacs. Parcel sizes are in the range of approximately .24 acre to approximately 1.35 acres. Dwellings are frame, executed in the American traditional/Colonial Revival style and have clapboard siding or brick cladding, and most were constructed after 1984.

The applicant is requesting to develop a planned retirement community with 57 age-restricted single-family attached dwelling units.

- 2. History and Previous Approvals:** The subject property is a 12.01-acre parcel, known as Parcel 131, located in Tax Map 28, Grid D-3, D-4, E-3, and E-4. The property is located within the Rural Residential (RR) Zone in the Zoning Ordinance and the Rural-Residential (R-R) Zone of the prior Zoning Ordinance. The property is not subject to a previously approved preliminary plan of subdivision (PPS), and there are no prior final plats of subdivision recorded for the property. The proposed development will require a PPS, a certificate of adequacy, and a final plat to find conformance with the development proposed with this special exception application.
- 3. Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by Ducktown Road, to the south by MD 564 (Lanham Severn Road), to the east by Maple Avenue, and to the west by Wingate Drive. The neighborhood primarily includes residential and commercial/retail uses. The immediate properties surrounding the site and their current respective zoning designations are, as follows:

- North—** Open space and single-family dwellings in the Rural Residential (RR) Zone.
- East—** Open space and single-family dwellings in the RR Zone.
- South—** Vacant land in the RR Zone.
- West—** Springfield Road and single-family dwellings in the Residential Estate (R-E) Zone.

4. **Request:** The applicant requests approval of a special exception to permit a planned retirement community use with 57 age-restricted single-family attached dwelling units, with a variance request for the removal of four specimen trees. In addition, an associated alternative compliance is requested from the requirements of Section 4.6(c)(1)(A)(ii) (Buffering Residential Development from Streets) and Section 4.10 (Street Trees Along Private Streets) of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

5. **Development Data Summary:**

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone(s)	RR (Prior R-R)	RR (Prior R-R)
Use(s)	Single-Family Detached Dwelling	Planned Retirement Community (Age-Restricted Single-Family Attached Dwellings)
Acreage	12.01	12.01
Parcels	1	3
Lots	-	57
Gross Floor Area	2,768 sq. ft.	2,200 – 3,200 sq. ft. per lot
Dwellings	1	57

6. **Required Findings:** This application, to permit a planned retirement community use (with 57 age-restricted single-family attached dwelling units) through a special exception, is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance. The analysis of all required findings for approval are provided below.

**General Special Exception Findings—**Section 27-317(a) provides the following:

**(a) A Special Exception may be approved if:**

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

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and, to ensure adequate public facilities and services. This proposal will also be subject to a PPS to determine adequacy of public facilities.

Staff find that the proposed development will not negatively impact the public. The 57 age-restricted single-family attached dwelling units proposed will provide diverse housing options for the surrounding community through quality senior housing. The site will also include amenities through gathering areas, walking trails, and a community garden. A trail is proposed between the sidewalk network along Springfield Road and the western terminus of an internal private street, Private Road B, increasing the connectivity between the development and the existing sidewalk network.

The site abuts a collector street, Springfield Road, to the west. The site will be screened via native trees and shrubs. In addition, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) show a planned bicycle lane along the subject property's entire frontage of Springfield Road. A condition has been included herein requiring the applicant to show the bicycle lane on the special exception plan.

The environmental features of the site will be protected through the majority preservation of the primary management area (PMA) and a stormwater management (SWM) system. In addition, both on-site and off-site woodland conservation areas are proposed.

The proposed special exception use and site plan demonstrate harmony with the purposes of Subtitle 27 of the County Code.

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

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27. In 1987, the Prince George's County District Council enacted Council Bill CB-144-187. This ordinance was to permit a planned retirement community use under certain circumstances. The latest revision to the ordinance occurred in 2005, when the Prince George's County District Council enacted Council Bill CB-78-2005. Subtitle 27 permits a planned retirement community use to be approved via a special exception in the R-R Zone.

The proposed use is being evaluated according to the general required findings of approval for all special exceptions contained in Section 27-317(a) of the prior Zoning Ordinance. A planned retirement community use is also subject to the additional findings of Section 27-395 of the prior Zoning Ordinance.

The application also demonstrates conformance with the R-R Zone development regulations. The proposed unit layouts and representative architecture have been provided by the applicant to supplement the special exception site plan. Staff has provided four conditions, given that the architecture is only representative and a specific builder has not been chosen yet. These conditions are discussed in the analysis of Section 27-395, which is incorporated by reference within this finding.

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

As background, *Plan Prince George's 2035 Approved General Plan* (Plan 2035) classifies this application as located within the Established Communities Growth Policy Area. Established communities areas are most appropriate for context-sensitive infill and low- to medium-density development. The subject property is surrounded by single-family residences and open space parcels. These open space parcels are owned and maintained by two different homeowners associations, the Oakstone Homeowners Association, Inc., and the Springfield Manor Homeowners Association, Inc. The proposed use of a planned retirement community (with age-restricted single-family attached dwellings) complements the surrounding neighborhood uses.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, recommends low-density residential land uses on the subject property (Map 16, Future Land Use, p. 50). The description of the residential low land use category is, "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings," (Table 3, Future Land Use Categories, p. 49). The density proposed with this application is 4.7 dwelling units per acre. However, Section 27-395(a)(3)(C) of the prior Zoning Ordinance states that for a planned retirement community, "The average number of dwelling units per acre shall not exceed (8) for the gross tract area." While the prior Zoning Ordinance permits the proposed density, the master plan goals and policies ensure that the proposed planned retirement community use does not substantially impair the integrity or validity of the master plan.

Housing and Neighborhood Goal 1 states that "Neighborhoods contain a range of housing types that are affordable to the widest range of residents, (p. 152)." Policy HN:2 then states that the master plan should "preserve and expand existing senior housing and transit-accessible housing, (p. 154)." These goals and policies demonstrate that the master plan envisions a diversity of housing that is affordable and encourages the growth of senior living opportunities within the area. In furtherance of these policies and goals, this proposal will offer 57 age-restricted single-family attached dwelling units, in a planned retirement community, with on-site recreational amenities in close proximity to existing communities and all-ages single-family developments.

Therefore, staff find that the construction of 57 age-restricted single-family attached dwelling units for the elderly within a planned retirement community will not substantially impair the integrity of the master plan or Plan 2035. Special Exception SE-22002, as requested, conforms to this finding.

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

The proposed use will add quality senior housing to the surrounding community. Amenities will be provided to facilitate community gatherings and enhance public health, through walking trails and a community garden.

The development will provide safe vehicular and pedestrian circulation for current and future residents. The special exception site plan shows a proposed sidewalk along the site's frontage on Springfield Road along with internal site sidewalks. A natural trail will be provided connecting Private Road B and the on-site pedestrian network to the Springfield Road sidewalk. Conditions have been included herein, requiring the applicant to provide a bicycle lane on the special exception plan along the site's frontage on Springfield Road and dimension all sidewalks and trails. Once revised, according to the conditions proposed herein, this site will be consistent with MPOT policies. The master plan indicates that the minimum dimensions for all sidewalks should be six feet wide and this standard has been included within the condition.

Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

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

The site is bounded to the north and east by open space and single-family dwellings; to the south by vacant land; and, to the west, by Springfield Road and single-family detached dwellings beyond. The general neighborhood consists of open space and single-family dwellings along residential, two-lane streets and cul-de-sacs.

The proposed planned retirement community will complement the surrounding neighborhood as the applicant provides a single-family residential use on the property. Staff find the provided use is context-sensitive and will not negatively impact the surrounding community, subject to conditions. The applicant provides environmental buffering through the preservation of PMA, certain specimen trees, and robust landscaping. The applicant is in conformance with the Landscape Manual, with the exception of Sections 4.6 and 4.10, in which an alternative compliance was filed and recommended for approval, as described in Finding 9. However, the applicant has not demonstrated that the provided lighting will not be detrimental to the surrounding community as there are no lighting measurements shown, nor are there full cut-off fixtures. Therefore, a condition has been included herein, requiring the applicant to provide a photometric plan demonstrating that the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.

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

Type 2 Tree Conservation Plan TCP2-017-2023 was submitted with this application and shows a total of 4.77 acres of woodland in the net-tract and 1.58 acres of wooded floodplain. The development proposes the clearing of 3.63 acres of woodland in the net tract and 0.04 acre of wooded floodplain. The threshold, as established by the R-R Zone, is 20 percent, or 2.09 acres. Based on the proposed clearing, a total woodland conservation requirement of 3.74 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits. The landscape area, in order to count towards meeting the requirements, shall be 35 feet in width, at its narrowest point, which is shown on the TCP2; however, a planting schedule is required for each landscape schedule and reforestation area as a condition herein, along with technical corrections to the TCP2 worksheet.

On-site woodland conservation shall be placed in woodland and wildlife habitat conservation easements, prior to certification of the TCP2. The majority of the woodland conservation requirements will be met off-site by purchasing credits, within an off-site tree bank.

A Subtitle 25 variance was also submitted for review with this application. The applicant has requested to remove four specimen trees, as is shown on the TCP2. The condition of each tree proposed for removal is good/medium and these trees are located across the entire site. Staff support removal of the four specimen trees. An analysis of this variance is provided in Finding 11.

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

PMA is located on this property, as delineated on the approved Natural Resource Inventory, NRI-069-2022. The NRI shows steep slopes, specimen trees, floodplain, and a stream with an associated buffer on the eastern property edge. On August 21, 2023, the applicant submitted a revised statement of justification (SOJ) for impacts to the PMA at two locations. Impact 1 proposes 1,903 square feet (0.04 acre) of impact to the floodplain and stream buffer for connection, installation, and associated grading for a sanitary sewer line. Impact 2 proposes 216 square feet (0.005 acre) of impact to the floodplain of an outfall associated with a submerged gravel wetland.

The specimen trees proposed for removal are located outside of the regulated environmental features (REF).

Based on the plans submitted, the REF on the subject property have been preserved and/or restored, to the fullest extent possible. The necessary impacts are solely for the purpose of providing required utilities through the

connection to a Washington Suburban Sanitary Commission (WSSC) sanitary sewer line and the construction of a SWM outfall.

**Specific Special Exception Requirements**—Section 27-395 provides the following:

**Section 27-395—Planned retirement community.**

**(a) A planned retirement community may be permitted, subject to the following criteria:**

**(1) Findings for approval.**

**(A) The District Council shall find that:**

**(i) The proposed use will serve the needs of the retirement-aged community**

The proposed planned retirement community is providing a single-family attached dwelling use that will allow for home ownership within the proposed planned retirement community.

As stated in the amended SOJ, dated September 1, 2023, this development will provide a new housing option for senior residents in Prince George's County, in close proximity to non-age-restricted dwelling units. This development proposal aligns with the County's *Comprehensive Housing Strategy*, which seeks to support elderly households and provide a diverse set of housing opportunities. Staff find that the property's sole single-family use is sufficient to support the needs of the retirement-aged community. The use provided allows for home ownership with recreational amenities that include a community pavilion, a community garden, a sitting plaza, and trails. Dog waste stations have also been provided, in lieu of a dog park. Conditions have been included herein, requiring the applicant to provide details for the on-site furniture that will be utilized within the community pavilion and demonstrate the locations of the dog waste stations on the special exception plan, with relevant site details.

**(ii) The proposed use will not adversely affect the character of the surrounding residential community; and**

The proposed planned retirement community site layout with 57 age-restricted single-family attached dwelling units has been designed to minimize the number of rear-facing single-family attached units along Springfield Road. The proposal also ensures that adequate landscape buffering is provided on-site to reduce the visual impact of the



development, with the exception of the alternative compliance, which is discussed in Finding 9. Representative architecture has been provided. The applicant has submitted a Visibility Impact Exhibit, which demonstrates end units that will have high, moderate, or low visibility. The exhibit includes four conditions which are acceptable to staff and are included herein. However, an additional condition has been provided herein requiring that all end units be considered moderately visible. This condition will provide architectural consistency, as all end units will have full brick or other masonry material at least up to the water table. Staff find that the age-restricted single-family attached dwelling use integrates into the fabric of the existing low- to moderate-density residential community. The proposed development and planned retirement community use, as conditioned, will not adversely affect the character of the surrounding residential community.

- (iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.**

This is not applicable, as the subject property is located in the R-R Zone and not the Residential-Agricultural (R-A) Zone.

**(2) Site plan.**

- (A) In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.**

The primary traffic circulation patterns are shown on the special exception site plan. The current configuration of the site allows for one point of vehicle access, along Springfield Road. Per the approved transportation scoping agreement, traffic counts at the site access point and Springfield Road, as well as traffic counts at the intersection of Lanham-Severn Road and Springfield Road, are required to determine adequacy. Staff and the applicant agree that further analysis related to vehicular adequacy will be evaluated at the time of PPS.

The applicant is proposing the use of private streets. The prior Zoning Ordinance and prior Subdivision Regulations require that each lot have frontage on, and direct access to, a public street, unless permitted pursuant to Subtitle 24, of the Subdivision Regulations. The use of private streets and the specific standards will be addressed at the time of PPS as it relates to the on-site traffic circulation patterns.

**(3) Regulations.**

- (A) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.**

A Development Standards table has been provided on the special exception plan. The standards provide applicable dimensional and bulk regulations that will govern this property. As stated above, this development is not required to conform to the regulations in the underlying R-R Zone.

However, staff find that the applicant should provide additional regulations within the table, which include standards for accessory structures, or provide a note on the special exception plan that the underlying zoning standards will apply.

- (B) The subject property shall contain at least twelve (12) contiguous acres.**

The property is comprised of 12.01 contiguous acres. Pursuant to the Prince George's County Department of Public Works and Transportation's (DPW&T) confirmation letter, submitted with this application, the property has a land area of 12.01 contiguous acres, as a result of a prescriptive easement, along Springfield Road. Staff find the DPW&T letter and submitted property survey as acceptable evidence demonstrating conformance to this requirement.

- (C) The average number of dwelling units per acre shall not exceed eight (8) for the gross tract area.**

The gross tract area is approximately 12.01 acres, and when multiplied by 8, equals 96 dwelling units. A total of 57 dwelling units are proposed, which is below the 96 units allowed.

- (D) In the R-A Zone, buildings shall not exceed three (3) stories.**

This is not applicable, as the subject property is located in the R-R Zone and not the R-A Zone.

- (E) In the I-3 Zone, the following shall apply:**

- (i) The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;**

- (ii) **The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access to, a public street;**
- (iii) **All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and**
- (iv) **The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.**
- (v) **In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).**

These requirements do not apply, as the property is located in the R-R Zone and not the Planned Industrial/Employment Park (I-3) Zone.

- (F) **In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).**

This requirement does not apply, as the property is located in the R-R Zone and not the I-3 or Commercial Office (C-O) Zones.

**(4) Uses.**

- (A) **The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds are appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council;**

The amended SOJ, dated September 1, 2023, includes the following information, which partially addresses the requirements contained in Section 27-395(a)(4)(A) of the Zoning Ordinance:

“The proposed development and recreational facilities are commensurate with the size of the development. The main community gathering area is centrally located on the site to

encourage regular use by all residents. The focal point of the central park area is a +/-400-square-foot covered pavilion on a +/-3,050-square-foot plaza. The wood post and asphalt shingle roof pavilion will feature lights and power outlets that make the pavilion suitable for community events such as picnics and homeowners association meetings. Permanent fixed benches and moveable outdoor tables and chairs will be provided at the pavilion and on the plaza. The plaza will be surfaced with permeable pavers and surrounded with landscaping contained by seating height masonry walls. Approximately twelve 4x8' raised garden beds for community use are proposed next to the plaza. Additionally, the property is located less than three miles from both the Huntington Community Center and the Glenn Dale Community Center and Splash Park, each of which features programming with fitness, crafts, and other activities."

Staff find that the provided community gathering area only partially meets the intent of the Zoning Ordinance. The community gathering area consists of a pavilion, benches, bicycle racks, a community garden, and tables in the southeastern portion of the property. The applicant contends that the community gathering area is centrally located, but staff disagree. While not a requirement of the prior Zoning Ordinance, staff would recommend that a community gathering area be centrally located to enhance its functionality or, at a minimum, provide directional signage explicitly guiding residents to this space.

In addition, staff find that the community gathering area is seasonal in nature and does not provide any active recreation other than the garden and walking paths for residents. Given the seasonality of the region, staff find that the applicant should provide an indoor space, or additional amenities, to allow year-round or three season community meetings and events, in addition to the outdoor area. The applicant also contends that residents may travel off-site for access to active recreational activities, which staff does not find sufficient, and therefore, recommend that additional active recreation is provided on site.

Staff has provided conditions, prior to the certification of the special exception site plan, which require the applicant to provide directional signage to the community gathering area, the provision of an indoor or year-round community gathering area, and the provision of on-site active recreational activities.

**(B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.**

No retail, commercial, medical, or healthcare uses are proposed with this application.

**(5) Residents' age.**

- (A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.**

According to the amended SOJ, age restrictions, in conformance with the Federal Fair Housing Act, will be established through the recordation of covenants in the land records of Prince George's County. A copy of a draft covenant was included in the submittal package, as Exhibit A, for approval by the District Council. A condition requiring that the age-restricted covenants be approved by the District Council and filed in the land records of Prince George's County has been included herein. To ensure notice to future owners, the liber and folio of the covenants is recommended to be reflected on the final plat, prior to recordation.

**(6) Recreational facilities.**

- (A) Covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. The covenants shall be approved by the District Council, and shall be filed in the land records at the time the subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the District Council, and shall be recorded (pursuant to Title II of the Real Property Article of the Annotated Code of Maryland) at the time the subplat is recorded.**

The amended SOJ indicates that the community will have an homeowners association, which will ensure the maintenance of all common areas, including the associated recreational amenities. These amenities include a covered pavilion, community garden, picnic tables, and natural surface trail. A copy of a draft covenant was included in the submittal package as Exhibit A, for approval by the District Council. A condition requiring that the covenants for the perpetual maintenance of recreational facilities and the community's right to use the facilities be approved by the District Council and filed in the land records of Prince George's County, prior to record plat, has been included herein.

- 7. Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568, for a townhouse or other single-family attached dwelling use, 2.04 spaces are required per dwelling unit. The applicant has proposed 57 dwelling units, which

requires a minimum of 117 parking spaces for the development. The special exception site plan shows a total of 228 parking spaces will be provided. Conditions have been included herein, requiring the applicant to provide electric vehicle charging stations, and visitor parking as additional on-site amenities for residents and guests, prior to the certification of the special exception plan. The applicant has also not demonstrated that large vehicles can sufficiently navigate the site. Therefore, a condition has been provided requiring the applicant to provide truck-turning circulation plans prior to the acceptance of the preliminary plan of subdivision.

8. **2010 Prince George's County Landscape Manual Requirements:** The proposed development is subject to the requirements of the Landscape Manual. Specifically, conformance is required for Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscape Requirements; and Section 4.10, Street Trees Along Private Streets. The orientation of the dwellings exposes the rear of the units to the public street. An application for Alternative Compliance (AC-23008) to Section 4.6(c)(1)(A)(ii) of the Landscape Manual was provided with this application and was evaluated separately. Staff find the subject application is in conformance with the requirements of the Landscape Manual, except for those referenced with the alternative compliance request, subject to technical corrections.
9. **Alternative Compliance:** The applicant requests alternative compliance from Section 4.6, Buffering Development from Streets, along the Springfield Road frontage, and Section 4.10, Street Trees Along Private Streets, for all private streets in the proposed development. The applicant is seeking relief, as follows:

**REQUIRED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road**

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	49
Shrubs (20 per 100 linear feet)	81

**PROVIDED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road**

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet (for 333.5 linear feet) 26 feet (for 31.4 linear feet) 20 feet (for 38.8 linear feet)
Shade Trees	22
Evergreen Trees	53
Shrubs	104

### **Justification of Recommendation**

The applicant is requesting alternative compliance from the requirements of Section 4.6(c)(1)(A)(ii), Buffering Residential Development from Streets, which requires a minimum buffer width of 35 feet, when the rear yards of single-family attached or detached dwellings are oriented toward a street classified as a collector road, such as Springfield Road.

The 35-foot-wide buffer is provided for 333.5 of the 403.7 linear feet of frontage on Springfield Road, or approximately 83 percent. At two points, the rear yards of Lot 1 and Lot 43 encroach into the buffer, reducing the width to 26 feet and 20 feet, respectively. The buffer plantings have been consolidated around these two points to ensure there is an attractive view of development from the street. In addition, the applicant has proposed a 6-foot-high privacy fence around the rear yards of Lots 1 and 43. The buffer planting requirements have been met for the entirety of the buffer.

Since the buffer width is only impacted at two locations, which make up a small portion of the overall street frontage (70.2 out of 403.7 linear feet; approximately 17 percent), and the applicant exceeds the plant unit requirements, in addition to a fence, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.6, Requirements for Buffering Residential Development from Streets, subject to technical corrections, which have been included as conditions herein.

### **Section 4.10, Street Trees Along Private Streets**

#### **REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads**

Number of Street Trees	51 (total)
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#### **PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads**

Number of Street Trees	41 (total)
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### **Justification of Recommendation**

The applicant is also requesting alternative compliance from Section 4.10(c), Street Trees Along Private Streets, which requires one street tree per 35 linear feet of frontage. Per Section 4.10(c)(4), street trees shall be located a minimum of 35 feet from the point of curvature of an intersection of two streets. In addition, Section 4.10(c)(5) requires that street trees be located a minimum of 10 feet from the point of curvature of residential driveway entrances. Finally, Section 4.10(c)(10) requires a minimum of 150 square feet of soil surface per isolated tree and 120 square feet of soil surface per tree within a continuous open landscaping strip. The driveways for single-family attached homes, the narrow space between driveways, the many short blocks and intersections, and easement constraints, limit the number of street tree locations.

The applicant has provided the maximum amount of street trees given the space limitations of the proposed age-restricted housing development. As an alternative, the applicant has proposed additional plantings as part of Section 4.1, Residential Requirements for Townhouses, One-Family Semi-Detached, and Two-Family Dwellings Arranged Horizontally. The Section 4.1 requirements are exceeded, and the additional trees are proposed as close to the private streets as possible, but outside of public utility easements

(PUE), which meets the purposes and objectives of Section 4.10 by enhancing the private streets, both visually and environmentally.

The Planning Director finds that there are several locations that could allow additional trees, which are outlined in the conditions below. The Planning Director also recommends that the proposed Section 4.10 street trees and Section 4.1 trees, adjacent to the private streets, be planted at a larger caliper to meet the objectives of Section 4.10 more quickly.

Given the additional plantings close to the private streets, both provided and conditioned, and the larger tree size as conditioned, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.10, Requirements for Street Trees Along Private Streets.

The Planning Director recommends approval of Alternative Compliance AC-23008 from the 2010 *Prince George's County Landscape Manual* for Section 4.6, Buffering Development from Streets, and Section 4.10, Street Trees Along Private Streets, with 10 conditions, as discussed above, and included herein.

10. **Prince George's County Tree Canopy Coverage:** This application is subject to the requirements of the Tree Canopy Coverage Ordinance. This site is located within the prior R-R Zone and is required to provide 15 percent of the site area in tree canopy coverage (TCC). The site is 12.01 acres, and a total of 1.80 acres or 78,473 square feet of TCC is required. Conformance with the TCC requirements will be evaluated, at the time of permitting. However, with this application, the applicant is demonstrating conformance by providing 99,029 square feet of TCC. A condition has been included herein, requiring the applicant to revise the TCC on-site woodland conservation acres provided, and non-woodland conservation acres provided in conformance with the provided TCP2.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 square feet of woodland and proposes clearing of more than 5,000 square feet. A TCP2 was submitted with this application (TCP2-017-2023), which shows a total of 4.77 acres of woodland in the net tract and 1.58 acres of wooded floodplain. The development proposes the clearing of 3.63 acres of woodland in the net tract and clearing 0.04 acre of wooded floodplain. The threshold, as established by the zone, is 20 percent, or 2.09 acres. Based on the proposed clearing, a total woodland conservation requirement of 3.74 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits.

The landscape area, in order to count toward meeting the requirements, shall be 35 feet in width, at its narrowest point. The revised TCP2 shows the landscape credit meeting this criterion; however, a planting schedule is required for each landscape credit and reforestation area.

A Subtitle 25 variance was submitted for review with this application. The approved NRI-069-2022 identifies a total of 10 specimen trees on-site. The following analysis is the review of the request to remove four specimen trees.



The letter of justification (LOJ) requests the removal of four specimen trees identified as Specimen Trees 1, 3, 9, and 10. The condition of trees proposed for removal ranges from fair to good. This site is broken into one stand, Stand A. Stand A is located in the northeastern portion of the property. The TCP2 shows the location of the trees proposed for removal. These specimen trees are proposed for removal for the development of the site, roadways, utilities, stormwater management (SWM), and associated infrastructure.

Specimen Tree Variance SOJ Table						
ST-#	DBH	Common Name	Location	Rating	Impacted by Design Elements	Construction Tolerance
1	32	Post oak	Within Road A right-of-way	Fair	Proposed Road A, and grading for stormwater management facility, utilities, and house site.	Good
3	31	White oak	Lot 16	Good	Proposed roadway, stormwater management facility, utilities, and house site.	Good/Medium
9	30	Southern red oak	Lot 24	Good	Within proposed roadway, stormwater management facility, utilities, and house construction.	Good
10	32	White oak	Lot 54	Good	Within proposed roadway, stormwater management facility, utilities, and house construction.	Good/Medium

### Evaluation

Staff support the removal of the four specimen trees requested by the applicant, based on the findings below. Section 25-119(d) contains six required findings [text in **bold**] to be made before a variance from the WCO can be granted. An evaluation of this variance request, with respect to the required findings, is provided in plain text, below:

**(A) Special conditions peculiar to the property have caused the unwarranted hardship.**

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the 10 specimen trees located on-site. Those “special conditions” relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The property is 12.01 acres, and the natural resource inventory (NRI) shows PMA that includes steep slopes, specimen trees, floodplain, and a stream and associated buffer on the eastern property edge.

The specimen trees are located across the entire site; however, a majority are found along the northeastern property line. The specimen trees proposed for removal are located outside of the REF.

The table above indicates the four specimen trees requested for removal for proposed roadways, building footprints, and grading. The species in this area are all a variety of oak, and the condition ratings of these trees range from fair to good, with most classified in good condition. The trees have good to medium construction tolerances; however, all species of the included specimen trees have limiting factors for their construction tolerance, specifically if significant impacts are proposed to the CRZ. These trees are located throughout the site, outside of the steep slope areas.

Removal of specimen tree ST-1, a 32-inch post oak in fair condition, is requested to adequately provide circulation on the site. Specimen trees proposed for removal for house location include ST-3 and ST-10, both white oaks, and ST-9, a southern red oak. These trees are all in good condition, ranging from 30 to 45 inches in diameter.

Staff find that ST-1, ST-3, ST-9, and ST-10 are somewhat dispersed, yet integral to the developable portion of the site, in that they are more centrally located on the property and not in close proximity to the PMA or any REF. Retention of these trees, and protection of their respective CRZs, would have a considerable impact on the proposed development by creating challenges for adequate circulation and infrastructure through portions of the site.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.**

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their CRZ, would deprive the applicant of rights commonly enjoyed by others in similar areas. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the Environmental Technical Manual for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed, on a site, for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the CRZ of Specimen Trees, ST-1, ST-3, ST-9, and ST-10 would have a considerable impact on the development potential of the property. If similar trees were encountered on other sites, they would be evaluated under the same criteria. These four specimen trees requested for removal are located within the developable parts of the site.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.**

Not granting the variance to remove Specimen Trees ST-1, ST-3, ST-9, and ST-10 would prevent the project from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar developments featured REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application. Other applicants with similar circumstances would receive the same recommendation.

**(D) The request is not based on conditions or circumstances, which are the result of actions by the applicant.**

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The location of the trees and other natural features throughout the property are based on natural or intentional circumstances that long predate the applicant's interest in developing this site. In addition, to date, the applicant has not undertaken any construction on the site that would cause the need for removal of specimen trees with the proposed development.

**(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.**

There are no existing conditions relating to land or building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

**(F) Granting of the variance will not adversely affect water quality.**

Requirements regarding the SWM concept will be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). Erosion and sediment control requirements are reviewed and approved by the Prince George's Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met, in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards. State standards are set to ensure that no degradation occurs, and granting this variance will require adherence to these standards.

**Conclusion on the Variance Request**

The required findings of Section 25-119(d) were adequately addressed for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10. Staff recommend the approval of the requested variance for the removal of these four specimen trees for the construction of a residential development. Specimen tree ST-8 will be marginally impacted by the development proposal. The applicant calculated the proposed impact at 34 percent. At the time of certification of the TCP2, the applicant shall provide a management plan for root protection and monitoring the health of ST-8.

12. **Signage:** A signage schedule has been provided with this application as the applicant proposes two gateway signs to identify the residential subdivision. Section 27-624 states that "A permanent gateway sign identifying a residential subdivision is permitted in any Residential Zone." This section therefore limits the development to only one sign. However, the gateway sign only refers to the signage area and, as such, the proposed signage is in conformance with the requirements of the prior Zoning Ordinance.
13. **Referral Comments:** The following referrals were received and are incorporated herein by reference. All the comments are addressed on the site plan, or as part of this technical staff report:

- a. **Community Planning**—In a memorandum dated July 7, 2023 (Sams to Shelly), the Community Planning Division found that, pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.
- b. **Transportation Planning Section**—In a revised memorandum dated September 5, 2023 (Ryan to Shelly), the Transportation Planning Section determined the subject plan is acceptable subject to a condition requiring the applicant to provide a bicycle lane along the property's entire frontage and dimension all sidewalks and trails on the special exception and future applications.
- c. **Environmental Planning Section**—In a revised memorandum dated August 28, 2023 (Nickle to Shelly), the Environmental Planning Section provided an analysis of the subject application.

The site has an approved Natural Resources Inventory (NRI-069-2022), and no further information is required for the NRI regarding existing site conditions.

Based on the proposed clearing, a total woodland conservation requirement of 4.14 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits. Staff finds the TCP2 acceptable subject to technical corrections.

The required findings of Section 25-119(d) of the WCO were adequately addressed for the removal of four of the eight specimen trees, identified as Specimen Trees 1, 3, 9, and 10. Staff recommend that the District Council approve the requested variance for the removal of these four specimen trees for the construction of a residential development.

PMA is located on this property as delineated on the approved NRI plan. The NRI shows steep slopes, specimen trees, floodplain, and a stream with an associated buffer on the eastern property edge. The applicant proposed the following three impacts:

**Impact 1: WSSC Sanitary Sewer Connection**

Impact 1 proposes 1,903 square feet (0.04 acre) of impact to the floodplain and stream buffer for connection, installation, and associated grading for a sanitary sewer line. This proposed impact is for a utility connection and is supported as proposed.

**Impact 2: Stormwater management outfalls**

Impact 2 proposes 216 square feet (0.005 acre) of impact to the floodplain for an outfall for a submerged gravel wetland. This proposed impact is associated with a planned SWM facility and is supported as proposed.

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer Complex, Russett-Christiana complex, and Russett Christiana-Urban land complex.

Marlboro clay is not present on-site; however, Christiana clay and critical slopes are present on-site. A geotechnical report, including a slope stability analysis, is required with the acceptance of the PPS. The TCP1 shall show 1.5 factor of safety lines, if any, for both unmitigated and mitigated conditions. The geotechnical analyses shall be performed in accordance with the Prince George's County requirements, Techno-Gram 005-2018.

An unapproved SWM plan (29311-2022-0) was submitted with this application. The unapproved plan shows the use of two submerged gravel wetlands, two micro-bioretenment facilities, and a bioswale to meet the stormwater requirements for the site. The revised layout of SE-22002 is not consistent with the layout shown on the unapproved SWM plan. The SWM technical plan shall match the layout of the SE site plan and TCP2, prior to issuance of the first permit.

The County requires the approval of an Erosion and Sediment Control Plan. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion, and sediment control measures.

- d. **Subdivision Section**—In a revised memorandum dated August 18, 2023 (Diaz-Campbell to Shelly), the Subdivision Section noted that a PPS and final plat are required prior to the approval of permits, because the development proposes the division of land and the construction of multiple dwelling units. A certificate of adequacy (ADQ) will also have to be reviewed concurrently with, and approved prior to, approval of the PPS. In accordance with Section 27-271 of the Zoning Ordinance, a special exception is not subject to the order of approvals which normally requires PPS approval prior to the approval of a site plan. Notwithstanding the provisions of the Zoning Ordinance, staff recommend that a PPS be submitted and concurrently reviewed with the special exception, at a minimum, since the findings and conditions of the PPS and ADQ may have an impact on the lotting pattern proposed with the special exception, and so could necessitate a revision to the special exception. It is noted that a PPS application (4- 22059) for the site has been submitted but has not yet been accepted for processing as of the writing of this referral.

One condition has been provided by staff, and included herein, requiring the applicant to obtain approval of a PPS, which reflects the approved lotting pattern of the preliminary plan on the approved special exception site plan, prior to the certification of the special exception.

- e. **Historic Preservation Section**—In a memorandum dated May 31, 2023 (Stabler, Smith, Chisholm to Shelly), the Historic Preservation Section noted that 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 high. The proximity of the parcel to Newstop Branch suggests the potential for Native American archeological sites, and a large portion of the parcel has never been developed. The property was also part of Edward E. Perkins' farm, "Graceland" (PG:71A-27; the house site is about a third of a mile away), which was part of Governor Oden Bowie's "Springfield."

Staff therefore provided three conditions that have been included herein. The first requires the applicant to identify archaeological resources in the project area by conducting Phase I archaeological investigations prior to acceptance of the PPS. The second requires the applicant to provide a plan for evaluating the resource at the Phase II level, or avoiding and preserving the resource in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property. This condition is required to be completed by the applicant prior to the approval of the final plat. The third condition requires the applicant to provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary. This third condition is required to be completed by the applicant prior to any ground disturbance or the approval of any grading permits.

- f. **Permit Review Section**—In a memorandum dated May 18, 2023 (Chaney to Shelly), the Permit Review section provided eight technical comments, in which three have been included as conditions of approval prior to the certification of the special exception. These conditions require the applicant to delineate and dimension the garages and dwelling units, provide the material of the driveway on a note, and provide dimensions for the setbacks for the buildings to the property lines on the special exception.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated June 12, 2023 (Quattrocchi and Thompson to Shelly), DPR supports the applicant's proposal to provide on-site recreational facilities. Mandatory dedication of parkland will be further evaluated at the time of the PPS review.
- h. **Prince George's County Fire/EMS Department**—In an email dated May 14, 2023 (Reilly to Shelly), the Fire/EMS Department noted two compliance comments, one of which has been included as a condition herein. This condition requires the applicant to provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 17, 2023 (Giles to Shelly), DPIE evaluated the subject property and provided comments to be addressed prior to, or concurrent with, issuance of a final grading permit and final plat. As part of these requirements, the applicant will be required to obtain Water and Sewer Category 3 status prior to the recordation of a final plat.
- j. **Washington Suburban Sanitary Commission (WSSC)** —As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.
- k. **Prince George's County Health Department**—As of the writing of this technical staff report, the Prince George's County Health Department did not offer any comments on this subject application.

- l. **City of Bowie**—As of the writing of this technical staff report, the City of Bowie did not offer any comments on this subject application.

14. **Community Feedback:** Staff received emails from the surrounding community and an attorney representing a neighboring Homeowner's Association (HOA) prior to the writing of the technical staff report. These emails were not associated with a specific issue regarding the development but only requested additional information on the project.

## RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-395 (planned retirement community) of the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval and that the application will be in conformance with the Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-22002, a Variance from Section 25-122(b)(1)(G), Alternative Compliance AC-23008, and Type 2 Tree Conservation Plan TCP2-017-2023, for Stewart Property, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a bicycle lane along the subject property's entire frontage of Springfield Road on the special exception plan, unless modified by the operating agency with written correspondence.
  - b. Provide dimensions for all sidewalks and trails on-site on the special exception plan. All sidewalks shall be at least 6 feet wide in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, unless modified by the operating agency with written correspondence.
  - c. Provide the following notes on the special exception plan and revise the representative architectural plans to demonstrate the following:
    - (1) "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."
    - (2) "All single-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."
    - (3) "All highly visible single-family attached end walls, as shown on the Applicant's provided 'Visibility Exhibit,' shall be finished with full brick or other masonry on the first floor."

- (4) “All moderately visible single-family attached end walls, as shown on the Applicant’s ‘Visibility Exhibit,’ shall be finished with, at a minimum, full brick or other masonry up to the water table.”
- d. Revise the Visibility Impact Exhibit and the special exception plan to show all end units that are not considered highly visible, as moderately visible or MVL.
- e. Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc.
- f. Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan.
- g. Revise the development standards table on the special exception plan to include the following:
  - (1) Provide accessory building development standards or note that the underlying zoning standards will apply on the special exception plan.
- h. Revise the project title on the provided draft covenants to be consistent with the special exception site plan.
- i. Provide electric vehicle charging stations and visitor parking as part of the on-site parking calculation on the special exception plan.
- j. Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.
- k. Demonstrate conformance to Section 27-295(a)(4) by:
  - (1) Providing on-site directional signage to the outdoor community gathering area.
  - (2) Providing an indoor space or additional amenities, to allow year-round or three seasons of community meetings and events, in the community gathering area.
  - (3) Providing additional on-site active recreational activities.
- l. The landscape plan shall be revised, as follows:
  - (1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5–3-inch caliper to 3–3.5-inch caliper.
  - (2) Correct Schedule 4.6-1(F), which identifies the linear feet of frontage as 179.7 feet, which is inconsistent with the landscape plans that identify this segment as 140.8 feet.



- (3) Confirm that each proposed street tree meets the requirements for soil surface, pursuant to Section 4.10(c)(10), or provide details of the alternative construction techniques that will be implemented, to ensure survivability.
- (4) Provide a shade tree, instead of an ornamental tree, between Lots 32 and 33, Block B, and in the side yard of Lot 29, Block B.
- (5) Provide a shade tree (outside of the public utility easement) between Lots 54 and 55, Block C.
- (6) Provide an ornamental tree (outside of the public utility easement) between Lots 46 and 47, Block C.
- (7) On Sheet 1, correct the table to identify that Lot 43, Block B, needs alternative compliance, not Lot 42.
- (8) Provide labels for the private roads.
- (9) Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.
- (10) Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.
- (11) Round all plant requirements for all landscape schedule to whole numbers.
- (12) Indicate the landscape schedules where alternative compliance is being requested.
- (13) Provide the following General Notes on Sheet 1 of the landscape plan:
  - (a) Landscaping in front of the residential gateway signs will change seasonally.
  - (b) Plantings in the raised garden beds will be installed by residents.
- (14) Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.
- (15) Provide a column stating if the proposed planting is native or non-native, on the plant schedule, on Sheet 2 of the landscape plan.
- (16) Label the lighting fixtures and fence on Sheet 2 of the landscape plan. Revise the lighting fixtures to be full cut-off.
- (17) Provide site details for the on-site furniture that will be utilized within the community pavilion, on Sheet 3.

- (18) In addition to the landscape plan, provide a photometric plan demonstrating the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.
- m. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- (1) Label the proposed development features on the plan (raised garden beds, sitting plaza, etc.).
  - (2) Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Prince George's County District Council with SE-22002 for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10."
  - (3) Provide a management plan for root protection and monitoring the health of the specimen trees to remain with impacted critical root zones.
  - (4) Provide the symbols in the legend for the sewer and associated easement(s), and all other features on the TCP2.
  - (5) Provide a planting schedule for each of the reforestation areas and area for landscape credits. The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants.
  - (6) Add the Site Statistics Table and General Information Table from the approved NRI.
  - (7) Correct errors in the TCP2 worksheet to accurately reflect the woodland conservation requirement, and how the requirement is being met.
  - (8) Prior to certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Prince George's County Land Records office for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:
 

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site, have been placed in a woodland and wildlife habitat conservation easement, and recorded in the Prince George's County Land Records at Liber \_\_\_\_ Folio \_\_\_\_.  
Revisions to this TCP2 may require a revision to the recorded easement."
2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:
- a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:

- (1) Provide a bicycle lane along the subject property's entire frontage of Springfield Road, unless modified by the operating agency with written correspondence.
  - (2) Provide dimensions for all sidewalks and trails on-site. All sidewalks shall be at least 6 feet wide in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, unless modified by the operating agency with written correspondence.
- b. Provide a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions.
- c. Identify archaeological resources in the project area by conducting Phase I archaeological investigations
- d. Provide a truck turning circulation plan.
3. Prior to the approval of the final plat, the applicant shall:
  - a. Provide a plan for evaluating the resource at the Phase II level, or avoiding and preserving the resource in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property.
  - b. In accordance with Section 27-395(a)(5)(A) of the Prince George's County Zoning Ordinance, the applicant shall provide age-restricted covenants, in conformance with the Federal Fair Housing Act, and the covenants shall be approved by the Prince George's County District Council and filed in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
4. Prior to issuance of the first permit, revise the Stormwater Management technical plan to match the layout of the special exception site plan and the TCP2.
5. Prior to issuance of any permit which impacts wetlands, wetland buffers, and streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions were complied with, and associated mitigation plans.
6. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:
  - a. Provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary.

# STEWART PROPERTY

Special Exception

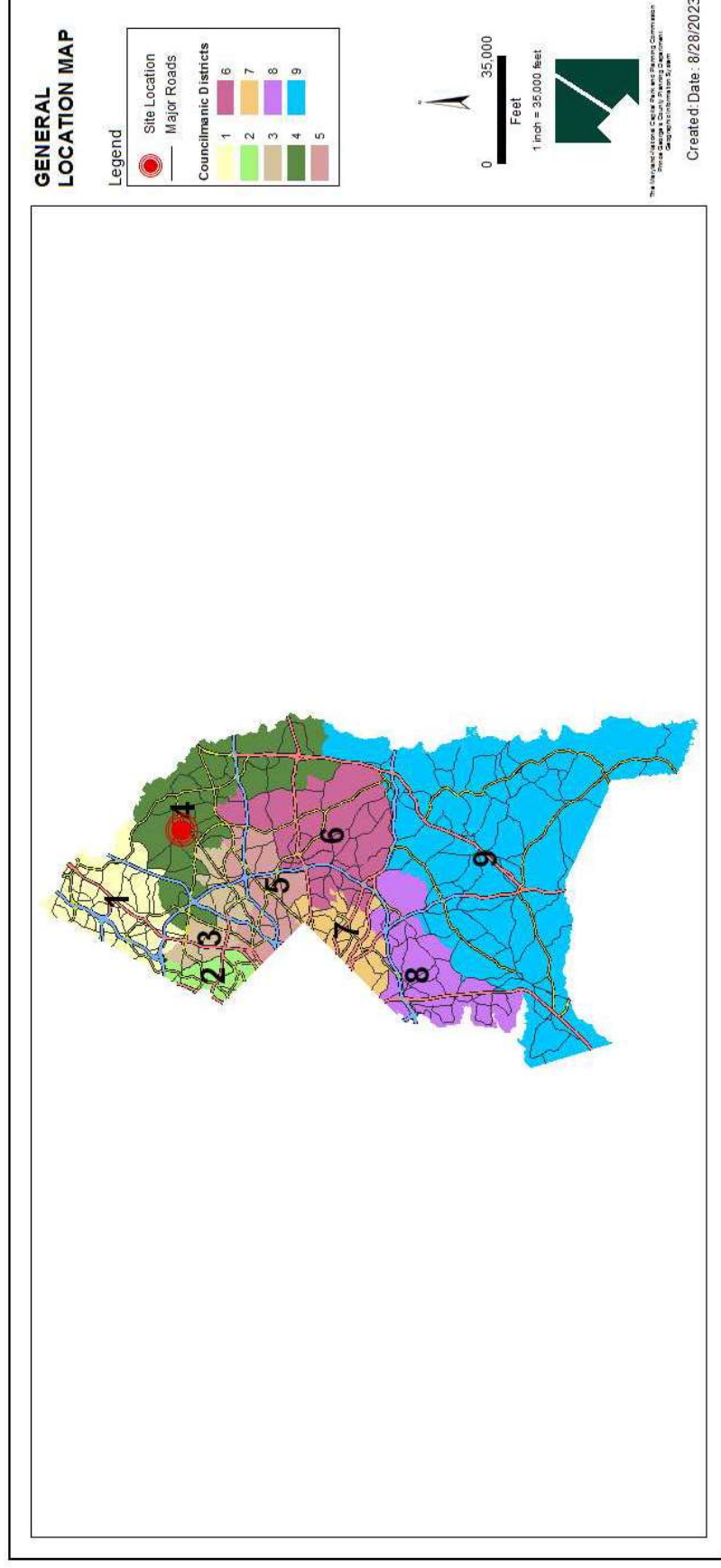
Alternative Compliance, AC-23008

Staff Recommendation: Approval with Conditions



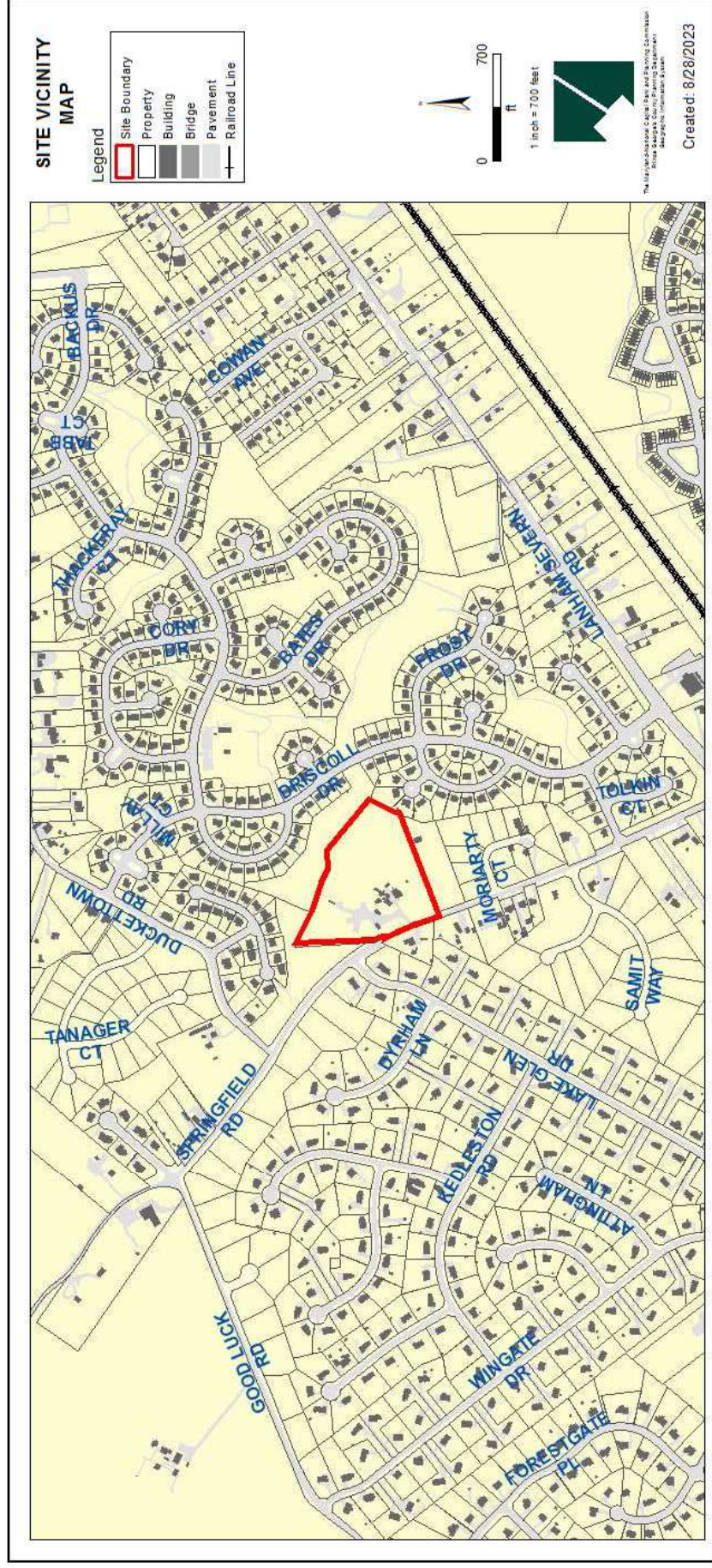
# GENERAL LOCATION MAP

Council District: 04  
Planning Area: 71A





# SITE VICINITY MAP





# ZONING MAP (CURRENT & PRIOR)

Property Zone: RR (Prior R-R)

CURRENT ZONING MAP



PRIOR ZONING MAP



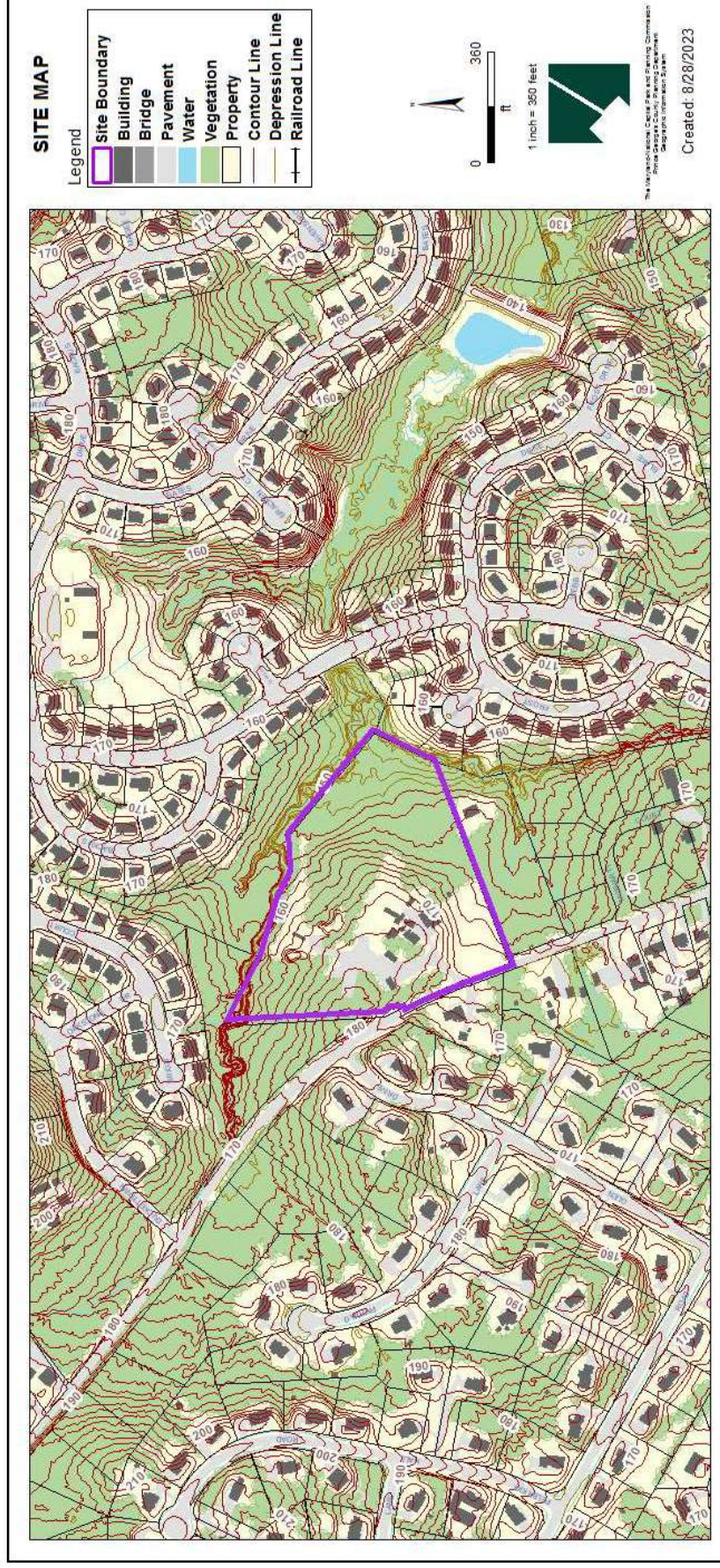


# AERIAL MAP



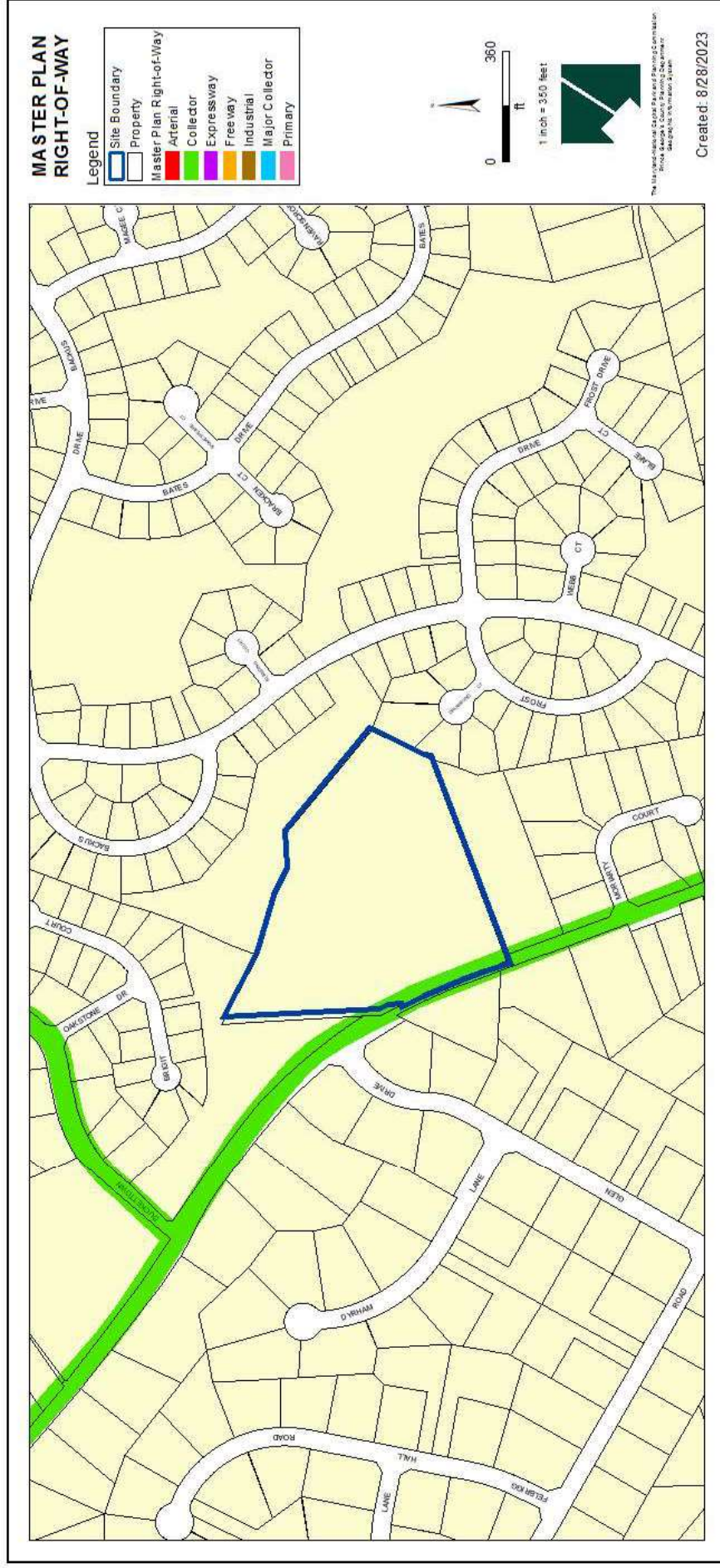


# SITE MAP





# MASTER PLAN RIGHT-OF-WAY MAP

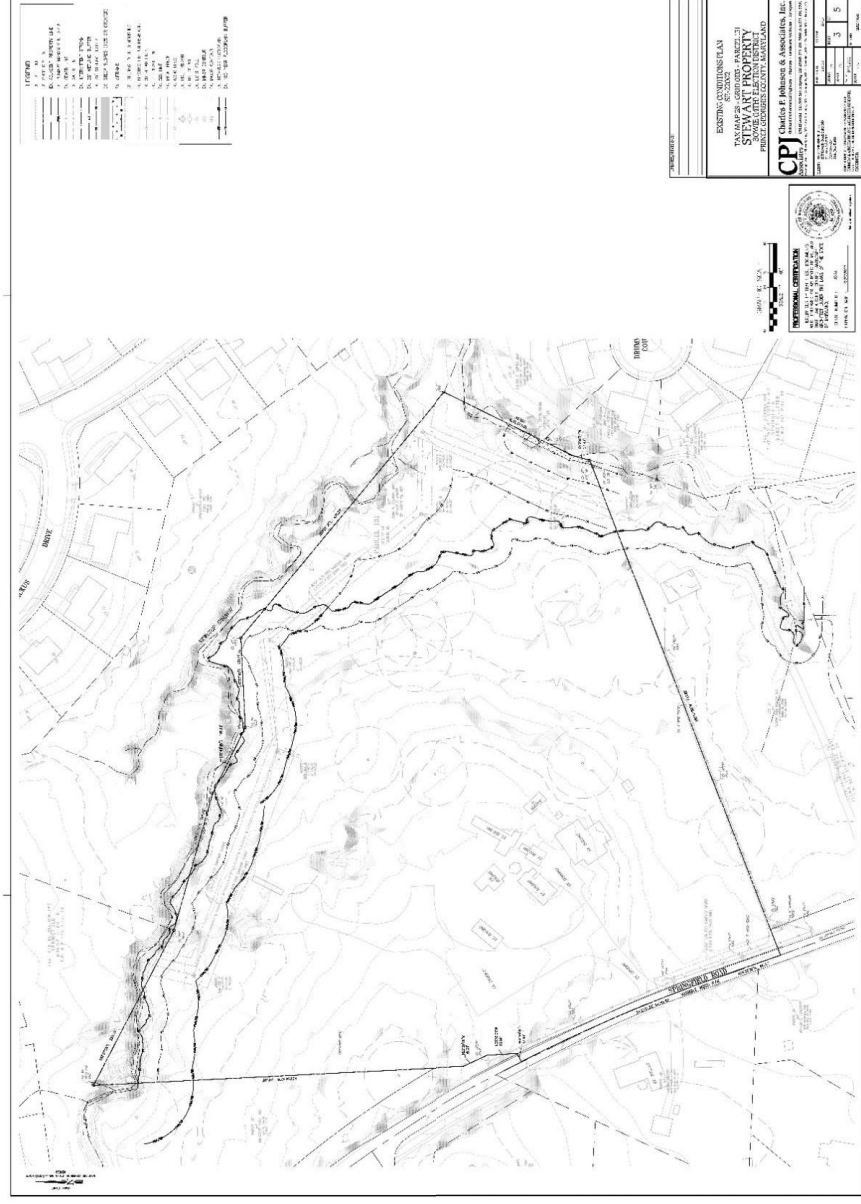




## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# EXISTING CONDITIONS PLAN



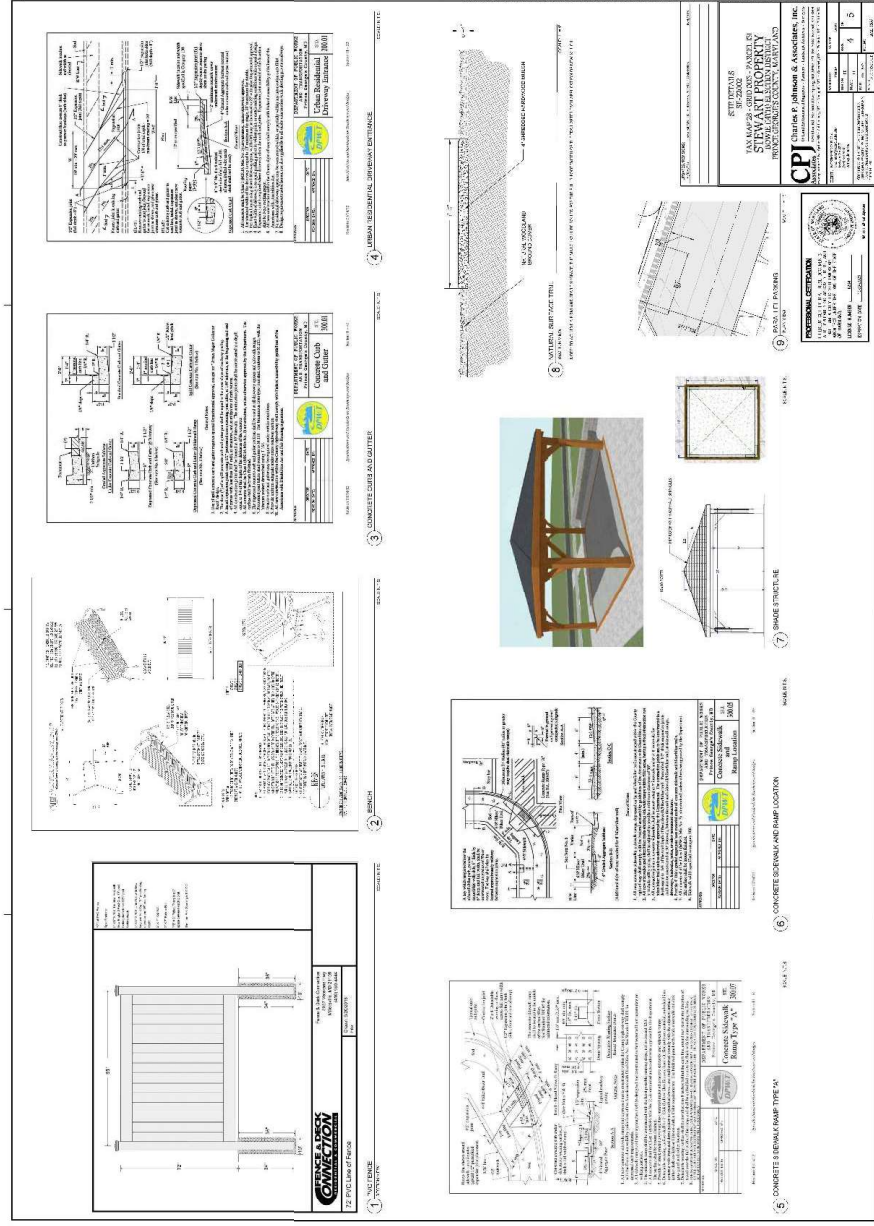


# SPECIAL EXCEPTION SITE PLAN

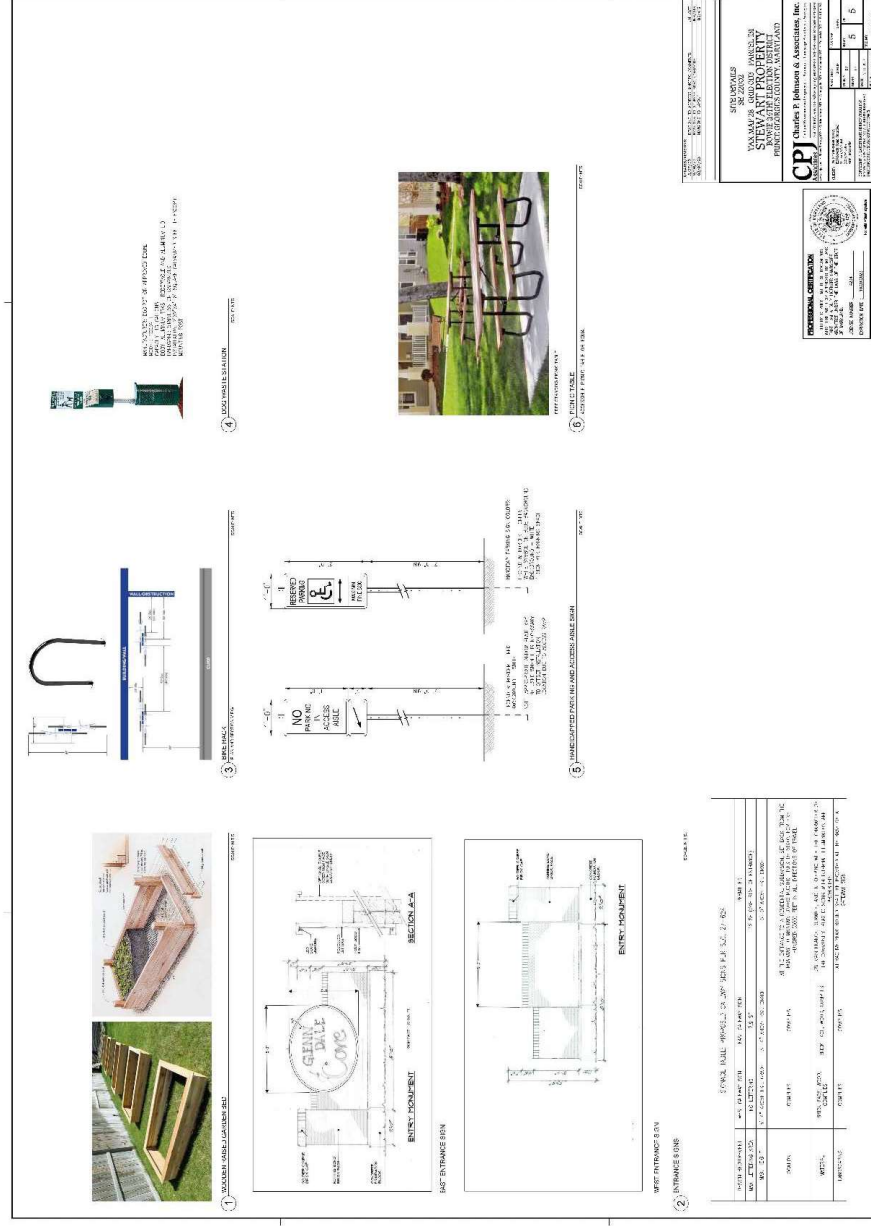
## STEWART PROPERTY SPECIAL EXCEPTION SITE PLAN



# SITE DETAILS

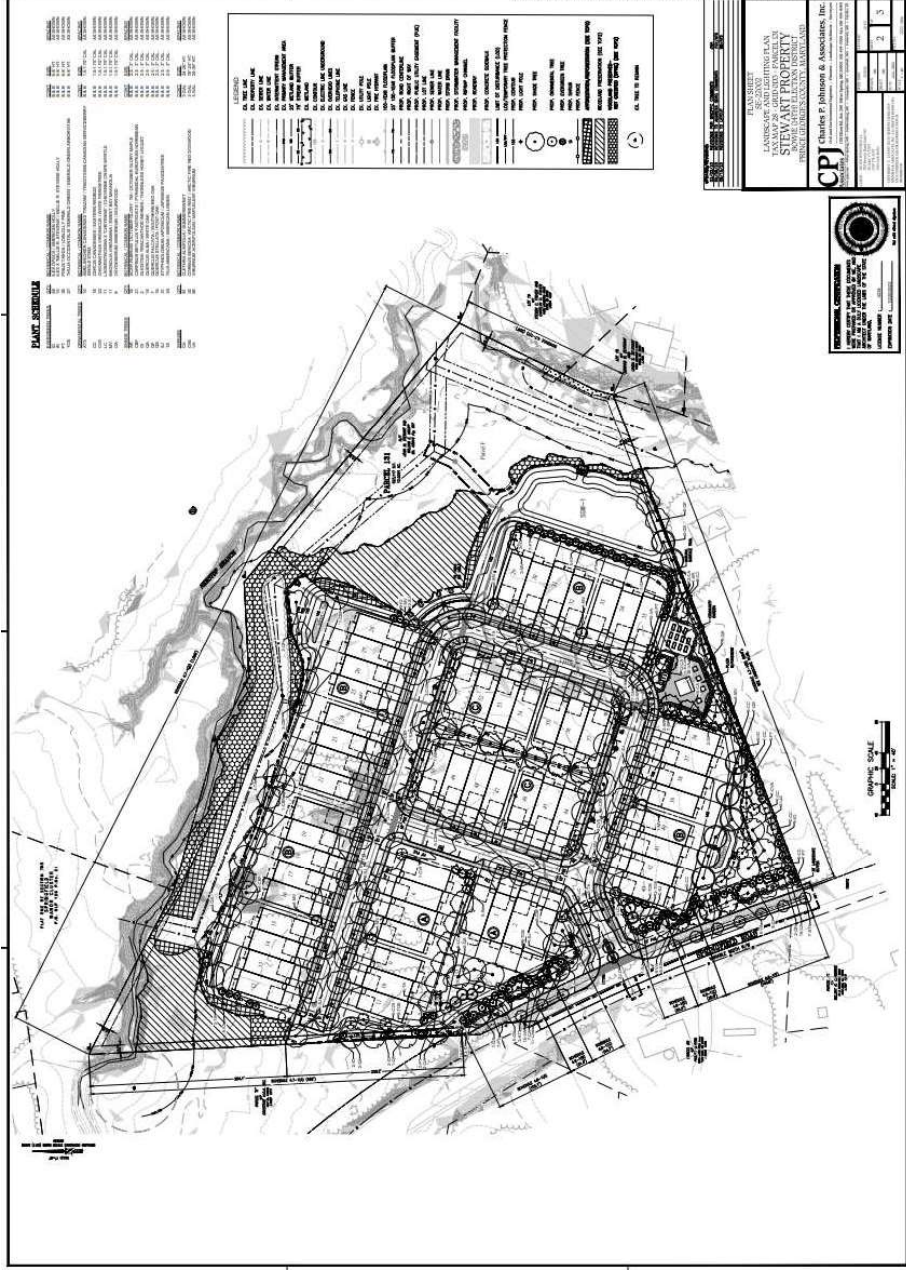


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# LANDSCAPE PLAN







# ALTERNATIVE COMPLIANCE

## Section 4.6, Buffering Development from Streets

**REQUIRED:** Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	49
Shrubs (20 per 100 linear feet)	81

## Section 4.10, Street Trees Along Private Streets

**REQUIRED:** Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	57 (total)
------------------------	------------

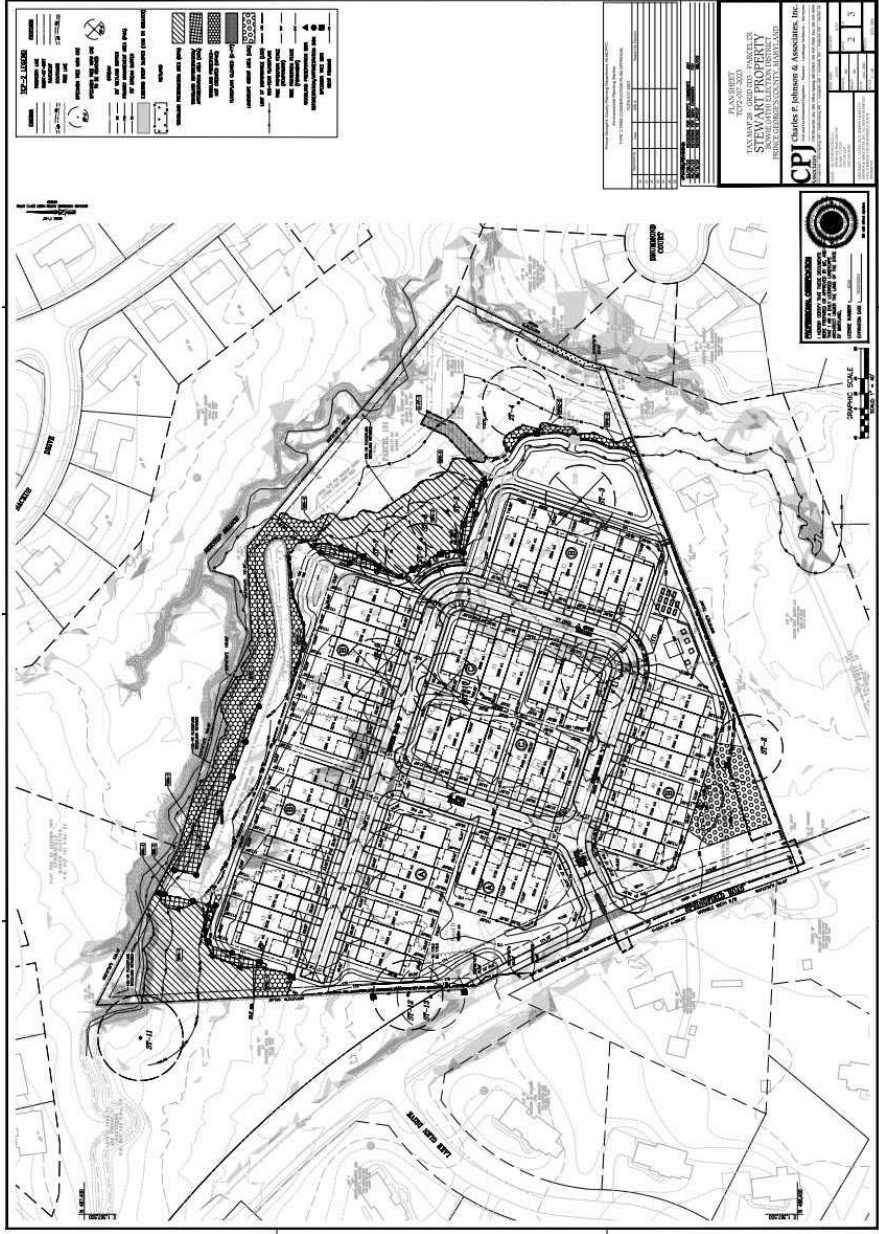
**PROVIDED:** Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	41 (total)
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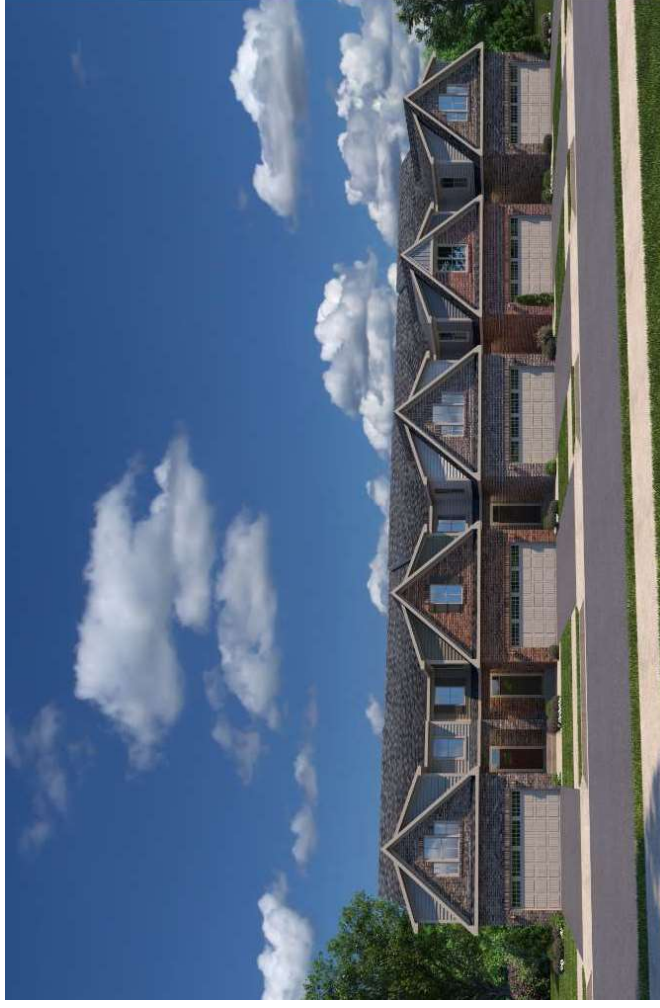
**PROVIDED:** Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet (for 333.5 linear feet) 26 feet (for 31.4 linear feet) 20 feet (for 38.8 linear feet)
Shade Trees	22
Evergreen Trees	53
Shrubs	104

## TYPE 2 TREE CONSERVATION PLAN



# REPRESENTATIVE FRONT ELEVATIONS





## REPRESENTATIVE SIDE ELEVATIONS





## STAFF RECOMMENDATION

APPROVAL to Transmit the following recommendation to the ZHE:

- APPROVAL of SE-22002 with Conditions
- APPROVAL of TCP2-017-2023 with Conditions
- APPROVAL of AC-23008 with Conditions
- APPROVAL of a variance to Section 25-122(b)(1)(G)

### Major Issues:

- Staff does not support the community gathering area as shown.

### Applicant Required Mailings:

- Informational Mailing – 12/07/2022
- Acceptance Mailing – 04/28/2023

**STEWART PROPERTY**

**SPECIAL EXCEPTION**

**STATEMENT OF JUSTIFICATION**

## I. INTRODUCTION

ESC 8215 Springfield L.C. (the “**Applicant**”) submits this Special Exception (“**SE**”) Justification Statement to demonstrate that the proposed development conforms with the applicable provisions of Subtitle 27 of the Prince George’s County Code (the “**Zoning Ordinance**”), the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* (the “**Master Plan**”) and other applicable review requirements and criteria. The subject property consists of approximately ±12.01 acres located at 8215 Springfield Road, Glenn Dale, Maryland (the “**Property**”). The Property is currently zoned RR (Rural Residential) and was previously zoned R-R (Rural-Residential), pursuant to the Prince George’s County Zoning Ordinance in effect prior to the April 1, 2022, Effective Date of the Zoning Ordinance (the “**Prior Zoning Ordinance**”). The Property is subject to the recommendations of the Master Plan and is located within the Established Communities Growth Policy Area, as designated by the *Plan Prince George’s 2035 Approved General Plan* (the “**General Plan**”).

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to develop the Property with an age-restricted residential community to accommodate independent senior housing on-site. Specifically, this application is for a Planned Retirement Community to create an active community for County residents over the age of 55 that is buffered from the extra activity of children and young families, but improved with space for younger friends and relatives of residents to make temporary visits (the “**Proposed Development**”). The Proposed Development will provide a unique and much needed opportunity for senior housing ownership that allows residents to age in place. Additionally, the implementation of environmental site design techniques and strategic preservation of existing vegetation on-site complement the proposed, context-sensitive residential development and enhance stormwater management. The Applicant respectfully requests approval of this SE application.



## II. PROPERTY DATA

<i>Location:</i>	8215 Springfield Road, Glenn Dale, Maryland; Approximately 360 feet north of the intersection of Springfield Road and Moriarty Court.
<i>Parcel / Lot:</i>	Parcel 131.
<i>Tax Map #:</i>	28-D3; 28-D4; 28-E3; 28-E4.
<i>Frontage:</i>	Springfield Rd.
<i>Election District:</i>	14.
<i>Legislative District:</i>	24.
<i>Councilmanic District:</i>	4.
<i>Acreage:</i>	±12.01 Acres.
<i>Zoning:</i>	Prior: R-R. Current: RR.
<i>Planning Area:</i>	71A.
<i>Subdivision:</i>	N/A.
<i>Existing Water Category:</i>	W-4. <sup>1</sup>
<i>Existing Sewer Category:</i>	S-4. <sup>1</sup>
<i>Historic:</i>	N/A.
<i>Aviation Policy Area:</i>	N/A.
<i>Master Plan &amp; SMA:</i>	<i>The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan.</i>
<i>General Plan:</i>	<i>Plan Prince George's 2035.</i>

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<sup>1</sup> See Prince George's County Council Resolution CR-17-2022, amending the Property's Water and Sewer Categories from 5 to 4, respectively, as part of the December 2021 Cycle of Amendments.

### **III. PROPERTY DESCRIPTION / EXISTING NEIGHBORHOOD**

The Property consists of Parcel 131, located on the east side of Springfield Road at 8215 Springfield Road, Glenn Dale, Maryland, and is surrounded by several compatible residential uses. The Property fronts Springfield Road to the west, across from single-family detached houses on approximately one-acre lots in the prior R-R (Rural Residential) Zone. The Property is bound by several vacant properties to the north, east, and south – all of which are located in the same R-R Zone as the Property. The existing Springfield Manor residential community is located to the southeast of the Property.

The Property is currently improved with a single-family detached home, detached garage, and separate carport. The Proposed Development's low- to medium-density residential nature is harmonious with the surrounding residential community and poses no adverse effects on the existing neighborhood, irrespective of its location within the RR Zone.

### **IV. PROPOSED DEVELOPMENT**

The subject SE application proposes the development of 57 single-family attached villas to create a residential community for independent, active senior adults. The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. These community amenities include a centrally located plaza featuring a covered pavilion and additional seating spaces, walking trails, community garden, and seating plaza. As it relates to individual dwellings, the proposed residences will feature a primary living area and owners' suites entirely on the first floor, with extra space allocated for guest bedrooms or a home office, den, or hobby room upstairs. Each fee simple lot will incorporate outdoor space with a compact front and back yard to provide private outdoor areas while minimizing required upkeep.

Each attached dwelling is for County residents that are age 55 or older. The age-restricted nature of the Proposed Development will create a new opportunity for senior housing ownership that is insulated from the extra activity of children and

young families, but also provides appropriate spaces for younger friends and relatives of residents to make temporary visits. For purposes of implementing age-restrictions on-site, the community is subject to State and Federal fair housing laws, as well as a specific covenant to limit the duration of time that residents can host minors overnight.<sup>2</sup>

## **V. LAND USE BACKGROUND**

### ***A. Plan Prince George's 2035 Approved General Plan***

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development."<sup>3</sup> At approximately 4.75 dwelling units per acre, the Proposed Development conforms to the General Plan's vision for Established Communities. Moreover, the siting and scale of the proposed Planned Retirement Community is compatible with the surrounding low-to moderate-density single-family residential communities.

### ***B. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan***

The Property is located within the boundaries of the Master Plan. The subject application conforms to the Master Plan and advances several important Plan strategies and policies for future development. Specifically, the Proposed Development represents context-sensitive, residential infill development that aligns with the Master Plan's land use policies for Established Communities. Moreover, the Proposed Development advances the following Master Plan Land Use, Housing & Neighborhoods, and Community Heritage, Culture & Design visions, goals, policies and strategies:

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<sup>2</sup> A draft of this age-restriction covenant is included with this application.

<sup>3</sup> See General Plan, p. 20 "Growth Policy Map." Established Communities are "most appropriate for context-sensitive infill and low-to medium-density development."

- ***Established Communities, Land Use Policy LU 3: Map 16 Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure.***

Comment: The subject application proposes infill residential development within the boundaries of the Master Plan and the General Plan's Established Communities Growth Policy Area. The proposed fee simple senior housing product advances the Master Plan's Land Use Policy for additional residential units and varied housing types at an appropriate density for this designated rural residential location.

- ***Housing & Neighborhoods Goal 1: Neighborhoods contain a range of housing types that are affordable to the widest range of residents.***

Comment: The Proposed Development provides a new housing type that is compatible with the existing single-family residential community. 57 units of high-quality, fee simple senior housing will meet a demand for new age-restricted residential development in this area of the County.

- ***Housing & Neighborhoods Goal 3: Additional housing options are available in the Established Communities.***

Comment: The Proposed Development introduces a new housing option within the Established Communities plan area that complements the surrounding single-family residential community.

- ***Areawide, Housing & Neighborhoods Policy HN 2: Preserve and expand existing senior housing and transit-accessible housing.***

Comment: The Proposed Development expands the County's senior housing inventory with a high-quality Planned Retirement Community, adding 57 units of fee simple age-restricted housing.

- ***Areawide, Housing & Neighborhoods Policy HN 4: Promote sustainable, green neighborhoods and construction.***

Comment: The proposed Planned Retirement Community represents efficient, sustainable land use through context-sensitive residential infill. The Proposed Development is also designed to preserve regulated environmental features to the fullest extent possible and efficiently manage stormwater quantity and quality. Moreover, once completed, the Proposed Development will be certified to meet the ICC 700 National Green Building Standard for Land Development at the Three-Star level or better.

Additionally, the Proposed Development advances Master Plan environmental goals related to improving stormwater runoff quality through a new stormwater management facility featuring environmental site design. The primary goal of providing the proposed stormwater management at the Property through Environmental Site Design is maintaining predevelopment runoff characteristics while enhancing and integrating into the site design. This goal is accomplished by maintaining natural hydrology, restoratively landscaping the entire facility, and enhancing receiving waters. Moreover, the proposed Environmental Site Design utilizes a network of smaller controls to capture and treat runoff rather than at a centralized location. This will create a more natural design that mimics predevelopment conditions while improving water quality, removing pollutants, and slowing runoff to prevent erosion. The Proposed Development advances the following Master Plan Natural Environment goals and policies:

- ***Natural Environment Goal 1: The desired development pattern of Plan 2035 and the Bowie-Mitchellville and Vicinity Master Plan preserves, enhances, and restores the green infrastructure network and its ecological functions.***

Comment: The Proposed Development advances Natural Environment Goal 1 through the preservation of existing environmental features on-site and the surrounding community. The subject Planned Retirement Community is intentionally designed to limit impacts to regulated environmental features on-site, as the Proposed Development will not impact the Primary Management Area at the

northern and eastern property line. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area on-site. Reforestation and afforestation are also proposed to enhance existing woodlands. The Applicant has consistently coordinated with M-NCPPC Environmental Planning Staff throughout the development review process to ensure preservation of on-site Primary Management Area and Specimen Trees.<sup>4</sup> Additionally, the subject application proposes planting of native species of trees, shrubs, and grasses on-site to enhance air quality in the surrounding community. Water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

- ***Natural Environment Goal 2: An interconnected network of significant environmental features that retains its ecological functions, maintains or improves water quality and habitat, and supports the desired development pattern is achieved.***

Comment: The Proposed Development creates a new senior community that efficiently utilizes the 12-acre site to provide housing opportunities while also preserving existing trees, conserving regulated environmental features, and improving stormwater management. The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. These preservation areas support the additional housing at this location by acting as sound and visual buffers between the Proposed Development and existing adjacent subdivisions.

- ***Natural Environment Goal 4: Effective stormwater management is maintained to improve water quality and environmental health.***

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<sup>4</sup> Following acceptance and review by the Prince George's County Subdivision & Development Review Committee, the Applicant revised the SE-22002 Site Plan and TCP2-017-2023 to preserve four additional Specimen Trees in coordination with M-NCPPC Environmental Planning Staff.

Comment: The Proposed Development improves stormwater runoff quality through a new stormwater management facility featuring Environmental Site Design. Environmental Site Design will maintain predevelopment runoff characteristics while enhancing and integrating into the community layout. The facility maintains natural hydrology, restoratively landscapes the entire facility, and enhances receiving waters. Moreover, the Environmental Site Design will utilize a network of smaller controls to capture and treat runoff, rather than at a centralized location, to create a more natural design that mimics predevelopment conditions while improving water quality, removing pollutants, and slowing runoff to prevent erosion.

- ***Areawide, Natural Environment Policy NE 1.1:*** *Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review process.*

Comment: The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. Moreover, the subject application efficiently utilizes these preservation areas within the green infrastructure network as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. As such, regulated environmental features inform the overall design of the community and will serve as an aesthetic buffer for future residents.

- ***Areawide, Natural Environment Policy NE 3:*** *Proactively address stormwater management in areas where current facilities are inadequate.*

Comment: The Proposed Development addresses stormwater management on-site with Environmental Site Design. The new stormwater system will maintain predevelopment runoff characteristics while integrating management into the site design. Accordingly, proposed management will maintain natural hydrology and restoratively landscape the facility while improving water quality, removing pollutants, and slowing runoff.

- ***Areawide, Natural Environment Policy NE 3.4:*** *Identify opportunities to retrofit portions of properties to enhance stormwater infiltration.*

Comment: The proposed stormwater management is intentionally designed to serve new development on the Property. The proposed managed system will improve the existing stormwater conditions through Environmental Site Design.

- ***Areawide, Natural Environment Policy NE 6:*** *Support local actions that mitigate the impact of climate change.*

Comment: The subject application proposes low- to medium-density residential development within one of the Master Plan's designated residential areas that leverages existing infrastructure, preserves the County's natural resources, and mitigates climate impacts associated with new development. The proposed context-sensitive residential infill efficiently utilizes existing infrastructure to support additional housing. The Proposed Development is located at an appropriate location for new housing in the Master Plan, which intendeds to minimize climate impacts related to sprawl. Furthermore, the age-restricted nature of the Proposed Development will result in less vehicular traffic and trips to and from the Planned Retirement Community than an all-ages residential development of a similar size. In addition to limited traffic and vehicular emission impacts related to the proposed age-restricted use, the subject application was intentionally designed to limit impacts to regulated environmental features on-site.

In sum, the Proposed Development advances numerous Master Plan goals and policies across multiple, diverse planning disciplines. As analyzed above, the Proposed Development comprehensively addresses the Plan's most salient land use, housing, and environmental, policies to benefit the surrounding community and larger Plan area.

### ***C. Comprehensive Housing Strategy***

In addition to advancing several Master Plan residential goals and policies, the Proposed Development encourages and/or meets many of the County's *Comprehensive Housing Strategy* aims and objectives. Most notably, the Proposed



Development addresses the *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality. With the development of high-quality, for- purchase senior housing, the Proposed Development offers a very unique housing opportunity for the Glenn Dale area and the County at large. More specifically, the Proposed Development advances the following *Comprehensive Housing Strategy* strategies, goals, and policies:

- ***Targeted Strategy 1:*** *Encourage new, context-sensitive development that expands housing types to serve the county's diverse population and distinct geographic character.*

Comment: The Proposed development provides a new context-sensitive housing option in close proximity to compatible all-ages housing options. This unique age-restricted housing opportunity aligns with the County's *Comprehensive Housing Strategy* to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

- ***Action 1.7:*** *Implement a comprehensive approach to support elderly households aging in place.*

Comment: The Proposed Development advances the County's Comprehensive Housing Strategy by providing new opportunities for seniors to age in place. The proposed Planned Retirement Community fits into a larger approach to develop new senior housing within Established Communities that leverages existing infrastructure and complements surrounding residential communities.

The Proposed Development creates a unique housing type that caters to a pressing need for quality senior housing in the County. Moreover, this new housing type is proposed through compatible, context-sensitive development that both efficiently utilizes existing infrastructure and diversifies the area's housing options to support older residents.

## VI. ANALYSIS

### A. Development Pursuant to Prior Ordinance

The Applicant proposes to submit this application consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1900 “Development Pursuant to Prior Ordinance” of the Zoning Ordinance. In addition to Sec. 27-1900, the Zoning Ordinance also includes “Transitional Provisions” to process the Ordinance’s treatment of existing development approvals and entitlements, as well as future development pursuant to the Prior Zoning Ordinance. As it relates to the subject SE application for the Property, Sec. 27-1900 “Development Pursuant to Prior Ordinance” provides a two-year transitional period in which new development applications may be reviewed under the Prior Zoning Ordinance after the April 1, 2022, Effective Date. Analysis of the subject application’s conformance with Sec. 27-1900 “Development Pursuant to Prior Ordinance” is provided below:

#### 1. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

***(a) The applicant shall schedule and participate in a pre-application conference, notwithstanding the requirements of Section 27-3401(b), Applicability.***

Comment: The Applicant participated in a Pre-Application Conference with Staff on August 29, 2022. The Applicant provided an overview of the subject SE application and received comments from several applicable M-NCPPC Sections – including Urban Design, Subdivision, Zoning, Community Planning, and Environmental Staff.

***(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.***

Comment: This statement of justification is submitted as an explanation of the subject application’s conformance with the Prior Zoning Ordinance, the Zoning Ordinance’s procedures concerning development pursuant to the Prior Ordinance,

and other applicable review criteria. The Proposed Development was intentionally designed to meet the Prior Zoning Ordinance’s purposes, regulations, and applicable standards for a Planned Retirement Community. Accordingly, the subject SE application is proposed in conformance with the Prior Zoning Ordinance – as well as the Subdivision Regulations in effect prior to April 1, 2022 (the “**Prior Subdivision Regulations**”). For reasons related to development application continuity and conformance with the Prior Zoning Ordinance and the Prior Subdivision Regulations, the Applicant has elected not to develop the Property pursuant to the provisions of the current Zoning Ordinance.

## **B. Compliance with Prior Zoning Ordinance**

### **1. §27-317 Special Exception Required Findings**

*(a) A Special Exception may be approved if:*

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

Comment: The subject application and proposed residential community are in harmony with the general purposes of Subtitle 27. Analysis of the Proposed Development’s conformance with the general purposes of Subtitle 27 is provided below:

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

Comment: The Proposed Development will provide an attractive, for-sale senior housing option for County residents who want to live close to their family and friends, workplaces, shopping, and other amenities without the activity of an all-ages community. Creating opportunities for seniors to age in place will promote the health, safety, moral comfort, convenience, and welfare of community residents and the County as a whole.

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

Comment: The subject application is in conformance with the recommendations of both the General Plan and Master Plan. Specifically, the Application diversifies housing options within the surrounding community with new, high-quality senior housing. The Property is located in the General Plan's Established Communities Growth Policy Area. Established Communities are intended to maintain a pattern of low- to moderate-density residential communities. The Proposed Development will be designed in accordance with the low-medium density residential character of the surrounding area and the purposes of the Established Communities Growth Area. Although the aforementioned General Plan and Master Plans do not provide location-specific recommendations for the Property, the Application is consistent with the Master Plan as it advances context-sensitive infill throughout the surrounding the surrounding Glenn Dale community while creating a mix of housing opportunities to complement other nearby existing neighborhoods.

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

Comment: The subject application promotes the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services. The Proposed Development creates a new senior community that efficiently utilizes the 12-acre site to provide housing opportunities while also preserving existing trees, conserving regulated environmental features, and improving stormwater management. The Proposed Development is intentionally designed to avoid any impacts to the Primary Management Area that runs along the full extent of the eastern property line. Two submerged gravel wetlands are proposed along the eastern property boundary to improve stormwater management on-site and in the surrounding area.

Moreover, the proposed community will be served by adequate public facilities. The Proposed Development will not impact adequate facilities that currently serve the surrounding single-family residential communities. Pursuant to the Traffic Impact Statement submitted with this application, the Proposed Development will

result in fewer net trips and access points along the adjacent Collector than a by-right single-family detached residential community on-site would.<sup>5</sup> Additionally, the age-restricted nature of the proposed Planned Retirement Community use innately results in a marginal impact on Prince George's County schools.

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

Comment: The subject application recognizes an existing need for alternative housing options for serving the unique needs of elderly adults. In addition to providing an opportunity for home ownership for seniors in Prince George's County, the Proposed Development benefits the existing growth and development of the County by providing a new housing option in close proximity to non-age-restricted housing options. This unique housing opportunity aligns with the County's *Comprehensive Housing Strategy* to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

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

Comment: The application will not diminish the provision of adequate light, air, and privacy, as necessary landscape buffering and building restriction lines will be preserved. High quality fences will be used for screening purposes where necessary, in conformance with the Landscape Manual. Building heights will be limited and architecture will provide ample windows for residents to enjoy the surrounding landscape.

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

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<sup>5</sup> See Traffic Impact Statement dated August 5, 2022. The Proposed Development would impact traffic less than a single-family detached community on-site at a by-right density of 22 dwelling units. The Proposed Development also utilizes one access point along Springfield Road, whereas a by-right single-family detached community would likely necessitate multiple access points to serve the Property.

Comment: As demonstrated in the application site plan, the Proposed Development provides a beneficial relationship between adjacent single-family residential land uses. The Proposed Development will be designed in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (the "**Landscape Manual**") to ensure adequate buffering between any potential incompatible uses. Moreover, the Proposed Development is consistent with the General Plan's vision for Established Communities, proposing appropriate context-sensitive infill and low to medium-density development that is compatible with the surrounding residential community.

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

Comment: The site is served by the Prince George's County Police Department, as well as County Fire and Rescue Services. All private roads internal to the proposed community are designed for adequate fire emergency vehicle accessibility and reviewed by the Office of the Fire Marshal. All homes will be constructed in accordance with fire protection requirements. Further, the Proposed Development will protect the County from flooding by providing 100-year stormwater attenuation on-site. A Traffic Impact Statement letter prepared on behalf of the Applicant is included with this application.

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

Comment: The Proposed Development is specifically designed and intended to satisfy this purpose. The age-restricted component of the proposed community will create a living environment that is appropriate for elderly adults at a competitive price point. Additionally, the finished project will be certified to meet the ICC 700 National Green Building Standard for Land Development at the Three-Star level or better. This independent third-party verification of green building practices is administered by Home Innovation Research Labs which is headquartered in Upper Marlboro, Prince George's County.

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

Comment: The Proposed Development will provide employment opportunities during construction. Development at the Property will also increase the tax base in this area of the County.

- (10) To prevent the overcrowding of land;***

Comment: At 4.75 dwelling units per acre, the subject SE application provides a low-to moderate-density housing product that is contextually sensitive, sited appropriately within the surrounding development, and in conformance with both General Plan and Master Plan's future land use recommendations.

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

Comment: Pursuant to the Traffic Impact Statement and Circulation Plan submitted with this Application, the Proposed Development will not cause congestion along Springfield Road or nearby intersections. Moreover, the Proposed Development and associated roadway improvements will insure the usefulness of the surrounding road network and larger transportation system. The single access point on Springfield Road results in improved safety and capacity compared to multiple entry points for R-R lots and the entrance will be constructed in accordance with current Prince George's County standards for a collector road.

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

Comment: The Proposed Development affords the opportunity to locate fee-simple elderly housing in a thriving area of development, in close proximity to existing communities and all-ages single-family development.

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

Comment: The Proposed Development will protect against undue pollution and advance the preservation of existing environmental features on-site and in the surrounding community. The proposed age-restricted residential community innately features limited externalities related noise and pollution. In addition to limited traffic and noise impacts related to the proposed use, the subject application was intentionally designed to limit impacts to regulated environmental features on-site. The Proposed Development will not impact the Primary Management Area on-site, and the proposed planting of native species of trees, shrubs, and grasses will benefit air quality in the surrounding community. The preserved areas will act as sound and visual buffers between the Proposed Development and existing adjacent subdivisions. Woodland conservation areas are proposed within the Primary Management Area on-site. Reforestation and afforestation are also proposed to enhance existing woodlands. Additionally, water pollution will be prevented through the use of a submerged gravel wetland, which will provide both stormwater quality and quantity management while enhancing the existing natural beauty of the adjacent open space.

***(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and***

Comment: The site configuration proposed herein creates contextually appropriate buffering between Springfield Road and the proposed dwelling units. Landscape buffers of native trees and shrubs – in conformance with the Landscape Manual – will be provided on the north and south boundaries at Springfield Road. Additional landscape planting will be provided at the entrances and open space common areas to screen homes and private yards.

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

Comment: The Proposed Development will not eliminate or affect any farmland, nor will it threaten any of the County's natural resources. Context-sensitive residential infill efficiently locates new housing within an appropriate area of the County to reduce sprawl and concomitant demands on the County's natural resources. The



subject application provides stormwater quality and quantity management to benefit the surrounding community.

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

Comment: The proposed use is in conformance with all applicable requirements and regulations of the Prior Zoning Ordinance. The proposed use is permitted by Special Exception and will conform to all applicable requirements and regulations of this Subtitle.

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

Comment: As analyzed in Section V of this Statement, the proposed use is compatible with and will not substantially impair the integrity of the General Plan or Master Plan.

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

Comment: As detailed above, the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area, but will instead serve as a means of enhancing the health, safety, and welfare of the County's elderly population by providing them with a housing solution close to amenities and transportation options.

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

Comment: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use integrates into the fabric of the existing community and will complement development in the Glenn Dale area.

*(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and*

Comment: Tree Conservation Plan II is submitted with this application and the site plan is in conformance with the TCP 2.

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

Comment: Preserved environmental features identified in the approved Natural Resources Inventory will be placed in a conservation easement and shown on the final plat. None of the proposed lots impact regulated environmental features on-site.

*(b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:*

*(1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or*

*(2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.*

Comment: This section is not applicable as the subject application is located entirely outside the Chesapeake Bay Critical Overlay Zone boundaries.

## **2. §27-395 Planned Retirement Community Special Exception Criteria**

*A planned retirement community may be permitted, subject to the following criteria:*

### *(1) Findings for Approval*

*(A) The District Council shall find that:*

*(i) The proposed use will serve the needs of the retirement-aged community;*

Comment: The subject application recognizes an existing need for alternative housing options for serving the unique needs of elderly adults. In addition to providing an opportunity for home ownership for seniors in Prince George's County, the Proposed Development benefits the existing growth and development of the County by

providing a new housing option in close proximity to non-age-restricted housing options. This unique housing opportunity aligns with the County's *Comprehensive Housing Strategy* and Master Plan to better leverage available land for new, context-sensitive development that expands housing types and supports senior residents.

***(ii) The proposed use will not adversely affect the character of the surrounding residential community; and***

Comment: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use integrates into the fabric of the existing low- to-moderate density residential community and will complement development in the surrounding area.

***(iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined area of the subject property.***

Comment: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

## ***(2) Site Plan***

***(A) In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.***

Comment: A Traffic Impact Statement and Circulation Plan, detailing the proposed traffic circulation patterns for the Proposed Development is submitted with this application.

## ***(3) Regulations***

***(A) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.***

Comment: Applicable dimensional and bulk regulations are set forth with the subject site plan. A summary of the proposed regulations is provided in the table below:

REGULATION	PROPOSED
Lot Coverage	75% Max
Setbacks	20' Front, 14' Min. Rear, 0' / 4' Side
Density	4.75 DU / AC
Lot Width (Min)	28 Feet at Front Street Line
Height (Max)	30 Feet
Lot Area (Min)	2,500 SF

***(B) The subject property shall contain at least twelve (12) contiguous acres.***

Comment: The Property is comprised of 12.01 contiguous acres. Pursuant to the Prince George's County Department of Public Works & Transportation's (DPW&T) confirmation letter submitted with this application, the Property has a land area of 12.01 contiguous acres as a result of a prescriptive easement along Springfield Road. In correspondence with the Applicant dated June 8, 2022, M-NCPPC Zoning Staff confirmed that DPW&T's confirmation letter – along with the property survey – satisfies Sec. 27-395(a)(3)(B) of the Prior Zoning Ordinance.

***(C) The average number of dwelling units per acre shall not exceed (8) for the gross tract area.***

Comment: The Proposed Development proposes approximately 4.75 dwelling units per acre.

***(D) In the R-A Zone, buildings shall not exceed three (3) stories.***

Comment: The Property was previously zoned R-R. Accordingly, this requirement is not applicable to the subject application.

***(E) In the I-3 Zone, the following shall apply:***

- (i) *The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;*
- (ii) *The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access, to a public street;*
- (iii) *All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and*
- (iv) *The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.*

Comment: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

*(F) In the I-3 and C-O Zones, townhouses shall comply with the townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).*

Comment: The Property was previously zoned R-R. Accordingly, this finding is not applicable to the subject application.

#### *(4) Uses*

*(A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council.*

Comment: The Proposed Development features multiple community amenities to provide opportunities for residents to spend time together outdoors. Proposed community amenities include a gathering area with a covered pavilion and additional seating spaces, walking trails, and seating plaza.

The Proposed Development and recreational facilities are commensurate with the size of the development. The main community gathering area is centrally located on the site to encourage regular use by all residents. The focal point of the central park areas is a  $\pm 400$  square foot covered pavilion on a  $\pm 3,050$  square foot plaza. The wood post and asphalt shingle roof pavilion will feature lights and power outlets that make the pavilion suitable for community events such as picnics and homeowners association meetings. Permanent fixed benches and moveable outdoor tables and chairs will be provided at the pavilion and on the plaza. The plaza will be surfaced with unit pavers and surrounded with landscaping contained by seating height masonry walls. Approximately twelve 4x8' raised garden beds for community use are proposed next to the plaza. As it relates to active recreation,  $\pm 890$  linear feet of natural surface trail is proposed throughout the Proposed development. Additionally, the Property is located less than three miles from both the Huntington Community Center and the Glenn Dale Community Center and Splash Park, each of which features programming with fitness, crafts, and other activities.

The community meeting area is approximately centered between the eastern and western boundaries of the Property. The community area is located towards the southern portion of the Property due to the presence of specimen trees near a more central location. The preserved area around the specimen trees at this location will also be utilized as a natural undeveloped community space with recreational access, including picnic tables and a natural surface trail. The proposed developed community meeting area with pavilion and hard surface is located within an 800' walk of all dwellings, with the majority of homes located within one block. Sidewalks and crosswalks throughout the development, along with nearby parallel parking spaces provide easy access to the recreation area for all residents.

*(B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.*

Comment: No retail, commercial, medical, or healthcare uses are proposed.

*(5) Residents' Age*

*(A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.*

Comment: A draft of the proposed age-restriction covenant is included with this application.

*(6) Recreational Facilities*

*(A) Covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. The covenants shall be approved by the District Council, and shall be filed in the land records at the time the subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the District Council, and shall be recorded (pursuant to Title II of the Real Property Article of the Annotated Code of Maryland) at the time the subplat is recorded.*

Comment: Drafts of applicable covenants guaranteeing the perpetual maintenance and utilization of proposed recreational facilities are included with this application.

**3. §27-428. R-R Zone (Rural Residential)**

*(a) Purposes*

*(1) The Purposes of the R-R Zone are:*

*(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;*

Comment: The Proposed Development will be designed in accordance with the low-to medium-density residential character of the surrounding area and complement the existing residential community.

*(B) To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;*

Comment: Single-family attached dwellings are proposed at a density of 4.75 dwelling units per acre. The proposed housing type and density are appropriate in the R-R Zone, pursuant to Special Exception approval.

*(C) To encourage the preservation of trees and open spaces; and*

Comment: As discussed, 45% of the Proposed Development is dedicated to open space, recreational facilities, woodland/environmental conservation area, stormwater management facilities, and social-oriented amenities.

*(D) To prevent soil erosion and stream valley flooding.*

Comment: The Proposed Development will prevent soil erosion and stream valley flooding through the preservation of existing wetlands, environmental site design, and 100-year stormwater attenuation on-site.

## **VII. CONFORMANCE WITH OTHER APPLICABLE REVIEW CRITERIA**

### **A. Prince George's County Landscape Manual**

This Application is subject to the standards and regulations provided by the Prince George's County Landscape Manual (the "**Landscape Manual**"). The Applicant is requesting Alternative Compliance for Landscape Manual Section 4.6 ("Buffering Development from Streets") and Section 4.10 ("Street Trees Along Private Streets") requirements for the Property, pursuant to Section 27-239.01 of the Prior Zoning Ordinance and Section 1.3 of the Landscape Manual. With approval of the requested Alternative Compliance, the Proposed Development will be designed in accordance with the requirements of the Prince George's County Landscape Manual.



## **B. Tree Canopy Coverage Ordinance**

The Proposed Development – in combination with existing tree canopy on-site – provides more than the required 15% tree canopy coverage for the R-R Zone.

## **VIII. CONCLUSION**

The Applicant respectfully requests the Planning Board grant approval of the subject application for the Proposed Development. Additionally, the Applicant respectfully requests that the Zoning Hearing Examiner subsequently approve the subject SE for the Proposed Development. As discussed throughout this Statement, the improvements proposed in this application satisfy the Zoning Ordinance's required findings for a Planned Retirement Community in the R-R Zone. Moreover, the plans, documents, and illustrative views submitted in conjunction with this Statement, demonstrate a high standard of architecture, well-detailed façade treatments, robust landscaping, and thoughtful site design that will complement the existing community while meeting a demand for age-appropriate senior housing for the County. The above analysis and submitted plans establish that the subject application satisfies the required findings that the Planning Board and Zoning Hearing Examiner must make in order to approve a SE application in accordance with the Zoning Ordinance.

PGCPB Agenda: 9/28/23  
PGCPB Item #: NA  
Application: Stewart Property, SE-22002  
Reviewer Name: Andrew Shelly

## **APPLICANT'S EXHIBIT A**

### **PROPOSED REVISIONS TO STAFF REPORT**

The Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red.*~~

#### **RECOMMENDATION**

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-395 (planned retirement community) of the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval and that the application will be in conformance with the Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-22002, a Variance from Section 25-122(b)(1)(G), Alternative Compliance AC-23008, and Type 2 Tree Conservation Plan TCP2-017-2023, for Stewart Property, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a bicycle lane along the subject property's entire frontage of Springfield Road on the special exception plan, **unless modified by the operating agency with written correspondence.**
  - b. Provide dimensions for all sidewalks and trails on-site on the special exception plan. All sidewalks shall be at least ~~6~~ **5** feet wide in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, **unless modified by the operating agency with written correspondence.**
  - c. Provide additional public utility easements (PUEs) to provide continuity to the PUEs located along the fronts of **all** ~~lots 47 to Lots 57 and Lots 17 to Lots 36~~ on the special exception plan.
  - d. ~~*Provide the following notes on the special exception plan and revise the representative architectural plans to demonstrate the following:*~~ **The Applicant has proffered the following Conditions regarding representative architecture and providing the following notes on the approved special exception site plan:**
    - (1) "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."

- (2) "All ~~single~~one-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition."
- (3) "All highly visible ~~single~~one-family attached end walls, as shown on the Applicant's ~~provided~~ 'Visibility Exhibit,' shall be finished with full brick or other masonry on the first floor."

~~(4) "All moderately visible one-family attached end walls, as shown on the Applicant's provided 'Visibility Exhibit,' shall be finished with, at a minimum, full brick or other masonry up to the water table."~~

- ~~e. "Revise the Visibility Impact Exhibit and the special exception plan to show all end units that are not considered highly visible as moderately visible or MVL."~~
- ~~f. "Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc."~~
- ~~g. "Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan."~~
- ~~h. "Revise the development standards table on the special exception plan to include the following:~~
- ~~(1) "Provide minimum lot size requirements."~~
- ~~(2) "Provide side setback requirements."~~
- ~~(3) "Provide accessory building structure requirements if proposed with the development."~~
- ~~i. e. Revise the project title on the provided draft covenants ~~to be consistent with the detailed site plan.~~~~
- ~~j. "Provide Americans with Disabilities Act parking spaces, electric vehicle charging stations, and visitor parking as part of the on-site parking calculation on the special exception plan."~~
- ~~k. f. Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.~~
- ~~l. "Conform to Section 27-624 or obtain an approved departure from design standards in accordance with Section 27-239.01."~~
- ~~m. "Delineate and dimension the garages and dwelling units on the special exception plan."~~
- ~~n. "Provide a note on the special exception plan that indicated the material of the driveways."~~

~~o. Provide the setbacks for the single-family attached dwelling units on the special exception plan.~~

~~p. Provide truck turning circulation plans.~~

~~q.~~ **g.** The landscape plan shall be revised, as follows:

(1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5-3 inch caliper to 3-3.5-inch caliper.

~~(2) Provide six additional shade trees along the eastern section of Private Road "A" and the middle section of Private Road "B" outside of the roadway and public utility easement, but as close to the street as possible. Additional planting locations may be found by decreasing the size of the public utility easement (if possible) or moving the houses back.~~

~~(3) Update the Section 4.6 schedules, as only 29 street trees appear to be proposed, not 30.~~

~~(4)~~ **(2)** Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.

~~(5)~~ **(3)** Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.

~~(6)~~ **(4)** Round all plant requirements for all landscape schedules to whole numbers.

~~(7)~~ **(5)** Indicate the landscape schedules where alternative compliance is being requested.

~~(8)~~ **(6)** Provide the following General Notes on Sheet 1 of the landscape plan:

A. Landscaping in front of the residential gateway signs will change seasonally.

B. Plantings in the raised garden beds will be installed by residents.

~~(9)~~ **(7)** Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.

~~(10)~~ **(8)** Provide a column stating if the proposed planting is native or non-native, on the plant schedule, on Sheet 2 of the landscape plan.

~~(11)~~ **(9)** Label the lighting fixtures and fence on Sheet 2 of the landscape plan. Revise the lighting fixtures to be full cut-off.

~~(12) Remove the recreation facilities schedule and calculation on Sheet 3 of the landscape plan.~~

~~(13) Provide site details for the on-site furniture that will be utilized within the community pavilion, on Sheet 3.~~

~~(14)~~ **(10)** In addition to the landscape plan, provide a photometric plan demonstrating the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.

~~h.~~ **h.** The Type 2 tree conservation plan (TCP2) shall be revised, as follows:

(1) Label the proposed development features on the plan (raised garden beds, sitting plaza, etc.)

(2) Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Prince George's County District Council with SE-22002 for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10."

~~(3) Provide a layout that preserves Specimen Trees ST-5 through ST-8, and their respective critical root zones.~~

~~(4)~~ **(3)** Provide the symbols in the legend for the sewer and associated easement(s), and all other features on the TCP2.

~~(5) Include the area shown as Preserved Not Counted (WPNC-1), as part of the on-site preservation, excluding the area within the Washington Suburban Sanitary Commission easement.~~

~~(6) Provide efforts, such as reduced grading or a retaining wall, to eliminate the impacts to the critical root zone (CRZ) of Specimen Tree ST-2.~~

~~(7)~~ **(4)** Show the landscape area (LCA-1) as a minimum of 35 feet in width and contiguous with the property line to the south.

~~(8)~~ **(5)** Prior to certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site, have been placed in a woodland and wildlife habitat conservation easement, and recorded in the Prince George's County Land Records at Liber \_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement."

**i. The Natural Resources Inventory should be revised to relabel the Specimen Trees to match the location and description of Specimen Trees shown on the Type 2 tree**

conservation plan.

2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:
  - a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:
    - (1) Provide a bicycle lane along the subject property's entire frontage of Springfield Road, unless modified by the operating agency with written correspondence.
    - (2) Provide dimensions for all sidewalks and trails on-site. All sidewalks shall be at least ~~6~~ 5 feet wide in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* unless modified by the operating agency with written correspondence.
  - b. Provide a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions.
  - c. Identify archaeological resources in the project area by conducting Phase I archeological investigations.
3. Prior to the approval of the final plat, the applicant shall:
  - a. Provide a plan evaluating the resource at the Phase II level, or avoiding and preserving the resourced in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property.
  - b. In accordance with Section 27-395(a)(5)(A) of the Prince George's County Zoning Ordinance, the applicant shall provide age-restricted covenants, in conformance with the Federal Fair Housing Act, and the covenants shall be approved by the Prince George's County District Council and filed in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
4. Prior to issuance of any permit which impacts wetlands, wetland buffers, and streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approvals conditions were complied with, and associated mitigation plans.
5. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:
  - a. Provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary.



Environmental Planning Section  
Maryland National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Revised August 16, 2023  
Revised June 27, 2023  
Revised June 2, 2023  
February 28, 2023

Re: Stewart Property  
Request for a Specimen Tree Variance

Dear Environmental Planning Section:

On behalf of our client, ESC 8215 Springfield L.C., we hereby request a Specimen Tree Variance for the property identified as Parcel 131 (the "Property") pursuant to Section 25-119 of the Prince George's County Code.

**I. Background Information:**

In order to secure approval of the removal or disturbance of certain identified trees that are considered priority for retention and protection under State law and the Prince George's County Code, Charles P. Johnson & Associates (CPJ) hereby requests a Specimen Tree Variance for the Property on behalf of the client, in connection with the coordinated review of a Special Exception Application.

The Property is 12.01 acres and is located at 8215 Springfield Road in Glenn Dale, MD, on the eastern side of the road between Lake Glen Drive and Moriarty Court. The Property is bounded by single-family residential land and Springfield Road. The site currently is occupied by a single-family home, and about half of the site is unforested and the other half is forested. An existing sewer line and associated easement, stream and associated buffers, and Primary Management Area (PMA) is located along the north and northeast edge of the Property. 1.58 acres of 100-year floodplain area is also present on the site.

The Property is subject to a previously approved Natural Resource Inventory Plan, NRI-069-2022. The associated Special Exception Application (SE-22002), which accompanies this Variance Request, proposes fifty-seven (57) single-family attached dwelling unit lots for age-restricted housing as part of a Planned Retirement Community. The proposed SE site plan features several stormwater management facilities throughout the site with the majority of treatment provided by submerged gravel wetlands

Development of the Property pursuant to the SE-22002 **will require the removal of four (4) specimen trees**. The individual trees are all depicted on the approved Natural Resource Inventory Plan, NRI-069-2022.

## **II. Trees Subject to this Variance Request:**

Below is a list of the trees that serve as the subjects of this variance request, as well as the reasons for their proposed removal:

Tree	Species	Size (DBH)	Condition	Disposition	Comments
#1	Post Oak, <i>Quercus stellata</i>	32	Fair	Remove	Impact from roadway, stormwater management facility, utilities, and house construction.
#3	White Oak, <i>Quercus alba</i>	31	Good	Remove	Impact from stormwater management facility and associated grading
#9	Southern Red Oak, <i>Quercus falcata</i>	30	Good	Remove	Impact from roadway, utilities, and house construction.
#10	White Oak, <i>Quercus alba</i>	32	Good	Remove	Impact from roadway, utilities, and house construction.

As demonstrated in the table above, Specimen Trees 1, 3, 9, and 10 are requested for removal. Per the approved NRI-069-2022, Specimen Tree 1 was found to be in “fair” condition at the time of field work. Specimen Trees 3, 9, and 10 were found to be in “good” condition at the time of field work.

## **III. Conformance to Section 25-119(d):**

Pursuant to § 25-119(d), the Prince George’s County Planning Board may approve a variance for the removal of specimen trees subject to findings in accordance with specific enumerated criteria. For the reasons set forth below, the Applicant respectfully submits that this request conforms to the required findings under § 25-119(d):

### **A. The special conditions that are peculiar to the Property have caused unwarranted hardship:**

The north and eastern sides of the site contain significant areas of floodplain, wetlands, streams, associated environmental buffers, Primary Management Areas, and sewer easements that cannot be developed. Proposed single-family attached development is organized in a clustered manner that will minimize disturbance to regulated environmental features including the PMA, 100-year floodplain, stream, wetlands, and their associated buffers to the fullest extent possible. As shown in the previous table, construction of the proposed houses, roadways, sidewalks, grading, and submerged gravel wetland (designed to treat on-site stormwater and meet ESD regulations), will require removal of some of the specimen trees. The submerged gravel wetlands will provide the most efficient level of stormwater treatment and will have limited long-term maintenance. They need to be located at the lowest portions of the site, where shown, and were designed to have weir outfalls to minimize PMA impacts and additional tree clearing and disturbance within the PMA. Alternative methods of stormwater treatment were considered during the SWM concept design phase, but the requirement of underdrains and piped outfalls for these facilities would necessitate additional woodland clearing within the floodplain and PMA area. Therefore, these facilities were not utilized so that we could minimize the environmental impacts in the more sensitive areas and PMA. Due to the aforementioned

site and engineering constraints, specimen tree removal cannot be avoided. As shown on the TCP-2 plans, woodland preservation and reforestation will be provided wherever possible.

The Applicant would suffer unwarranted hardship if the removal and disturbance of the designated trees are not allowed in order to construct the proposed senior housing development. Unwarranted hardship is demonstrated for the purpose of obtaining a Specimen Tree Variance when an applicant presents evidence that denial of the variance would deprive the applicant of the reasonable and substantial use of the 12-acre property. The Property being developed into a Planned Retirement Community of single-family attached homes and open space amenities provides the community with highly desirable and much needed, first-floor level housing and is within the class of reasonable and substantial uses that justify the approval of a Specimen Tree Variance. If the requested variance for all specimen trees was denied, the Applicant and owner would be precluded from developing the Property for a reasonable and significant use commonly enjoyed by other Planned Retirement Community developments throughout the area. Moreover, denial of this variance request would result in further limiting senior housing opportunities within the Glenn Dale community.

**B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas:**

If the requested variance were denied, the Applicant would be denied the right enjoyed by other similarly situated property owners to develop their property in a manner permitted by the Zoning Ordinance and through Special Exception approval for Planned Retirement Communities that is consistent with the development history of the neighborhood. If the variance were not granted for the trees identified on the aforementioned table, the Applicant would be unable to develop the proposed development and the required infrastructure, which would result in the disparate treatment of the Applicant in comparison to the exercise of rights commonly enjoyed by others on similar properties with similar specimen tree requests.

**C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants:**

Similar to the finding (B) above, the variance confers no special privileges on the applicant that would be denied to other applicants. Construction of the proposed senior housing development will require the removal of these specimen trees, which cannot be avoided because of the significant site constraints detailed above, including sewer location, engineering constraints, and limited area for development due to the presence and preservation of numerous environmentally sensitive site feature. The removal of these trees will allow the Applicant to utilize the Property in accordance with uses that are permitted for a Planned Retirement Community Development with much needed senior housing and associated infrastructure and, importantly, will not confer a special privilege upon the Applicant that would be denied to other applicants.

**D. The request is not based on conditions or circumstances which are the result of actions by the applicant:**

The Property Owner has taken no actions as to the conditions or circumstances that are the subject of this variance request. There have been no physical modifications to the site, such as woodland clearing, grading, construction, or arborist work since the date of the approved NRI-069-2022 that would have altered the structural integrity or health of the specimen trees and result in this request for removal. Tree removal requests are based solely on the Planned Retirement Community development and associated roadway network, utilities, and stormwater management facilities to meet ESD

requirements. The existing grades on the site are dictating the required location of the storm water management facility such that it is situated at the lowest part of the site, outside the PMA, and this location will require the removal of one specimen tree.

**E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property:**

The surrounding land uses (single-family detached residential) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance. Additionally, there are currently no recent or proposed changes to the adjacent properties, such as permitted or nonconforming construction, or other site modifications that have contributed to the request for tree removals.

**F. Granting of the variance will not adversely affect water quality:**

Granting this variance will not violate state water quality standards or cause measurable degradation in water quality. The site is not located near any ponds, Tier II catchment areas, or the Chesapeake Bay Critical Area. The Stormwater Management Concept plan is currently in review with DPIE and reflects the proposed development. The purpose of the Stormwater Management Concept plan is to ensure water quality is improved. The approval of the removal of the specimen trees will allow us to place the required Stormwater Management Facilities where they can provide the most treatment (at the lowest point of the site) for the site's runoff, and therefore should maintain, if not improve, rather than degrade water quality.

**IV. Variance Approval & Comprehensive Housing Strategy**

Beyond satisfying the required findings of § 25-119(d), the subject variance is critical to realize the Property's full utility and provide much needed additional senior housing opportunities in Prince George's County. The proposed layout accounts for significant site constraints while prioritizing conservation in accordance with the Woodland and Wildlife Habitat Conservation Ordinance to provide 57 single-family attached units of senior housing. To this end, the proposed layout is strategically designed to prioritize avoiding impacts to regulated environmental features – including specimen trees – to the fullest extent practicable, while efficiently utilizing developable area to create additional senior housing opportunities. Accordingly, the proposed layout advances the Prince George's County *Comprehensive Housing Strategy's* executive goals related to creating diverse housing options and improving housing quality – specifically, as it relates to age-restricted housing. Approval of the subject variance request is necessary to provide new, much needed for-purchase senior housing for the Glenn Dale area and the County at large.

**V. Conclusion:**

The current layout and design of the Stormwater Management facilities was done specifically to reduce impacts to the PMA and preserve four (4) specimen trees that were previously requested for removal. If the requested variance for specimen tree removal were not approved, the project could not be constructed. For these reasons and those stated above, the Applicant respectfully requests approval of this request for a variance from the provisions of Section 25-119 of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Approval of the subject variance request will allow for future development of this important project – which will provide a vibrant, walkable, context-sensitive Planned Retirement Community with single-family attached senior housing, open space amenities, and preserved natural resources.

The recommendations in this report are based on tree conditions noted at the time the field work was conducted for the Natural Resource Inventory. Tree condition can be influenced by many environmental factors, such as wind, ice, snow, drought, rainfall, freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinions and were not influenced by any other party.

Having satisfied all requirements for approval, the Applicant respectfully requests approval of this variance to allow the removal of the requested specimen trees.

Sincerely,



Amy Sommer, PLA

Charles P. Johnson & Associates

Stewart Property  
SE-22002

Revised August 21, 2023  
June 2, 2023

Environmental Letter of Justification for Impacts to the Primary Management Area

**1. Property Description:**

The subject property is located at 8215 Springfield Road in Glenn Dale, on the eastern side of the road between Lake Glen Drive and Moriarty Court in Glenn Dale, Maryland. The property is currently residential use with one single-family home and is known as Parcel 131, described by deed recorded in Book 40916 Page 567 and consists of 12.01 acres zoned Rural Residential. The site is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The surrounding neighborhood is generally rural in character, though it includes a number of subdivisions with suburban densities. The size of the subject property will allow for the preservation and protection of some of the on-site environmental features while also maintaining the aesthetic benefit to the proposed community and the rural character of the neighborhood.

**2. Description of the Applicable Code:**

Section 24-130(b)(5) of the Subdivision Regulations sets forth the following:

*Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.*

The Environmental Technical Manual enumerates the standards by which preservation and/or restoration of environmental features “to the fullest extent possible” is measured.

**3. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization:**

As noted in Section 2, the application is required to preserve regulated environmental features in a natural state to the fullest extent possible. The Environmental Technical Manual (Part C, Section 2.0) contains guidance for determining whether “fullest extent possible” has been satisfied, as follows:

*The determination of ‘fullest extent possible’ is a three-step process that begins with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative,*



*minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.*

*Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.*

*The proper sequence for preparing a design for a site that has regulated environmental features is as follows: (1) avoidance, (2) minimization, and (3) mitigation (if the threshold is met). This sequence will be used to evaluate the appropriateness of the proposed impacts during the review of applications that contain impacts to regulated environmental features.*

- (1) AVOIDANCE: Can the impacts be avoided by another design? Are the road crossings as shown necessary for the reasonable development of the property? Is it necessary to place the utilities within the boundaries of the regulated environmental features?*

*When designing a site, the first step is to prepare a natural resource inventory (NRI) to determine the locations of regulated environmental features. The NRI is then used as the base map to start laying out the proposed development. The next step is to prepare a draft plan that shows no impacts to regulated environmental features.*

*If this design does not result in a development plan that allows for the reasonable use and orderly and efficient development of the subject property, or does not adequately provide for the health, safety, and welfare of County citizens, then impacts can be considered.*

Using the NRI as base map, the Applicant's licensed and experienced landscape architects prepared several conceptual layouts for the proposed development. The current layout for the Special Exception Site Plan as presented to M-NCPPC best allows for reasonable use and orderly and efficient development of the Property.

Wherever possible, the proposed plan avoids impacts to the Primary Management Areas and regulated environmental features. Proposed grading, water/sewer, house & road construction, and stormwater management facilities are designed to avoid these environmental areas wherever possible.

- (2) MINIMIZATION: Have the impacts been minimized? Are road crossings placed at the point of least impact? Are the utilities placed in locations where they can be paired or grouped to reduce the number of different locations of impacts? Are there alternative designs that could reduce the proposed impacts?*

*Minimization of impacts to regulated environmental features may include placing a road crossing or utility at the narrowest point of the PMA; the use of retaining walls instead of extending the grading; bridging instead of constructing a culvert; placing required infrastructure elements together in one location instead of placing each one individually; and, where appropriate, obtaining waivers from County Code with regard to required side slopes or road cross-sections as appropriate and as approved by the regulating agency.*

*Temporary impacts to regulated environmental features may be necessary for certain temporary erosion and sediment controls that cannot be designed in any other way. These impacts may be supported if the area is restored. All erosion and sediment control structures, such as ponds and*

*collecting basins, shall be placed outside regulated environmental features. Temporary impacts and the proposed restoration must be shown on the associated tree conservation plan.*

Impacts to Regulated Environmental Features including PMA area, wetlands, and streams have been avoided wherever possible. Proposed impacts to the PMA only occur where they cannot be avoided and are necessary for stormwater outfalls and for a sanitary sewer connection to an existing manhole within the PMA. This sewer connection is the only feasible location for the proposed development. Every effort has been made to keep the impacts minimal, temporary, and located at the points of least impact.

- (3) *MITIGATION: For areas of significant impacts, has a mitigation package been proposed to provide an equal or better trade-off for the impacts proposed?*

*“Mitigation” means the design and installation of measures to enhance, restore, or stabilize existing environmentally degraded streams and/or wetlands to compensate for proposed impacts. Mitigation shall be required for significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative impacts that result in the disturbance on one site of 200 or more linear feet of stream beds or one-half acre of wetland and wetland buffer area. Stream or wetland restoration, wetland creation, or retrofitting of existing stormwater management facilities that are not required by some other section of County Code may be considered credit as mitigation. The amount and type of mitigation shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board.*

*Priority shall first be given to mitigation within the impacted stream system. If the mitigation cannot be done on-site, mitigation should be focused in the following areas, in the stated order of priority: within the drainage area, subwatershed, watershed, or river basin in Prince George’s County.*

The proposed environmental impacts do not directly impact wetlands or stream areas and therefore do not need the threshold for mitigation.

#### **4. Description of Impacts:**

The two (2) areas of PMA impact are highlighted on the Applicant’s PMA Impact Exhibit as well as in the narrative provided below. Impacts to the PMA—totaling 2,119 SF (0.05 AC) acres.

Impact 1: 1,903 SF of *temporary* disturbance for sanitary sewer line.

This area of disturbance is necessary to tie proposed sanitary sewer service for the development to the existing sewer manhole at the northeast portion of the property. The existing sewer line is within the PMA and stream buffer. No permanent disturbance is proposed and existing grades will be restored after construction.

Impact 2: 216 SF of *permanent* disturbance for a stormwater management outfall.

This area of disturbance is necessary in order to provide a weir outfall and riprap at the proposed submerged gravel wetland used for stormwater management.

#### **5. Summary of Impacts:**

Total Area of PMA impacted: <0.05 acres

Area of Existing PMA: 2.58 acres

Percentage of PMA Area Impacted: 1.9%

Total Permanent PMA Impacts: 1,903 SF/ 0.44 acres

Total Temporary PMA Impacts: 216 SF/ .005 acres

Care has been taken to substantially minimize the PMA impacts to only those absolutely necessary for development of the property.

The proposed impacts satisfy the three criteria for approval found in the Environmental Technical Manual. Additional avoidance is not feasible given the required infrastructure and grading necessary to implement the development plan; the impacts are the minimum necessary to carry out the development, and mitigation is not required.

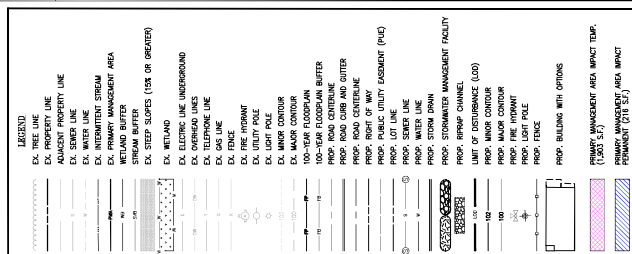
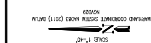
Thank you for your consideration of this request. If there are any questions, I can be reached at (301) 434-7000 or [asommer@cpja.com](mailto:asommer@cpja.com).

Sincerely,

A handwritten signature in blue ink that reads "Amy J. Sommer". The signature is written in a cursive style with a clear, legible font.

Amy Sommer, PLA

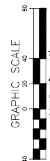
Charles P. Johnson & Associates

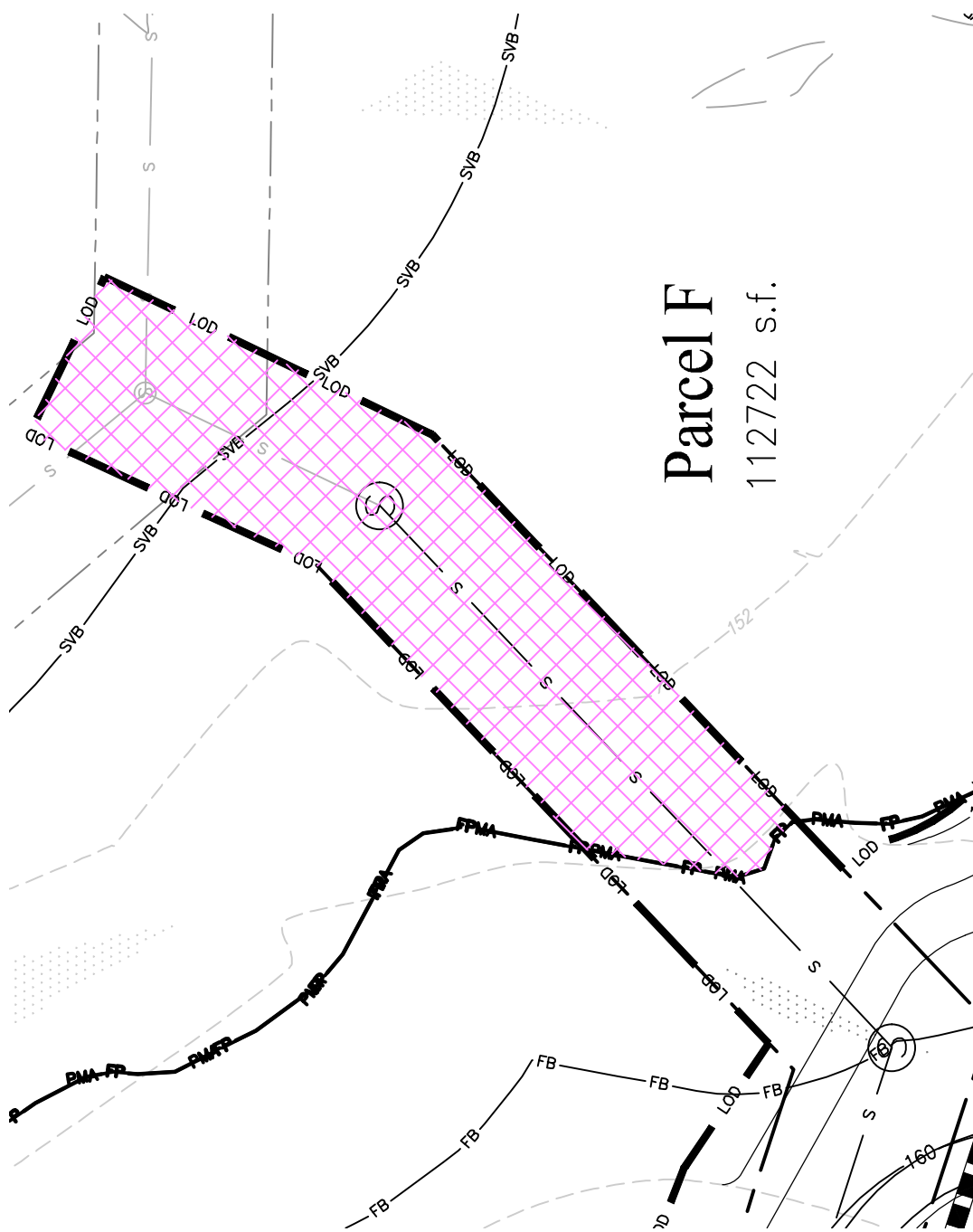
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UPDATES/REV/ISSUES	REVISED PER UPDATED LAYOUT	ATS/CRM
6/21/23		

ENVIRONMENTAL IMPACT EXHIBIT  
TAX MAP 28 - GRID 0D3 - PARCEL 131  
**STEWART PROPERTY**  
BOWIE (14TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ Associates**  
Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 500 Silver Spring, MD 20903 301-453-7000 Fax: 301-454-4094  
Baltimore • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Rockville, MD • Fairfax, VA

[illegible]

Parcel F  
112722 s.f.

# IMPACT-1

ENVIRONMENTAL IMPACT EXHIBIT  
**STEWART PROPERTY**  
BOWIE (14th) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND


Client  
ESC 8215 SPRINGFIELD L.C.  
1355 BEVERLY ROAD, SUITE 240  
McLEAN, VA 22101  
(703)-734-5207  
ATTN: JUDE BURKE

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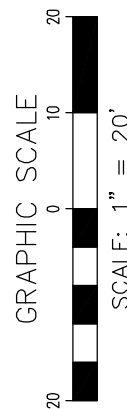
<b>CPJ Charles P. Johnson &amp; Associates, Inc.</b> Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-4944 <a href="http://www.cpj.com">www.cpj.com</a> • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA	
DESIGN: _____	SCALE: 1"=20'
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Last saved on: 8/21/2023 6:04 PM - ASommer

SCALE: 1"=20'



MARYLAND COORDINATE SYSTEM  
NAD 83 (2011)



KEY

	PRIMARY MANAGEMENT AREA IMPACT TEMP (1,903 S.F.)
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PRIMARY MANAGEMENT  
AREA IMPACT PERMANENT  
(O.S.F.)





## **DECLARATION OF COVENANTS**

**(Glenn Dale Cove)**

This **DECLARATION OF COVENANTS** (the "**Declaration** ") is executed this \_\_\_\_ day of \_\_\_\_\_, 2023, by **ESC 8215 SPRINGFIELD, L.C.**, a Maryland limited liability company (the "**Owner**"), for the benefit of **PRINCE GEORGE'S COUNTY, MARYLAND**, a public body corporate (the "**County**").

### **RECITALS**

**WHEREAS**, Grantor is the fee simple owner of twelve (12) acres, more or less, in the R-R Zone of Prince George's County, Maryland, located off of Springfield Road near its intersection with Lanham Severn Road, more particularly described in **Exhibit "A"** attached hereto and incorporated herein (the "**Property**");

**WHEREAS**, the Owner desires to establish a residential community on the Property intended to be operated as "Housing for Older Persons" as defined by 42 U.S.C 3607(b)(2), as amended and regulations promulgated thereunder, and by Section 20-704(c) of the State Government Article of the Annotated Code of Maryland and regulations promulgated thereunder (collectively, the "Fair Housing Acts"); and

**WHEREAS**, Section 27-395 of the Prince George's County Code permits attached Planned Retirement Communities in the R-R Zone, subject to obtaining approval of a Special Exception for the proposed use within the Property; and

**WHEREAS**, one of the conditions to obtain the Special Exception is to record in the Land Records of Prince George's County, age restriction covenants to the benefit of the County, after approval thereof by the Prince George's County District Council (the "District Council"); and

**WHEREAS**, this Declaration is intended to meet the requirements of the Special Exception and has been approved by the District Council.

**NOW, THEREFORE**, in accordance with the requirements of Section 27-395 of the Prince George's County Code, the Owner hereby declares that the Property shall be held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, conditions, restrictions and easements set forth in this Declaration in accordance with the Fair Housing Acts, which are for the purpose of establishing a residential community that is Age-Restricted and qualifies as "Housing for Older Persons" as defined by the Fair Housing Acts and which shall run with the Property and be binding on all parties having any right, title or interest in all or any portion of the Property, their heirs, personal representatives, successors, transferees and assigns, and which shall inure to the benefit of each owner of any portion thereof.

#### **I. Housing for Older Persons.**

A. The Property shall be owned and operated as "Housing for Older Persons" as defined by the Fair Housing Acts which is intended for occupancy by persons, who are Age-Restricted, in accordance with the Fair Housing Acts, which shall mean at least eighty percent (80%) of the residential units in the Property shall be occupied by at least one person fifty-five

(55) years of age or older per each residential unit (an "Age-Qualified Occupant"). Additionally, residential units may be occupied by any person nineteen (19) years of age or older with an Age-Qualified Occupant. Any person nineteen (19) years of age or older who occupied a residential unit in the Property with an Age-Qualified Occupant and who continues, without interruption, to occupy the same residential unit after termination may continue to occupy the residential unit.

B. Occupants who meet the requirements in I.A. above shall be defined as a "Resident". The term "occupy", "occupies", "occupancy" and "occupying" shall mean staying overnight in a residential unit in the Property for at least thirty (30) days in a consecutive twelve (12) month period. No person under nineteen (19) years of age shall stay overnight in a residential unit in the Property for more than thirty (30) days in a consecutive twelve (12) month period.

C. The Property is intended to be developed to be operated by one or more homeowners associations pursuant to Title 11B of the Real Property Article of the Annotated Code of Maryland, respectively (each such homeowners association shall hereinafter be referred to as a "**common interest community**"). The governing documents of any common interest community in the Property shall reference and incorporate this Declaration, and may contain additional conditions and restrictions relating to Housing for Old Persons which are not inconsistent with this Declaration or the Fair Housing Acts, and shall contain procedures for verification of compliance with the age restriction requirements.

II. **Covenant Regarding Perpetual Maintenance.** The Owner hereby declares that all recreational facilities required and constructed for the Planned Retirement Community within the Property shall be perpetually maintained by Owner, its successors and assigns, including any community association established or to be established by the Owner for such purposes, and all residents of the Planned Retirement Community shall have the rights to access to and use of such facilities, subject to any rules, regulations and covenants set forth in the governing documents of the community association.

### III. **Miscellaneous.**

A. **Binding Covenant.** The provisions of this Declaration shall be covenant which runs with the lands and is binding on the Owner, its heirs, successors and/or assigns for a period of not less than sixty-five (65) years from the date this Declaration is recorded.

B. **Recordation.** This Declaration shall be recorded in the Land Records of Prince George's County, Maryland. All recording fees shall be paid by the Owner. The original recorded Declaration shall be returned to the County.

C. **Modification.** Any modification to this Declaration shall require the consent of the Owner and the County, or its assigns.

D. **Severability.** The invalidity or illegality of any provisions of this Declaration shall not affect the remainder of this Declaration or any other provision contained herein.

E. **Applicable Law.** This Declaration shall be interpreted and enforced in accordance with the laws of the State of Maryland, and shall be effective upon its recordation among the Land Records of Prince George's County, Maryland.

F. **Waiver.** The failure of the County to enforce any part of this Declaration shall not be deemed as a waiver thereof.

G. **Recitals.** The Recitals are hereby incorporated in this Declaration.

IN WITNESS WHEREOF, the Owner has caused this Declaration to be properly executed on the day and year first written above.

**OWNER:**

**WITNESS:**

**ESC 8215 SPRINGFIELD, L.C.,**  
a Maryland limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_:

COUNTY OF \_\_\_\_\_: ss

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of ESC 8215 Springfield, L.C., a Maryland limited liability company, who acknowledged that he/she is authorized to execute the above Declaration for the reasons and purposes stated therein.

AS WITNESS, I hereunder set my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

My Commission Expires

[Notarial Seal]

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## EXHIBIT A



# PRINCE GEORGE'S COUNTY GOVERNMENT

Department of Public Works and Transportation  
Office of Engineering and Project Management



Angela D. Alsobrooks  
County Executive

Floyd E. Holt  
Deputy Chief Administrative Officer  
Acting Director

May 18, 2022

Christopher L. Hatcher, Attorney  
CLHatcher, LLC  
1001 Prince Georges Blvd, Suite 700  
Upper Marlboro, MD 20774

RE: Stewart Property – 8215 Springfield Road, Glen Dale, Maryland, 20769  
**Prescriptive Road (Springfield Road) Confirmation Request**

Dear Mr. Hatcher:

The Prince George's County Department of Public Works & Transportation's (DPW&T) Right-of-Way Division received your letter dated April 15, 2022, for the above referenced road. This letter is in response to your request for confirmation of a prescriptive easement on a portion of Springfield Road that abuts 8215 Springfield Road in Glen Dale, Maryland.

DPW&T has reviewed the deeds and boundary survey provided by your office. Our Right-of-Way Division has also researched Maryland Land Records in order to confirm your request. Based on our review, we are confirming that: DPW&T has no record of Springfield Road being conveyed to Prince Georges County by deed or plat; the portion of the road that fronts 8215 Springfield Road was established by a prescriptive easement; the property at 8215 Springfield Road borders the centerline of the right of way; and DPW&T has reviewed the survey and has no issue with the survey.

DPW&T is requesting that a formal dedication of this portion of Springfield Road be granted to Prince George's County by the property owner.

Should you have any questions or require additional information, please feel free to contact Jennifer Bratton at (240) 758-9673 or via email, at [jbbratton@co.pg.md.us](mailto:jbbratton@co.pg.md.us).

Sincerely,

Kate A. Mazzara  
Associate Director

KAM/JB/jn

cc: Michael O. Brown, Chief, Special Services Division, Office of Highway Maintenance, DPW&T  
Erv T. Beckert, P.E., Chief, Highway & Bridge Design Division, OE&PM, DPW&T  
Jennifer Bratton, Acting Chief, OE&PM, DPW&T

9400 Peppercorn Place, Suite 400, Largo, Maryland 20774  
(301) 883-5642 FAX (301) 883 -5131

Maryland Relay 711





# **ECS** Mid-Atlantic, LLC

## Preliminary Geotechnical Engineering Report

### Stewart Property

8215 Springfield Road  
Glenn Dale, Prince George's County, Maryland

ECS Project No. 02:9046-C

January 21, 2022





January 21, 2022

Mr. Jude Burke  
Elm Street Development  
1355 Beverly Road, Suite 240  
McLean, VA, 22101

ECS Project No. 02:9046-C

Reference: Preliminary Geotechnical Engineering Report  
**Stewart Property**  
8215 Springfield Road  
Glenn Dale, Prince George's County, Maryland

Dear Mr. Burke:

ECS Mid-Atlantic, LLC (ECS) has completed the preliminary subsurface exploration, laboratory testing, and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed to scope of work. This report presents our understanding of the preliminary geotechnical aspects of the project along with the results of the field exploration and laboratory testing conducted, and our preliminary geotechnical recommendations.

It has been our pleasure to be of service to Elm Street Development during this phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify subsurface conditions assumed for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

**ECS Mid-Atlantic, LLC**

Vasilios K. Plangetis, E.I.T.

**Project Manager**

[VPlangetis@ecslimited.com](mailto:VPlangetis@ecslimited.com)

Joshua C. Latham, P.E.

**Geotechnical Department Manager**

[JLatham@ecslimited.com](mailto:JLatham@ecslimited.com)

Andrew MacLeod, P.E.

**Assistant Branch Manager/Principal**

[AMacLeod@ecslimited.com](mailto:AMacLeod@ecslimited.com)



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

License No.: 36622 Expiration: January 31, 2024

---

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## **APPENDICES**

### **Appendix A – Drawings**

- Site Location Diagram
- Boring Location Diagram
- Subsurface Cross-Sections

### **Appendix B – Field Operations**

- Reference Notes for Boring Logs
- Subsurface Exploration Procedure: Standard Penetration Testing (SPT)
- Boring Logs B-01 through B-07

### **Appendix C – Laboratory Testing**

- Laboratory Test Results Summary
- Grain Size Analyses/ Plasticity Charts

### **Appendix D – Supplemental Data**

- Techno-Gram 005-2018
- Email from DPIE regarding OC Clay
- Techno-Gram 004-2018

## EXECUTIVE SUMMARY

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Further, our preliminary foundation recommendations are summarized. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- Our scope of work included drilling seven (7) Standard Penetration Test (SPT) borings. SPT borings were performed in drill rig accessible areas.
- Existing fill soils were encountered in Boring B-02 at a depth of 3 feet below existing grade which correlate to bottom of existing fill elevation of EL 171 feet. Trace amounts of organics were encountered in the existing fill sample recovered from the boring.
- Based on the borings and lab testing performed at this site, over-consolidated (OC) clay is anticipated to underlie the site at varying elevations and is anticipated to extend deeper than the termination depths of the borings performed.
- Ground-supported slabs can likely be supported by new engineered fill, approved existing fill, or natural soils. A drainage layer and vapor barrier should be provided to act as a capillary break between the subgrade and slab.
- We recommend a preliminary CBR value of 3 be assumed for preliminary design of pavement systems in this area. Due to the presence of CH materials, we recommend the project carry a budget for chemical stabilization, such as soil cement and lime.
- Stormwater management (SWM) SWM devices in or above the OC clay should be limited to rain barrel, vaults, or micro bioretention with impervious liners and underdrains that discharges into County approved storm drain and eventually outfall at a lower elevation than the OC clay bottom. Considering the presence of existing fill and slope implications, infiltration practices are not considered feasible for the site. DPIE Techno-grams 005-2018 and 004-2018 have been included in Appendix D.
- Additional exploration, laboratory testing, and additional engineering services will be required when final grading and site plans are available. ECS should be retained to update our preliminary recommendations as the project progresses.

---

## 1.0 INTRODUCTION

The purpose of this study was to provide preliminary geotechnical considerations for the design of building foundations, slabs-on-grade design and construction, and earthwork operations. ECS's understanding of the proposed development is based on the plan titled "Stewart Property – Villa Layout Study Parcel 131", dated October 2021, prepared by Charles P. Johnson & Associates, Inc. (CPJ). The proposed concept is understood to consist of 54 townhome lots, parking areas, drive lanes, and several stormwater management (SWM) facilities (SWM facilities are not depicted in the provided plan).

Our services were provided in accordance with our Proposal No. 20419-P, dated October 28, 2021, as authorized by Mr. Jude Burke, which includes our Terms and Conditions of Service between ECS Mid-Atlantic, LLC and Elm Street Development.

This report contains the procedures and results of our subsurface exploration and laboratory testing programs, review of existing site conditions, engineering analyses, and recommendations for the design and construction of the project.

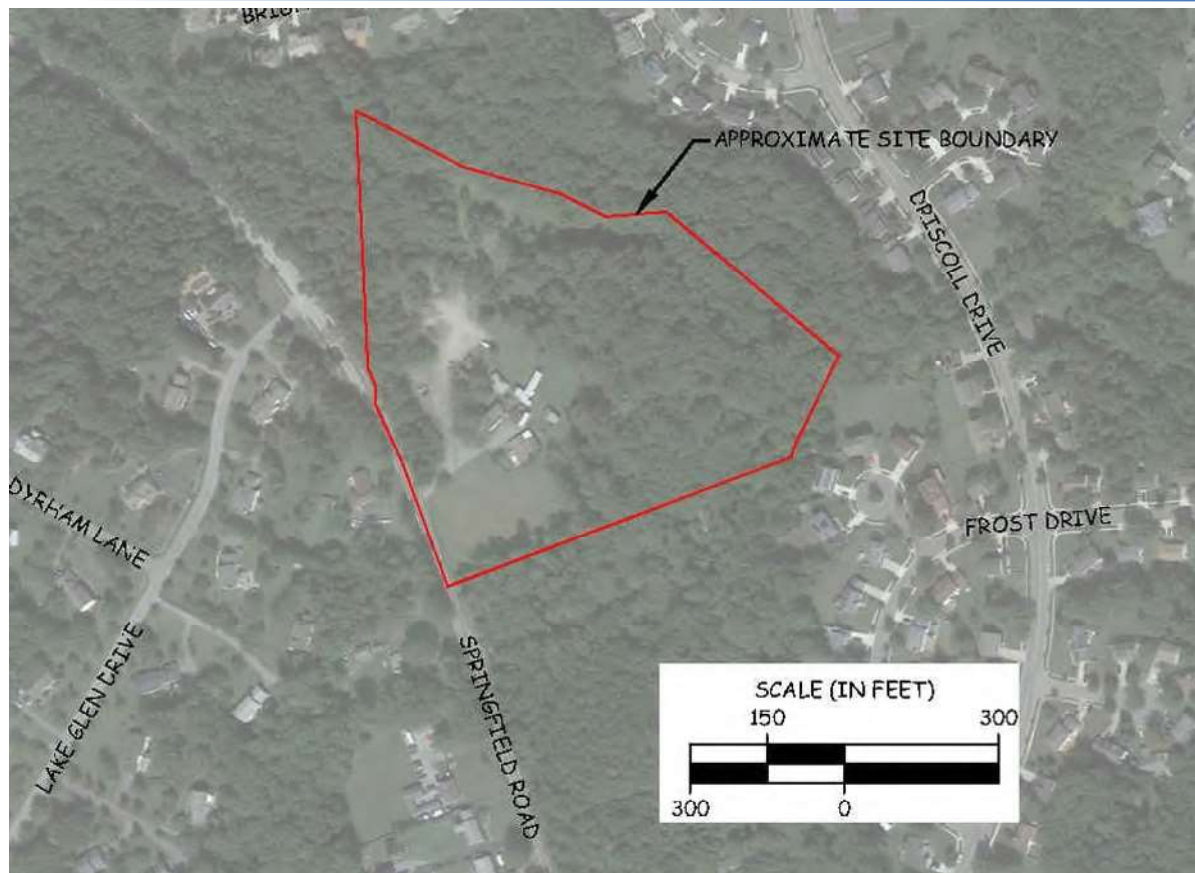
The report includes the following items.

- A brief review and description of our field and laboratory test procedures and the results of testing conducted.
- A review of surface topographical features and site conditions.
- A review of area and site geologic conditions.
- A review of subsurface soil stratigraphy with pertinent physical properties.
- Final soil exploration boring logs.
- Preliminary recommendations for site preparation and construction of compacted fills, including an evaluation of onsite soils for use as compacted fills and identification of potentially unsuitable soils and/or soils exhibiting excessive moisture at the time of sampling.
- Preliminary recommended foundation type(s).
- Preliminary recommendations for stormwater management.
- Preliminary recommendations relative to groundwater control.

## 2.0 PROJECT INFORMATION

### 2.1 PROJECT LOCATION/CURRENT SITE USE/PAST SITE USE

The project site is located at 8215 Springfield Road in the Glenn Dale area of Prince George's County, Maryland. The site is partially wooded in the western, northern, and eastern boundary of the site. The central portion of the site is grass covered and contains six buildings. The site is bounded by Springfield Road to the west and by wooded area to the north, east, and south. A shared gravel driveway splits toward two buildings with what appears to be several storage containers and sheds located in the northern portions of the site. Based on the existing topographic mapping provided by Elm Street Development, site elevations range from EL 156 to EL 180 feet. The approximate location of the project site with respect to surrounding streets is depicted on Figure 2.1.1 below and on the Site Location Diagram in APPENDIX A.



**Figure 2.1.1. Site Location**

## **2.2 PROPOSED CONSTRUCTION**

As previously mentioned, ECS's understanding of the proposed development is based on information provided by Elm Street Development. ECS was provided a document titled "Stewart Property-Layout Study", dated October 28<sup>th</sup>, 2021 and prepared by Elm Street Development. The layout depicts 54 townhome/villa lots, parking areas, and drive lanes. The site entrance is on the west side of the site at Springfield Road. Based on our correspondence with Elm Street Development, we understand that some of the proposed villas may have basements and the structures along the perimeter may have walk-out basements. Finished floor elevations, proposed grades and the number and location of the stormwater management (SWM) facilities were not depicted on the plan. Retaining walls were not depicted on the provided plan. The conceptual site plan is shown below in Figure 2.2.1.



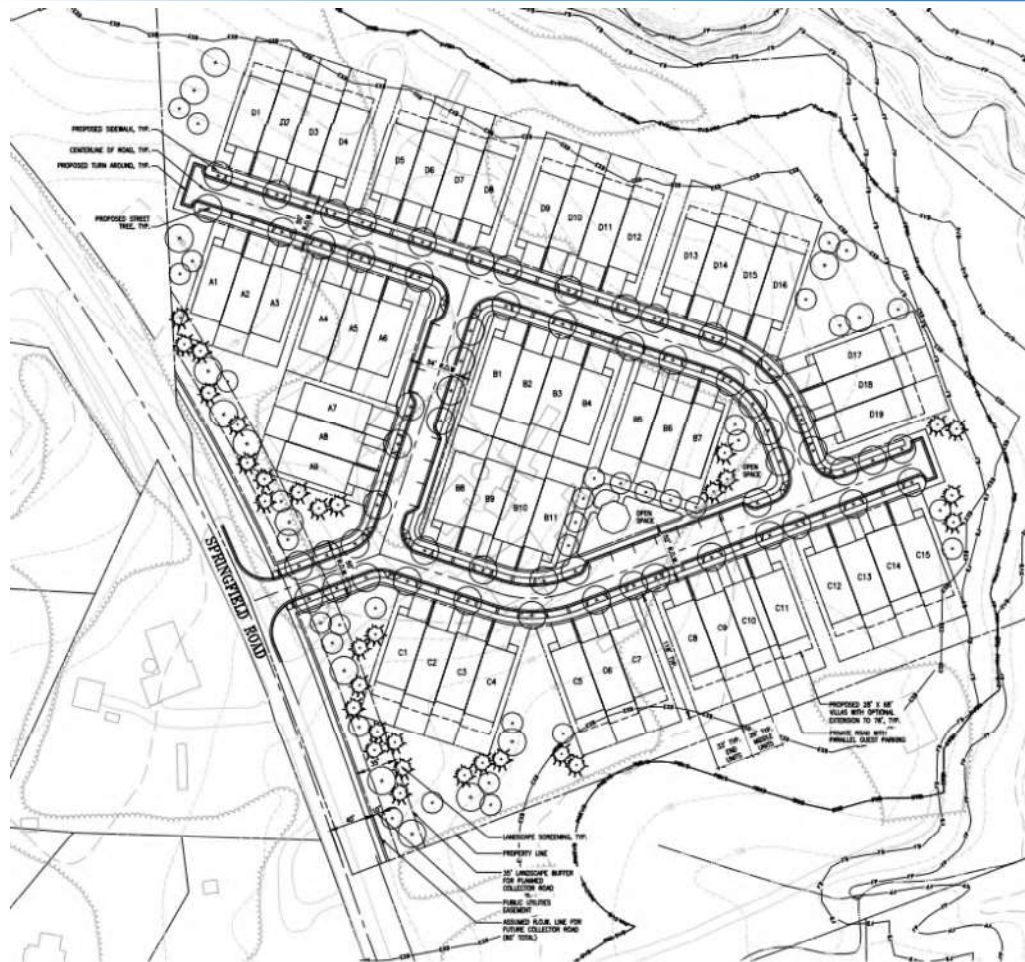


Figure 2.2.1 Concept 2

### 3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our exploration procedures are explained in greater detail in Appendix B including the insert titled Subsurface Exploration Procedures. Our planned scope of work included drilling seven (7) Standard Penetration Test (SPT) borings. The borings were staked by ECS using a handheld GPS. The boring locations are shown on the Boring Location Diagram in Appendix A. SPT borings were performed in drill rig accessible areas

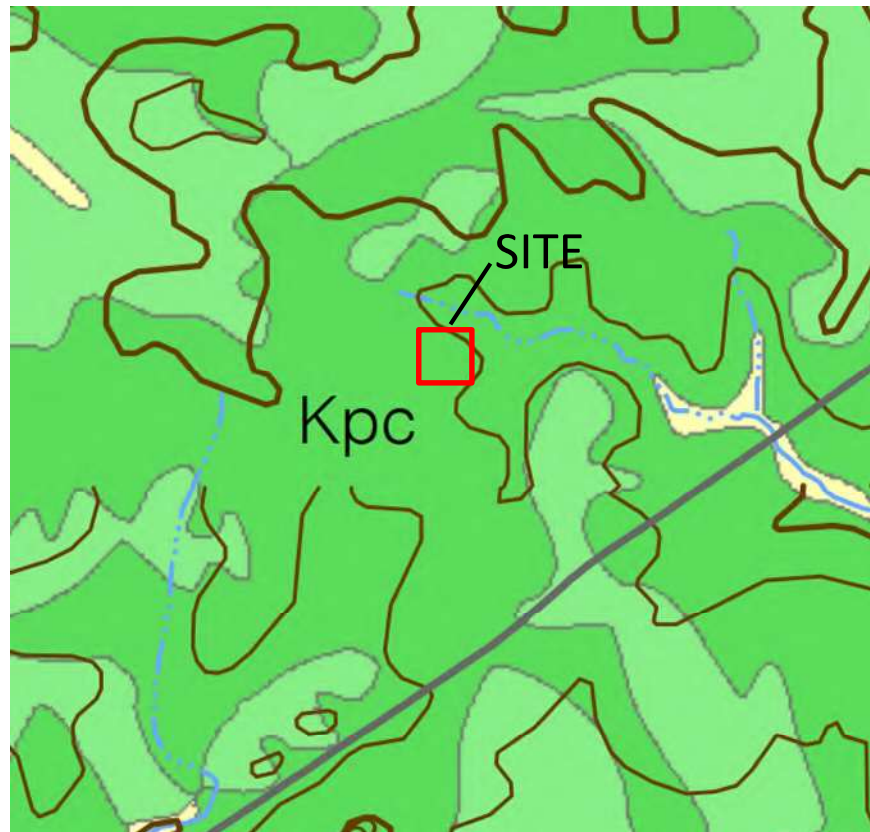
#### 3.1 SUBSURFACE CHARACTERIZATION

Based on our review of the *Geological Map of Prince George's County*, by John D. Glaser (2003), the project site is located within Coastal Plain geology consisting of the silt-clay facies (Kpc) of the Potomac Group and the sand-gravel facies (Kps).

*Potomac Group Silt-clay Facies (Kpc)* – Clay, silt, and subordinate fine- to medium-grained clayey sand. Red, tan, gray, buff, or mottled; dark-gray, where heavily organic.



*Potomac Group Sand-gravel Facies (Kps)* – Interbedded quartz sand, pebbly sand, gravel, and subordinate silt-clay. Sands and gravels typically white, buff, yellow to brown; weathered zone commonly limonitic. with ironstone pods and layers. Silt-clay is white, pale gray, or variegated; dark-gray, where highly organic. The approximate site geology is shown below in Figure 3.1.



**Figure 3.1.1. Area Geology**

The subsurface conditions encountered were generally consistent with the referenced geological mapping and our understanding of the site history. The following sections provide generalized characterizations of the soil. Please refer to the boring logs in Appendix B.

#### Surface Cover

Borings B-01 through B-07 encountered a 1 to 6 inch thick layer of topsoil at the surface.

#### Existing Fill

Existing fill soils were encountered in Boring B-02 at a depth of 3 feet below the ground surface. The fill soils were generally dark brown in color and consisted of LEAN CLAY (CL) with gravel soil type. Trace amounts of organics were encountered in the existing fill sample recovered from the boring.

The SPT N-value recorded in the cohesive fill soil was 6 blows per foot (bpf), indicating firm relative densities.

### Natural Potomac Group Soils

Natural soils were encountered below the fill materials in all the borings. The natural soils were generally reddish brown, grayish brown, gray, tan, and brown in color and consisted of Lean CLAY (CL), Fat CLAY (CH), Clayey SAND (SC), Silty SAND (SM), Lean CLAY WITH SAND (CL), and SILT (ML) soil types.

The SPT N-Values recorded in the natural granular soils ranged from 21 to 26 bpf, indicating medium dense relative densities. The N-Values recorded in the natural cohesive soils ranged from 7 to 31 bpf, indicating firm to hard relative consistencies. In general, the natural Potomac Group soils consisted of very stiff cohesive soils and medium dense granular soils.

A graphical presentation of the subsurface conditions is shown on the Subsurface Soil Profile Diagrams included in Appendix A.

### **SOILS MAPPING**

Soil survey mapping was reviewed using the Web Soil Survey tool published by Natural Resource and Conservation Service (NRCS). Figure 3.1.2 depicts the soil mapping in the area of the subject site and Table 1 briefly presents the mapping units, geomorphic settings, and potential limiting factors at this site using the tool.



**Figure 3.1.2. NRCS Soil Map**

**Table 3.1.1: Soil Type Characteristics by Mapping Unit (per NRCS)**

Mapping Unit	Landform	Parent Material	Potential Limiting Factors	Depth to Seasonal High-Water Table (SHWT) (in.)
<b>(CcC)</b> Christiana-Downer complex, 5 to 10 percent slopes	Hillslopes, interfluves, swales, drainhead complexes, knolls	Clayey and loamy fluviomarine deposits	Depth to saturated zone, corrosion of steel, depth to cemented pan	More than 80
<b>(RcB)</b> Russett-Christian complex, 2 to 5 percent slopes	Broad interstream divides, interfluves, drainhead complexes, swales, hillslopes	Loamy and clayey fluviomarine deposits	Depth to saturated zone, slopes, corrosion of steel	About 20 to 40
<b>(RuB)</b> Russett-Christian-Urban land complex, 0 to 5 percent slopes	Broad interstream divides, interfluves, drainhead complexes, swales, hillslopes	Loamy and clayey fluviomarine deposits	Flooding, depth to saturated zone, corrosion of steel, unstable excavation walls	About 20 to 40

The soils series mapped at this site are fluvio-marine deposits formed by the joint action of streams and ancient sea estuarine that may have been altered by past grading activities associated with development. Based on our review of the mapping and the NRCS tool, the surficial soils in the area of the layout survey are mapped predominantly as the Christiana-Downer land complex. Russett-Christian and Russett-Christian-Urban land complexes were mapped on the southern and western portions of the property. Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) requires sites that include or are in the vicinity of over-consolidated clay such as Marlboro Clay and Christiana Clay follow the DPIE Techno-Gram 005-2018 titled *"Geotechnical Guidelines for Soil Investigation and Reports Required by Prince George's County Code, Subtitle 32 and Subtitle 24-131"*. Based on the site geology (i.e., Silt-Clay facies of the Potomac Group, otherwise known as Potomac Clay), soil mapping, and the clays encountered during our exploration, the clay soil types at this site are anticipated to consist of moderately to highly plastic, over-consolidated clays. Therefore, site development will likely be guided by the above-referenced Techno-gram.

### 3.2 GROUNDWATER OBSERVATIONS

Water levels were measured during, at completion, and 24 hours after drilling, and are presented on our boring logs in Appendix B. Ground water was encountered in borings B-03, B-06, and B-07. Groundwater depths measured at the time of drilling in borings B-06 and B-07 ranged from 17 to 18 feet below the ground surface, corresponding to elevations ranging from EL 139 to EL 140 feet. At drilling completion, water was observed in boring B-06 at a depth 16 feet below existing grade, corresponding to an elevation of EL 141 feet.

Temporary slotted PVC pipes were installed in borings B-01 and B-07 to facilitate water observations. Groundwater depths measured approximately 24 hours after drilling ranged from 2.2 to 7.6 feet below the ground surface, corresponding to elevations ranging from EL 152 to EL 162 feet. Borehole cave-in was observed in borings B-02 through B-06 ranging from 6 to 15.1 feet below existing grade.

Variations in the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. Perched water may occur as a result of

seasonal variations in evaporation, precipitation, surface water run-off and where predominantly granular soils overlie less pervious materials, and at fill/natural soils contacts.

### 3.3 LABORATORY TESTING

The laboratory testing consisted of selected tests performed on samples obtained during our field exploration operations. Classification and index property tests were performed on representative soil samples. A summary of the classification and index properties performed at this site is shown below in Table 3.3.1.

**Table 3.3.1: Classification and Index Summary**

Boring/Sample	Depth (ft)	USCS Classification	Liquid Limit	Plastic Limit	Plasticity Index	% Passing #200 sieve
B-01/S-3	6-7.5	CH	61	21	40	94.5
B-03/S-4	8.5-10	CL	38	20	18	57.2
B-05/S-3	6-7.5	CL	38	17	21	96.7
B-06/S-2	3.5-5	SM	22	NP	NP	28.1

\* NP = Non-plastic

Each sample was visually classified on the basis of texture and plasticity in accordance with ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) including USCS classification symbols, and ASTM D2487 Standard Practice for Classification for Engineering Purposes (Unified Soil Classification System (USCS)). After classification, the samples were grouped in the major zones noted on the boring logs in Appendix B. The group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the logs are approximate; in situ, the transitions may be gradual.

Based on our correspondence with DPIE county geotechnical reviewers, it is our understanding that Potomac Group clays that have a Liquid Limit and Plasticity Indices greater than 40% and 22%, respectively, are considered to have the potential to behave like over-consolidated clays as outlined in DPIE Techno-Gram 005-2018. Some of the samples tested at this site have index properties that fall within "Over-Consolidated" zone of the Casagrande Chart and is plotted below Figure 3.3.2. An email from the county reviewer noting this recommendation, has been included within Appendix D.

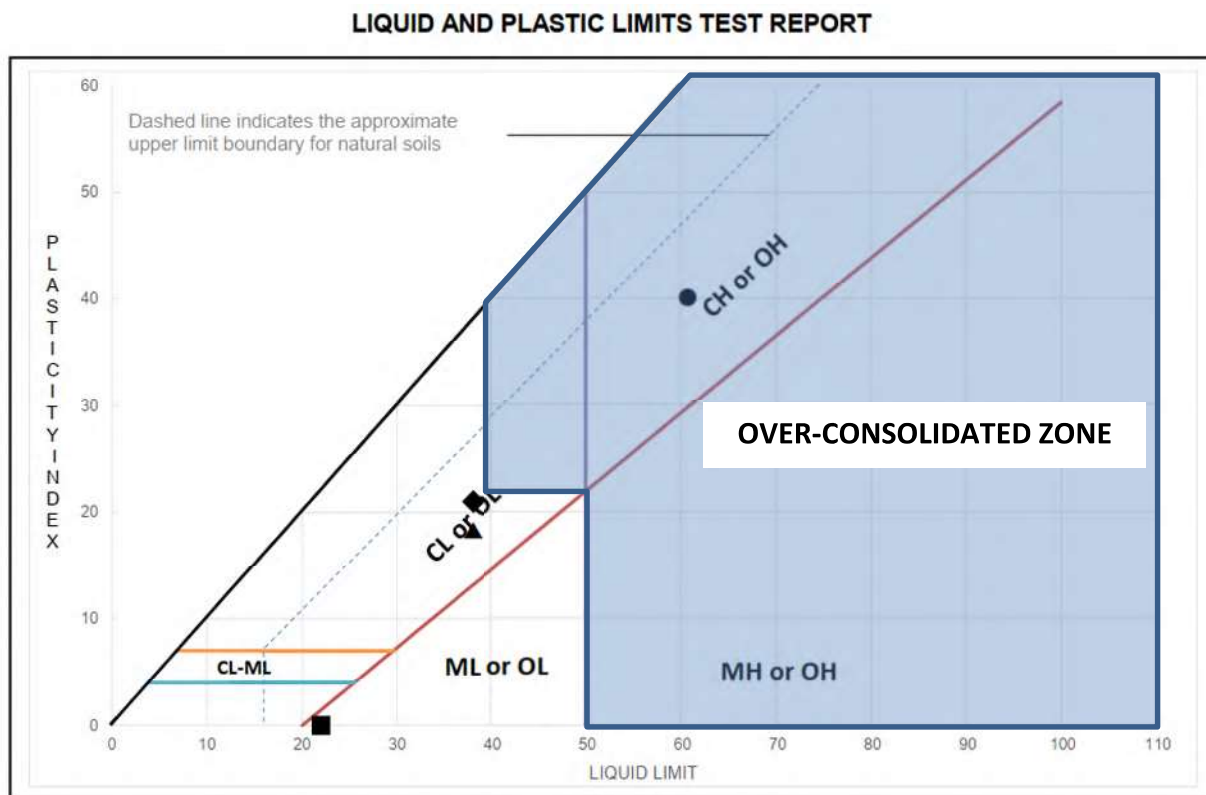


Figure 3.3.2. Casagrande Chart with Atterberg Limit Test Results

### 3.4 OVER-CONSOLIDATED CLAY

Based on the borings and lab testing performed at this site, over-consolidated clay is anticipated to underlie portions the site. The samples tested in Borings B-03 and B-05 were near the border of the over-consolidated zone depicted in the figure above. The anticipated depth of the over-consolidated clay may vary throughout the site.

## 4.0 PRELIMINARY GEOTECHNICAL IMPLICATIONS

Based on the provided information, we understand the layout will consist of townhomes with associated pavements, stormwater management (SWM) facilities, and playground areas. The proposed townhomes will have basements or slab-on-grade. Due to the preliminary nature of the current concept, final grading and finished floor elevations for the proposed structure have not been established. Based on the provided concept plan and the existing grades within the proposed development, we do not anticipate the existing slopes to have global stability issues. However, ECS should be provided the final proposed grading plans for review.

Based on the preliminary nature of the subsurface exploration and limited design information available at this time, we are providing preliminary recommendations to aid in the assessment of the general suitability of the site for future development.



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## FOUNDATION DESIGN

- Existing fill soils were encountered in Borings B-02 at a depth of 3 feet below the ground surface. During the site visit, we also observed a soil stockpile on the order of 5 to 8 feet in height in the northwest portion of the site. Trace amounts of organics were encountered in the existing fill samples recovered from the fill sample. Although, trace amounts of deleterious materials were not detected in the recovered samples, existing fill may contain inclusions of material unsuitable to support new foundations and slabs. We recommend the removal of existing soil stockpiles on the site and the existing fills be thoroughly evaluated and proofrolled prior to foundation or slab construction.
- Provided subgrades and Structural Fills are prepared as recommended in this report, the proposed villas can be supported by shallow foundations. ECS recommends that footings for the proposed townhomes be supported in suitable natural soils or new engineered fills utilizing a net allowable soil bearing pressure not to exceed 2,000 pounds per square foot (psf). Footings should be placed at minimum depth of 30 inches below finished exterior grades for frost protection. We recommend continuous wall footings have a minimum width of 16 inches and column spread footings have a minimum width of 2 feet.
- Footing subgrades will be sensitive to disturbance, and caution should be exercised during footing excavation, so as not to disturb the footing subgrade. A smooth-edge bucket should be utilized to minimize disturbance. If highly-plastic soils (MH or CH) are encountered at footing subgrades, it is recommended that exterior footings be lowered to levels at least 4 feet below final exterior grades (i.e., below levels where the MH/CH soils might be impacted by seasonal fluctuations in moisture contents). It is also recommended that highly plastic soils, if encountered, be undercut and replaced to a depth of 2 feet below floor slab subgrade elevations.
- Ground-supported slabs can likely be supported by new engineered fill, approved existing fill, or natural soils. A drainage layer and vapor barrier should be provided to act as a capillary break between the subgrade and slab.
- As previously mentioned, stabilized ground water was encountered in Boring B-03 at a depth of approximately 2.2 feet below the existing ground surface (approximately EL 161.8 feet). Based on Prince George's County Technogram 005-2016 basement finished floor elevations should not be set below the groundwater table elevations. Additional borings will be required as described in the "Additional Geotechnical Work" section of this report.
- Additional exploration, advanced laboratory testing, and slope stability analysis will be required to meet County Requirements as design progresses. ECS can assist in creating a scope for subsurface exploration once a site plan is available.

## SEISMIC CONSIDERATIONS

- The International Building Code (IBC) 2018 requires site classification for seismic design based on the upper 100 feet of a soil profile. Where site specific data are not available to a depth of 100 feet, appropriate soil properties are permitted to be estimated by the registered design

professional preparing the soils report based on known geologic conditions. We recommend that the design for the building be based on a preliminary seismic site classification of Site Class D.

## PAVEMENTS

- We recommend a preliminary CBR value of 3 be assumed for preliminary design of pavement systems in this area. This CBR values assumes a firm, suitable subgrade, and that any unsuitable soils and soft or unstable areas be removed to a depth of 2 feet below the planned subgrade and replaced with suitable engineered fill compacted to the project requirements.
- Due to the potential variability in the strength characteristics of the existing fills and unsuitable clay, localized areas requiring additional undercutting and/or stabilization methods should be anticipated during initial subgrade preparation.
- Chemical and/or mechanical stabilization may be a useful method for stabilizing subgrades on a to provide a suitable working platform and subgrade. Based on the presence of moderately to highly plastic soils, pavement drains should be considered for new roadways/parking areas.
- This exploration was performed for preliminary recommendations to assess the feasibility of the proposed concept. Once the additional exploration is completed and traffic loading is available, ECS can provide soil cement mix designs, pavement designs, and recommended pavement sections under a different scope of work.

## STORMWATER MANAGEMENT (SWM)

- The proposed SWM facilities were not depicted on the provided concept plan at the time of the writing of this preliminary report. As previously stated, over-consolidated clay was encountered at the site.
- Stabilized groundwater depths ranged from 2.2 to 7.6 feet below the ground surface, corresponding to elevations ranging from EL 152 to EL 162 feet.
- In general, stormwater management (SWM) devices that allow infiltration into the site soil strata should be below the OC clay. Generally, SWM devices in or above the OC clay should be limited to rain barrel, vaults, or micro bioretention with impervious liners and underdrains that discharges into County approved storm drain and eventually outfall at a lower elevation than the OC clay bottom.
- Considering the presence of existing fill and slope implications, infiltration practices are not considered feasible for the site. DPIE Techno-grams 005-2018 and 004-2018 have been included in Appendix D.

## EARTHWORK

- Engineered fill proposed to be used for backfill, support of structures of for the support pavements should consist of an approved material free of organic matter, debris, cobbles and/or rock fragments greater than 4-inches in diameter. Engineered fill should also have a Liquid Limit and Plasticity Index less than or equal to 35 and 15, respectively, and a maximum 35% passing the



#200 sieve. The organic content of new structural fill should be less than 2% by mass as determined by Loss On Ignition (LOI)

- Temporary dewatering during installation of deeper utilities during excavations should be expected. Groundwater conditions encountered at the site are strongly influenced by seasonal variations, surface water flow, and infiltration. The contractor should make their own determinations on the appropriate dewatering system.

#### **ADDITIONAL GEOTECHNICAL WORK**

- In order to meet Prince George's County requirements additional borings extending four feet below each SWM facility will be required.
- Additional borings spaced 300 feet on-center and CBR testing will be required for public roadways.
- After mass grading, the county will require a boring be performed in each lot with a basement to observe groundwater conditions with respect to the proposed basement level per Technogram 005-2016.
- Additional borings spaced 100 feet on-center will be required for retaining walls per county Technogram 02-2021.
- If critical slopes are planned in over-consolidated clay, then additional borings and advanced lab testing will be required along with a global stability analysis to plot the existing and proposed 1.5 Factor of Safety line per Technogram 005-2018.

Based on our understanding of the proposed concept, we anticipate that the development will be feasible, provided the above recommendations and the County Techno-grams are followed. Furthermore, additional exploration will be required by the County as design progresses.

#### **5.0 CLOSING**

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Elm Street Development. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this preliminary geotechnical report.

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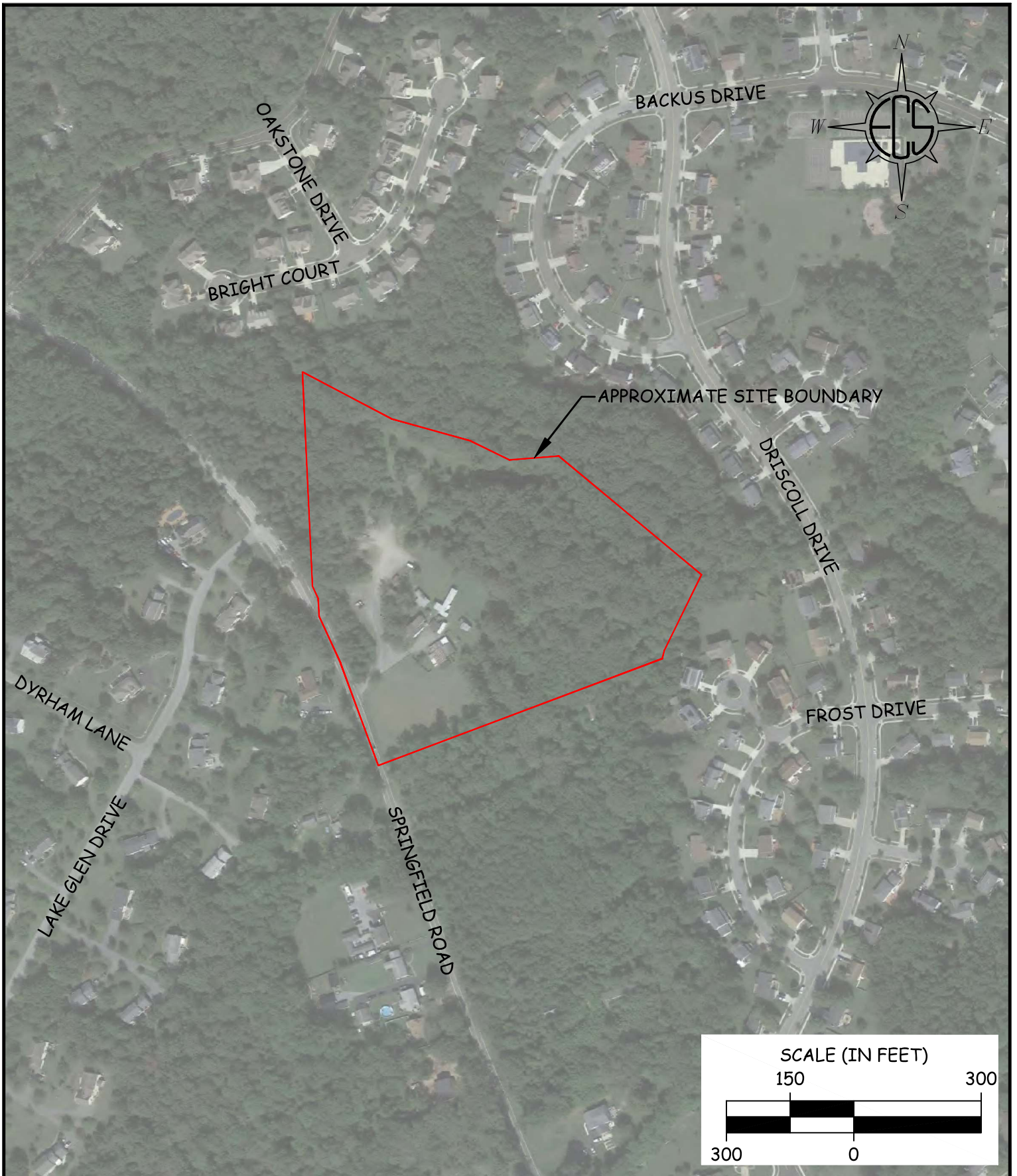
As mentioned previously, we recommend additional subsurface exploration, laboratory testing and analysis of the geotechnical elements of the final design be completed as part of a final geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

## **APPENDIX A – Diagrams & Reports**

Site Location Diagram  
Boring Location Diagram  
Subsurface Cross-Sections



## SITE LOCATION DIAGRAM

ELM STREET DEVELOPMENT



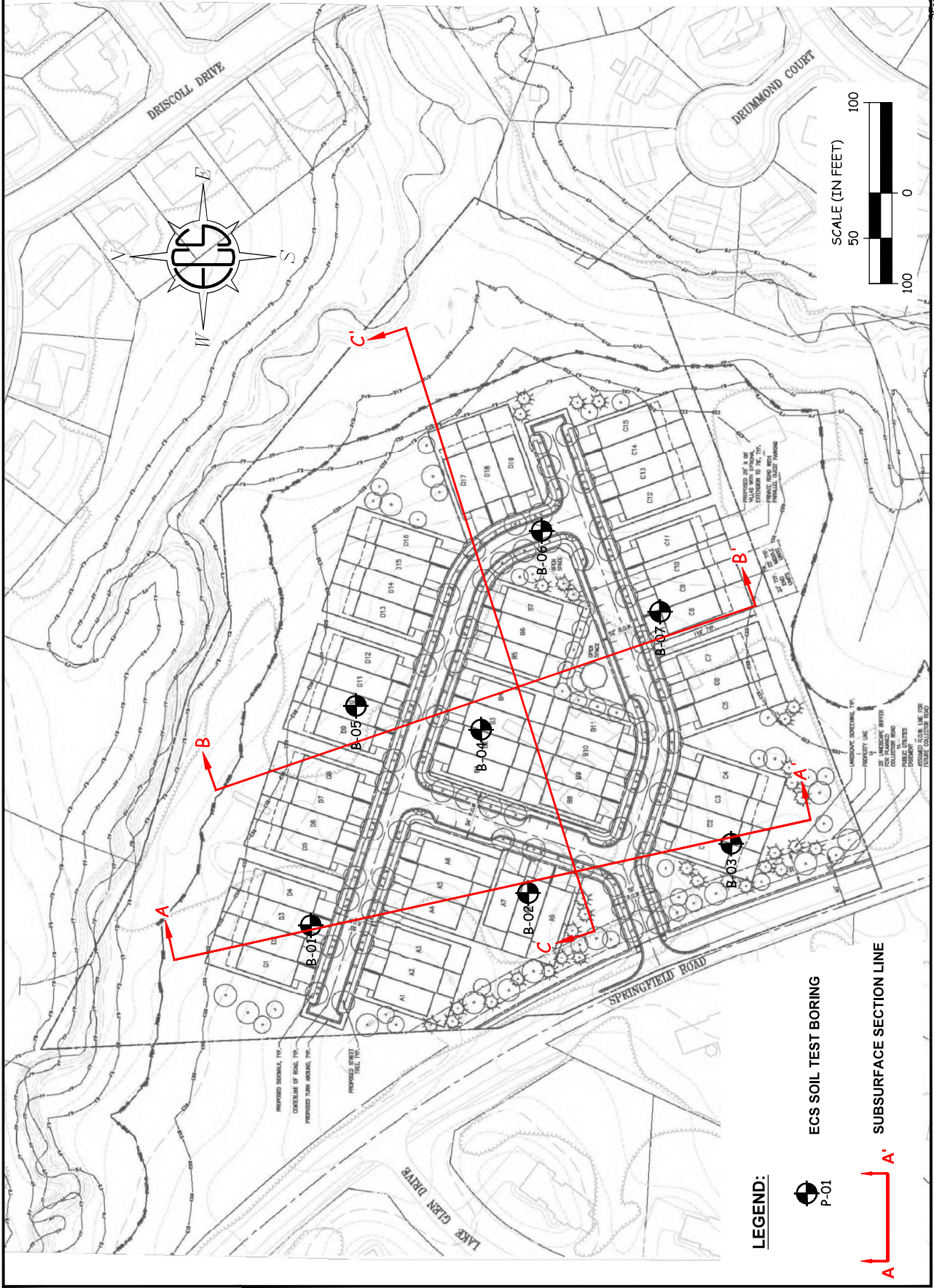
**STEWART PROPERTY**

PRINCE GEORGE'S COUNTY, MD

ENGINEER	SCALE
APM	AS SHOWN
DRAFTSMAN	PROJECT NO.
VKP	9046-C
REVISIONS	SHEET
	1 OF 1
	DATE
SE-22002_Backup	6 JAN 2022

66 of 169





6P - POORLY GRADED	6C - CLAYEY GRAVEL	SW - WELL GRADED
<b>FILL</b>	<b>6W - WELL GRADED GRAVEL</b>	<b>6A - SILTY GRAVEL</b>
<b>POSSIBLE FILL</b>		
<b>PROBABLE FILL</b>		

2- SEE INDIVIDUAL BORING LOG AND GEOTECHNICAL INFORMATION. 3- PENETRATION TEST RESISTANCE IN BLOWS PER FOOT (ASTM D1586).

2- SEE INDIVIDUAL BORING LOGS AND GEOTECHNICAL INFORMATION




3- PENETRATION TEST RESISTANCE IN BLOWS PER FOOT (ASTM D1586).

Table 1

WATER LEVEL - (STABILIZED)

PT - PEAT  
WR - WEATHERED ROCK

TOPSOIL	CONCRETE
ASPHALT	VOID
GRAVEL	

IGNEOUS	METAMORPHIC	SEDIMENTARY
		

 BOTTOM OF CASING  
 LOSS OF CIRCULATION  
 WATER LEVEL - (FIRST ENCOUNTER)  
 WATER LEVEL - (COMPLETE)  
 WATER LEVEL - (SEASONAL)

**PRINCE GEORGE'S COUNTY, MD**



**CROSS SECTION**

ECS REVISIONS

ENGINEER	DRAFTING
APM	SS24
SCALE	
AS NOTED	
PROJECT NO.	
9046-C	
SHEET	
1 OF 3	

DATE	06 JAN 2022
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The diagram illustrates a proposed road project with three main sections: B-01, B-02, and B-03. The vertical axis represents ELEVATION, ranging from 135 to 180. The horizontal axis represents stationing, ranging from 0 to 720. A dashed line indicates the APPROXIMATE EXISTING GRADE. The diagram also shows the EXTENT OF PROPOSED TOWNHOMES and the EOB (End of Bridge) at 20.00 EL 153, 154, and 144.

**Section B-01 (Station 0 to 120):**

- Centerline (CL) at station 11
- Shoulder (SH) at station 16
- Centerline (CL) at station 29
- Shoulder (SH) at station 31
- Centerline (CL) at station 18
- Shoulder (SH) at station 25
- EOB @ 20.00 EL 153

**Section B-02 (Station 120 to 360):**

- Centerline (CL) at station 6
- Shoulder (SH) at station 12
- Centerline (CL) at station 18
- Shoulder (SH) at station 21
- Centerline (CL) at station 26
- Shoulder (SH) at station 28
- EOB @ 20.00 EL 154

**Section B-03 (Station 360 to 720):**

- Centerline (CL) at station 7
- Shoulder (SH) at station 17
- Centerline (CL) at station 23
- Shoulder (SH) at station 26
- Centerline (CL) at station 18
- Shoulder (SH) at station 24
- EOB @ 20.00 EL 144

SCALE  
VERTICAL SCALE 1"=10'  
HORIZONTAL SCALE 1"=60'

DATE	U6 JAN 2022
SE-22002	Backup 70 of 109







## **APPENDIX B – Field Operations**

Reference Notes for Boring Logs

Subsurface Exploration Procedure: Standard Penetration Testing (SPT)

SPT Boring Logs B-01 through B-07



# REFERENCE NOTES FOR BORING LOGS

## MATERIAL<sup>1,2</sup>

	<b>ASPHALT</b>
	<b>CONCRETE</b>
	<b>GRAVEL</b>
	<b>TOPSOIL</b>
	<b>VOID</b>
	<b>BRICK</b>
	<b>AGGREGATE BASE COURSE</b>
	<b>GW WELL-GRADED GRAVEL</b> gravel-sand mixtures, little or no fines
	<b>GP POORLY-GRADED GRAVEL</b> gravel-sand mixtures, little or no fines
	<b>GM SILTY GRAVEL</b> gravel-sand-silt mixtures
	<b>GC CLAYEY GRAVEL</b> gravel-sand-clay mixtures
	<b>SW WELL-GRADED SAND</b> gravelly sand, little or no fines
	<b>SP POORLY-GRADED SAND</b> gravelly sand, little or no fines
	<b>SM SILTY SAND</b> sand-silt mixtures
	<b>SC CLAYEY SAND</b> sand-clay mixtures
	<b>ML SILT</b> non-plastic to medium plasticity
	<b>MH ELASTIC SILT</b> high plasticity
	<b>CL LEAN CLAY</b> low to medium plasticity
	<b>CH FAT CLAY</b> high plasticity
	<b>OL ORGANIC SILT or CLAY</b> non-plastic to low plasticity
	<b>OH ORGANIC SILT or CLAY</b> high plasticity
	<b>PT PEAT</b> highly organic soils

## DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

## PARTICLE SIZE IDENTIFICATION

DESIGNATION	PARTICLE SIZES
Boulders	12 inches (300 mm) or larger
Cobbles	3 inches to 12 inches (75 mm to 300 mm)
Gravel: Coarse	¾ inch to 3 inches (19 mm to 75 mm)
Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand: Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")	<0.074 mm (smaller than a No. 200 sieve)

## COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, QP <sup>4</sup>	SPT <sup>5</sup> (BPF)	CONSISTENCY <sup>7</sup> (COHESIVE)
<0.25	<2	Very Soft
0.25 - <0.50	2 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

RELATIVE AMOUNT <sup>7</sup>	COARSE GRAINED (%) <sup>8</sup>	FINE GRAINED (%) <sup>8</sup>
Trace	≤5	≤5
With	10 - 20	10 - 25
Adjective (ex: "Silty")	25 - 45	30 - 45

## GRAVELS, SANDS & NON-COHESIVE SILTS

SPT <sup>5</sup>	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

## WATER LEVELS<sup>6</sup>

	WL (First Encountered)
	WL (Completion)
	WL (Seasonal High Water)
	WL (Stabilized)

## FILL AND ROCK

<b>FILL</b>	<b>POSSIBLE FILL</b>	<b>PROBABLE FILL</b>	<b>ROCK</b>

<sup>1</sup>Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

<sup>2</sup>To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

<sup>3</sup>Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

<sup>4</sup>Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

<sup>5</sup>Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

<sup>6</sup>The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

<sup>7</sup>Minor deviation from ASTM D 2488-17 Note 14.

<sup>8</sup>Percentages are estimated to the nearest 5% per ASTM D 2488-17.



## SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling






















Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.




### SPT Procedure:

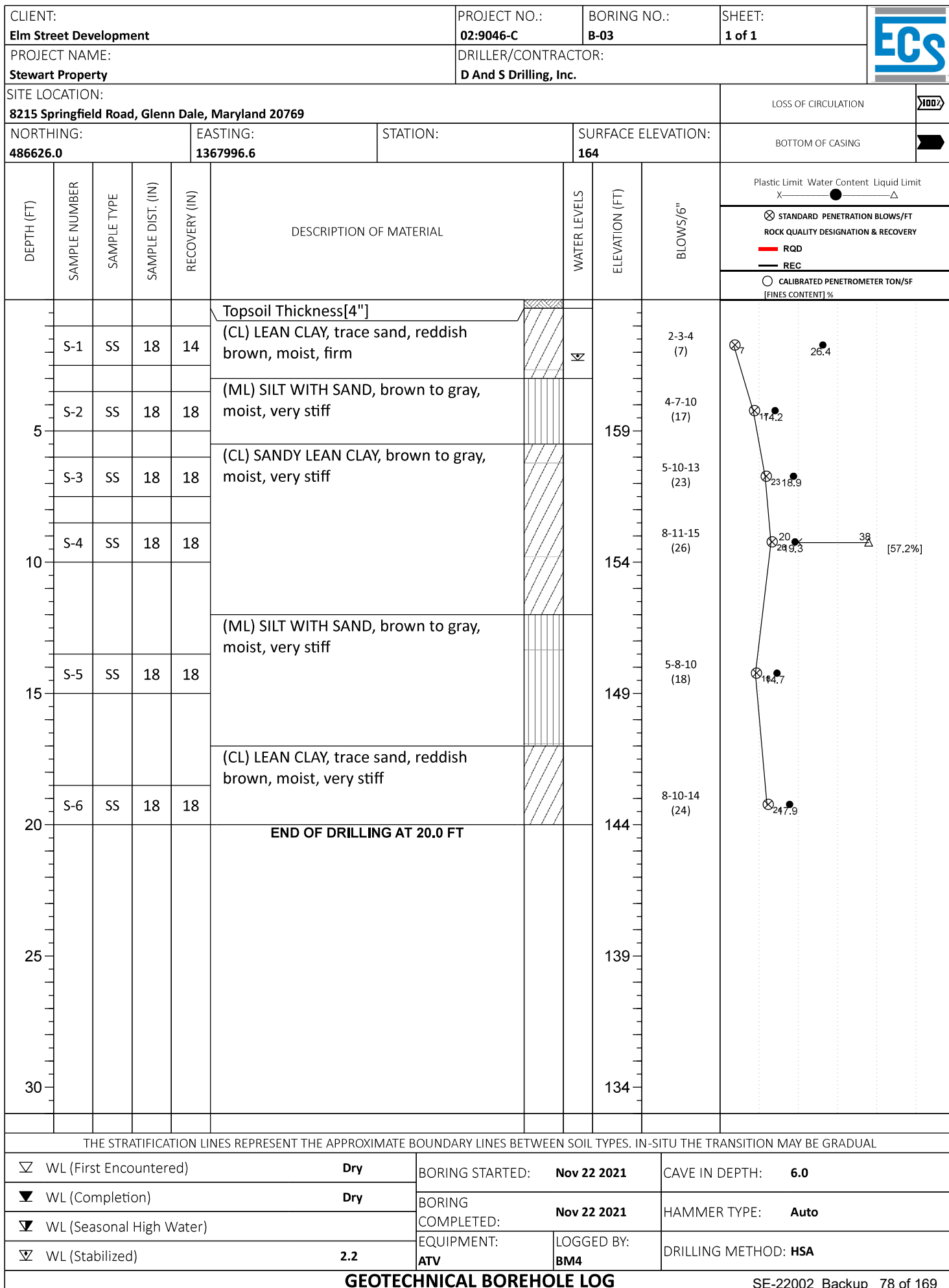
- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 12 inches (in 3 or 4 Increments of 6 inches each)
- Auger is advanced\* and an additional SPT is performed
- One SPT test is typically performed for every two to five feet
- Obtain two-inch diameter soil sample






*\*Drilling Methods May Vary—* The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.




CLIENT: Elm Street Development				PROJECT NO.: 02:9046-C		BORING NO.: B-01		SHEET: 1 of 1																																																																																																																															
PROJECT NAME: Stewart Property				DRILLER/CONTRACTOR: D And S Drilling, Inc.																																																																																																																																			
SITE LOCATION: 8215 Springfield Road, Glenn Dale, Maryland 20769								LOSS OF CIRCULATION 																																																																																																																															
NORTHING: 487095.0		EASTING: 136797.9		STATION:		SURFACE ELEVATION: 173		BOTTOM OF CASING 																																																																																																																															
<table><thead><tr><th rowspan="4">DEPTH (FT)</th><th rowspan="4">SAMPLE NUMBER</th><th rowspan="4">SAMPLE TYPE</th><th rowspan="4">SAMPLE DIST. (IN)</th><th rowspan="4">RECOVERY (IN)</th><th rowspan="4">DESCRIPTION OF MATERIAL</th><th rowspan="4">WATER LEVELS</th><th rowspan="4">ELEVATION (FT)</th><th rowspan="4">BLOWS/6"</th><th colspan="3">Plastic Limit Water Content Liquid Limit X●—△</th></tr><tr><th colspan="3">⊗ STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION &amp; RECOVERY</th></tr><tr><th colspan="3">— RQD — REC</th></tr><tr><th colspan="3">○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %</th></tr></thead><tbody><tr><td rowspan="6">5</td><td>S-1</td><td>SS</td><td>18</td><td>18</td><td>Topsoil Thickness[6"] (CL) LEAN CLAY, red, moist, stiff, trace roots</td><td></td><td></td><td>3-5-6 (11)</td><td>⊗<sub>11</sub></td><td>●<sub>27.1</sub></td><td></td></tr><tr><td>S-2</td><td>SS</td><td>18</td><td>18</td><td>(CH) FAT CLAY, red to grayish brown, moist, very stiff</td><td></td><td></td><td>4-7-9 (16)</td><td>⊗<sub>16</sub></td><td>●<sub>19.1</sub></td><td></td></tr><tr><td>S-3</td><td>SS</td><td>18</td><td>18</td><td></td><td></td><td></td><td>6-12-17 (29)</td><td>●<sub>21</sub> ⊗<sub>15.29</sub></td><td></td><td>⊗<sub>61</sub> [94.5%]</td></tr><tr><td>S-4</td><td>SS</td><td>18</td><td>18</td><td></td><td></td><td></td><td>7-13-18 (31)</td><td>●<sub>19.41</sub></td><td></td><td></td></tr><tr><td>S-5</td><td>SS</td><td>18</td><td>18</td><td>(CL) LEAN CLAY, grayish tan to gray, moist, very stiff</td><td></td><td></td><td>4-7-11 (18)</td><td>⊗<sub>18</sub></td><td>●<sub>18.5.6</sub></td><td></td></tr><tr><td>S-6</td><td>SS</td><td>18</td><td>18</td><td></td><td></td><td></td><td>8-11-14 (25)</td><td>●<sub>14.4</sub></td><td></td><td></td></tr><tr><td>20</td><td colspan="4"></td><td>END OF DRILLING AT 20.0 FT</td><td></td><td></td><td>153</td><td colspan="3"></td></tr><tr><td>25</td><td colspan="4"></td><td></td><td></td><td></td><td>148</td><td colspan="3"></td></tr><tr><td>30</td><td colspan="4"></td><td></td><td></td><td></td><td>143</td><td colspan="3"></td></tr></tbody></table>												DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Content Liquid Limit X●—△			⊗ STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION & RECOVERY			— RQD — REC			○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %			5	S-1	SS	18	18	Topsoil Thickness[6"] (CL) LEAN CLAY, red, moist, stiff, trace roots			3-5-6 (11)	⊗ <sub>11</sub>	● <sub>27.1</sub>		S-2	SS	18	18	(CH) FAT CLAY, red to grayish brown, moist, very stiff			4-7-9 (16)	⊗ <sub>16</sub>	● <sub>19.1</sub>		S-3	SS	18	18				6-12-17 (29)	● <sub>21</sub> ⊗ <sub>15.29</sub>		⊗ <sub>61</sub> [94.5%]	S-4	SS	18	18				7-13-18 (31)	● <sub>19.41</sub>			S-5	SS	18	18	(CL) LEAN CLAY, grayish tan to gray, moist, very stiff			4-7-11 (18)	⊗ <sub>18</sub>	● <sub>18.5.6</sub>		S-6	SS	18	18				8-11-14 (25)	● <sub>14.4</sub>			20					END OF DRILLING AT 20.0 FT			153				25								148				30								143			
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Content Liquid Limit X●—△																																																																																																																														
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5	S-1	SS	18	18	Topsoil Thickness[6"] (CL) LEAN CLAY, red, moist, stiff, trace roots			3-5-6 (11)	⊗ <sub>11</sub>	● <sub>27.1</sub>																																																																																																																													
	S-2	SS	18	18	(CH) FAT CLAY, red to grayish brown, moist, very stiff			4-7-9 (16)	⊗ <sub>16</sub>	● <sub>19.1</sub>																																																																																																																													
	S-3	SS	18	18				6-12-17 (29)	● <sub>21</sub> ⊗ <sub>15.29</sub>		⊗ <sub>61</sub> [94.5%]																																																																																																																												
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▽ WL (First Encountered) Dry				BORING STARTED: Nov 19 2021		CAVE IN DEPTH: 1 in. Pipe																																																																																																																																	
▼ WL (Completion) Dry				BORING COMPLETED: Nov 19 2021		HAMMER TYPE: Auto																																																																																																																																	
▼ WL (Seasonal High Water)				EQUIPMENT: ATV		LOGGED BY: BM4		DRILLING METHOD: HSA																																																																																																																															
▽ WL (Stabilized) Dry																																																																																																																																							
GEOTECHNICAL BOREHOLE LOG																																																																																																																																							
SE-22002 Backup 76 of 169																																																																																																																																							

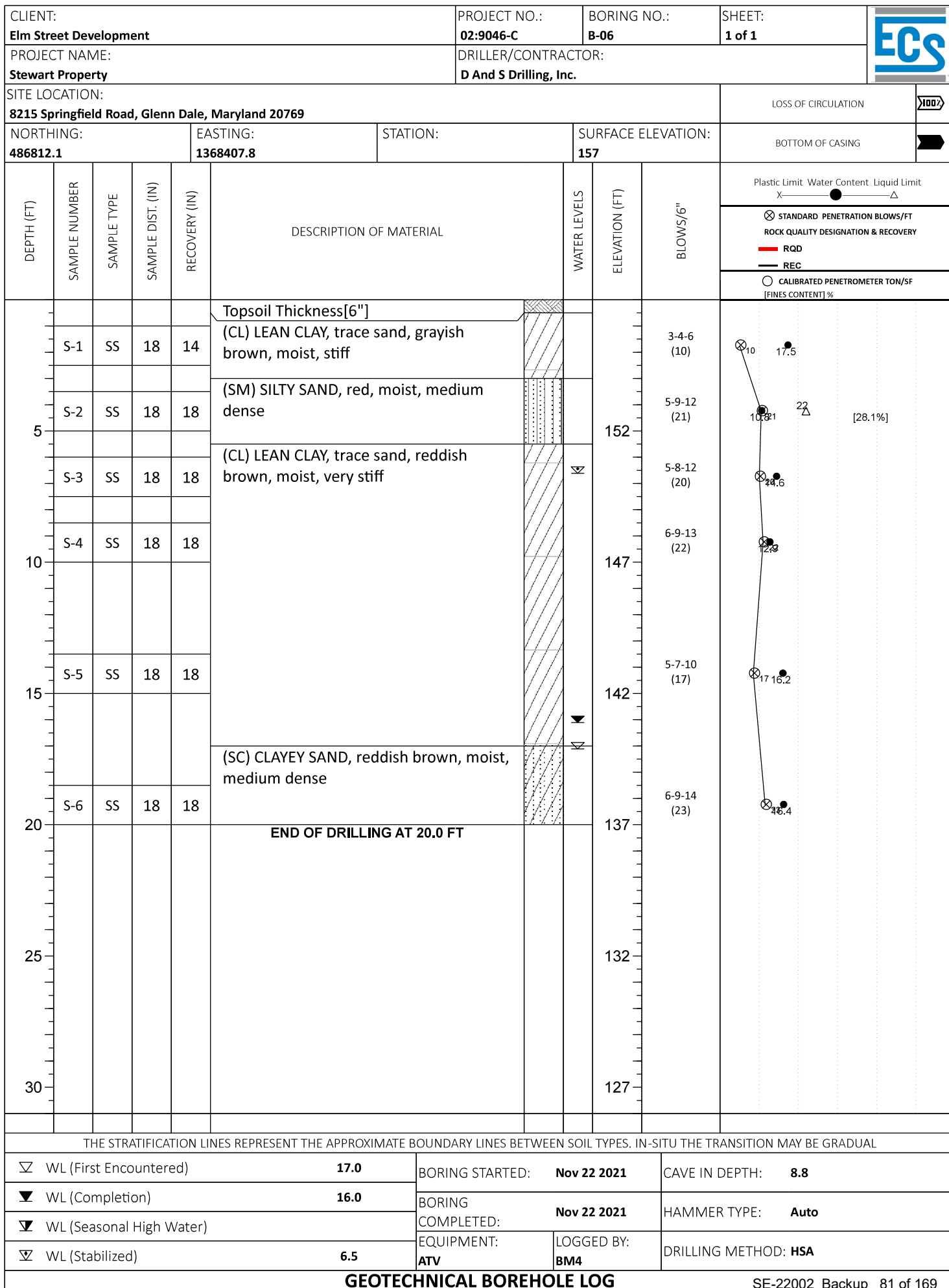
CLIENT: <b>Elm Street Development</b>				PROJECT NO.: <b>02:9046-C</b>		BORING NO.: <b>B-02</b>		SHEET: <b>1 of 1</b>		
PROJECT NAME: <b>Stewart Property</b>				DRILLER/CONTRACTOR: <b>D And S Drilling, Inc.</b>						
SITE LOCATION: <b>8215 Springfield Road, Glenn Dale, Maryland 20769</b>										
NORTHING: <b>486870.3</b>		EASTING: <b>1367936.6</b>		STATION:		SURFACE ELEVATION: <b>174</b>		LOSS OF CIRCULATION 		
								BOTTOM OF CASING 		
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Content Liquid Limit X ————— Δ	
									⊗ STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION & RECOVERY	
									— RQD — REC	
									○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %	
5	S-1	SS	18	18	Topsoil Thickness[1"] (CL FILL) FILL, LEAN CLAY WITH GRAVEL, contains roots, dark brown, moist, firm		169	4-3-3 (6)	⊗ <sub>6</sub>	
	S-2	SS	18	12	(CL) LEAN CLAY, trace sand, reddish brown, moist, stiff			4-5-7 (12)	⊗ <sub>12</sub>	
	S-3	SS	18	18	(CL) LEAN CLAY, reddish brown, moist, very stiff			5-8-10 (18)	⊗ <sub>18</sub>	
10	S-4	SS	18	18				5-9-12 (21)	⊗ <sub>21</sub>	
15	S-5	SS	18	18				6-11-15 (26)	⊗ <sub>26</sub>	
20	S-6	SS	18	18	(CL) LEAN CLAY WITH SAND, reddish brown, moist, very stiff			7-11-17 (28)	⊗ <sub>28</sub>	
					END OF DRILLING AT 20.0 FT		154			
25							149			
30							144			
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL										
☒ WL (First Encountered)		Dry		BORING STARTED: Nov 19 2021		CAVE IN DEPTH: 15.1				
▼ WL (Completion)		Dry		BORING COMPLETED: Nov 19 2021		HAMMER TYPE: Auto				
☒ WL (Seasonal High Water)				EQUIPMENT: ATV		LOGGED BY: BM4		DRILLING METHOD: HSA		
☒ WL (Stabilized)		Dry								








CLIENT: <b>Elm Street Development</b>				PROJECT NO.: <b>02:9046-C</b>		BORING NO.: <b>B-04</b>		SHEET: <b>1 of 1</b>		
PROJECT NAME: <b>Stewart Property</b>				DRILLER/CONTRACTOR: <b>D And S Drilling, Inc.</b>						
SITE LOCATION: <b>8215 Springfield Road, Glenn Dale, Maryland 20769</b>										
NORTHING: <b>486887.4</b>				EASTING: <b>1368121.1</b>		STATION:		SURFACE ELEVATION: <b>173</b>		LOSS OF CIRCULATION 
								BOTTOM OF CASING 		
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Content Liquid Limit X ————— Δ	
									⊗ STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION & RECOVERY	
									— RQD — REC	
									○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %	
5	S-1	SS	18	6	Topsoil Thickness[3"] (CL) SANDY LEAN CLAY, reddish brown, moist, stiff		168	2-4-5 (9)	⊗ <sub>9</sub>	
	S-2	SS	18	18	(CH) FAT CLAY, grayish red to brown, moist, stiff			3-5-8 (13)	⊗ <sub>13</sub>	
	S-3	SS	18	18				4-6-8 (14)	⊗ <sub>14</sub>	
10	S-4	SS	18	18	(CL) LEAN CLAY, trace sand, reddish brown, moist, very stiff		163	5-7-10 (17)	⊗ <sub>17</sub>	
15	S-5	SS	18	18			158	7-12-15 (27)	⊗ <sub>27</sub>	
20	S-6	SS	18	18			153	8-13-17 (30)	⊗ <sub>30</sub>	
					END OF DRILLING AT 20.0 FT					
25							148			
30							143			
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL										
<div> <div>☒ WL (First Encountered)</div> <div>Dry</div> </div>				BORING STARTED: <b>Nov 19 2021</b>				CAVE IN DEPTH: <b>15.4</b>		
<div> <div>▼ WL (Completion)</div> <div>Dry</div> </div>				BORING COMPLETED: <b>Nov 19 2021</b>				HAMMER TYPE: <b>Auto</b>		
<div> <div>☒ WL (Seasonal High Water)</div> <div></div> </div>				EQUIPMENT: <b>ATV</b>		LOGGED BY: <b>BM4</b>		DRILLING METHOD: <b>HSA</b>		
<div> <div>☒ WL (Stabilized)</div> <div>Dry</div> </div>										

CLIENT: <b>Elm Street Development</b>				PROJECT NO.: <b>02:9046-C</b>		BORING NO.: <b>B-05</b>		SHEET: <b>1 of 1</b>		
PROJECT NAME: <b>Stewart Property</b>				DRILLER/CONTRACTOR: <b>D And S Drilling, Inc.</b>						
SITE LOCATION: <b>8215 Springfield Road, Glenn Dale, Maryland 20769</b>										
NORTHING: <b>487015.0</b>				EASTING: <b>1368171.1</b>		STATION:		SURFACE ELEVATION: <b>166</b>		LOSS OF CIRCULATION 
								BOTTOM OF CASING 		
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit   Water Content   Liquid Limit X ————— ● ————— Δ ⊗ STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC ○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %	
	S-1	SS	18	16	Topsoil Thickness[6"] (CL) LEAN CLAY, trace sand, reddish gray, moist, stiff to very stiff			3-5-6 (11)	11	17.4
5	S-2	SS	18	18				4-6-9 (15)	15	17.3
	S-3	SS	18	18				5-8-10 (18)	17	17.3
10	S-4	SS	18	18				7-9-13 (22)	17	17.3
15	S-5	SS	18	18				4-7-9 (16)	16	15.8
20	S-6	SS	18	18				5-10-14 (24)	16	15.8
					END OF DRILLING AT 20.0 FT					
25										
30										
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL										
∇ WL (First Encountered) <b>Dry</b>				BORING STARTED: <b>Nov 19 2021</b>			CAVE IN DEPTH: <b>15.0</b>			
▼ WL (Completion) <b>Dry</b>				BORING COMPLETED: <b>Nov 19 2021</b>			HAMMER TYPE: <b>Auto</b>			
∇ WL (Seasonal High Water)				EQUIPMENT: <b>ATV</b>			LOGGED BY: <b>BM4</b>		DRILLING METHOD: <b>HSA</b>	
∇ WL (Stabilized) <b>Dry</b>										
<b>GEOTECHNICAL BOREHOLE LOG</b>										
SE-22002_Backup 80 of 169										



CLIENT: <b>Elm Street Development</b>				PROJECT NO.: <b>02:9046-C</b>		BORING NO.: <b>B-07</b>		SHEET: <b>1 of 1</b>		
PROJECT NAME: <b>Stewart Property</b>				DRILLER/CONTRACTOR: <b>D And S Drilling, Inc.</b>						
SITE LOCATION: <b>8215 Springfield Road, Glenn Dale, Maryland 20769</b>										
NORTHING: <b>486691.9</b>				EASTING: <b>1368286.4</b>		STATION:		SURFACE ELEVATION: <b>160</b>		LOSS OF CIRCULATION 
								BOTTOM OF CASING 		
DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit Water Content Liquid Limit X ————— Δ	
									⊗ STANDARD PENETRATION BLOWS/FT ROCK QUALITY DESIGNATION & RECOVERY	
									— RQD — REC	
									○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %	
5	S-1	SS	18	16	Topsoil Thickness[6"] (CL) LEAN CLAY WITH SAND, grayish red, moist, firm			2-3-5 (8)	⊗ <sub>8</sub>	
	S-2	SS	18	18	(CL) LEAN CLAY, brown, moist, stiff		155	4-6-8 (14)	⊗ <sub>14</sub>	
	S-3	SS	18	18				6-9-14 (23)	⊗ <sub>23</sub>	
10	S-4	SS	18	18			150	5-8-11 (19)	⊗ <sub>19</sub>	
					(CH) FAT CLAY, gray, moist, very stiff					
15	S-5	SS	18	18			145	6-10-13 (23)	⊗ <sub>23</sub>	
					(SM) SILTY SAND, gray, wet, medium dense					
20	S-6	SS	18	18			140	6-11-15 (26)	⊗ <sub>26</sub>	
					END OF DRILLING AT 20.0 FT					
25										
30										
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL										
<div> <div>⚡ WL (First Encountered)</div> <div>18.0</div> </div>					BORING STARTED: <b>Nov 22 2021</b>		CAVE IN DEPTH: <b>1 in. Pipe</b>			
<div> <div>⚡ WL (Completion)</div> <div>Dry</div> </div>					BORING COMPLETED: <b>Nov 22 2021</b>		HAMMER TYPE: <b>Auto</b>			
<div> <div>⚡ WL (Seasonal High Water)</div> <div></div> </div>					EQUIPMENT: <b>ATV</b>		LOGGED BY: <b>BM4</b>		DRILLING METHOD: <b>HSA</b>	
<div> <div>⚡ WL (Stabilized)</div> <div>7.6 Nov-23-2021</div> </div>										

## **APPENDIX C – Laboratory Testing**

Laboratory Test Results Summary  
Grain Size Analyses/Plasticity Charts

# Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-01	S-1	1-2.5	27.1										
B-01	S-2	3.5-5	19.1										
B-01	S-3	6-7.5	15.2	CH	61	21	40	94.5					
B-01	S-4	8.5-10	16.4										
B-01	S-5	13.5-15	15.6										
B-01	S-6	18.5-20	14.1										
B-03	S-1	1-2.5	26.4										
B-03	S-2	3.5-5	14.2										
B-03	S-3	6-7.5	18.9										
B-03	S-4	8.5-10	19.3	CL	38	20	18	57.2					

**Notes:** See test reports for test method, ^ASTM D2216-19, \*ASTM D2488, \*\*ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

**Definitions:** MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Stewart Property  
Client: Elm Street Development

Project No.: 02:9046-C  
Date Reported: 12/21/2021



Office / Lab

Address

Office Number / Fax

ECS Mid-Atlantic LLC - Baltimore

1340-B Charwood Road Suite B  
Hanover, MD 21076

(410)859-4300  
(410)859-4324

Tested by	Checked by	Approved by	Date Received
bhowell	bhowell	bhowell	12/15/2021



# Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-03	S-5	13.5-15	14.7										
B-03	S-6	18.5-20	17.9										
B-05	S-1	1-2.5	17.4										
B-05	S-2	3.5-5	17.3										
B-05	S-3	6-7.5	15.5	CL	38	17	21	96.7					
B-05	S-4	8.5-10	14.8										
B-05	S-5	13.5-15	15.8										
B-05	S-6	18.5-20	18.1										
B-06	S-1	1-2.5	17.5										
B-06	S-2	3.5-5	10.8	SM	22	NP	NP	28.1					

**Notes:** See test reports for test method, ^ASTM D2216-19, \*ASTM D2488, \*\*ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

**Definitions:** MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plasticity Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Stewart Property  
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Office / Lab

Address

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1340-B Charwood Road Suite B  
Hanover, MD 21076

(410)859-4300  
(410)859-4324

Tested by	Checked by	Approved by	Date Received
bhowell	bhowell	bhowell	12/15/2021

## Laboratory Testing Summary

[illegible]

**Notes:** See test reports for test method, \*ASTM D2216-19, \*ASTM D2488, \*\*ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

**Definitions:** MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Stewart Property  
Client: Elm Street Development

Project No.: 02:9046-C  
Date Reported: 12/21/2021



Office / Lab

Address

Office Number / Fax

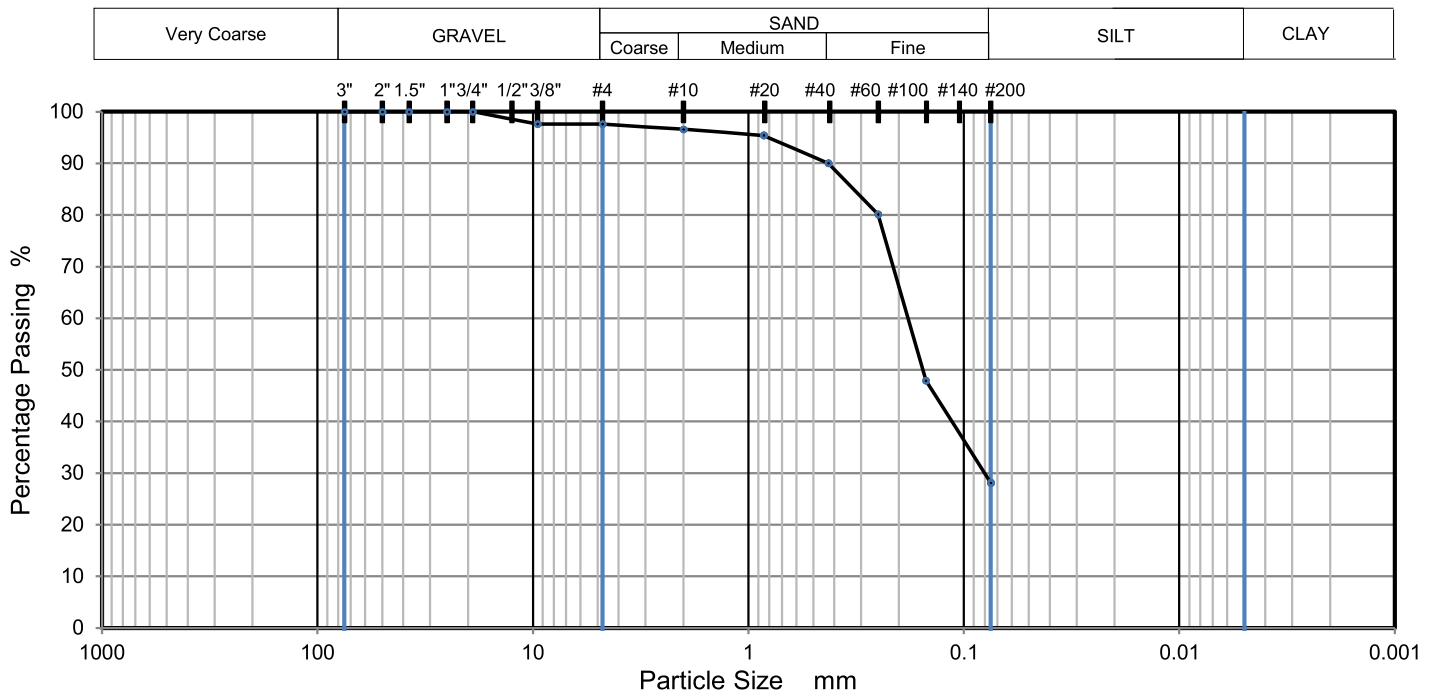
ECS Mid-Atlantic LLC - Baltimore

1340-B Charwood Road Suite B  
Hanover, MD 21076

(410)859-4300  
(410)859-4324

Tested by	Checked by	Approved by	Date Received
bhowell	bhowell	bhowell	12/15/2021

## PARTICLE SIZE DISTRIBUTION



### TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	97.6		
#4	97.6		
#10	96.6		
#20	95.4		
#40	90.0		
#60	80.1		
#100	47.9		
#200	28.1		

Dry Mass of sample, g

62.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	2.4
Coarse Sand, #4 to #10 sieve	1.0
Medium Sand, #10 to #40	6.6
Fine Sand, #40 to #200	61.9
Fines <#200	28.1

USCS	SM	Liquid Limit	22	D90	0.425	D50	0.155	D10	
AASHTO	A-2-4	Plastic Limit	NP	D85	0.325	D30	0.080	Cu	
USCS Group Name	Silty sand	Plasticity Index	NP	D60	0.182	D15		Cc	

Project: Stewart Property  
 Client: Elm Street Development  
 Sample Description: Silty Sand  
 Sample Source: B-06

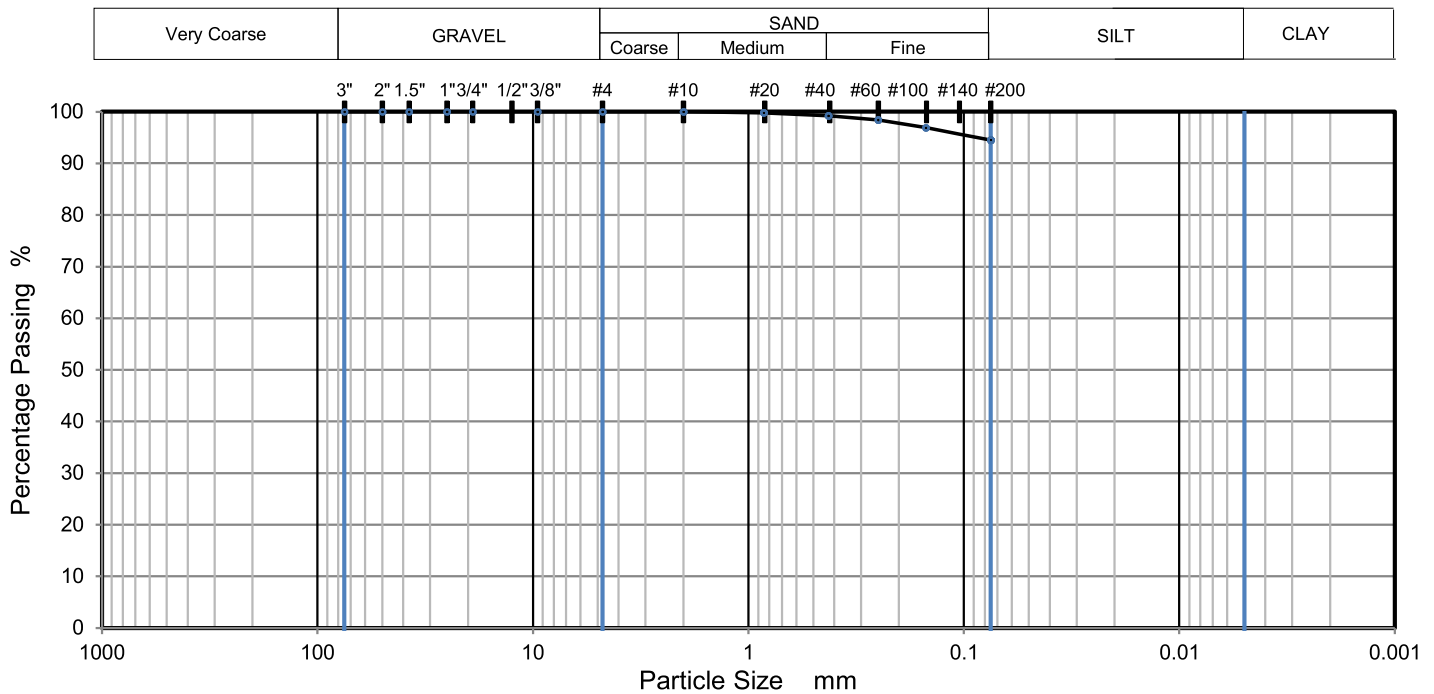
Project No.: 02:9046-C  
 Depth (ft): 3.5 - 5  
 Sample No.: S-2  
 Date Reported: 12/21/2021



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# PARTICLE SIZE DISTRIBUTION



## TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	99.8		
#40	99.2		
#60	98.4		
#100	96.9		
#200	94.5		

Dry Mass of sample, g

52.7

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.0
Medium Sand, #10 to #40	0.8
Fine Sand, #40 to #200	4.7
Fines <#200	94.5

USCS	CH	Liquid Limit	61	D90		D50		D10	
AASHTO	A-7-6	Plastic Limit	21	D85		D30		Cu	
USCS Group Name	Fat clay	Plasticity Index	40	D60		D15		Cc	

Project: Stewart Property  
 Client: Elm Street Development  
 Sample Description: Fat Clay  
 Sample Source: B-01

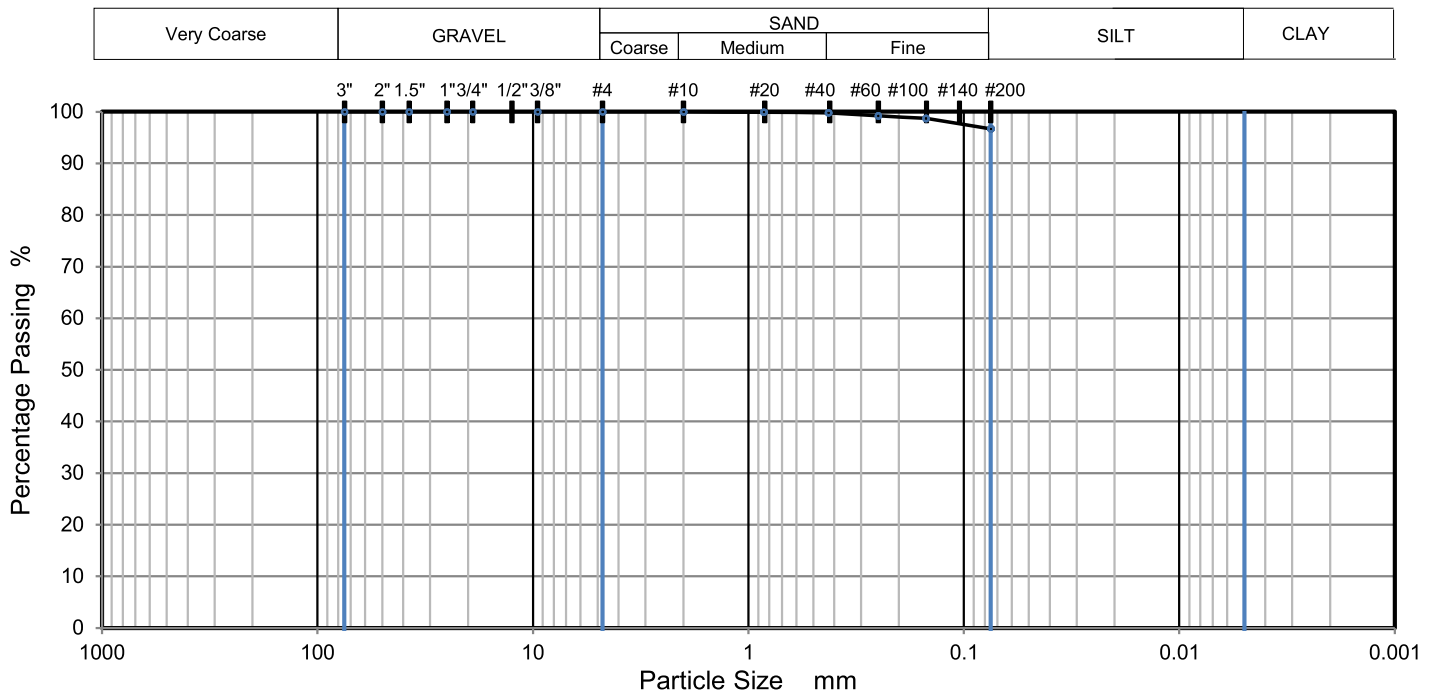
Project No.: 02:9046-C  
 Depth (ft): 6 - 7.5  
 Sample No.: S-3  
 Date Reported: 12/21/2021



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## PARTICLE SIZE DISTRIBUTION



### TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	99.9		
#20	99.8		
#40	99.2		
#60	98.7		
#100	98.7		
#200	96.7		

Dry Mass of sample, g

60.4

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.0
Medium Sand, #10 to #40	0.2
Fine Sand, #40 to #200	3.1
Fines <#200	96.7

USCS	CL	Liquid Limit	38	D90		D50		D10	
AASHTO	A-6	Plastic Limit	17	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	21	D60		D15		Cc	

Project: Stewart Property  
 Client: Elm Street Development  
 Sample Description: Lean Clay  
 Sample Source: B-05

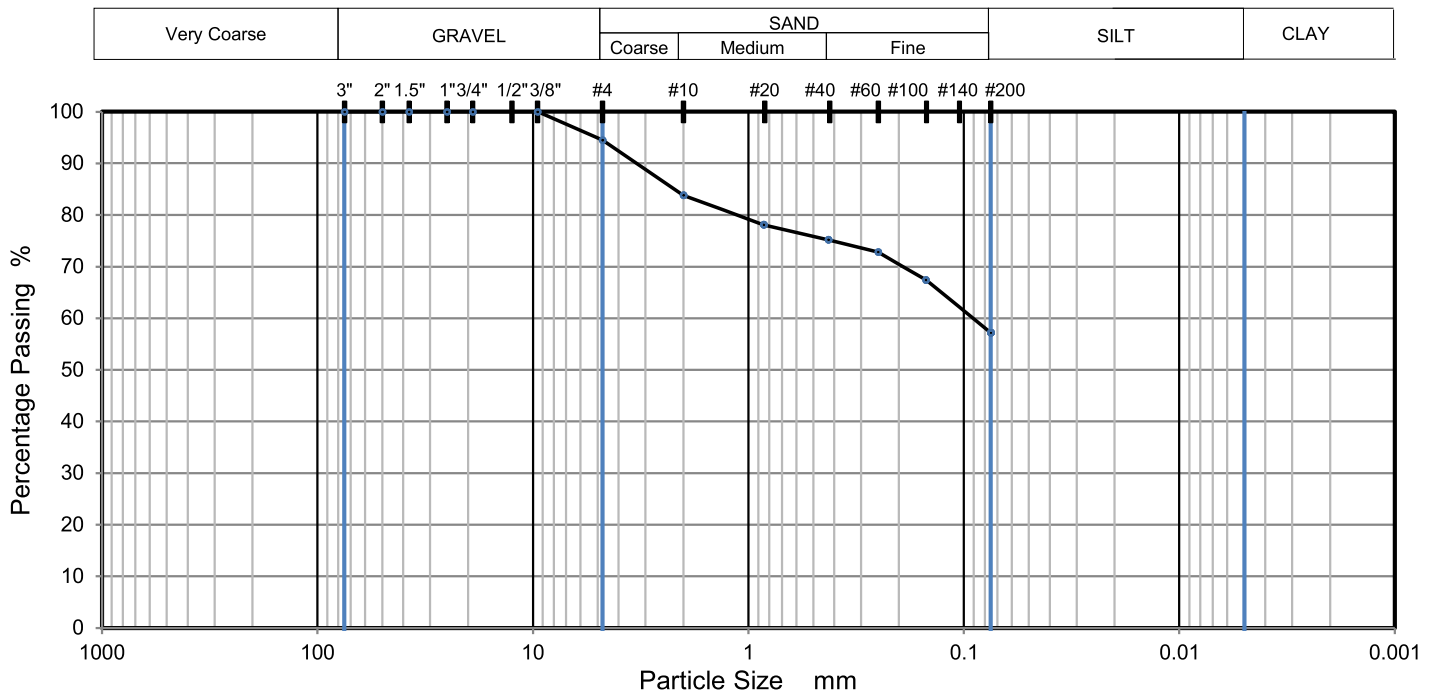
Project No.: 02:9046-C  
 Depth (ft): 6 - 7.5  
 Sample No.: S-3  
 Date Reported: 12/21/2021



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## PARTICLE SIZE DISTRIBUTION



### TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	94.5		
#10	83.8		
#20	78.1		
#40	75.2		
#60	72.8		
#100	67.4		
#200	57.2		

Dry Mass of sample, g

55.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	5.5
Coarse Sand, #4 to #10 sieve	10.7
Medium Sand, #10 to #40	8.6
Fine Sand, #40 to #200	18.0
Fines <#200	57.2

USCS	CL	Liquid Limit	38	D90	3.301	D50		D10	
AASHTO	A-6	Plastic Limit	20	D85	2.204	D30		Cu	
USCS Group Name	Sandy lean clay	Plasticity Index	18	D60	0.091	D15		Cc	

Project: Stewart Property  
 Client: Elm Street Development  
 Sample Description: Sandy Lean Clay  
 Sample Source: B-03

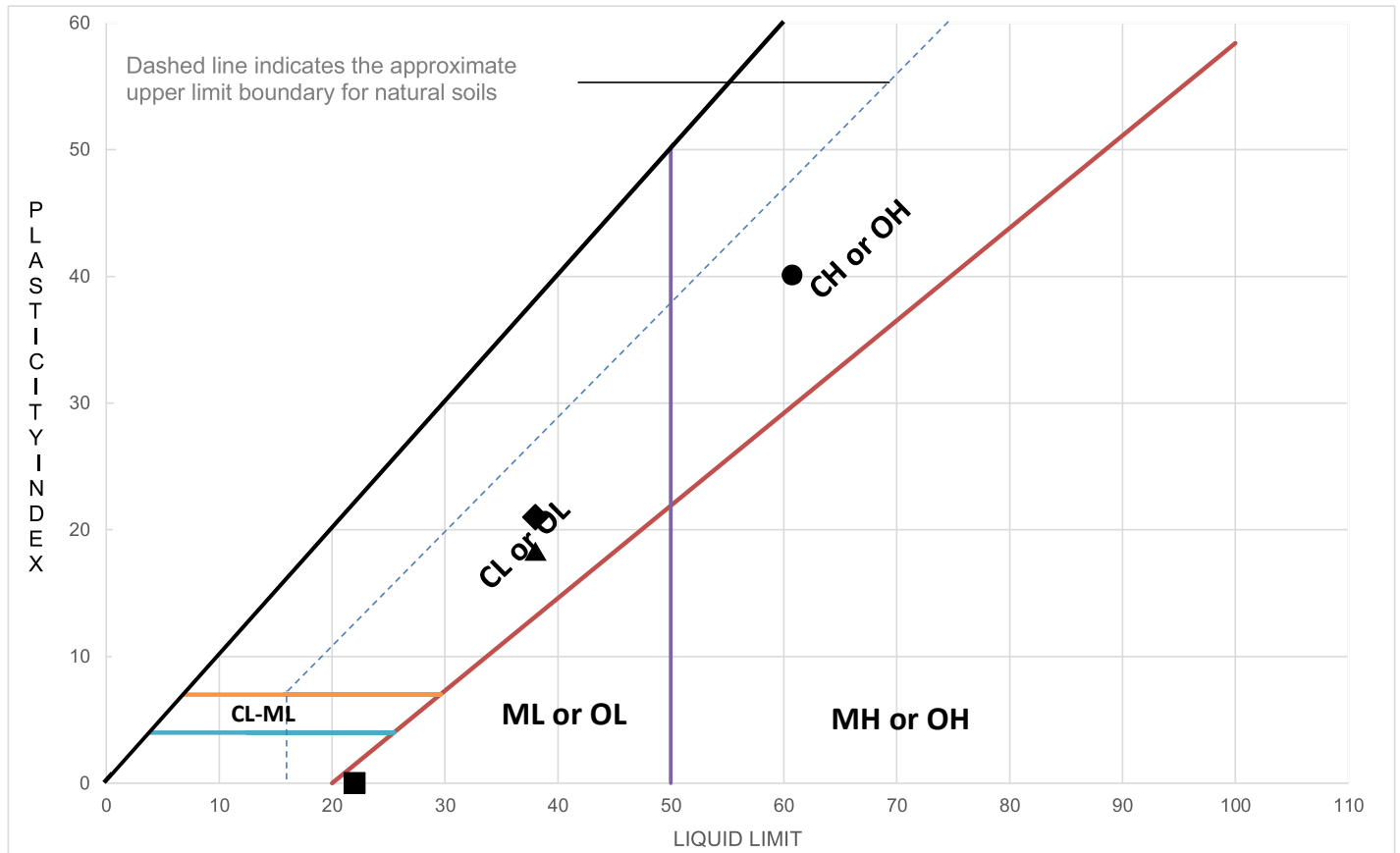
Project No.: 02:9046-C  
 Depth (ft): 8.5 - 10  
 Sample No.: S-4  
 Date Reported: 12/21/2021



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## LIQUID AND PLASTIC LIMITS TEST REPORT



### TEST RESULTS (ASTM D4318-10 (SINGLE POINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
●	B-01	S-3	6-7.5	61	21	40	99.2	94.5	A-7-6	CH	Fat Clay
▲	B-03	S-4	8.5-10	38	20	18	75.2	57.2	A-6	CL	Sandy Lean Clay
◆	B-05	S-3	6-7.5	38	17	21	99.8	96.7	A-6	CL	Lean Clay
■	B-06	S-2	3.5-5	22	NP	NP	90.0	28.1	A-2-4	SM	Silty Sand

Project: Stewart Property  
Client: Elm Street Development

Project No.: 02:9046-C  
Date Reported: 12/21/2021



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1340-B Charwood Road Suite B Hanover,  
MD 21076

Office Number / Fax  
(410)859-4300  
(410)859-4324

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## **APPENDIX D – Supplemental Data**

Techno-Gram 005-2018

Email from DPIE regarding OC Clay

Techno-Gram 004-2018



## TECHNO-GRAM 005-2018



**SUBJECT:** Geotechnical Guidelines for Soil Investigations and Reports Required by Prince George's County Code, Subtitle 32 and Subtitle 24-131

**PURPOSE:** To Provide Guidance Regarding Geotechnical Investigations of Sites That Include or are Near Over-Consolidated (O/C) clay

**SCOPE:** Pertains to project sites that include or are in the vicinity of Over-Consolidated O/C clay such as Marlboro Clay and Christiana Clay

### I. Definitions

- 1. Over-Consolidated Clay** - In Prince George's County, O/C clay is fissured clay with residual effective angle of internal shear resistance ranging from  $10^{\circ}$  to  $14^{\circ}$ . It includes Marlboro Clay formations, Christiana Clay Complexes, and some Howell soil groups. It is typically classified as CH, MH, CL-CH or CL in the USCS classification system. In [PGAtlas.com](http://PGAtlas.com), the Marlboro clay layer is mapped on the environmental tab. When turned on, red and green bands appear. Red bands indicate where Marlboro Clay is present with accuracy that is intended for investigative purposes. Green bands indicate where its presence is likely, unless otherwise proven by detailed Geotechnical investigations.
- 2. Critical slopes** - Slopes in or near O/C clays with one or more of the following features: a) 5H:1V and steeper ( $\geq 20\%$ ), b) greater than 20 feet in height, c) their failure may result in significant damage or costs, or d) deemed critical by the County.



## TECHNO-GRAM 005-2018



### II. Required Field Investigation

1. Engineer shall perform investigations that include standard penetration test (SPT) borings or an acceptable combination of SPT borings and one of the following methods: Cone Penetrometer Testing (CPT), Dilatometer Testing (DMT) or any other method justified by permittees and accepted by DPIE. Test frequency and locations shall be adequate to delineate the 3-dimensional presence of O/C clay that may impact proposed structures, roads, and utilities, and as necessary to address slope stability in the direction of critical slopes where O/C clay is present.
2. Engineer shall extend the soil test borings at least 10 feet below the O/C clay. Olive green sand of the Aquia Formation is typically found within such depths. The boring depth and location must be adequate to locate the O/C clay top and bottom surfaces by identifying at least 2 points on each surface. This is necessary to perform a slope stability analysis. Engineer shall survey the ground elevation at all locations of the test borings. If O/C clay is not encountered in the explored depths, at least one boring shall be drilled within the PG Atlas red band down to a depth of at least 30 feet depth to disprove the presence of the O/C clay on the site.
3. Engineer shall collect soil samples with split spoon (disturbed samples) and a thin-walled (undisturbed samples) Shelby tube in accordance with the American Society for Testing and Measurement (ASTM) standards D 1586 and D 1587. Engineer shall determine the presence and depth of any fissures or slicken-sided joints in the soil samples. If DMT is used to confirm existing failure planes ( $KD \approx 2.0$ ), it shall be performed in accordance with ASTM D 6635. Also, a DMT table shall be provided in the geotechnical report depicting at least the following: the gauge pressure, thrust, A-pressure, B-pressure, dilatometer modulus, dimensionless dilatometer index, dimensionless dilatometer horizontal stress in one dimensional compression, over-consolidation ratio,  $K_o$ ,  $\Phi$ , constrained modulus of soil compressibility, and the soil type based on USCS soil classification (per ASTM D-2487 and D-2488).





## TECHNO-GRAM 005-2018



4. Engineer shall identify the locations of possible old slides, current suspected instable slopes, and slope movement signs evident on existing structures. This shall be based on site visits, a review of site plans, and a review of recent and old aerial photographs.
5. Engineer shall classify soil layers by geologic formation, where evident. At least Nanjemoy Formation, Marlboro Clay, and Aquia Formation shall be identified on the boring logs of the geotechnical report.
6. Engineer shall note groundwater presence and depth at the time of drilling completion, and at least **10** weeks later. If the groundwater is shallow, engineer shall investigate its seasonal fluctuations and identify seepage zones where evident.

### **III. Slope Stability Analysis of Critical Slopes**

Engineer shall provide in the slope stability analyses:

1. Cross sections where slope stability is analyzed shall be adequate in number and location to address changes in stress due to the proposed grading and construction (removal of soil near slope toe, loads on the slope,...), and as necessary to accurately locate the 1.5 Factor of Safety (F.S.) line. Cross section lines and 1.5 F.S. lines shall be depicted on boring location plans and site grading plans. Grading plans shall show both, existing and proposed grades. Both grades shall be analyzed for slope stability.
2. Each cross section shall run through or tangent to at least 2 soil borings such that field verified soil data is used in the analysis. The lowest tested residual shear strength of a cross section shall be used in the stability analysis of that particular cross section.



## TECHNO-GRAM 005-2018



3. Engineer shall use software that produces colored profiles with strength parameters of the soil layers tabulated on each profile. Only the "residual" friction angles obtained from laboratory testing of O/C clay shall be used, per item IV.1 of this document, to evaluate the long-term stability of slopes. Cohesion of O/C clays shall be assumed to have a value of **ZERO**.
4. Strength parameters of soils that are not highly plastic may be determined from correlations with adjusted SPT 'N' values, or comparisons with properties of similar soils published in electronically accessible literature. Exact methods of determining such parameters shall be explained in the geotechnical report. If the parameters are based on laboratory testing, test results shall be included in the report. DMT friction and shear angles may be used per standard output per the DMT Table (Item II.3).
5. Slope stability analyses shall result in delineating the 1.5 Factor of Safety (F.S.) line. The software output will be a 1.5 failure surface whose top intersects with the ground surface at a point. By connecting these points of intersection of all cross sections, a 1.5 F.S. line is identified. This line determined for pre-developed conditions shall be labeled "existing 1.5 F.S. Line". For post developed conditions, global stability shall be analyzed for slopes that will remain critical after proposed grading, and slopes that may become critical due to proposed grades and/or proposed structures. An additional 1.5 F.S. line shall be delineated for the proposed grades and structures. This line shall be labeled "proposed 1.5 F.S. Line".
6. Structures, houses, roads, and walls, shall not be planned on analyzed slopes at elevations lower than the 1.5 F.S. line. The building restriction line shall be at least 25 feet uphill from the 1.5 F.S. line for compliance with Prince George's County Code *Section 24-131 - Unsafe Land*. Once the layout of proposed structures is determined, their loads shall be considered in global stability analyses.





## TECHNO-GRAM 005-2018



7. Engineer also shall identify onsite and offsite existing properties, structures, roads, ponds, and utilities that may be impacted by the proposed grading and/or loading of the O/C clay, and perform the necessary analyses to ensure their long-term slope stability.

#### IV. Laboratory Testing and Analysis

Tests shall be performed in accordance with applicable ASTM criteria and acceptable standards. Modifications to standard testing procedures will be considered by DPIE for acceptance if justified in the geotechnical report and noted on the print out of the stability analysis program.

1. For each cross section, engineer shall perform at least two 3-point drained shear tests on representative samples of O/C clays, to establish the residual shear-strength parameters. For the long-term stability, only slow strain rates shall be used on reconstituted or undisturbed shelly tube samples. The rates depend on the shearing procedure. For the required torsional ring shear test, the rate should be a maximum of 0.0008 in/min (ASTM D6467). Alternatively, the engineer may use a maximum rate of **0.00035** in/min (per the Army Corps of Engineers' procedure EM 1110-2-1906) for direct/residual shear (D/RS). Different rates of other procedures, such as that outlined in *Engineering Properties of Clay Shales* (Technical Report TR-S-71-6 by W. Haley and B.N. MacIver), shall be approved by DPIE first. Results of tests IV.2 thru IV.6 below shall be provided to DPIE for all applicable soil samples. Estimated parameters, undrained tests, unconfined tests, and simple direct shear (DS) tests are not accepted by DPIE for O/C clays.
2. Natural moisture content shall be provided for split spoon and thin-walled tube samples.
3. Atterberg limits shall be provided for cohesive soil samples and shear strength tests.



## TECHNO-GRAM 005-2018



4. Hydrometer analysis shall be provided for cohesive samples, such as silt and clay.
5. Soil classification shall be provided per AASHTO and ASTM D 2487 and D 2488.
6. If structures are proposed on substantial fill, or soft O/C clay or cohesive soils, consolidation tests and relevant engineering recommendations shall be provided in the geotechnical report.
7. If roadways are proposed, proctor test results per American Association of State Highway and Transportation Official (AASHTO) standard T-180 shall be provided in the report for the two most predominant soil types below the road subbase stone. O/C clay shall be kept at least 2 feet away from subbase stone.

### **V. Conclusions and Information to be provided in the Geotechnical Report**

Engineer shall analyze and provide the following in the geotechnical report at the concept stage of the project, and again at the permitting stage:

1. Engineer shall include locations of the 1.5 F.S. lines, cross sections analyzed for stability, and the areas of outcropping O/C clay delineated on site and adjacent to it. This information shall be provided on the boring location plans, concept plans, and grading plans. The delineated areas of O/C clay shall be lightly shaded. Shades and line patterns shall be identified in the plans legend.
2. The boring location plan shall be presented preferably on no more than 2 sheets. It shall be presented with a graphical scale and a north arrow on each sheet.





**TECHNO-GRAM  
005-2018**



3. Colored profiles of the analyzed cross sections shall be provided in the report, along with print outs of all slope stability and global stability analyses.
4. If O/C clay is present on the site or adjacent to it, the report shall identify the ramifications and restrictions to the project due to presence of O/C clay and critical slopes.
5. Analysis of existing and proposed grades, evaluation of stability of slopes steeper than 5H:1V on the site and adjacent to it, and determination of the maximum allowable slopes, if applicable, shall be provided in the report.
6. Engineer shall include global stability analyses and mitigation or recommendations for the identified existing properties, structures, roads, ponds, and utilities that may be impacted by the proposed grading and/or loading of the delineated O/C clay. Engineer shall also recommend in the report further investigations, when needed.
7. Geotechnical design parameters and recommendations shall be provided for proposed mitigation, slope stabilization, pavement sections, foundation design, design of retaining and basement walls, especially if impacted by O/C clay. For structures to be founded in O/C clay areas, the geotechnical report shall identify the exact depths of footings and the uplift forces needed to identify any additional reinforcement of structures.
8. Geotechnical engineer shall review finalized permit plans and certify their conformance to the geotechnical report recommendations. Geotechnical engineer shall also ensure that the plans include this note: *"Design and construction shall be consistent with the recommendations of the geotechnical report of the permit referenced on the plans"*.



**TECHNO-GRAM  
005-2018**



9. If failure surfaces exist on site, or if water seepage from finished cut slopes is possible; locations of such surfaces shall be depicted on the boring location plans, and options to stabilize such condition shall be listed in the report.
10. The report shall offer recommendations for acceptable locations of proposed structures and stormwater management (SWM) devices. In general, SWM devices that allow infiltration into the site soil strata should be located below the O/C clay bottom. Generally, SWM devices in or above the O/C clay should be limited to rain barrels, vaults, or micro bioretention with impervious liners and underdrains that discharge into County approved storm drain pipes and eventually outfall at a lower elevation than the O/C clay bottom. The report shall include a table listing for each proposed SWM device, depths of the following: the device bottom, the O/C clay top surface, the O/C clay bottom surface, and the seasonal high groundwater level.

**APPROVED BY:**

  
Haitham A. Hijazi, Director

**September 21, 2018**  
**DATE**



**TECHNO-GRAM**  
**004-2018**  
**REVISED**



**SUBJECT:** Geotechnical Requirements for Stormwater Management (SWM) Devices

**PURPOSE:** To clarify and adjust geotechnical requirements for SWM devices. Specifically:

- Define requirements for clearance between groundwater table and SWM devices
- Define when infiltration testing is required
- Define/adjust the maximum permissible boring offsite to various SWM devices

**SCOPE:** This revised Technogram replaces and/or updates the requirements identified in the Prince George's County Stormwater Management Design Manual, adding Table 9-1 "Structural BMP Geotechnical Determination" and revising Table 10-1 "ESD Geotechnical Determination".

Effective immediately, the attached Tables 9-1 and 10-1 shall be used to determine the requirements for geotechnical analysis and soil borings for various SWM devices. Table 9-1 applies to structural devices; and, Table 10-1 applies to Environmental Site Design (ESD) devices.

Attachments

**APPROVED BY:**

  
for Melinda Bolling, Director

July 25, 2019

**MANOL ANDONYADIS, P.E., LEED AP** | Senior Vice President, Central Region Manager  
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**From:** Labban, Mohamad J [<mailto:MJLabban@co.pg.md.us>]  
**Sent:** Saturday, October 10, 2020 3:13 PM  
**To:** Dinsmore, Ben ([BDinsmore@gteng.com](mailto:BDinsmore@gteng.com)); Samir Alqutri; Paul Chung; [mattnorris@geolabinc.com](mailto:mattnorris@geolabinc.com); Manol Andonyadis, P.E., LEED AP  
**Cc:** Reiser, Megan; Tarr, John; [bisistani@gmail.com](mailto:bisistani@gmail.com); Kashanian, Behdad A.; Shoulars, Katina  
**Subject:** Techno-gram 005-2018 Addendum - Casagrande Plasticity Chart for Prince George's County

Attention Geotechnical Engineers,  
Please use the **Plasticity Chart** below to identify Marlboro/Christiana (Potomac Group) Clay for all project in Prince George's County. Thank you.



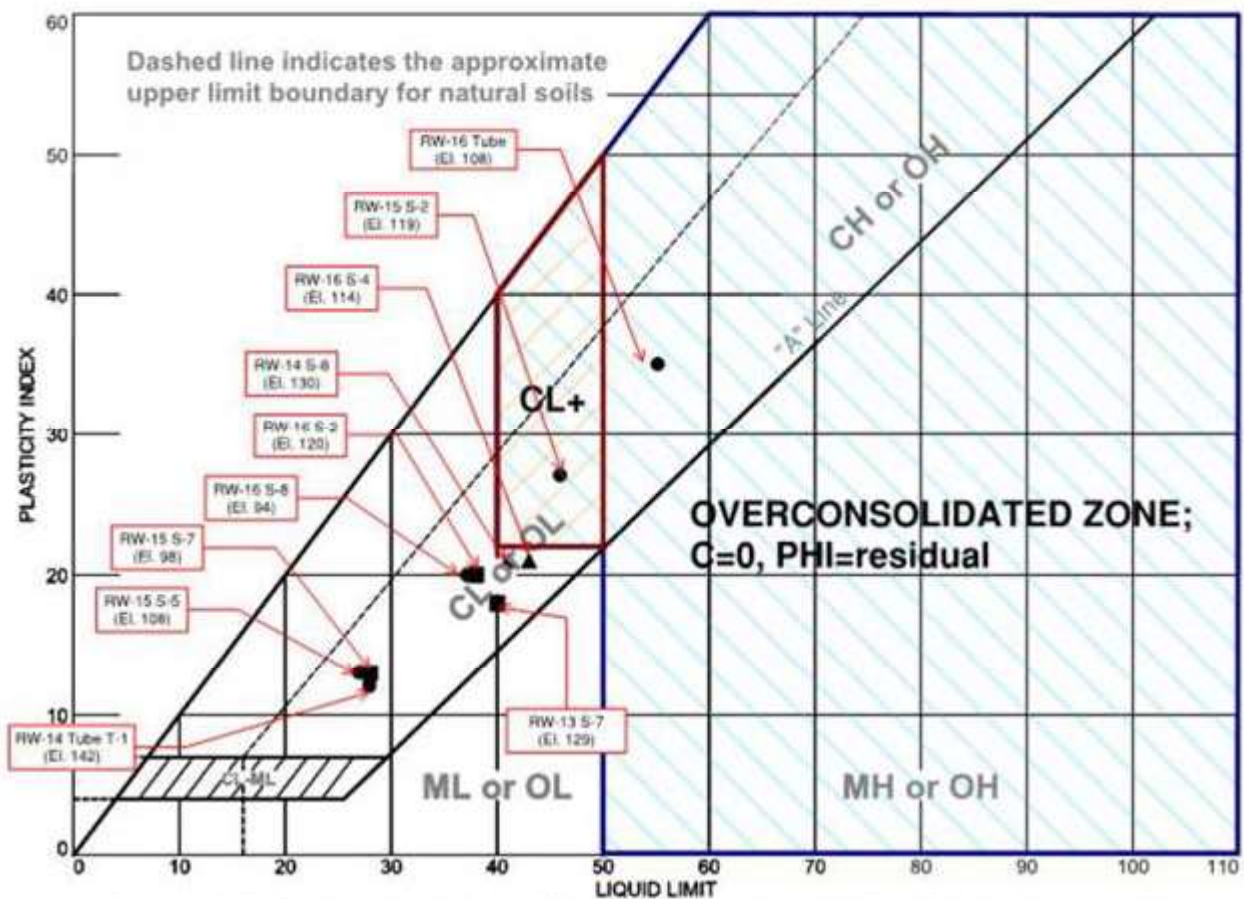


Chart 4.3-1 Casagrande Plasticity Chart with Laboratory Atterberg Limits testing results

The Technogram 005-2018 provided by PG DPIE requires the use of the residual effective angle of internal shear resistance, with zero cohesion for the soil strength parameters of fissured/pre-failed over-consolidated clays in global stability analysis. The corresponding clay types are typically classified as CH or CL-CH. In addition, lean clay materials having a liquid limit and plasticity index greater than 40% and 22%, respectively (labeled CL+ in the chart above), are considered to have the potential to behave like fissured/pre-failed over-consolidated clay per Technogram 005-2018. The results of Atterberg limits testing performed on the



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**Table 9-1 Geotechnical Requirements for Structural BMP**

Structure ① (reference # from SWM Design Manual)	Major Requirement	Minimum Frequency of full Borings, Test-Pits, or other approved method ②	Boring Offset from Structure	Min. GWT Depth below Structure
SWM Pond (9.7.1.22)	MD-378	3 to 6 full borings per SCD Manual Pg. II-7, III-16, and III-17	No Offset from structure	N/A
Underground Attenuation Facility (9.7.2.4)	Investigate soils to at least 5 ft below invert	Two full borings per structure. More if needed to determine the Bearing Capacity, existing fill limits, ... etc.	No Offset from structure	GWT below invert or watertight design
Bio-Retention Pond (9.7.3.3)	Chapter 3 of MDE Manual	One per control structure	No Offset from structure	4 ft below bottom of pond
Infiltration Trenches (9.7.4.4)	Infiltration Test + Appendix 9-12 SWM Des. Manual	One per 50 linear feet of trench	No Offset from structure	4 ft below bottom of trench
Proprietary Devices (9.8.2.4)	Must be MDE-approved	One full boring per device. More than one if required by Manufacturer	Per Manufacturer	Per Manufacturer

① Structures should **NOT** be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below layers of such materials or in non-ephemeral, existing creeks.

If there is no alternative to placing structure on such soils, justification and mitigation must be submitted for DPIE's approval. If approved, specific restrictions will apply

② **Full:** Boring, Test Pit or approved method that covers all tests identified by Geotech Industry standard practice including seasonal high groundwater tests & blowcounts

Only soil reports that are 7 year old or newer shall be used to determine the groundwater (GWT) seasonal high elevations, soil properties, and soil hydrologic groups.

Revised July 25, 2019

**Table 10-1 Geotechnical Determination for ESD Devices**

Device (reference# from SWM Design Manual) ①	Hydrologic Soil Group ②	Infiltration Test? ③	Minimum frequency of high Groundwater (GWT) Tests or full Borings ③	Max. Boring Offset ④	Min. GWT Depth from ESD Device
<b>Green Roof</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Rainwater Harvest'g.</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Reinforced Turf</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Non/Rooftop Runoff Disconnection</b> (10.6.2.2)	Not for D soils	N/A	N/A	N/A	N/A
<b>Sheetflow to Cnsrv. Area</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Infiltration Berms</b> (10.6.2.2)	A, B & C preferred	N/A	N/A	N/A	N/A
<b>Permeable Pavement</b> (10.6.2.2)	A, B or C	Yes. 1 per boring if > 10,000 sq.ft.	One full <b>Boring</b> per 2500 sq. ft. of the total area of the permeable pavement	No Offset	4 ft below the pavement subbase stone
<b>Submerged Gravel Wetland</b> (10.8.2.2)	C or D	Geotech Engrn. recommends suitable testing	One full <b>Boring</b> at control structure. Per <b>MD 378</b> if size triggers small-pond standard	No Offset	1 ft below bottom of device or less
<b>Landscaping Infiltr'n.</b> (10.8.3.2)	A or B	If DA imper- vious > 50%	One <b>GWT Test</b>	No Offset	4 ft below bottom
<b>Dry Wells</b> (10.8.5.2)	A or B	Geotech Engrn. recommends suitable testing	One full <b>Boring</b>	60 ft	4 ft below bottom
<b>Micro Bio Retention</b> (10.8.6.2)	All, with req'd. underdrain	Not w/ req'd. underdrain	One <b>GWT Test</b>	50 ft	4 ft below bottom
<b>Rain Gardens</b> (10.8.7.2)	A and B or amended C or D	Not w/ req'd. underdrain	One <b>GWT Test</b>	50 ft	2 ft below underdrain
<b>Bio Swales</b> (10.8.8.2)	All, with req'd. underdrain	Not w/ req'd. underdrain	One <b>GWT Test</b> per 100 linear feet of swale	50 ft	2 ft below underdrain
<b>Wet Swales</b> (10.8.8.2)	C, D, or any soil if GWT is high	No	One <b>GWT Test</b> per 100 linear feet of swale	50 ft	At swale invert or higher
<b>Dry Grass Swales</b> (10.8.8.2)	A, B or C	No	One <b>GWT Test</b> per 100 linear feet of swale	50 ft	4 ft below swale invert
<b>Enhanced Filters</b> (10.8.9.2)	N/A	Yes	One full <b>Boring</b>	No Offset	4 ft below bottom

① Devices should **NOT** be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below such materials' bottom or in non-ephemeral, existing creek.

If there is no alternative to placing a device on such soils, justification must be submitted in writing for DPIE's approval. If approved, specific restrictions will apply.

② Hydrologic soil groups shall be determined based on 1- Soils Report 2- Soil Conservation District (SCD) Pond Safety Manual latest edition or 3- Web soil survey, in this order  
If the device's bottom is 6 ft or deeper below existing grades or if the site is not virgin, only soil reports that are 7 years old or newer shall be used for this determination.

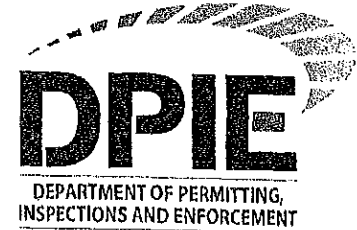
③ Requirements for infiltration testing and borings are listed in Appendix 9-12. Full **boring** includes **GWT** & other tests identified by the Geotech Industry standard practice.

④ Offset of soil boring from ESD device location is allowed if the ground surface elevation of the boring is comparable to the ground elevation of the device.





TECHNO-GRAM  
004-2018



**SUBJECT:** Geotechnical requirements for Stormwater Management (SWM) Devices


**PURPOSE:** To clarify and adjust Geotechnical requirements for SWM Devices. Specifically:

- Defines requirements for clearance between groundwater table and SWM devices
- Defines when infiltration testing is required for SWM devices
- Defines/adjusts the maximum permissible boring offsite to various SWM devices, to reduce and make more economical the use of soil borings to analyze SWM devices

**SCOPE:** This Technogram replaces and/or updates the requirements identified in the Prince George's County Stormwater Management Design Manual, adding Table 9-1 "Structural BMP Geotechnical Determination" and revising Table 10-1 "ESD Geotechnical Determination."

Effective immediately, the attached Table 9-1 and Table 10-1 shall be used to determine the requirements for geotechnical analysis and soil borings for various SWM devices. Table 9-1 applies to structural devices and Table 10-1 applies to Environmental Site Design ESD devices.

APPROVED BY:

  
Haitham A. Hijazi, Director

October 5, 2018

**Table 9-1 Geotechnical Requirements for Structural BMP**

Structure ① (reference # from SWM Design Manual)	Major Requirement	Minimum Frequency of full Borings, Test-Pits, or other approved method ②	Boring Offset from Structure	Min. GWT Depth below Structure
SWM Pond (9.7.1.22)	MD-378	3 to 6 full borings per SCD Manual Pg. II-7, III-16, and III-17	No Offset from structure	N/A
Underground Attenuation Facility (9.7.2.4)	Investigate soils to at least 5 ft below invert	Two full borings per structure. More if needed to determine the Bearing Capacity, existing fill limits, ... etc.	No Offset from structure	GWT below invert or watertight design
Bio-Retention Pond (9.7.3.3)	Chapter 3 of MDE Manual	One per control structure	No Offset from structure	4 ft below bottom of pond
Infiltration Trenches (9.7.4.4)	Infiltration Test + Appendix 9-12 SWM Des. Manual	One per 50 linear feet of trench	No Offset from structure	4 ft below bottom of trench
Proprietary Devices (9.8.2.4)	Must be MDE-approved	One full boring per device. More than one if required by Manufacturer	Per Manufacturer	Per Manufacturer

- ① Structures should NOT be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below layers of such materials or in non-ephemeral, existing creeks. If there is no alternative to placing structure on such soils, justification and mitigation must be submitted for DP/E's approval. If approved, specific restrictions will apply.
- ② Full: Boring, Test Pit or approved method that covers all tests identified by Geotech Industry standard practice including seasonal high groundwater tests & blowcounts. Only soil reports that are 7 year old or newer shall be used to determine the groundwater (GWT) seasonal high elevations, soil properties, and soil hydrologic groups.

**Table 10-1 Geotechnical Determination for ESD Devices**

Device (reference# from SWM Design Manual) ①	Hydrologic Soil Group ②	Infiltration Test ③	Minimum frequency of high Groundwater (GWT) Tests or full Borings ③	Max. Boring Offset ④	Min. GWT Depth from ESD Device
<b>Green Roof</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Rainwater Harvest'g.</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Reinforced Turf</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Non/Rooftop Runoff Disconnection</b> (10.6.2.2)	Not for D soils	N/A	N/A	N/A	N/A
<b>Sheetflow to Cnsrv. Area</b> (10.6.2.2)	N/A	N/A	N/A	N/A	N/A
<b>Infiltration Berms</b> (10.6.2.2)	A, B & C preferred	N/A	N/A	N/A	N/A
<b>Permeable Pavement</b> (10.6.2.2)	A, B or C	Yes. 1 per boring if > 10,000 sq.ft	One full Boring per 2500 sq. ft. of the total area of the permeable pavement	No Offset	4 ft below the pavement subbase stone
<b>Submerged Gravel Wetland</b> (10.8.2.2)	C or D	Yes. 1 test per boring	One full Boring at control structure. Per MD 378 if size triggers small-pond standard	No Offset	Must be within the gravel layer
<b>Landscaping Infiltr'n.</b> (10.8.3.2)	A or B	If DA imper- vious > 50%	One GWT Test	No Offset	4 ft below bottom
<b>Dry Wells</b> (10.8.5.2)	A or B	Geotech. Engr. recommends soils suitable for dry wells	One full Boring	60 ft	4 ft below bottom
<b>Micro Bio Retention</b> (10.8.6.2)	All, with req'd. underdrain	Not w/ req'd. underdrain	One GWT Test	50 ft	4 ft below bottom
<b>Rain Gardens</b> (10.8.7.2)	A and B or amended C or D	Not w/ req'd. underdrain	One GWT Test	50 ft	2 ft below underdrain
<b>Bio Swales</b> (10.8.8.2)	All, with req'd. underdrain	Not w/ req'd. underdrain	One GWT Test per 100 linear feet of swale	50 ft	2 ft below underdrain
<b>Wet Swales</b> (10.8.8.2)	C, D, or any soil if GWT is high	No	One GWT Test per 100 linear feet of swale	50 ft	At swale invert or higher
<b>Dry Grass Swales</b> (10.8.8.2)	A, B or C	No	One GWT Test per 100 linear feet of swale	50 ft	4 ft below swale invert
<b>Enhanced Filters</b> (10.8.9.2)	N/A	Yes	One full Boring	No Offset	4 ft below bottom

- ① Devices should NOT be in Marlboro Clay, Christiana Complex or unsuitable fill. They shall outfall below such materials' bottom or in non-ephemeral, existing creek. If there is no alternative to placing a device on such soils, justification must be submitted in writing for DPIE's approval. If approved, specific restrictions will apply.
- ② Hydrologic soil groups shall be determined based on 1- Soils Report 2- Soil Conservation District (SCD) Pond Safety Manual latest edition or 3- Web soil survey, in this order if the device's bottom is 6 ft or deeper below existing grades or if the site is not virgin, only soil reports that are 7 years or newer shall be used for this determination.
- ③ Requirements for infiltration testing and borings are listed in Appendix 9-12. Full boring includes GWT & other tests identified by the Geotech industry standard practice.
- ④ Offset of soil boring from ESD device location is allowed if the ground surface elevation of the boring is comparable to the ground elevation of the device.

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2022 Legislative Session**

Resolution No. CR-017-2022

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Davis, Turner, Harrison, Taveras, Franklin, and Hawkins

Co-Sponsors \_\_\_\_\_

Date of Introduction March 8, 2022

**RESOLUTION**

1 A RESOLUTION concerning

2 The 2018 Water and Sewer Plan (December 2021 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the  
 4 2018 Water and Sewer Plan.

5 WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of  
 6 Maryland requires the County to adopt a comprehensive plan dealing with water supply and  
 7 sewerage systems, established the procedures governing the preparation and adoption of said  
 8 plan, and provides for amendments and revisions thereto; and

9 WHEREAS, pursuant to said procedures, the County Executive submitted to the County  
 10 Council her recommendations on water and sewer plan amendment requests within the  
 11 December 2021 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing  
 13 on the December 2021 Cycle of Amendments; and

14 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,  
 15 The Maryland-National Capital Park and Planning Commission, The State and County Health  
 16 Departments, the Maryland Department of Planning and the Maryland Department of the  
 17 Environment of the public hearing and provided each agency with copies of the December 2021  
 18 Cycle of Amendments.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 20 County, Maryland, that the Prince George's County 2018 Water and Sewer Plan, as adopted by  
 21 CR-64-2019, and amended by CR-75-2019, CR-11-2020, CR-45-2020, CR-87-2020, CR-98-  
 22 2020, CR-22-2021, CR-49-2021, CR-87-2021 and CR-105-2021 is further amended by adding



1 the water and sewer category designations and Chapter 2 text amendments, as shown in  
 2 Attachment A and Attachment B, attached hereto and made a part hereof.

3 BE IT FURTHER RESOLVED that maps identified as the “Prince George’s County,  
 4 Maryland, 2018 Water Map” and “Prince George’s County, Maryland, 2018 Sewer Map”, are  
 5 hereby amended to incorporate the approved category changes with the property location  
 6 delineated on the map in Attachment B, attached hereto and made a part hereof.

7 BE IT FURTHER RESOLVED that within five working days of the adoption of this  
 8 Resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

9 BE IT FURTHER RESOLVED that this Resolution shall take effect on the day following  
 10 the first regularly scheduled Council meeting day which occurs after the County Executive  
 11 transmits her comments on the Resolution, or on the day that the County Executive indicates she  
 12 has no comments, or ten working days following the transmittal of this Resolution to the County  
 13 Executive, whichever shall occur first. Prior to the effective date of this Resolution, the Council  
 14 may reconsider its action based upon any recommendation received from the County Executive.

15 BE IT FURTHER RESOLVED that upon the effective date of this Resolution, it shall be  
 16 transmitted by the Clerk of the Council to the Secretary of the Maryland Department of the  
 17 Environment.

Adopted this 21<sup>st</sup> day of June, 2022.

COUNTY COUNCIL OF PRINCE  
 GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
 Calvin S. Hawkins, II  
 Chair

ATTEST:

\_\_\_\_\_  
 Donna J. Brown  
 Clerk of the Council

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
<b><u>Western Branch</u></b>						
21/W-06 Stewart Property  <b>District 4</b>	20 single-family detached units; minimum 2,000 SF; minimum sales price \$450,000. 28, D-3, Parcel 131	11.94 R-R	5	4	4	4
21/W-07 Troutman Property  <b>District 9</b>	100 single-family detached units; minimum 2,000 SF; minimum sales price \$400,000. 100, E/F-4 & 109, E/F-1, Parcels 2, 45, 50, 51, 87, 90 & 96	200.05 R-A	5/6	4	Retain 5/6	4
21/W-08 Tucker Property a/k/a 12500 Wallace Lane  <b>District 9</b>	One single-family detached unit; 3,105 SF; estimated cost \$615,000. 118, F-4, Parcel 25	2.0 R-R	5	Waiver	Retain 5 Deny Waiver	Deny Waiver Retain 5
<b><u>Piscataway</u></b>						
21/P-06 National View  <b>District 8</b>	800 multi-family units; minimum 800 SF; minimum rental \$2,000; three retail buildings; combined floor area 60,000 SF; one office building; 225,000 SF floor area. 95, F-3/4, Parcels 26, 32, 33, 35, 36 & 37	9.456 M-X-T	6	4	*Advance to 5	4
<b><u>Mattawoman</u></b>						
21/M-03 Manning Road East Parcel 24  <b>District 9</b>	One single-family detached unit; minimum 2,200 SF; estimated cost undetermined.	1.0 R-R	5	3	3	Withdrawn

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
<b><u>Countywide Redesignations</u></b>						
<b>District 4</b>	Springfield Road Area		5	3	3	<b>3</b>
<b>District 8</b>	Bock Road Residences		5	3	3	<b>3</b>
<b>District 8</b>	Chapel Hill Subdivision		4	3	3	<b>3</b>
<b>District 9</b>	Dyson Road Properties		S5	S3	S3	<b>S3</b>

**Amendment to  
the Text of the  
2018 Water and  
Sewer Plan**

Amending of text to Chapter 2,  
Section 2.1.4, Letter D, Third  
Bullet regarding water and sewer  
linear footage and contiguity to  
unserved, developed residential lots  
and parcels

Approve

**Approve**

\* *In compliance to Plan Prince George's 2035*

Category 3 – Community System

Category 4 – Community System Adequate for Development Planning

Category 5 – Future Community System

Category 6 – Individual System

APPLICATIONS		REQUEST	MAP #
<b><u>Western Branch</u></b>			
21/W-06	Stewart Property	5 to 4	1
21/W-07	Troutman Property	5/6 to 4	2
21/W-08	Tucker Property a/k/a 12500 Wallace Lane	Waiver	3
<b><u>Piscataway</u></b>			
21/P-06	National View	6 to 4	4
<b><u>Mattawoman</u></b>			
21/M-03	Manning Road East Parcel 24	5 to 3	5
<b><u>Countywide</u></b>			
<b><u>Redesignations</u></b>			
District 4	Springfield Road Area	5 to 3	6
District 8	Bock Road Residences	5 to 3	7
District 8	Chapel Hill Subdivision	4 to 3	8
District 9	Dyson Road Properties	S5 to S3	9
<b><u>Amendment to the</u></b>	Amending of text to Chapter 2,		10
<b><u>Text of the 2018</u></b>	Section 2.1.4, Letter D, Third Bullet		
<b><u>Water and Sewer</u></b>			
<b><u>Plan</u></b>			

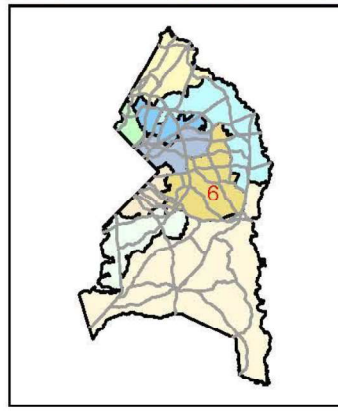


# Stewart Property WSSC Grid 211NE10

Category 5 to 4



December LA Cycle 2021  
Application 21/W-06



W:\Water and Sewer Program\Tony\Administrative Amendments



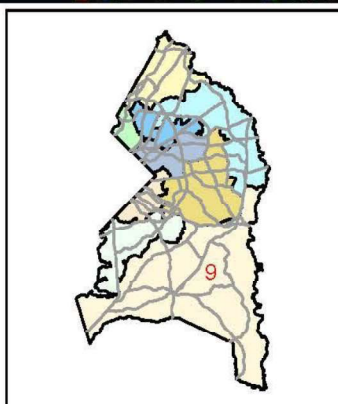
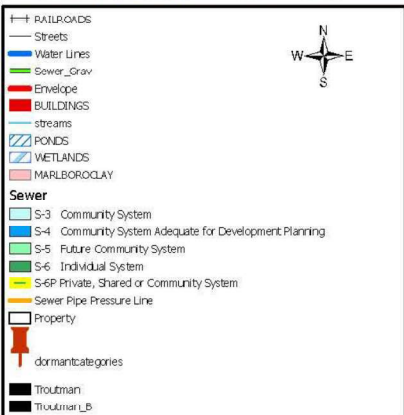
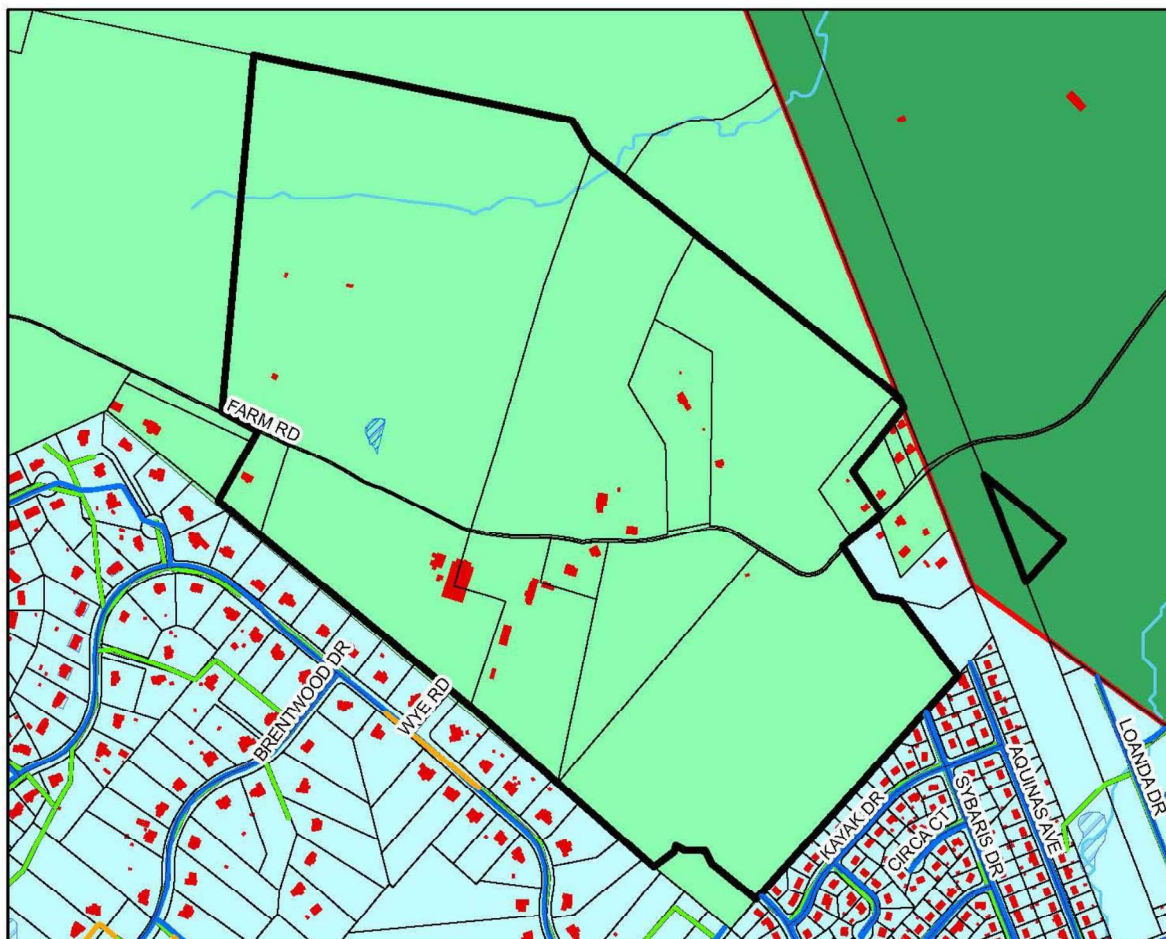


# **Troutman Property** **WSSC Grids 208/209SE10 & 11**

Category 5/6 to 4



**December LA Cycle 2021**  
**Application 21/W-07**



W/Water and Sewer Program/U only/Administrative Amendments



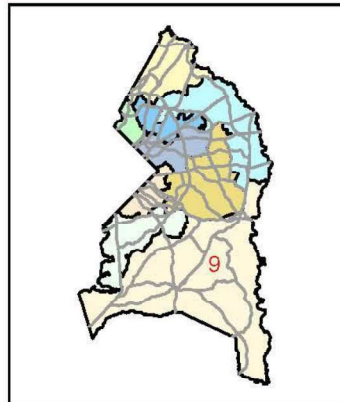


Angela D. Alsobrooks  
County Executive

**Tucker Property  
(AKA 12500 Wallace Lane)  
WSSC Grid 212SE11**

Waiver

December LA Cycle 2021  
Application 21/W-08



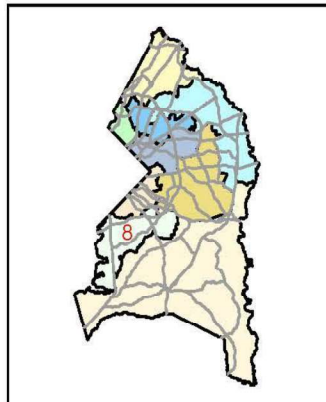
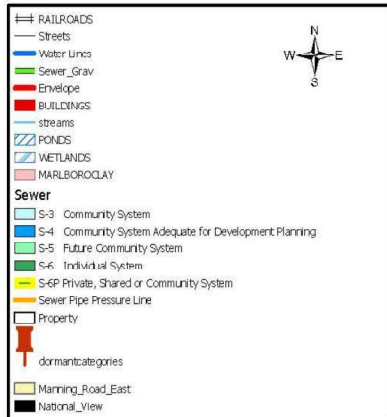
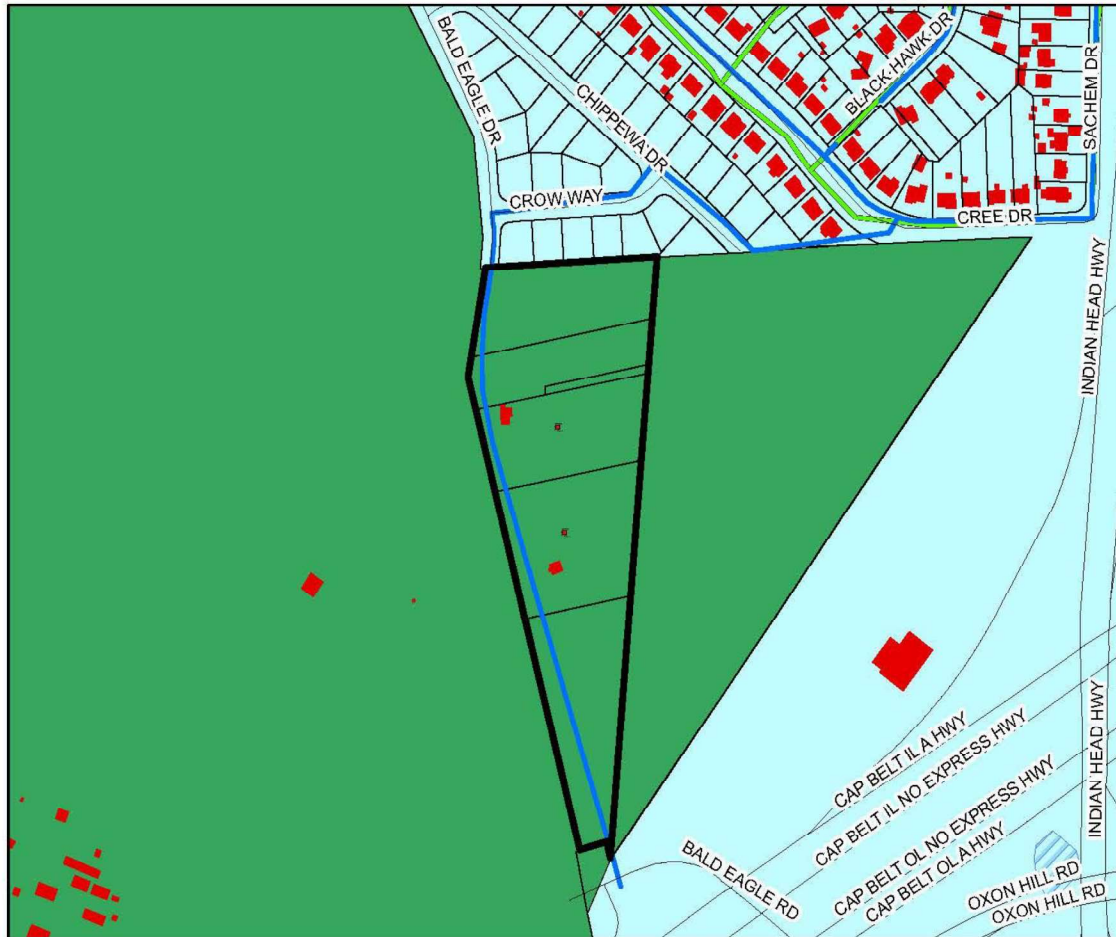
W\Water and Sewer Program\Tony\Administrative Amendments



# National View WSSC Grid 208SE01

Category 6 to 4

December LA Cycle 2021  
Application 21/P-06



Water and Sewer Program/Tony Administrative Amendments



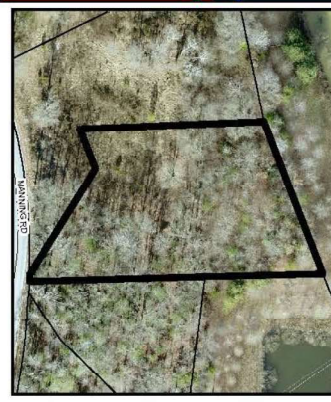
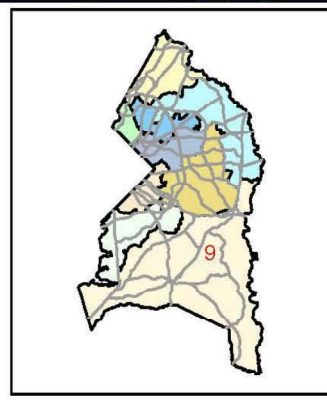
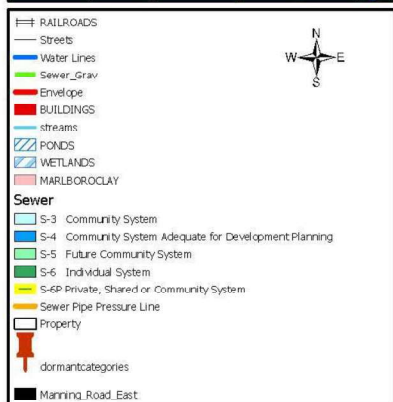
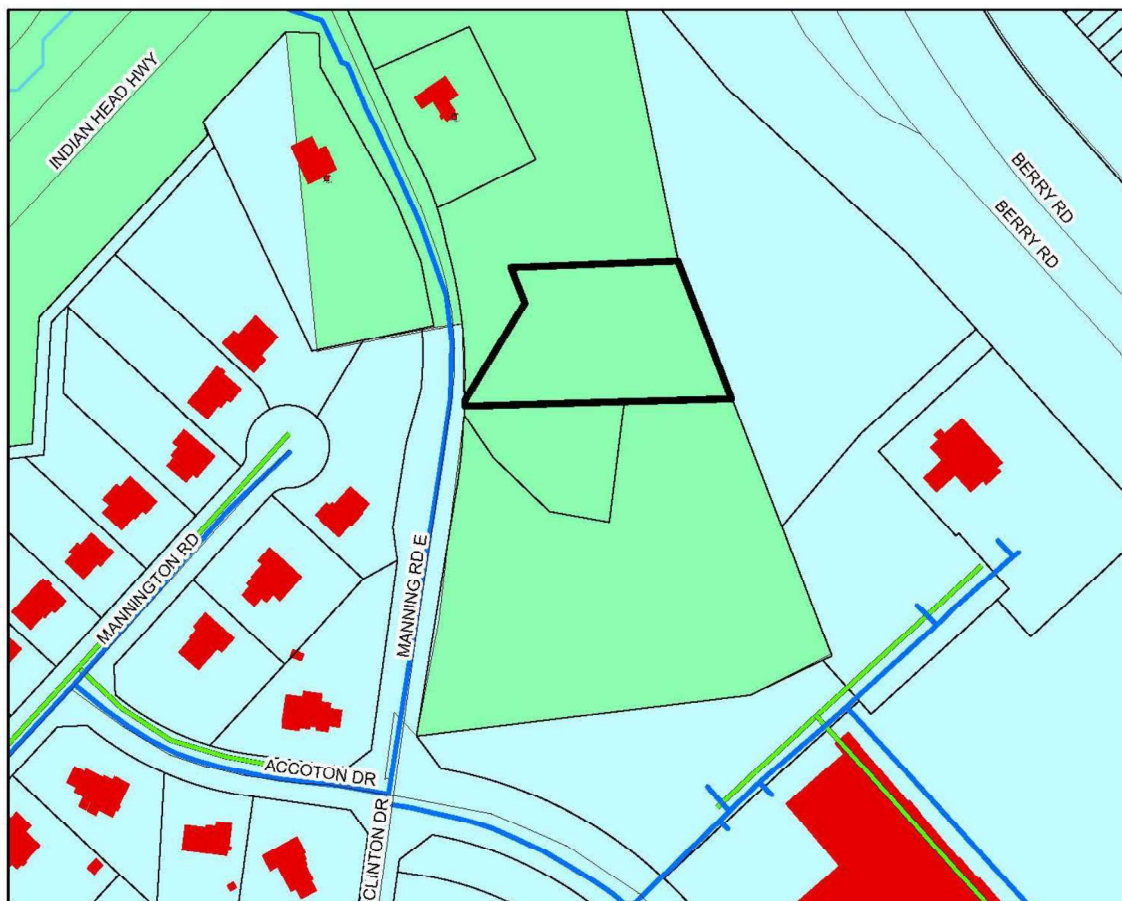


**Manning Road East  
Parcel 24  
WSSC Grid 221SW01**

Category 5 to 3



**December LA Cycle 2021  
Application 21/M-03**



W/Water and Sewer Program/Tony Administrative Amendments

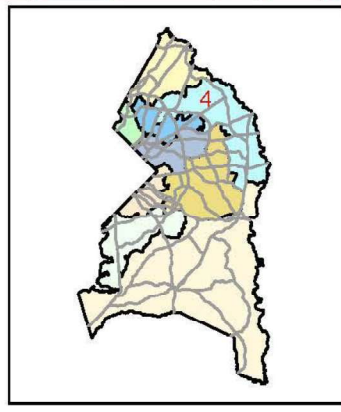
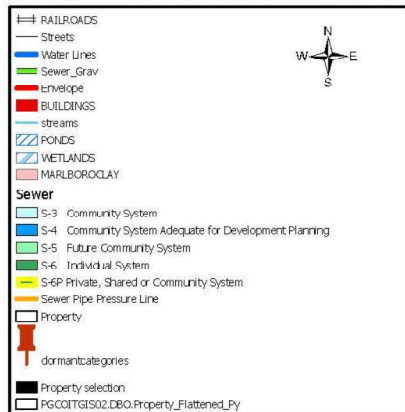
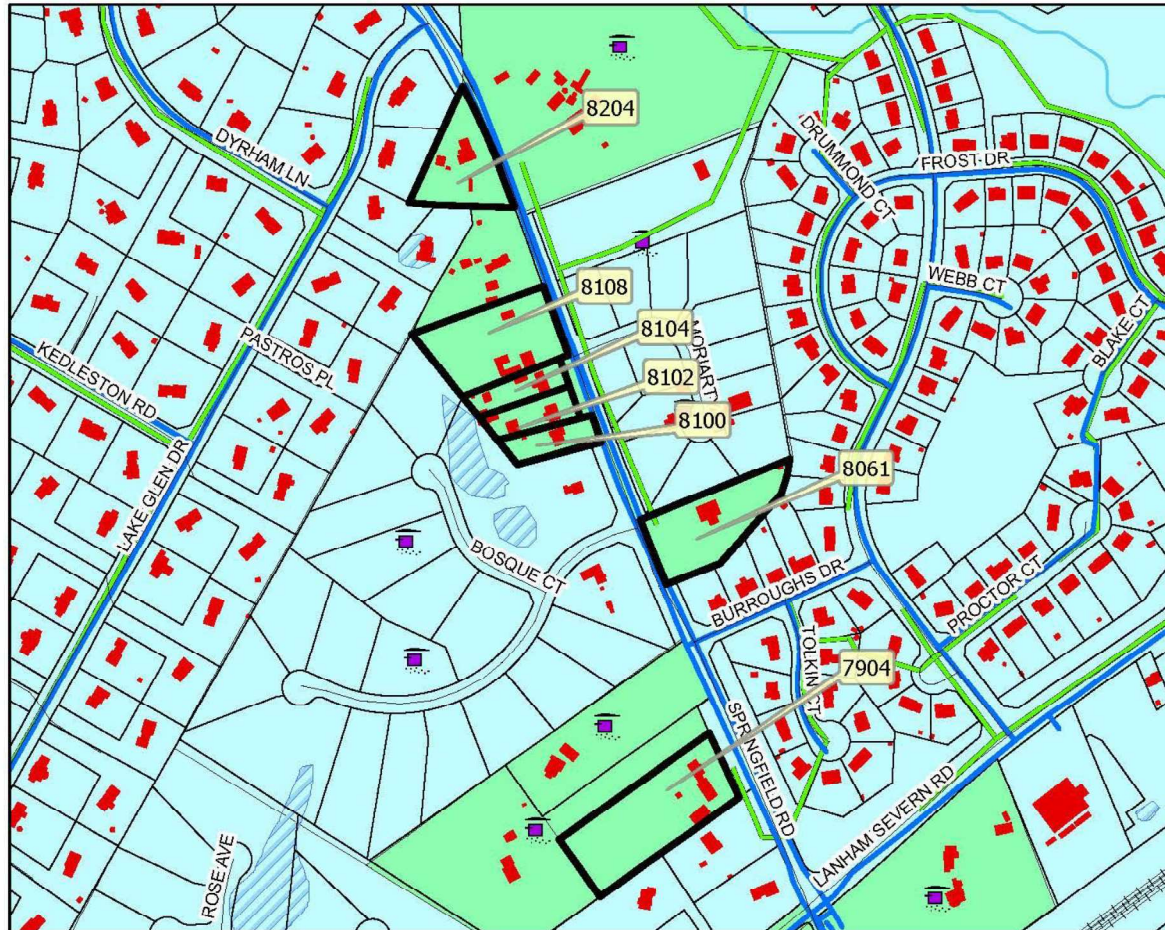


Angela D. Alabrooks  
County Executive

# District 4 Springfield Road Area WSSC Grid 211NE10

Redesignate  
Water/Sewer 5 to 3

December LA Cycle 2021



190 95 0 190 390 570 760  
Feet

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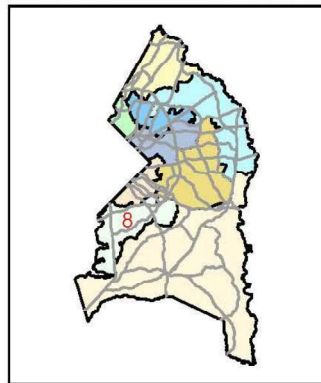
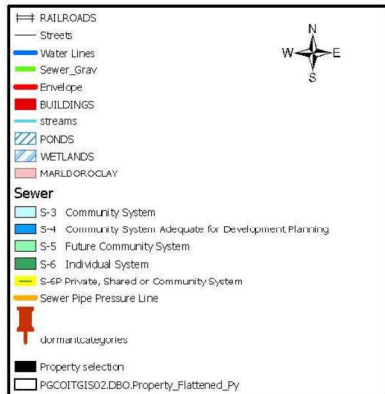




**District 8**  
**Bock Road Residences**  
**WSSC Grid 209SE02**

Redesignate  
 Water/Sewer 5 to 3

December LA Cycle 2021



W/Water and Sewer Program/Tony/Administrative Amendments

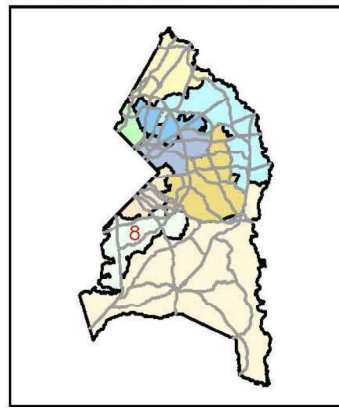
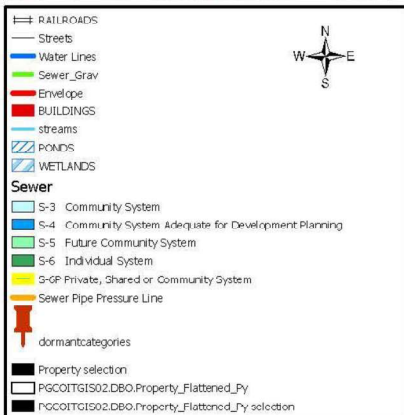
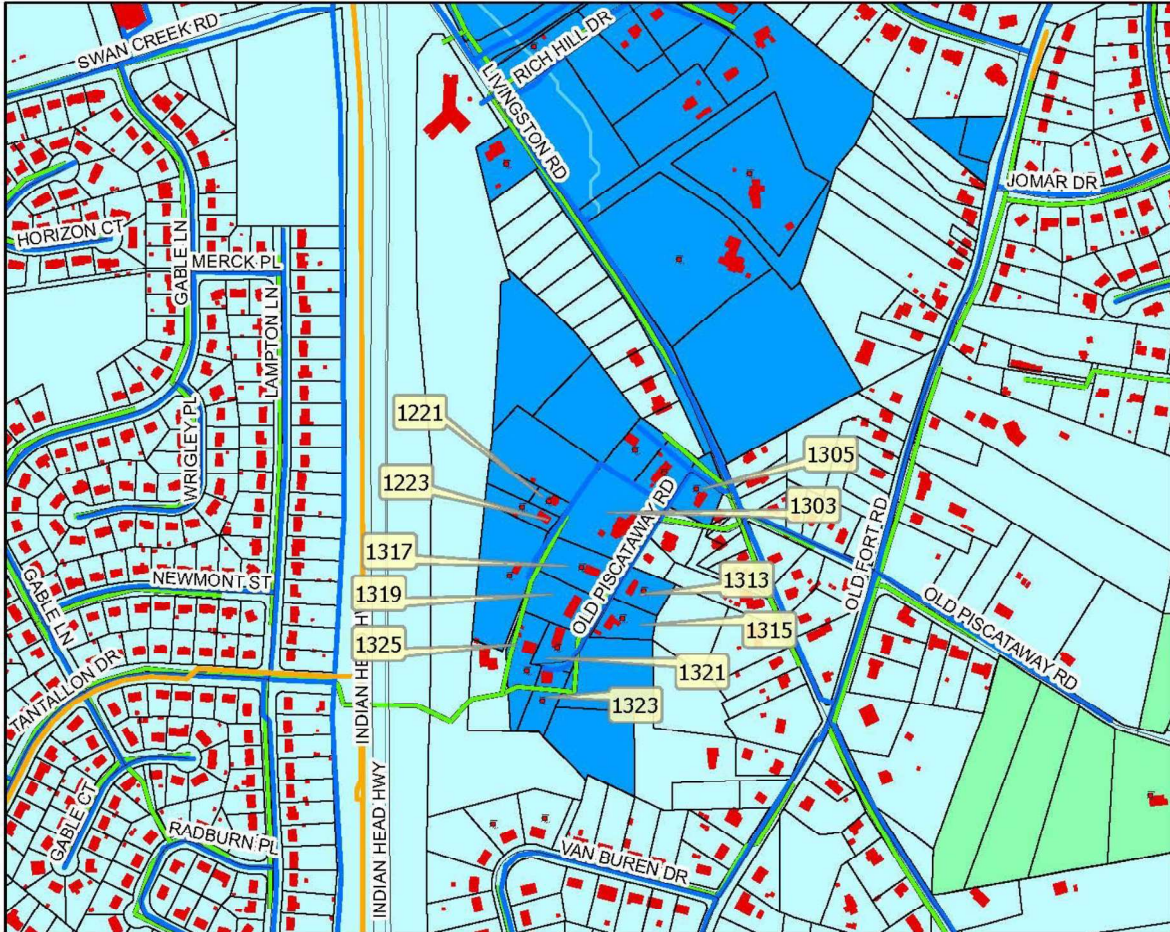


Angela D. Abolbrook  
County Executive

# District 8 Chapel Hill Subdivision WSSC Grid 216SE01/02

Redesignate  
Water/Sewer 4 to 3

December LA Cycle 2021



250 125 0 250 500 750 1,000  
Feet

W:\Water and Sewer Program\Tony\Administrative Amendments



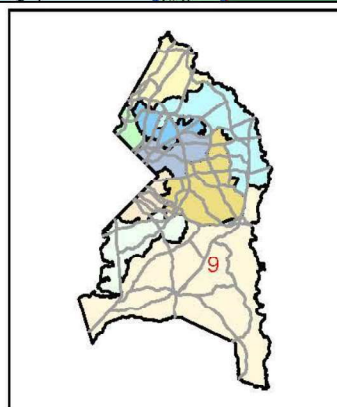
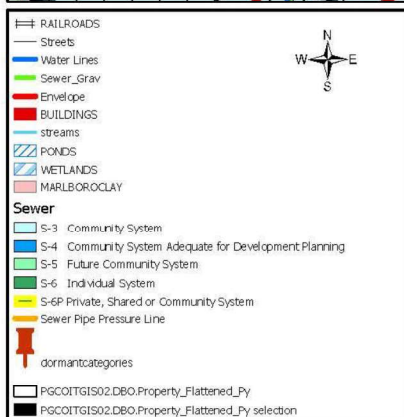
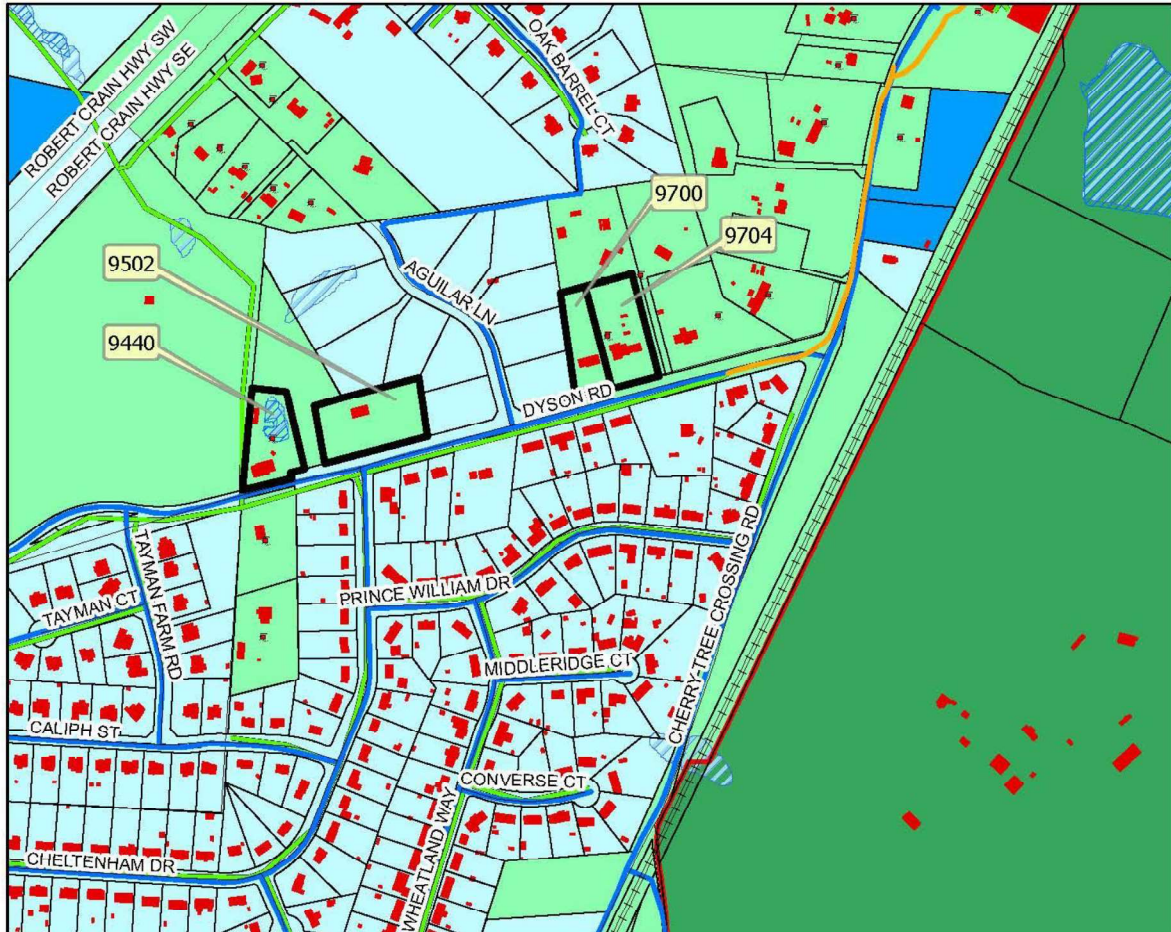


Angela D. Abolbrook  
County Executive

# District 9 Dyson Road Properties WSSC Grid 216SE08/09

Redesignation  
Sewer S5 to S3

December LA Cycle 2021



W:\Water and Sewer Program\Tony\Administrative Amendments

Amendment to the Text of the 2018 Water and Sewer Plan

Chapter 2, Section 2.1.4, Letter D, Third Bullet

- Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:
  - (1) Contiguity to existing built developments;
  - (2) Contiguity of a location within 1,500 feet of existing public water and sewer systems, unless in an area where interim well or septic systems usage is prevalent among five or more adjacent residential lots or parcels that require public extensions;
  - (3) Roadways are capable of supporting demands from the proposed development;  
and,
  - (4) Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

**DATE:** September 14, 2023

**TO:** Suzann M. King, Acting Planning Director

**VIA:** Jill Kosack, Chair, Alternative Compliance Committee

**FROM:** Christian Meoli, Alternative Compliance Committee Member

**PROJECT NAME:** Stewart Property

**PROJECT NUMBER:** Alternative Compliance AC-23008

**COMPANION CASE:** Special Exception SE-22002

**ALTERNATIVE COMPLIANCE**

**Recommendation:** ☒ Approval ☐ Denial

**Justification:** SEE ATTACHED

Christian Meoli

Reviewer's Signature

**PLANNING DIRECTOR'S REVIEW**

☐ Final Decision ☐ Approval ☐ Denial

☒ Recommendation ☒ Approval ☐ Denial

☐ To Planning Board

☒ To Zoning Hearing Examiner

Planning Director's Signature

Sept. 15, 2023

Date

**APPEAL OF PLANNING DIRECTOR'S DECISION**

**Appeal Filed:**

**Planning Board Hearing Date:**

**Planning Board Decision:** ☐ Approval ☐ Denial

**Resolution Number:**

Alternative Compliance: AC-23008  
Name of Project: Stewart Property  
Companion Case: Special Exception SE-22002  
Date: September 14, 2023

Alternative compliance is requested from the 2010 *Prince George's County Landscape Manual* (Landscape Manual), for Section 4.6, Buffering Development from Streets, along the Springfield Road frontage, and Section 4.10, Street Trees Along Private Streets, for all private streets in the proposed development.

### **Location**

The subject 12.01-acre property, identified as Parcel 131, is located on the east side of Springfield Lane, approximately 390 feet southeast of its intersection with Lake Glen Drive. The site is partially wooded and improved with a single-family home and multiple outbuildings, since approximately 1945.

The property is located within the geography previously designated as the Developing Tier, of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (Prince George's County Council Resolution CR-26-2014).

### **Background**

Special Exception SE-22002 seeks to construct a planned retirement community consisting of 57 single-family attached dwellings on the site.

Alternative Compliance AC-23008 was originally reviewed and recommended for approval by the Alternative Compliance Committee and the Planning Director on July 10, 2023. Prior to recommendation on the parent case, SE-22002, being transmitted to the Zoning Hearing Examiner, the proposed layout was revised to preserve existing specimen trees on the site. This revised report reflects the most current information shown on the revised plans received on August 22, 2023.

The applicant requests alternative compliance from Section 4.6, Buffering Development from Streets, along the Springfield Road frontage, and Section 4.10, Street Trees Along Private Streets, for all private streets in the proposed development. The applicant seeks relief as follows:

### **Section 4.6, Buffering Development from Streets**

#### **REQUIRED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road**

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	49
Shrubs (20 per 100 linear feet)	81

**PROVIDED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road**

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet (for 333.5 linear feet) 26 feet (for 31.4 linear feet) 20 feet (for 38.8 linear feet)
Shade Trees	22
Evergreen Trees	53
Shrubs	104

**Justification of Recommendation**

The applicant requests alternative compliance from the requirements of Section 4.6(c)(1)(A)(ii), Buffering Residential Development from Streets, which requires a minimum buffer width of 35 feet when the rear yards of single-family attached or detached dwellings are oriented toward a street classified as a collector road, such as Springfield Road.

The 35-foot-wide buffer is provided for 333.5 of the 403.7 linear feet of frontage on Springfield Road, or approximately 83 percent. At two points, the rear yards of Lot 1 and Lot 43 encroach into the buffer, reducing the width to 26 feet and 20 feet, respectively. The buffer plantings have been consolidated around these two points to ensure there is an attractive view of development from the street. In addition, the applicant has proposed a 6-foot privacy fence around the rear yards of Lots 1 and 43. The buffer planting requirements have been met for the entirety of the buffer.

Since the buffer width is only impacted at two locations, which make up a small portion of the overall street frontage (70.23 out of 403.7 linear feet; approximately 17 percent), and the full plant units are provided in addition to a fence, the Alternative Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.6.

**Section 4.10, Street Trees Along Private Streets**

**REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads**

Number of Street Trees	57 (total)
------------------------	------------

**PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads**

Number of Street Trees	41 (total)
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**Justification of Recommendation**

The applicant also requests alternative compliance from Section 4.10(c), Street Trees Along Private Streets, which requires one street tree per 35 linear feet of frontage. Per Section 4.10(c)(4), street trees shall be located a minimum of 35 feet from the point of curvature of an intersection of two streets. In addition, Section 4.10(c)(5) requires that street trees be located a minimum of 10 feet from the point of curvature of residential driveway entrances. Finally, Section 4.10(c)(10) requires a minimum of 150 square feet of soil surface per isolated tree and 120 square feet per tree within a continuous open landscaping strip. The driveways for single-family attached homes, the narrow space between driveways, the many short blocks and intersections, and easement constraints limit the number of street tree locations.

The applicant has provided the maximum amount of street trees given the space limitations of the proposed elderly housing development. As an alternative, the applicant has proposed additional plantings as part of Section 4.1, Residential Requirements for Townhouses, One-Family Semi-Detached, and Two-Family Dwellings Arranged Horizontally. The Section 4.1 requirements are exceeded, and the additional trees are proposed as close to the private streets as possible, but outside of public utility easements, which meets the purposes and objectives of Section 4.10 by enhancing the private streets both visually and environmentally.

The Alternative Compliance Committee finds that there are several locations that could allow additional trees, which are outlined in the conditions below. The Committee also recommends that the proposed Section 4.10 street trees and Section 4.1 trees, adjacent to the private streets, be planted at a larger caliper to meet the objectives of Section 4.10 more quickly.

Given the additional plantings close to the private streets, both provided and conditioned, and the larger tree size as conditioned, the Alternative Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.10.

### **Recommendation**

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-23008, from the 2010 *Prince George's County Landscape Manual*, for Section 4.6, Buffering Development from Streets, and Section 4.10, Street Trees Along Private Streets, with the following condition:

1. Prior to certification of Special Exception SE-22002, the applicant shall revise the landscape plan as follows:
  - a. Correct Schedule 4.6-1(F) which identifies the linear feet of frontage as 179.7 feet, which is inconsistent with the landscape plans which identify this segment as 140.8 feet.
  - b. Confirm that each proposed street tree meets the requirements for soil surface pursuant to Section 4.10(c)(10), or provide details of the alternative construction techniques that will be implemented to ensure survivability.
  - c. Remove the public utility easement in the side yard of Lot 5, Block A and add three additional shade trees in this area.
  - d. Provide a shade tree, instead of an ornamental tree, between Lots 32 and 33, Block B, and in the side yard of Lot 29, Block B.
  - e. Add a shade tree (outside of the public utility easement) between Lots 54 and 55, Block C.
  - f. Add an ornamental tree (outside of the public utility easement) between Lots 46 and 47, Block C.
  - g. Increase the minimum size of Section 4.10 and Section 4.1 trees (close to the street) from 2.5–3 inch caliper to 3–3.5 inch caliper.



- h. Update the schedules and planting list, so that the number of planting units are consistent.
- i. On Sheet 1, correct the table to identify that Lot 43, Block B needs alternative compliance, not Lot 42.
- j. Label the private roads.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Prince George's County Planning Department  
Community Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)  
301-952-3972

July 7, 2023

## MEMORANDUM

TO: Andrew Shelly, Planner II, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section,   
Community Planning Division

FROM: Daniel Sams, Planner III, Neighborhood Revitalization Section, *D. E. F. Sams*  
Community Planning Division

SUBJECT: **SE-22002 Stewart Property**

## FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. Section 27-395(a)(3)(C) of the prior Zoning Ordinance states that for a Planned Retirement Community, "The average number of dwelling units per acre shall not exceed eight (8) for the gross tract area." The proposed number of units conforms to the prior Zoning Ordinance.

## BACKGROUND

**Planning Area:** 71A

**Community:** Bowie & Vicinity

**Application Type:** Special Exception for a Planned Retirement Community in the R-R (Rural Residential) Zone.

**Location:** 8215 Springfield Road, Glenn Dale, Maryland 20769

**Size:** 12.01 acre

**Existing Uses:** Dwelling, outbuildings, woods

**Character of the Neighborhood:** The landscape of the neighborhood is wooded and the elevation ranges from 130 feet above sea level at the Newstop Branch stream center to the east of the property, to 220 feet above sea level at Wycombe Park Lane to the west of the property. The developed character of the neighborhood is that of single-family dwellings along residential, two-lane streets and culs-de-sac. Parcel sizes are in the range of approximately .24 acre to approximately 1.35 acres. Dwellings are frame, executed in the American traditional/Colonial Revival style and have clapboard siding or brick cladding, and most were constructed after 1984.

**Proposal:** Planned Retirement Community of 57 attached single-family dwellings

## GENERAL PLAN, MASTER PLAN, AND SMA

**General Plan:** The subject property is located in the Established Communities. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development,” (p. 20). Plan 2035 considers it “vital” that the County “support its Established Communities” (p. 75). In addition, the plan notes that, “Established Communities make up the County’s heart—its established neighborhoods, municipalities, and unincorporated areas outside designated centers,” (p. 106) and “Urban design is equally relevant to the planning and design of urban and suburban Established Communities as it is to rural areas,” (p. 196).



Map 16, Future Land Use, p. 50, 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

**Master Plan:** The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Residential Low land uses on the subject property (Map 16, Future Land Use, p. 50.) The description of the Residential Low land use category is, “Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings,” (Table 3, Future Land Use Categories, p. 49).

The subject property is located in the Anacostia Trails Heritage Area (Map 45, p.162). In addition, the master plan offers the following goals, policies, and strategy for the subject property:

Housing & Neighborhoods Goal 1: Neighborhoods contain a range of housing types that are affordable to the widest range of residents, (p. 152).

Housing & Neighborhoods Goal 3: Additional housing options are available in the Established Communities, (p. 152).

Policy LU 3: Map 16. Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure, (p. 55).

Policy HN 2: Preserve and expand existing senior housing and transit-accessible housing, (p. 154).

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

**SMA/Zoning:** The 2006 *Approved Bowie and Vicinity Sectional Map Amendment* retained the subject property in the R-R (Rural Residential) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from R-R (Rural Residential) to RR (Residential, Rural) effective April 1, 2022.

## **MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES**

None.

c: Long-range Agenda Notebook  
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division  
Transportation Planning Section


301-952-3680

September 5, 2023

## **MEMORANDUM**

TO: Andrew Shelly, Development Review Division

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


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

SUBJECT: **SE-22002: Stewart Property**

### **Proposal:**

The subject special exception application proposes the development of 57 age-restricted, single-family attached dwelling units. The property is located along Springfield Road, approximately 0.40 miles northwest of its intersection with Lanham-Severn Road. The Special Exception application is subject to and was reviewed using the standards of Section 27 of the prior Zoning Ordinance.

### **Prior Conditions of Approval:**

There are no prior conditions of approval on the subject property.

### **Master Plan Compliance**

This application is subject to 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment*.

### **Master Plan Roads**

The subject property fronts Springfield Road, a collector road (C-322) along its western border. The MPOT recommends this portion of Springfield Road as a 2-lane collector roadway constructed within 80 feet of right-of-way. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment* does not contain any recommendations regarding Springfield Road. Right-of-way dedication will be further examined at the PPS stage of development.

### **Master Plan Pedestrian and Bike Facilities**

The 2009 *Approved Countywide Master Plan of Transportation (MPOT)* recommends the following facilities:

Planned Bicycle Lane: Springfield Road

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and

bicycling.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

**Comment:** Prior to acceptance of a preliminary plan of subdivision (PPS), the applicant shall submit a bicycle and pedestrian facilities plan displaying all bicycle and pedestrian facilities on site. The site's frontage along Springfield Road is a planned bicycle lane per the MPOT and Bowie Master Plan. As such, staff requests the applicant update the special exception plans to display the bicycle lane along the site's frontage of Springfield Road. This facility shall be shown on the bicycle and pedestrian facilities plan prior to PPS acceptance. Additionally, staff requests that dimensions be provided for all sidewalks on site as well as the natural surface trail originating along Springfield Road. Per the 2022 *Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment*, all sidewalks should be a minimum of six-feet-wide.

### **Transportation Planning Review:**

#### **Zoning Ordinance Compliance**

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

(a) A special exception may be permitted if:

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

**Comment:** Staff find that the proposed plan with the recommended facilities does not impair the ability to make transportation related recommendations that are supported by an approved Master Plan or Functional Master Plan. In this case, staff recommends a bicycle lane along the site's frontage of Springfield Road, which is supported by the MPOT policy, as well as wide sidewalks along both sides of all new roads, which is supported by the 2022 *Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment*.

The current configuration of the site allows for one point of vehicle access along Springfield Road. Per the approved transportation scoping agreement, traffic counts at the site access point and Springfield Road as well as traffic counts at the intersection of Lanham-Severn Road and Springfield Road are required to determine adequacy. Staff and the applicant agree that further analysis related to vehicular adequacy will be examined at the time of Preliminary Plan of Subdivision (PPS).



Lastly, regarding pedestrian circulation and facilities, sidewalks are provided throughout the development, providing pedestrian access throughout. Crosswalks have been provided where sidewalk facilities are interrupted. A natural surface trail has been provided between the sidewalk network along Springfield Road and the western terminus of Private Road B. Staff supports the proposed bicycle and pedestrian facilities associated with the subject application and will further examine for adequacy at the PPS stage of development.

**Conclusion:**

Overall, from the standpoint of The Transportation Planning Section it is determined that this plan is acceptable if the following conditions are met:

1. The applicant and the applicant's heirs, successors, and/or assigns shall construct the following facilities and show these facilities on the special exception plan prior to certification as well as being shown on a pedestrian and bikeway facilities plan as part of the preliminary plan of subdivision prior to its acceptance:
  - a. A bicycle lane along the subject property's entire frontage of Springfield Road.
  - b. Dimensions for all sidewalks and trails on site

301-952-3650

August 28, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Planner II, Urban Design Section, DRD

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

**FROM:** Suzanne Nickle, Planner IV, Environmental Planning Section, CWPD

**SUBJECT:** **Stewart Property: Special Exception SE-22002 and TCP2-017-2023**

The Environmental Planning Section (EPS) has reviewed the Special Exception (SE-22002) and Type 2 Tree Conservation Plan (TCP2-017-2023), for the Stewart Property, accepted on May 12, 2023. Comments were provided to the applicant in a Subdivision and Development Review Committee (SDRC) meeting dated May 26, 2023. Revised materials in response to the comments provided at SDRC were submitted on June 5, 2023. A revised layout was submitted for review on August 18, 2023, and a revised letter of justification for impacts to regulated environmental features (REF) was submitted on August 21, 2023. The EPS recommends approval based on the findings and conditions listed at the end of this memorandum.

**BACKGROUND**

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

<b>Development Review Case #</b>	<b>Associated Tree Conservation Plan or Natural Resources Inventory #</b>	<b>Authority</b>	<b>Status</b>	<b>Action Date</b>	<b>Resolution Number</b>
NRI-069-2022	N/A	Staff	Approved	6/28/2022	N/A
SE-22002	TCP2-017-2023	Planning Board	Pending	Pending	Pending

**PROPOSED ACTIVITY**

The current application is a special exception for the development of 57 attached dwelling units and associated infrastructure for a planned retirement community. The current zoning for the site is Residential, Rural (RR); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Rural Residential (R-R) Zone.

**GRANDFATHERING**

The project is subject to the Environmental Regulations of Subtitle 25 and prior Subtitle 27 because there are no previous development application approvals, and this application is for a new special exception.

## **SITE DESCRIPTION**

The subject application area is 12.01 acres identified as Parcel 131 with frontage along the east side of Springfield Road, just south of its intersection with Lake Glen Drive. This portion of Springfield Road is a master planned collector roadway.

Primary management area (PMA) is located to the east of the property, which includes a stream, associated buffer, and floodplain. No forest interior dwelling species are indicated on-site, per PGAtlas.com. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program (DNR NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. No Tier II waterbodies are located on-site; however, the site is located within the Patuxent River upper watershed, a stronghold watershed as established by the Maryland DNR.

## **MASTER PLAN CONFORMANCE**

### ***Prince Georges Plan 2035***

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by the *Plan Prince George's 2035 Approved General Plan*, and the Established Communities of the General Plan Growth Policy (2035).

### ***2022 Approved Bowie-Mitchellville and Vicinity Master Plan***

The site is in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, which includes applicable goals, policies, and strategies. The following policies are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the Master Plan, and the plain text provides comments on plan conformance:

## **Natural Environment Section**

### ***Green Infrastructure***

**Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.**

#### **Strategies:**

**NE 1.1: Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review processes.**

The SE will be reviewed later in this memorandum for conformance with the Green Infrastructure Plan. See the *Countywide Green Infrastructure Plan, Prince George's Resource Conservation Plan (2017)* discussion section.

**Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC)—2017).**

**Strategies:**

**NE 2.1: Continue to protect the NTWSSC and associated hydrologic drainage area located within the following areas:**

- **The Belt Woods Special Conservation Area**
- **Near the Huntington Crest subdivision south of MD 197, within the Horsepen Branch Watershed.**
- **In the northern portion of Bowie Mitchellville and Vicinity adjacent to the Patuxent Research Refuge and along the Patuxent River north of Lemon Bridge Road.**

There are no NTWSSC within the vicinity of this property, as mapped on Map 41 of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

***Stormwater Management***

**Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.**

This project will be subject to stormwater review and approval by the Department of Permitting, Inspections and Enforcement (DPIE). An unapproved Stormwater Concept plan (#29311-2022-00) is currently under review. A final stormwater design plan in conformance with County and State laws will be required prior to issuance of any grading permits for this site.

***Forest Cover/Tree Canopy Coverage***

**Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.**

This project is subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 square-feet of woodland and has no previous Tree Conservation Plan (TCP) approvals. Conformance with this ordinance is discussed in the Woodland Conservation Section of this report.

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC), requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square-feet of gross floor area, or disturbance, and requires a grading permit. Properties in the prior R-R Zone are required to provide a minimum of 15-percent of the gross tract area to be covered by tree canopy. The subject site is 12.01 acres, and therefore requires 1.80 acres of tree canopy coverage. Conformance with this requirement will be addressed at the time of permit review.

### ***Impervious Surfaces***

**Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.**

#### **Strategies:**

**NE 5.1: Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).**

**NE 5.2: Retrofit streets pursuant to the 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and stormwater management practices.**

Planting trees wherever possible to increase tree canopy coverage in order to shade impervious surfaces, reduce urban heat island effect, and to limit thermal heat impacts on receiving streams are encouraged.

### ***Countywide Green Infrastructure Plan (2017)***

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Plan, the site contains Regulated Areas associated with an off-site stream system located along the northern property boundary, while the remainder of the site is an Evaluation Area.

The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance:

**POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.**

- 1.1: Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**
- a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
  - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
  - c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
  - d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these**
- 1.2: Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**
- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

This site is mapped in the vicinity of the Special Conservation Area (SCA) associated with the Patuxent Research Refuge. The proposal site layout will place an area that is current acting as a network connection between existing woodlands off-site on the Patuxent Research Refuge with existing woodland preservation, by preserving and placing woodlands into either a woodland conservation easement along the northern portion of the site, or in a floodplain easement.

**POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.**

- 2.4: Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**



The proposed site layout will preserve an area that is current acting as a network connection between existing woodlands off-site on the Patuxent Research Refuge by preserving and placing woodlands either into a woodland conservation easement along the northern portion of the property, or within a floodplain easement.

**2.5: Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

**2.6: Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

Regulated environmental features (REF) are located on-site, which includes a stream, associated buffer, and floodplain.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

**3.3: Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

**a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No stream crossings are proposed with this application.

**b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are proposed with this application.

**POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

**4.2: Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

On-site woodland conservation will be required to be placed into Woodland and Wildlife Habitat Conservation Easements prior to the approval of the Type 2 Tree Conservation Plan (TCP2).

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

**5.8: Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

**5.9: Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The Site/Road Plan Review Division of the Department of Inspections, Permitting and Enforcement (DPIE) will review the project for conformance with the current provisions of the County Code that addresses the state regulations. The TCP2 prioritizes preservation adjacent to regulated streams and an, SCA.

**POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.**

***General Strategies for Increasing Forest and Tree Canopy Coverage***

**7.1: Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

**7.2: Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

**7.4: Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

According to the Natural Resource Inventory (NRI) and TCP2 submitted, the applicant is proposing to preserve a portion of the highest quality portion of the existing woodlands on-site, while concentrating some of the areas of development within the unforested areas.

***Forest Canopy Strategies***

**7.12: Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

**7.13: Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

**7.18: Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Clearing of woodlands is proposed with the subject application. Woodland conservation should be designed to minimize fragmentation and reinforce new forest edges.

**POLICY 12: Provide adequate protection and screening from noise and vibration.**

**12.2: Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.**

The protection of proposed dwellings from noise and vibration associated with the adjacent road right-of-way will be reviewed by the Development Review Division.

## **ENVIRONMENTAL REVIEW**

### **Natural Resources Inventory**

The site has an approved Natural Resources Inventory (NRI-069-2022). The NRI shows steep slopes, specimen trees, floodplain, a stream, and associated buffer on both the northern, and eastern property edges. No further information is required with this special exemption (SE) application regarding the existing site conditions.

### **Woodland Conservation**

The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 square feet of woodland and proposes clearing of more than 5,000 square feet. A TCP2 was submitted with this application (TCP2-017-2023), which shows a total of 4.77 acres of woodland in the net tract and 1.58 acres of wooded floodplain. The development proposes the clearing of 3.63 acres of woodland in the net tract and the clearing of 0.04 acre of wooded floodplain. The threshold as established by the zone is 20 percent, or 2.09 acres. Based on the proposed clearing, a total woodland conservation requirement of 3.74 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits; however, errors in the worksheet must be corrected prior to certification. A condition to correct the worksheet is provided herein.

The landscape area, in order to count toward meeting the requirements, shall be 35 feet in width, at its narrowest point. The revised TCP2 shows the landscape credit meeting this criteria; however, a planting schedule is required for each landscape credit and reforestation area.

The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants. Other technical corrections are included in the conditions at the end of this memorandum.

### **Specimen Trees**

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved, and the design shall either preserve the critical route zone (CRZ) of each tree in its entirety or preserve an appropriate percentage of the CRZ in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The code, however, is not inflexible.

The authorizing legislation of Prince George's County's Woodland Conservation Ordinance (WCO) is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George's County's WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

A Subtitle 25 variance was submitted for review with this application. The approved NRI-069-2022 identifies a total of 10 specimen trees on-site. The following analysis is the review of the request to remove eight specimen trees.

The letter of justification (LOJ) requests the removal of four specimen trees identified as specimen trees 1, 3, 9, and 10. The condition of trees proposed for removal ranges from fair to good. This site is broken into one stand, Stand A. Stand A is located in the northeastern portion of the property. The TCP2 shows the location of the trees proposed for removal. These specimen trees are proposed for removal for the development of the site, roadways, utilities, stormwater management (SWM), and associated infrastructure.

<b>Specimen Tree Variance SOJ Table</b>						
<b>ST-#</b>	<b>DBH</b>	<b>Common Name</b>	<b>Location</b>	<b>Rating</b>	<b>Impacted by Design Elements</b>	<b>Construction Tolerance</b>
1	32	Post oak	Within Road A right-of way	Fair	Proposed Road A, and grading for Stormwater management facility, utilities, and house site.	Good
3	31	White oak	Lot 16	Good	Proposed roadway, Stormwater management facility, utilities, and house site.	Good/Medium
9	30	Southern red oak	Lot 24	Good	Within proposed roadway, Stormwater management facility, utilities, and house construction.	Good
10	32	White oak	Lot 54	Good	Within proposed roadway, Stormwater management facility, utilities, and house construction.	Good/Medium

## **Evaluation**

Staff supports the removal of four specimen trees requested by the applicant, based on the findings below. Section 25-119(d) contains six required findings [text in **bold**] to be made before a variance from the WCO can be granted. An evaluation of this variance request, with respect to the required findings, is provided below:

### **(A) Special conditions peculiar to the property have caused the unwarranted hardship.**

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the 10 specimen trees located on-site. Those “special conditions” relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The property is 12.01 acres, and the NRI shows PMA that includes steep slopes, specimen trees, floodplain, a stream, and an associated buffer on the eastern property edge.

The specimen trees are located across the entire site, many located along the northeastern property line. The specimen trees proposed for removal are located outside of the REF.

The table above indicates the four specimen trees requested for removal for proposed roadways, building footprints, and grading. The species in this area are all a variety of oak and the condition ratings of these trees range from fair to good, with most classified in good condition. The trees have good to medium construction tolerances; however, all species of the included specimen trees have limiting factors for their construction tolerance, specifically if significant impacts are proposed to the CRZ. These trees are located throughout the site, outside of the steep slope areas.

Removal of specimen tree ST-1, a 32-inch Post oak in fair condition is requested to adequately provide circulation on the site. Specimen trees proposed for removal for house location include ST-3 and ST-10, both White oaks, and ST-9, a Southern red oak. These trees are all in good condition, ranging from 30 to 45 inches in diameter.

Staff finds that ST-1, ST-3, ST-9, and ST-10 are somewhat dispersed yet integral to the developable portion of the site, in that they are more centrally located on the property and not in close proximity to the PMA or any REF. Retention of these trees and protection of their respective CRZs would have a considerable impact on the proposed development by creating challenges for adequate circulation and infrastructure through portions of the site.

### **(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.**

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone (CRZ), would deprive the applicant of rights commonly enjoyed by others in similar areas. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the Environmental Technical Manual (ETM) for site-specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the CRZ of trees ST-1, ST-3, ST-9, and ST-10 would have a considerable impact on the development potential of the property. If similar trees were encountered on other sites, they would be evaluated under the same criteria. These four specimen trees requested for removal are located within the developable parts of the site.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.**

Not granting the variance to remove trees ST-1, ST-3, ST-9, and ST-10 would prevent the project from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar developments featured REF and specimen trees in similar conditions and locations, they would be given the same considerations during the review of the required variance application. Other applicants with similar circumstances would receive the same recommendation.

**(D) The request is not based on conditions or circumstances, which are the result of actions by the applicant.**

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The location of the trees and other natural features throughout the property is based on natural or intentional circumstances that long predate the applicant's interest in developing this site. Additionally, to date, the applicant has not undertaken any construction on the site that would cause the need for the removal of the specimen trees with the proposed development.

**(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.**

There are no existing conditions relating to land or building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

**(F) Granting of the variance will not adversely affect water quality.**

Requirements regarding the SWM concept will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by the Soil Conservation District (SCD). Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws to ensure that the quality of water leaving the site meets the state's standards. State standards are set to ensure that no degradation occurs and granting this variance will require adherence to these standards.



### **Conclusion on the Variance Request**

The required findings of Section 25-119(d) were adequately addressed for the removal of specimen trees ST-1, ST-3, ST-9, and ST-10. Staff recommends that the Planning Board approve the requested variance for the removal of these four specimen trees for the construction of a residential development. Specimen tree ST-8 will be marginally impacted by the development proposal, the applicant calculated the proposed impact at 34 percent. At the time of certification of the TCP2, the applicant shall provide a management plan for root protection and monitoring the health of ST-8.

### **Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)**

Section 24-130(b)(5) of the prior Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to the infrastructure required for the reasonable use, orderly, and efficient development of the subject property or those that are required by the County Code for reasons of health, safety, or welfare. Necessary impacts include but are not limited to, adequate sanitary sewerage lines, and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

The primary management area is located on this property, as delineated in the approved NRI plan. The NRI shows steep slopes, specimen trees, floodplain, a stream, and associated buffers on the eastern property edge. The applicant has submitted a revised letter of justification (LOJ) for impacts to the PMA at two locations, dated August 21, 2023. A summary of the proposed impacts follows:

#### **Impact 1: WSSC Sanitary Sewer Connection**

Impact 1 proposes 1,903 square feet (0.04 acre) of impact to the floodplain and stream buffer for connection, installation, and associated grading for a sanitary sewer line. This proposed impact is for a utility connection and is supported as proposed.

#### **Impact 2: Stormwater management outfalls**

Impact 2 proposes 216 square feet (0.005 acre) of impact to the floodplain for a weir outfall and riprap for a submerged gravel wetland. This proposed impact is associated with a planned stormwater management facility and is supported as proposed.

### **Soils**

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Christiana-Downer Complex, Russett-Christina complex, and Russett Christina-Urban land complex.

Marlboro clay is not present on-site; however, Christiana clay and critical slopes are present on-site. A geotechnical report, including a slope stability analysis, is required with the acceptance of the preliminary plan of subdivision. The TCP1 shall show 1.5 factor of safety lines, if any, for both unmitigated and mitigated conditions. The geotechnical analyses shall be performed in accordance with the Prince George's County requirements, Techno-Gram 005-2018.

### **Stormwater Management**

An unapproved SWM plan (29311-2022-0) was submitted with this application. The unapproved plan shows the use of two submerged gravel wetlands, two micro-bioretenment facilities, and a bioswale to meet the stormwater requirements for the site. The revised layout of SE-22002 is not consistent with the layout shown on the unapproved SWM plan. The SWM technical plan shall match the layout of the SE site plan and TCP2 prior to the issuance of the first permit.

### **Erosion and Sediment Control**

The County requires the approval of an Erosion and Sediment Control Plan. The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for the installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion, and sediment control measures.

### **SUMMARY OF FINDINGS AND CONDITIONS**

The Environmental Planning Section has completed the review of SE-22002 and recommends approval, subject to the following findings and conditions:

#### **Required Findings**

1. The required findings of Section 25-119(d) were adequately addressed for the removal of the specimen trees, identified as ST-1, ST-3, ST-9, and ST-10 on the TCP2. Staff therefore supports the removal of specimen trees ST-1, ST-3, ST-9, and ST-10.
2. Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibits provided, the regulated environmental features (REF) on the subject property were preserved and/or restored to the fullest extent possible. The necessary impact is to connect to a Washington Suburban Sanitation Commission (WSSC) sanitary sewer and for one stormwater outfall. Staff supports these impacts.

#### **Recommended Conditions**

1. Prior to signature approval of the special exception, the TCP2 shall be revised as follows:
  - a. Label the proposed development features on the plan (raised garden beds, sitting plaza, picnic tables, fence, etc.).

- b. Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board with SE-22002 for the removal of specimen trees ST-1, ST-3, ST-9, and ST-10".
  - c. Provide a management plan for root protection and monitoring the health of the specimen trees to remain, with impacts proposed to the critical root zone.
  - d. Provide the symbols in the legend for the sewer and associated easement(s) and all other features on the TCP2.
  - e. Provide a planting schedule for each of the reforestation areas and area for landscape credits. The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants.
  - f. Add the Site Statistics Table and General Information Table from the approved NRI.
  - g. Correct errors in the TCP2 worksheet to accurately reflect the woodland conservation requirement, and how the requirement is being met.
2. Prior to the certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:
- "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber \_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement."
3. Prior to the issuance of any permits, that impact wetlands, wetland buffers, and streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions were complied with, and associated mitigation plans.
4. At the time of acceptance of the preliminary plan of subdivision, a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions are required.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

June 12, 2023  
Revised July 7, 2023  
Revised August 18, 2023

## MEMORANDUM

**TO:** Andrew Shelly, Planner II, Urban Design Section

**VIA:** Mridula Gupta, Planner IV, Subdivision Section *MG*

**FROM:** Eddie Diaz-Campbell, Planner II, Subdivision Section *EDC*

**SUBJECT:** SE-22002; Stewart Property - REVISED

This special exception (SE) application has been filed on a tax parcel known as Parcel 131, which is described in Liber 40916 folio 567 of the Prince George's County Land Records. The property consists of 12.01 acres, per the applicant's property boundary survey and a letter from the Department of Public Works and Transportation dated May 18, 2022 (Mazzara to Hatcher) confirming that the portion of Springfield Road fronting the property was established by a prescriptive easement. The property is in the Rural Residential (RR) Zone; however, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations. The application has therefore been reviewed according to the site's prior Rural Residential (R-R) zoning.

The SE proposes development of a planned retirement community of 57 single-family attached dwelling units pursuant to Section 27-395 of the prior Zoning Ordinance. The site plan reflects 57 lots and 8 parcels to support the proposed use. The SE application was accepted for review on May 8, 2023. Comments were previously provided to the applicant at the May 26, 2023, SDRC meeting. The comments in this referral memorandum are based on revised plans received on June 9, 2023 and August 18, 2023.

The property has never been the subject of any preliminary plan of subdivision (PPS) or final plat. A PPS and final plat are required, prior to the approval of permits, because the development proposes the division of land and the construction of multiple dwelling units. A certificate of adequacy (ADQ) will also have to be reviewed concurrently with, and approved prior to approval of the PPS. In accordance with Section 27-271 of the Zoning Ordinance, an SE is not subject to the order of approvals which normally requires PPS approval prior to the approval of a site plan. Notwithstanding the provisions of the Zoning Ordinance, staff recommend that a PPS be submitted and concurrently reviewed with the SE, at a minimum, since the findings and conditions of the PPS and ADQ may have an impact on the lotting pattern proposed with the SE, and so could necessitate

a revision to the SE. It is noted that a PPS application (4- 22059) for the site has been submitted but has not yet been accepted for processing as of the writing of this referral.

**Additional Comments:**

1. At the time of PPS, the applicant will need to propose dedication of parkland, a fee-in-lieu, or private recreational facilities to meet the mandatory dedication of parkland requirement of sections 24-134 and 24-135 of the prior Subdivision Regulations. Private recreational facilities, including a community garden, a picnic area, and a seating plaza are currently proposed. However, adequacy of the proposed facilities has not yet been determined as the PPS has not yet been approved. The SE cover sheet includes a schedule for construction of these facilities on the coversheet specifying that they will be built prior to the 40th building permit for the development. Subdivision staff recommend that the schedule be adjusted so that all recreation facilities are complete no later than the 28th building permit, halfway through the development. This is to ensure that residents of the earlier completed units will have access to the planned recreation facilities sooner. The Urban Design Section should further review the list and design of proposed recreational facilities and evaluate the acceptability of the proposed construction schedule.
2. Subdivision staff advised the applicant that previously proposed Parcels A and C were fairly large and had complex boundaries due to them taking up nearly all the homeowners association (HOA) land in the community. Subdivision staff recommended that the applicant split these parcels into smaller HOA open space and private road parcels for ease of future platting. The latest site plan includes more parcels, which are smaller in area. Should additional parcels be approved at the time of PPS, a revision to the SE will be required to allow the additional parcels. The final plat for the property must show a lotting pattern consistent with the one shown on the SE site plan.
3. The requirements of Section 27-395 of the prior Zoning Ordinance regarding recreational facilities are separate from the requirements of Section 24-134 of the prior Subdivision Regulations, Mandatory Dedication of Parkland. Both requirements must be met, though the same facilities may be used to meet requirements of both sections.
4. Per Sections 27-395(a)(5) and (6) of the prior Zoning Ordinance, the covenant regarding age restrictions for the residents and the maintenance and use of the community recreation facilities shall be recorded in land records, following District Council approval and prior to approval of final plats. The Urban Design Section should review the covenant submitted with the SE application for conformance to Section 27-395.
5. The site plan proposes dedication of public right-of-way (ROW) along the property's frontage with Springfield Road. The site plan also shows four private streets to provide access to the proposed residential lots. Private rights-of-way are permitted in the R-R Zone for single family-attached dwellings (townhouses) under Section 24-128(b)(19) of the prior Subdivision Regulations. This section requires a pavement width for the private streets of not less than 22 feet, a requirement which is shown to be met on the site plan. The site plan also shows 10-foot-wide public utility easements (PUEs) along the public and private ROWs as required by Section 24-122(a) and Section 24-128(b)(12) of the prior Subdivision Regulations.

**Recommended Conditions:**

1. Prior to certification of the special exception site plan, the applicant shall obtain approval of a preliminary plan of subdivision and shall reflect the approved lotting pattern of the preliminary plan on the approved special exception site plan.

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





# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Historic Preservation Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3680

May 31, 2023

## **MEMORANDUM**

**TO:** Andrew Shelly, Zoning Section, Development Review Division

**VIA:** Tom 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 **AGC**

**SUBJECT: SE-22002; Stewart Property**

The subject property comprises 12.01 acres and is located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road. The subject property is zoned RR and located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes the development of a planned retirement community with 57 single-family attached dwelling units.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (pages 156-165). 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 high. The proximity of the parcel to Newstop Branch suggests the potential for Native American archeological sites, and a large portion of the parcel has never been developed. The property was also part of Edward E. Perkins' farm, "Graceland" (PG:71A-27; the house site is about a third of a mile away), which was part of Governor Oden Bowie's "Springfield." A Phase I archeology survey will be recommended. The applicant should submit a draft Phase I archeology report prior to the approval of a preliminary plan of subdivision.

The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or Resources. Historic Preservation Section staff recommends approval SE-22002, Stewart Property, with the following conditions:

1. Prior to the acceptance of a preliminary plan of subdivision for the subject property, the applicant shall identify archaeological resources in the project area by conducting Phase I archaeological investigations.

2. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist on the subject property, prior to Planning Board approval of the final plat, the applicant shall provide a plan for:
  - a.) Evaluating the resource at the Phase II level, or
  - b.) Avoiding and preserving the resource in place.
3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

Date May 18, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Urban Design  
**FROM:** Tempi Chaney, Permit Review Section *Jmc*  
**SUBJECT:** SE-22002, Stewart Property

1. Per the parking schedule, there will be garages in each house. Delineate the garages on the site plan and indicate if they will be one car or two with the dimensions.
2. The dimensions of the dwellings should be on the site plan either on a template sheet of the building or on the site plan itself. This includes the dimensions of any proposed extensions, projections, decks, steps, etc.
3. Provide the material of the driveway either in a note or on the individual lots.
4. Setbacks of the buildings should be shown on the site plan from the building to the property lines.
5. Will there be any type of community center or meeting room to serve the residents of the development?
6. Provide the name and elevation of each house type to be built on each lot on the site plan.
7. Will architectural elevations for the dwellings be approved as part of this special exception?

8. Provide the number of monument signs proposed for this development. Provide a note on the sign detail portion of the site plan as to how many signs are being proposed.
9. No additional comments at this time.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

Park Planning & Development  
Land Acquisition/Management & Development Review Section

## MEMORANDUM

DATE: June 12, 2023

TO: Andrew Shelly, Planner II  
Zoning & Urban Design Section  
Development Review Division  
Planning Department

VIA: Sonja Ewing, Assistant Division Chief *SME*  
Department of Parks and Recreation

FROM: Dominic Quattrocchi, Planning Supervisor *DAQ*  
Ivy R. Thompson, AICP, Planner III *IRT*  
Land Acquisition/Management & Development Review Section  
Park Planning and Development Division  
Department of Parks and Recreation

SUBJECT: SE-22002 Stewart Property

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The staff of the Department of Parks and Recreation (DPR) has reviews and evaluates Development Review applications for conformance with the requirements and recommendations of Area Master Plans, the Land Preservation, Parks and Recreational Program for Prince George's County, Plan 2035, the Formula 2040 Functional Master Plan for Parks, Recreation and Open Space as they pertain to public parks and recreation.

### **Background**

The proposal is a Special Exception request for the development planned retirement community with 57-single family attached dwellings. The site is located 390 feet southeast of the intersection of Lake Glenn Drive and Springfield Road. The 12.01-acre property, zoned Residential Rural (RR), is currently developed with a single-family dwelling that will be removed.

### **Discussion**

DPR has no objections to the proposed Special Exception request. The Mandatory Dedication of Parkland requirement will be further evaluated at the time of the Preliminary Plan of Subdivision review. The site plan, as submitted, illustrates onsite recreation amenities for future residents. The Statement of Justification cites the inclusion of outdoor community amenities such as a covered pavilion with additional seating, a raised bed community garden, a natural surface walking trail and benches all located within a centrally located plaza. Shown on the Special Exception site plan as Parcel B, the proposed outdoor recreation area is compact. Therefore, DPR staff suggests the relocation or redesign of proposed Lot 52 to allow and provide more functional open space as part of Parcel B for the purpose of providing closer to home open space recreational and socialization opportunities for seniors. DPR staff is supportive of the proposed trail. DPR staff

will review the alignment and materials with the review of the Preliminary Plan of Subdivision. DPR staff is also concerned about the substantial amount of mature forest clearing adjacent to Newstop Branch being proposed. DPR defers to EPS staff regarding this concern.

cc: Alvin McNeal  
Bridget Stesney



**From:** [Reilly, James V](#)  
**To:** [Shelly, Andrew](#)  
**Cc:** [PPD-PGCrefferrals](#); [Reilly, James V](#)  
**Subject:** FW: E-plan Referral for SE-22002 Stewart Property  
**Date:** Sunday, May 14, 2023 9:54:15 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
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[image007.png](#)  
[image008.png](#)  
[image009.jpg](#)  
[Boundary Survey SE-22002.pdf](#)  
[SE-22002 Concept Plan.pdf](#)  
[SE-22002 Case Report.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

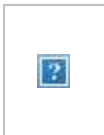
Good Evening Mr. Shelly,

The Office of the Fire Marshal has reviewed the referral for SE-22002 Stewart Property. We have the following comments:

- 1) Fire hydrants are not shown. Please state or demonstrate that the most remote portion of each stick will be within 500' of a fire hydrant as hose is laid by the fire department; around corners, obstacles, etc.
- 2) Because the provided private roads are 22' wide, no on-street parking will be allowed other than the 18 spaces designed for on-street parking shown on the SE Site Plan. The applicant will need to coordinate with the Office of the Fire Marshal to ensure any required fire lane signage and markings needed to preserve fire access are installed prior to occupancy.

Thanks. Jim

**James V. Reilly**  
Contract Project Coordinator III



Office of the Fire Marshal  
Division of Fire Prevention and Life Safety  
Prince George's County Fire and EMS Department  
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**To pay for a fire inspection by credit card go to:**

<https://www.velocitypayment.com/client/princegeorges/fire/index.html>



Angela D. Alsobrooks  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Office of the Director



Jared M. McCarthy  
Acting Director

**MEMORANDUM**

May 17, 2023

TO: Andrew Shelly, Subdivision Review Section  
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB*  
Site/Road Plan Review Division, DPIE

RE: SDRC Comments – Stewart Property, SE-22002

Below are my comments on a Special Exception that is scheduled for review at the **May 26, 2023** SDRC meeting. This is a first response for this project number. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

SE-22002      Stewart Property  
Tax ID: 1641547  
Tax map: 28 D-3; Parcel 131  
Acres: 11.94; Zoned: RR  
WSSC Grid: 211NE10

1. The 2018 Water and Sewer Plan designates Parcel 131 in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 2 under the Sustainable Growth Act, planned for public sewer service.
2. Category 3, obtained via the Administrative Amendment process must be obtained before recordation of a final plat. Please contact the Water and Sewer Plan Administrator, DPIE, for further information and instructions.
3. Water and sewer lines in Springfield Road abut the parcel. A sewer line traverses the northern portion of the parcel. Water and sewer line extensions are required to service the proposed subdivision, and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

*The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of **January 5, 2023**. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

cc: Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE  
Steven G. Snyder, North District, S/RPRD, DPIE

**From:** [Sean Suhar](#)  
**To:** [Shelly, Andrew](#)  
**Cc:** [Hunt, James](#); [Hurlbutt, Jeremy](#)  
**Subject:** Re: SE-22002 and TCP2-017-2023 (Stewart Property)  
**Date:** Wednesday, May 24, 2023 2:47:37 PM  
**Attachments:** [image001.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thank you very much.

Sean E. Suhar  
Principal

**Please be advised that the office of Nagle & Zaller is currently working remotely and is not accepting visitors at this time in response to Covid-19.**

Nagle & Zaller, P.C.  
7226 Lee DeForest Drive, Suite 102  
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[sean@naglezaller.com](mailto:sean@naglezaller.com)

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On Wed, May 24, 2023 at 8:57 AM Shelly, Andrew <[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)> wrote:

Good Morning,

Please see the attached applications and an email from our staff indicating the date of

acceptance.

Best regards,

**Andrew Shelly**

*Planner II | Urban Design Section*

*Development Review Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772  
301-952-4976 | Teams (240) 573-2232 [Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)

---

**From:** Sean Suhar <[sean@naglezaller.com](mailto:sean@naglezaller.com)>  
**Sent:** Tuesday, May 23, 2023 10:13 PM  
**To:** Shelly, Andrew <[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)>  
**Cc:** Hunt, James <[James.Hunt@ppd.mncppc.org](mailto:James.Hunt@ppd.mncppc.org)>; Hurlbutt, Jeremy  
<[Jeremy.Hurlbutt@ppd.mncppc.org](mailto:Jeremy.Hurlbutt@ppd.mncppc.org)>  
**Subject:** Re: SE-22002 and TCP2-017-2023 (Stewart Property)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thank you very much Mr. Shelly for your email and for speaking with me today about this matter. I filed to become a Person of Record. I want an opportunity to note my client Wingate Homeowners Association, Inc. 's objections and opposition to the Applicant's request for Special Exception in this matter.

I appreciate you sending the dropbox link. But can you simply send a copy of the Application and your Department's Acceptance? Thank you.

Sincerely,

Sean E. Suhar

Principal

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On Tue, May 23, 2023 at 10:47 AM Shelly, Andrew <[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)> wrote:

Good Morning Mr. Suhar,

Thank you for contacting me about this case. Please see the below dropbox for the material that has been submitted as of May 23, 2023.

[Dropbox - SE-22002 STEWART PROPERTY - Simplify your life](#)

I would be happy to speak with you about this case and can also provide the applicant's information if you would like to meet with them as well. However, the Subdivision Development Review Committee (SDRC) meeting scheduled for Friday May 26, 2023 at

9:30 AM is not a public hearing nor does it have a public forum so you will not be able to speak at the meeting. Please see the attached link where the agenda will be published and the meeting may be viewed.

[SUBMIT DOCUMENTS, REGISTER TO SPEAK, AND WATCH MEETINGS | MNCPPC, MD \(pgplanningboard.org\)](https://pgplanningboard.org)

Best regards,

**Andrew Shelly**

*Planner II | Urban Design Section*

*Development Review Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772  
301-952-4976 | Teams (240) 573-2232 [Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)

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**From:** [Sean Suhar](#)

**Sent:** Monday, May 22, 2023 6:50 PM

**Subject:** SE-22002 and TCP2-017-2023 (Stewart Property)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mr. Shelly:

I represent the Wingate Homeowners Association, Inc. as general counsel. I am writing to you concerning the proposed development of a Planned Retirement Community of 57 SF Units at 8215 Springfield Road in Glenn Dale, Maryland 20769. The proposed development is not permitted because the zoning is RR. I understand that the Applicant, ESC 8215 Springfield Road LC has applied for a Special Exception. I am requesting that you send me a copy of the Application and all related documents concerning this matter. I just became a Person of Record. I would like an opportunity to speak with you about this matter. I would also like an opportunity to speak during the Subdivision Development Review Committee (SDRC) meeting which is scheduled for May 26, 2023. Wingate



HOA is a neighboring community and wants an opportunity to be heard. Please contact me via email and call me at (410) 212-4112. Thank you.

Sincerely,

Sean E. Suhar  
Principal

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**From:** [mtucker122@verizon.net](mailto:mtucker122@verizon.net)  
**To:** [Shelly, Andrew](#)  
**Cc:** "[Yonette Thomas](#)"; "[Sean Suhar](#)"; [Hurlbutt, Jeremy](#)  
**Subject:** RE: TCP2-017-2023 - STEWART PROPERTY  
**Date:** Wednesday, May 24, 2023 9:36:39 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mr. Shelly,

Thanks for the follow-up and additional information. Mr. Suhar is taking the lead on this effort.

Best Regards,

Marcia Tucker

---

**From:** Shelly, Andrew <[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)>  
**Sent:** Tuesday, May 23, 2023 6:01 PM  
**To:** mtucker122 <[mtucker122@verizon.net](mailto:mtucker122@verizon.net)>  
**Cc:** Yonette Thomas <[ythomas@yfthomasdr.com](mailto:ythomas@yfthomasdr.com)>; Sean Suhar <[sean@naglezaller.com](mailto:sean@naglezaller.com)>; Hurlbutt, Jeremy <[Jeremy.Hurlbutt@ppd.mncppc.org](mailto:Jeremy.Hurlbutt@ppd.mncppc.org)>  
**Subject:** RE: TCP2-017-2023 - STEWART PROPERTY

Good Afternoon Ms. Tucker,

I have been in discussions with your attorney, Mr. Suhar, on this case and staff would be happy to meet with you both next week to discuss the application and the next steps in the procedure. Additionally, staff would be happy to connect you with the applicant's representative for the case as well.

Currently, the application is scheduled to be heard at the Subdivision Development Review Committee (SDRC) meeting this Friday at 9:30 AM, May 26, 2023. Please see the attached link below if you would like to listen to the meeting. The meeting will be live at 9:30 AM under "Upcoming Events."

<https://pgplanningboard.org/883/Watch-Meetings>

The purpose of the SDRC meeting is to allow the applicant to receive comments from both internal

and external MNCPPC agencies on the project proposal. However, the meeting is not a public hearing so members of the public cannot sign-up to speak or provide testimony.

Lastly, to sign-up as a person of record for this case please follow the below link and select the case, "SE-22002: Stewart Property" from the "Application Number" drop-down list. If you have additional questions on how to sign-up as a person of record please let me know and I would be happy to assist you.

[https://www.mncppcapps.org/planning/Person\\_of\\_Record/default.cfm](https://www.mncppcapps.org/planning/Person_of_Record/default.cfm)

Best regards,

**Andrew Shelly**

*Planner II | Urban Design Section  
Development Review Division*



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**Prince George's County Planning Department**

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772  
301-952-4976 | Teams (240) 573-2232 [Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)

---

**From:** mtucker122 <[mtucker122@verizon.net](mailto:mtucker122@verizon.net)>

**Sent:** Tuesday, May 23, 2023 2:08 PM

**To:** Juba, Marc <[Marc.Juba@ppd.mncppc.org](mailto:Marc.Juba@ppd.mncppc.org)>

**Cc:** Yonette Thomas <[ythomas@yfthomasdr.com](mailto:ythomas@yfthomasdr.com)>; Shelly, Andrew  
<[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)>; Sean Suhar <[sean@naglezaller.com](mailto:sean@naglezaller.com)>

**Subject:** RE: TCP2-017-2023 - STEWART PROPERTY

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thanks Mr. Juba. I'm also aware that our attorney, Mr. Suhar, has contacted Mr. Shelly.

Marcia Tucker

Sent via the Samsung Galaxy S22+ 5G, an AT&T 5G smartphone

----- Original message -----

From: "Juba, Marc" <[Marc.Juba@ppd.mncppc.org](mailto:Marc.Juba@ppd.mncppc.org)>

Date: 5/23/23 1:12 PM (GMT-05:00)

To: [mtucker122@verizon.net](mailto:mtucker122@verizon.net)

Cc: Yonette Thomas <[ythomas@yfthomasdr.com](mailto:ythomas@yfthomasdr.com)>, "Shelly, Andrew"  
<[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)>

Subject: RE: TCP2-017-2023 - STEWART PROPERTY

Good afternoon Ms. Tucker:

You would need to contact the Development Review Division. I have CC'd Andrew Shelly to this email who is the head case reviewer. He should be able to direct you accordingly.

Thank you.

-Marc

## Marc Juba

*Planner Coordinator, Environmental Planning Section | Countywide Planning Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Direct: 301-883-3239 | Teams Mobile: 240-573-2810

Email: [Marc.Juba@ppd.mncppc.org](mailto:Marc.Juba@ppd.mncppc.org)



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**From:** [mtucker122@verizon.net](mailto:mtucker122@verizon.net) <[mtucker122@verizon.net](mailto:mtucker122@verizon.net)>

**Sent:** Tuesday, May 23, 2023 10:40 AM

**To:** Juba, Marc <[Marc.Juba@ppd.mncppc.org](mailto:Marc.Juba@ppd.mncppc.org)>

**Cc:** Yonette Thomas <[ythomas@yfthomasdr.com](mailto:ythomas@yfthomasdr.com)>

**Subject:** TCP2-017-2023 - STEWART PROPERTY

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Mr. Juba,

I am contacting you on behalf of the Wingate HOA in Glenn Dale. Our community is across the street from the location of this planned development which was recently accepted for review by the M-NCPPC Planning Department. I would like to know what is the process for us to get involved in this phase of the process, and become Persons-of-Record, so we may get our concerns and objections documented and addressed during your review.

Best Regards,

Marcia Tucker, Chair  
Zoning & Planning Committee  
Wingate HOA

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**From:** [no-reply@pgatlas.com](mailto:no-reply@pgatlas.com) <[no-reply@pgatlas.com](mailto:no-reply@pgatlas.com)>

**Sent:** Monday, May 22, 2023 4:32 PM

**To:** [mtucker122@verizon.net](mailto:mtucker122@verizon.net)

**Subject:** Development Activity Notification - 1 records located

Hello PGAtlas User,

Below are the development activity application(s) recently accepted for review by the Prince George's County Planning Department for your area of interest. To see a case's location and additional information, please click on the corresponding Map Link below.

**Tree Conservation Plan 2**

Case Number	Title	Description	Location	Zip Code	Map Link
TCP2-017-2023	STEWART PROPERTY	PLANNED RETIREMENT COMMUNITY OF 57 SF UNITS. REQUEST FOR ALTERNATIVE COMPLIANCE FOR STREET TREES	8215 SPRINGFIELD ROAD	20769, 20720	<a href="#">Click Here</a>

Please contact [ppd-gis@ppd.mncppc.org](mailto:ppd-gis@ppd.mncppc.org) or call (301) 952-3195 if you have any questions.

You received this weekly email because you requested to be notified of recently accepted development activity applications that will be reviewed by the M-NCPPC Planning Department, Prince George's County, Maryland. The email contains accepted development activity applications from the prior business week.

Note: Development applications within the boundaries of the City of Laurel are processed by Laurel's Department of Economic and Community Development and thus will not be included in this notification process. The City of Laurel is within part of ZIP codes 20707 and 20708.

If you wish to change your development activity notification please visit <http://notify.pgatlas.com/> and make the required changes.

[Click here](#) to review Development Application case flowchart.

**Additional Back-up**

**For**

**SE-22002**

**Stewart Property**



PGCPB Agenda: 10/5/23  
PGCPB Item #: #4E  
Application: Stewart Property, SE-22002  
Reviewer Name: Andrew Shelly

## **APPLICANT'S EXHIBIT A**

### **PROPOSED REVISIONS TO STAFF REPORT**

The Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized*~~  
~~*stricken through in red.*~~

#### **RECOMMENDATION**

Therefore, staff recommend APPROVAL of Special Exception SE-22002, a Variance from Section 25-122(b)(1)(G), Alternative Compliance AC-23008, and Type 2 Tree Conservation Plan TCP2-017-2023, for Stewart Property, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide a bicycle lane along the subject property's entire frontage of Springfield Road **in accordance with the 2009 MPOT and the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment** ~~*on the special exception plan*~~, unless modified by the operating agency with written correspondence.
  - b. Provide dimensions for all sidewalks and trails on-site on the special exception plan. All sidewalks shall be at least **5** ~~*6*~~ feet wide ~~*in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan*~~, unless modified by the operating agency with written correspondence.
  - c. Provide the following notes on the special exception plan and revise the representative architectural plans to demonstrate the following:
    - (1) "All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry."

- (2) “All single-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition.”
- (3) “All highly visible single-family attached end walls, as shown on the Applicant’s provided ‘Visibility Exhibit,’ shall be finished with full brick or other masonry on the first floor.”
- (4) “All moderately visible one-family attached end walls, as shown on the Applicant’s ‘Visibility Exhibit,’ shall be finished with, at a minimum, full brick or other masonry up to the water table.”

~~d. — Revise the Visibility Impact Exhibit and the special exception plan to show all end units that are not considered highly visible, as moderately visible or MVL.~~

~~e.d. Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc.~~ Comply with all related fire hydrant regulations in accordance with NFPA 1 Chapter 18.

~~f.e.~~ Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan.

~~g.f.~~ Revise the development standards table on the special exception plan to include the following:

- (1) Provide accessory building structure requirements or note that the underlying zoning standards will apply on the special exemption plan.

~~h.g.~~ Revise the project title on the provided draft covenants to be consistent with the special exception site plan.

~~i. — Provide electric vehicle charging stations and visitor parking as part of the on-site parking calculation on the special exception plan.~~

~~j.h.~~ Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.

~~k.i.~~ Demonstrate conformance to Section 27-295(a)(4) by:

~~(1) — Providing on-site directional signage to the outdoor community gathering area.~~

~~(2) — Providing an indoor space or additional amenities, to allow year-round or three seasons of community meetings and events, in the community gathering area.~~

~~(3)~~ (1) Providing additional on-site active recreational activities.



The landscape plan shall be revised, as follows:

- (1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5-3-inch caliper to 3-3.5-inch caliper.
- (2) Correct Schedule 4.6-1(F), which identifies the linear feet of frontage as 179.7 feet, which is inconsistent with the landscape plans that identify this segment as 140.8 feet.
- (3) Confirm that each proposed street tree meets the requirements for soil surface, pursuant to Section 4.10(c)(10), or provide details of the alternative construction techniques that will be implemented, to ensure survivability.
- (4) Provide a shade tree, instead of an ornamental tree, between Lots 32 and 33, Block B, and in the side yard of Lot 29, Block B.
- (5) Provide a shade tree (outside of the public utility easement) between Lots 54 and 55, Block C.
- (6) Provide an ornamental tree (outside of the public utility easement) between Lots 46 and 47, Block C.
- (7) On Sheet 1, correct the table to identify that Lot 43, Block B, needs alternative compliance, not Lot 42.
- (8) Provide labels for the private roads.
- (9) Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.
- (10) Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.
- (11) Round all plant requirements for all landscape schedule to whole numbers.
- (12) Indicate the landscape schedules where alternative compliance is being requested.
- (13) Provide the following General Notes on Sheet 1 of the landscape plan:
  - A. Landscaping in front of the residential gateway signs will change seasonally.
  - B. Plantings in the raised garden beds will be installed by residents.
- (14) Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.
- (15) Provide a column stating if the proposed planting is native or non-native, on the plant schedule, on Sheet 2 of the landscape plan.

- (16) Label the lighting fixtures and fence on Sheet 2 of the landscape plan. Revise the lighting fixtures to be full cut-off.
- (17) Provide site details for representative ~~the~~ on-site furniture that will be utilized within the community pavilion, on Sheet 3
- (18) In addition to the landscape plan, provide a photometric plan demonstrating the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.

~~h.~~k. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:

- (1) Label the proposed development features on the plan (raised garden beds, sitting plaza, etc.).
- (2) Provide the following note under the specimen tree table, “This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Prince George’s County District Council with SE-22002 for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10.”
- (3) ~~Provide a management plan for root protection and monitoring the health of the specimen trees to remain with impacted critical root zones.~~ Add a footnote to the Specimen Tree table for ST-8, providing the methodologies proposed to protect the critical root zone at pre-construction, during construction, and at post construction.
- (4) Provide the symbols in the legend for the sewer and associated easements(s), and all other features on the TCP2.
- (5) Provide a planting schedule for each of the reforestation areas and area for landscape credits. The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants.
- (6) Add the Site Statistics Table and General Information Table form the approved NRI.
- (7) Correct errors in the TCP2 worksheet to accurately reflect the woodland conservation requirement, and how the requirement is being met.
- (8) Prior to certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Prince George’s County Land Records office for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

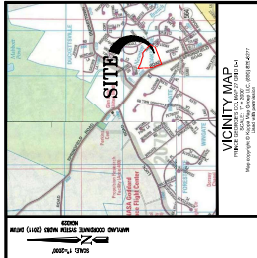
“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site, have been placed in a woodland and wildlife habitat conservation easement, and recorded in the Prince George’s County Land Records at Liber \_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.”















2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:
  - a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:
    - (1) Provide a bicycle lane along the subject property's entire frontage of Springfield Road in accordance with the 2009 MPOT and the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment, unless modified by the operating agency with written correspondence.
    - (2) Provide dimensions for all sidewalks and trails on-site. All sidewalks shall be at least 56 feet wide ~~in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan~~, unless modified by the operating agency with written correspondence.
  - b. Provide a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions.
  - c. Identify archaeological resources in the project area by conducting Phase I archeological investigations.
  - ~~d. Provide a truck turning circulation plan.~~
3. Prior to the approval of the final plat, the applicant shall:
  - a. Provide a plan evaluating the resource at the Phase II level, or avoiding and preserving the resourced in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property.
  - b. In accordance with Section 27-395(a)(5)(A) of the Prince George's County Zoning Ordinance, the applicant shall provide age-restricted covenants, in conformance with the Federal Fair Housing Act, and the covenants shall be approved by the Prince George's County District Council and filed in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
4. Prior to issuance of the first permit, revise the Stormwater Management technical plan to match the layout of the special exception site plan and the TCP2.
5. Prior to issuance of any permit which impacts wetlands, wetland buffers, and streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approvals conditions were complied with, and associated mitigation plans.
6. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:
  - a. Provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary.



# STEWART PROPERTY

## SPECIAL EXCEPTION SITE PLAN



	<b>WETLAND</b>	EX. STEP SLOPES (1% OR GREATER)
	EX. WETLAND	EX. TELEPHONE LINE
	EX. PROPERTY LINE	EX. GAS LINE
	EX. ADJACENT PROPERTY LINE	EX. FENCE
	EX. SEWER LINE	EX. POWER LINE
	EX. WATER LINE	EX. LIGHT POLE
	EX. WATER LINE	EX. MINOR CONTOUR
	EX. PRIMARY WETLAND AREA	EX. MAJOR CONTOUR
	WETLAND BUFFER	PROG. ROAD CENTERLINE
	EX. ROAD CENTERLINE	PROG. ROAD CURB AND GUTTER
	EX. ROAD CENTERLINE	PROG. RIGHT OF WAY CENTERLINE (R/W)
	EX. ROAD CENTERLINE	PROG. LOT LINE
	EX. ROAD CENTERLINE	PROG. SEWER LINE
	EX. ROAD CENTERLINE	PROG. WATER LINE
	EX. ROAD CENTERLINE	PROG. STORM SEWER
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<b>PARKING CALCULATIONS</b>	
SPACES REQUIRED:	
57 SINGLE-FAMILY ATTACHED UNITS x 2.04 = 117 SPACES	
SPACES PROVIDED:	
17 LOTS x 4 SPACES (2 IN 228 SPACES)	
201 LOTS x 1 SPACE (201 SPACES)	
TOTAL PROVIDED = 244 SPACES	
BICYCLE PARKING: 57 x 5 = 285 BICYCLE SPACES	

Source	RESPONSES TO ADDRESS WORKING COMMENTS	JAN/YES
	RESPONSES TO ADDRESS SENSE COMMENTS	JAN/YES
	RESPONSES TO ADDRESS PERMIT REVIEW COMMENTS	FEB/YES
	RESPONSES TO LAUOVT	B6/YES

COVER SHEET  
SE-22002  
TAX MAP 28 - GRID 0D3 - PARCEL 131  
STEWART PROPERTY  
BOWIE (4TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**Charles P. Johnson & Associates, Inc.**  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
10000 E. 15th Avenue, Suite 200 • Denver, CO 80231 • Tel: 303.751.1000 • Fax: 303.751.4594  
10000 E. 15th Avenue, Suite 200 • Denver, CO 80231 • Tel: 303.751.1000 • Fax: 303.751.4594  
10000 E. 15th Avenue, Suite 200 • Denver, CO 80231 • Tel: 303.751.1000 • Fax: 303.751.4594

Sheet N:\2021-1468\DWG\21-01-ATS  
7 of 12

[illegible]

PARCEL TABLE	NAME	USE	AREA (AC)	PROP. OWNERSHIP
	PARCEL A	PRIVATE R/W	30.3045 F	HOA
	PARCEL B	PRIVATE R/W	27.2955 AC	HOA
	PARCEL C	PRIVATE R/W	13.4257 F	HOA
	PARCEL D	OPEN SPACE	18.6845 F	HOA
	PARCEL E	OPEN SPACE/SWIM	66.9085 F	HOA
	PARCEL F	OPEN SPACE/SWIM	117.720 F	HOA
	PARCEL G	OPEN SPACE/SWIM	34.6085 F	HOA
	PARCEL H	OPEN SPACE	1.1305 F	HOA

APPENDIX  
FORMULA FOR DETERMINING THE VALUE OF RECREATIONAL FACILITIES TO  
BE PROVIDED IN SUBDIVISION (calculations up to 1,000)

Name:	Green Dale Cove (Stewart Property)
Number:	SE 22200
Acres:	7.24
57	D.U.
Population of Dwelling in Project	2.88
164.7	Population/D.U. by Planning Area [2008]
+	500
Population	
=	164.7
Project Population	
=	0.33
Multiplier	

[illegible]

RECREATIONAL FACILITIES PROVIDED		YR/MT TRIGGER	VALUE OF FACILITY (\$)
FACILITY DESCRIPTION			
READING ROOM - (2) METAL BENCHES, UNIT PIPERS AND CLOSM, 25' X 40' SHIP LIFT, (2) BICYCLE RACKS, STAIRWELL		40TH	70,000
COMMUNITY TABLES		40TH	8,000
PONIC AREA - (4) POMIC TABLES		40TH	8,000
FITNESS AREA - OUTDOOR FITNESS EQUIPMENTS (3)		40TH	19,400
TOTAL VALUE OF FACILITIES PROVIDED (\$)			105,400

DEVELOPMENT STANDARDS		NOTES	
REGULATION	PROPOSED	1. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	
COVERAGE	0.75 MAX.	2. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	
SETBACKS	20' FRONT, 14' REAR, 5' W/ SIDE	3. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	
DENSITY	4.75 D/A/ACRE	4. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	
LOT WIDTH	28' FROM STREET LINE	5. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	
HEIGHT	30' FEET	6. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	
LOT MAX.	2,500 S.F.	7. ALL DIMENSIONS WILL BE IN FEET UNLESS NOTED OTHERWISE.	

**ASSOCIATION OF**

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DAILY LICENSED LANDSCAPE  
DESIGNER FOR THE STATE  
OF MARYLAND.

EXPIRATION DATE \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_ 4276.

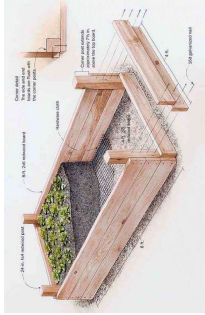
EXPIRATION DATE \_\_\_\_\_ 10/28/2023

**Not valid without signature**



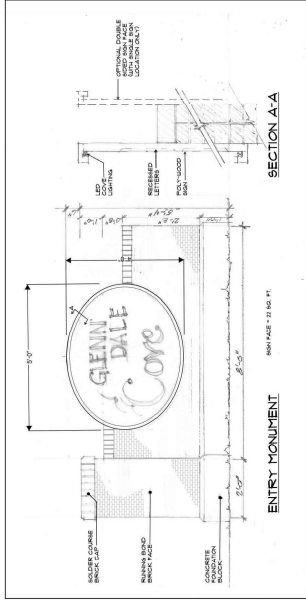
THE NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
155 FIFTH AVENUE  
NEW YORK, N. Y. 10010



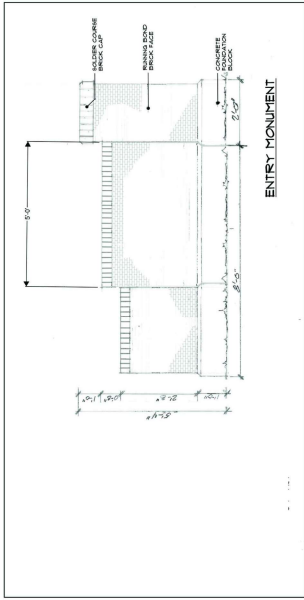


1 WOODEN RAISED GARDEN BED

SCALE: N.T.S.



EAST ENTRANCE SIGN

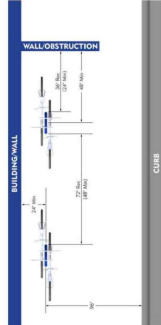


WEST ENTRANCE SIGN

ENTRANCE SIGNS

SCALE: N.T.S.

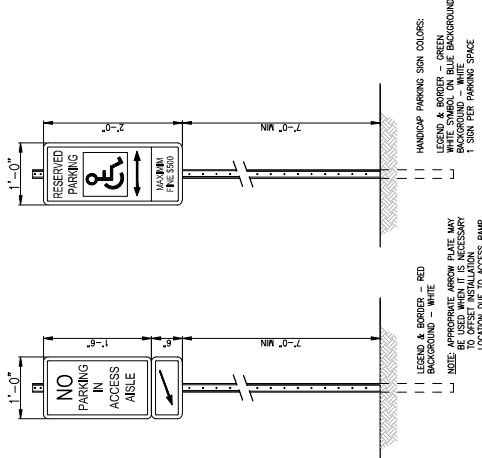
SIGNAGE TABLE: PROPOSED GATEWAY SIGNS PER SEC. 27-624				
DESIGN REQUIREMENT	WEST GATEWAY SIGN	EAST GATEWAY SIGN	PERMITTED	
MAX. LETTERING AREA	NO LETTERING	7.9 SF	12 SF (ONE SIDE OF ENTRANCE)	
MAX. HEIGHT	5'-4" ABOVE EST. GRADE	5'-4" ABOVE EST. GRADE	6'-0" ABOVE EST. GRADE	
LOCATION	COMPLES	COMPLES	AT THE ENTRANCE TO A RESIDENTIAL SUBDIVISION, SET BACK FROM THE REAR YARD LINE A MINIMUM UNOBSTRUCTED SPACE OF 50 FEET FOR FIVE HUNDRED (500) FEET IN ALL DIRECTIONS OF TRAVEL	
MATERIAL	BRICK FACE, WOOD, COMPLES	BRICK FACE, WOOD, COMPLES	LOW MAINTENANCE, DURABLE AND IN KEEPING WITH THE CHARACTER OF THE COMMUNITY. PLASTIC SIGNS WITH INTERNAL ILLUMINATION ARE PROHIBITED	
LANDSCAPING	COMPLES	COMPLES	ATTRACTIVE YEAR-ROUND SHALL BE PROVIDED AT THE BASE OF A GATEWAY SIGN	



3 BIKE RACK

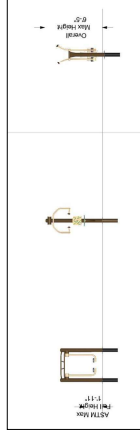
PLAN AND SECTION VIEW

SCALE: N.T.S.



5 HANDICAPPED PARKING AND ACCESS AISLE SIGN

SCALE: N.T.S.



PLAN



7 OUTDOOR FITNESS EQUIPMENT

PROSPECTIVE VIEW

SCALE: N.T.S.



4 DOG WASTE STATION

SCALE: N.T.S.



6 PICKNIC TABLE

SCALE: N.T.S.

OR APPROVED EQUAL

MANUFACTURER, DOGPOOT OR APPROVED EQUAL  
CAPACITY: 10 GALLONS  
MATERIAL: POLYETHYLENE RECEPTACLE AND ALUMINUM LID  
HARDWARE: STAINLESS OR GALVANIZED  
INSTALLATION: 27X27X4-5" SQUARE GALVANIZED STEEL TELESCOPIC  
MOUNTING POST

REVISIONS	DATE	BY	REVISIONS TO ADDRESS MRPC COMMENTS	APPROVALS
1	01/11/2022	CPJ	ISSUED FOR PERMIT	CPJ

SITE DETAILS  
SE-22002  
TAX MAP 28 - GRID 003 - PARCEL 151  
STEWART PROPERTY  
BOWIE (4TH) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.  
10000 Rte. 202, Suite 200, Bowie, MD 20715  
410-326-1111  
www.cpjinc.com



NO.	DATE	BY	REVISIONS	APPROVALS
1	01/11/2022	CPJ	ISSUED FOR PERMIT	CPJ

**From:** [mtucker122@verizon.net](mailto:mtucker122@verizon.net)  
**To:** [Shelly, Andrew](#)  
**Cc:** [PPD-PGCPB](#)  
**Subject:** FW: Special Exception Alternative Compliance Stewart Property - SE-22002; AC-23008  
**Date:** Tuesday, October 3, 2023 10:17:10 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Mr. Shelly,

I am a person of record for the subject application. I will not be able to speak at Thursday's hearing however, I have the following questions and concerns on adequacy of existing infrastructure.

There is a reference to traffic on page 11, section 2-A of the Staff Report (SE-22002\_Staff\_Report.pdf). Has a Traffic Study been done to determine the impact of existing traffic from impacted communities such as Wingate and Severn Crossing, and from cut-through users of Springfield Road? The current traffic situation on Springfield Drive, especially at the Good Luck Road intersection is very bad and needs to be addressed via widening of the roads, before new developments are approved. The Applicant should also be required to pave the impacted section of Springfield Road; from Good Luck Road to Lanham Severn Road at a minimum.

With regards to water and sewer main pipes that are needed to handle the additional capacity, on page 24, item 13-j of the Staff Report, the following is stated:  
“Washington Suburban Sanitary Commission (WSSC) —As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.” Does this mean that the WSSC did not respond when the project was submitted for WSSC's review, or does it mean a response was provided which said “no comments”? Did the applicant request a hydraulic analysis to show if the existing water lines are adequate? WSSC's procedure is to provide a “Letter of Findings” to each applicant that submits project plans for review. I would like to know if your office reviewed WSSC's Letter of Findings and may it be shared with the public. If you did not review it, please have the applicant obtain it so the public may see what if any are the impacts on the existing water and sewer systems.

Please explain if/how the applicant has met the requirement for “Public Involvement Process”. As an impacted resident, I did not see any evidence of outreach to residents in the surrounding community.

Best Regards,

Marcia Tucker

**From:** [Reilly, James V](#)  
**To:** [Shelly, Andrew](#)  
**Cc:** [Hurlbutt, Jeremy](#)  
**Subject:** RE: SE-22002 Proposed Revisions to Staff Report Conditions  
**Date:** Tuesday, October 3, 2023 11:52:20 AM  
**Attachments:** [image003.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Andrew,

The revised language is acceptable. Many thanks. Jim

**James V. Reilly**

Contract Project Coordinator III



Office of the Fire Marshal  
Division of Fire Prevention and Life Safety  
Prince George's County Fire and EMS Department

**Note new address:**

9400 Peppercorn Place, Fifth Floor, Largo, MD 20774

Office: 301-583-1830

Direct: 301-583-1838

Cell: 240-508-4931

Fax: 301-583-1945

Email: [jvreilly@co.pg.md.us](mailto:jvreilly@co.pg.md.us)

**To pay for a fire inspection by credit card go to:**

<https://www.velocitypayment.com/client/princegeorges/fire/index.html>

---

**From:** Shelly, Andrew <Andrew.Shelly@ppd.mncppc.org>  
**Sent:** Tuesday, October 3, 2023 10:56 AM  
**To:** Reilly, James V <JVReilly@co.pg.md.us>  
**Cc:** Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>  
**Subject:** FW: SE-22002 Proposed Revisions to Staff Report Conditions

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good Morning Jim,

Please see revised condition 1d and please let me know if you are in agreement with the revision.

~~Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc.~~ **Comply**

[with all related fire hydrant regulations in accordance with NFPA 1 Chapter 18.](#)

Best regards,

**Andrew Shelly**

*Planner II | Urban Design Section*

*Development Review Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Hybrid Office: 301-952-4976

[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)

---

**From:** Prentiss Giboney <[pgiboney@clhatcher.com](mailto:pgiboney@clhatcher.com)>

**Sent:** Monday, October 2, 2023 5:18 PM

**To:** Shelly, Andrew <[Andrew.Shelly@ppd.mncppc.org](mailto:Andrew.Shelly@ppd.mncppc.org)>; Hurlbutt, Jeremy  
<[Jeremy.Hurlbutt@ppd.mncppc.org](mailto:Jeremy.Hurlbutt@ppd.mncppc.org)>

**Cc:** Chris Hatcher <[chris@clhatcher.com](mailto:chris@clhatcher.com)>; Jude Burke <[jburke@elmstreetdev.com](mailto:jburke@elmstreetdev.com)>; Amy Sommer  
<[ASommer@cpja.com](mailto:ASommer@cpja.com)>

**Subject:** SE-22002 Proposed Revisions to Staff Report Conditions

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon,

Based on our discussions last week we have prepared a revision to Applicants Exhibit A: Proposed Revisions to Staff Report, please see attached.

Prentiss Giboney

CLHATCHER, LLC

[pgiboney@clhatcher.com](mailto:pgiboney@clhatcher.com)

Office: (202) 709 - 7317

Cell: (901) 239 - 4302

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